

SUNDAY HOMES

RENNIE

MARKETING
SYSTEMS

WESTCOASTLIVING

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SUNDAY, DECEMBER 5, 2010

SECTION E

PROJECT PROFILE

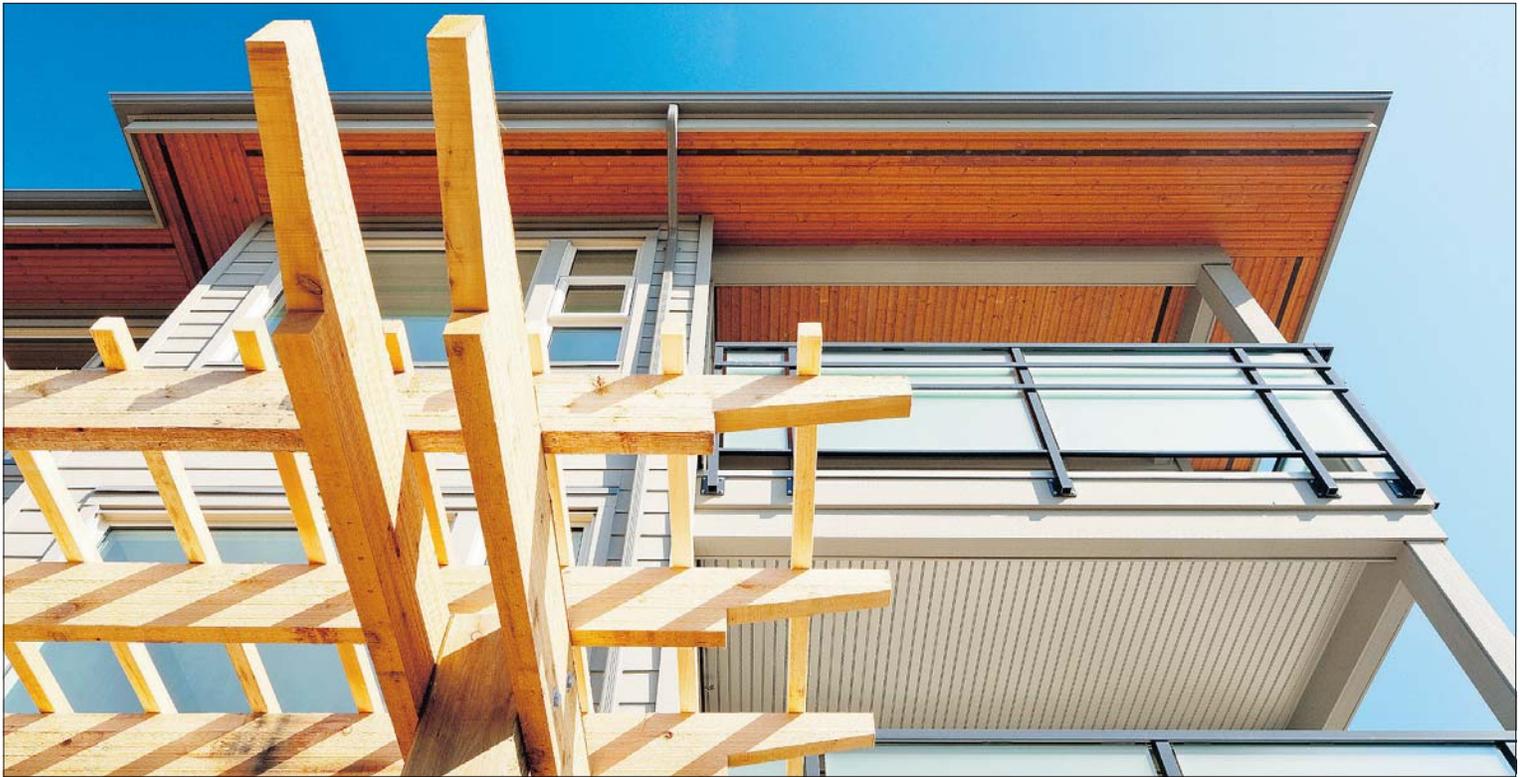
COMING

BACK

For one former North Shore resident, a District Crossing address means a chance to return. **PAGE E3**



District Crossing new-home project in the District of North Vancouver is comprised of 129 residences that developer Qualex-Landmark says will be noteworthy for their value.



District Crossing new-home project in North Vancouver, a product of architect Raymond Letkeman marked by posts and beams topped by crossed purlins. — SUBMITTED PHOTOS

New 'community' for North Shore

DISTRICT CROSSING: Value's 'very strong' here

When Roxanne Fonagy set about buying her first home, she found precisely what she wanted in a one-bedroom flex unit in a North Vancouver offering from developer Qualex-Landmark.

That home — in a building called District Crossing at Marine Drive and Lloyd Avenue — was a good fit for numerous reasons, not the least of which was its location.

"I'll be saving money by not paying for downtown parking, will be able to walk around the neighbourhood to get everything I need, and be close to my favourite hiking trails," says Fonagy, who is in her 40s and works as a paralegal at a downtown Vancouver law firm.

The purchase means Fonagy will be able to return to the North Shore, where she grew up. But for many other homebuyers, notes Chris Colbeck, Qualex-Landmark's vice-president of sales and marketing, the 129 new homes in District Crossing represent an opportunity for North Vancouver residents to stay put.

They are, he says, attracting a preponderance of buyers who already live in the area.

"There's an adage — once a North Shore-ite, always a North Shore-ite," Colbeck says. "There's a huge sense of community. People are very loyal to the North Shore."

The facts

PROJECT: District Crossing
WHAT: 129 1-, 2- and 3-bed homes
WHERE: 1673, 1677, 1679 Lloyd Avenue, North Vancouver
DEVELOPER: Qualex-Landmark
SIZE: 601 sq. ft. — 1,160 sq. ft.
PRICE: \$309,900 — \$550,900 (including owner-occupied net HST)
OPEN: Sales centre, 802 — 1150 Marine Drive, North Vancouver; Hours, noon — 5 p.m., Sat. — Thurs.

Some of the District Crossing purchasers live in Vancouver, Burnaby and Coquitlam, but Colbeck says the bulk are North Shore residents. A large portion are first-time and "move-up" buyers.

"The value is very strong," says Colbeck of the homes, which will be contained in three four-storey buildings with an inner courtyard.

"[We] tried to make this affordable," he says. "Some people who thought they were priced out of the North Shore aren't."

That was the case for Fonagy, who was attracted by how much more she could get for



District Crossing homes will be noted for their 'high level of finishing specs.'



Kitchens will be fitted with superior stainless steel appliance packages.

her money on the North Shore.

Her unit has a modern, open floor plan, island/stool seating in the kitchen, and french doors opening onto a spacious deck.

Fonagy also liked the fact that she needed to pay only a 10-per-cent down payment, and that early pricing included the HST, as well. "When I added it up, I was getting a brand-new condo with all of the new home warranties and deluxe decor packages for not much more than resale apartments on the North Shore," she says.

District Crossing channels the best in West Coast-style resort architecture, with a building envelope designed by Raymond Letkeman Architects. The project offers a combination of large deck space, brick facades, cedar pergolas and bowers.

"It's all about community," Colbeck says. "We're in the District of North Van. And we're at the crossing of all that's central."



Quartz for bathroom and kitchen counters. Glazed tile for tubs, showers.