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2017

Georgie
AWARDS
FINALIST


BUILDING THE BEST IN B.C.

Industry event honours standouts in home construction, renovation and marketing



Among the Georgie Awards finalists, clockwise from top: Blackfish Homes Ltd.'s Alpine project, My House Design & Build Team's Treetop Tranquility, Tavan Development's Granville Manor and Infinity Properties' Heritage.

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SHOWCASING THE BEST

This year saw a 15-per-cent increase in entries over 2015

SHAWN CONNER

The nominees are in for the 2017 Georgie Awards, a competition that rewards superlative work in a wide range of aspects of the provincial building industry, from construction and renovation to marketing and energy efficiency.

The annual awards, sponsored by the Canadian Home Builders' Association of British Columbia,

are now in their 25th year.

The big winner this year – at least, in terms of the number of finalist nominations – is My House Design & Build Team Ltd. The company has the most nominations, with 10, including Best Residential Renovation Under \$100,000, and two in the Best Residential Renovation \$100,000-\$299,999 category.

Also making impressive showings are Tavan Developments and Zenterra Developments, with nine nominations each. Natural Balance came in with eight.

Zenterra's nominations include Best Display Suite and Best Kitchen Renovation, along with nominations for three Grand Georgies:



My House Design & Build Team's A Splash of Bordeaux, top, earned a finalist nod, as did Zenterra Development's Hyde Park Phase 2 in Langley, above.

SPONSORED BY ZENTERRA DEVELOPMENTS LTD.



SOHO has a host of noteworthy features, including rooftop patios that measure to more than 700 square feet.

ZENTERRA SNAPS UP 9 GEORGIE NOMINATIONS

Zenterra Developments Ltd. continues to impress with its Hyde Park and SOHO townhome projects in South Surrey.

The company is a finalist in nine Georgie Award categories this year. Both Hyde Park (Phase 2) and SOHO have been nominated in the Best Interior Design Display Suite category. Hyde Park's second phase also earned a spot in Best Landscape Design and the overall community is up for the Grand Georgie Residential Community of the Year.

SOHO's pre-launch efforts, meanwhile, have also earned it recognition as a finalist for Best Sales Centre. Additionally, Zenterra is up for the Grand Georgie award for Multi-Family Home Builder of the Year. Zenterra won the award in 2016 for the first phase of Hyde Park.

Described by Zenterra as "a collection of transitional contemporary townhomes designed to suit modern needs," SOHO is located at 163 Street and 24 Avenue, adjacent to the new 4.2-acre Oak Meadows Park. The 10-acre community comes with a host of impressive features. Among them are kitchens with modern shaker-style or contemporary flat-panel cabinetry with soft-close doors and drawers, solid slab quartz backsplashes and countertops, stainless steel appliances, including gas stoves, and outdoor natural gas lines. Zenterra drew inspiration for the kitchens from the company's Georgie and Ovation Award finalist kitchens in its previous communities: Hyde Park and Zen townhomes.

Sam Milani, design director of Zenterra Developments, says one of greatest features of these three- and four-bedroom homes,

which contain both classic and modern architectural elements, are the expansive, private rooftop patios that can be found atop every single home at Soho. "These outdoor rooftop patios are as large as a typical downtown condo, many are over 700 square feet!" he says. "Buyers are very impressed with them, as well as with the walk-out yards that our courtyard homes offer."

The main living area features wide-plank laminate flooring, nine-foot ceilings and a custom entertainment wall with fireplace. Bathrooms feature Italian porcelain tile, frameless glass showers and floating cabinetry. In addition to the convenient location, which offers restaurants, shopping and recreation within walking distance, SOHO features a 5,200-square-foot amenity building. Club Soho includes a large gym, theatre room, two kitchens and lounge areas, as well as an outdoor terrace and barbecue area.

The Hyde Park community, located at 28 Avenue and 156 Street, is now completely sold out. The community has earned much recognition for many reasons, including the decision to preserve as many old growth Douglas Fir trees on the site as possible, with Zenterra bringing in an arborist early in the planning stages to help identify which trees were most important to retain.

Comprising 156 homes in two phases, Hyde Park homes feature spacious open floor plans that range from 1,342 to 2,945 square feet. Like SOHO, the community also comes with impressive amenity space: the 5,500-square-foot Lancaster Club. For more information on Zenterra and its projects, visit www.zenterra.ca.



SOHO

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SOHO
 BY ZENTERRA DEVELOPMENTS
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2017 AWARDS FINALISTS



Marketing Campaign of the Year, Multi-Family Home Builder of the Year (which the company won last year), and Residential Community of the Year.

The Surrey company snagged the latter nomination for its Hyde Park development, which also received a nod for Best Landscape Design. The development features nearly three acres of green space integrated into a 10-acre community.

"Just with where the prices of land have gone, it's going to be a while before you see a project like that again," said Derek Fenton, development and project manager for Zenterra. "There are very old-growth, tall Douglas firs that are absolutely spectacular."

Another multiple-nomination project is Tavan Development's Granville Manor. According to Tavan principal Troy Van Vliet, the company had a lot riding on the westside home.

"That was one of our spec homes," Van Vliet said. "We put our all into it. I'd say it's our best spec home project we've done to date. Not only was it a well-built home, but it's very well designed, with a lot of wow factors." Some of those wow factors include the marble flooring in the entryway, the overheight ceilings on the upper floors ("very difficult to get in Vancouver," Van Vliet said), and the basement entertainment area.

"We put in an extremely classy nightclub/boutique hotel lounge in the basement that just blows your mind. The price per square foot of homes in Vancouver is so

huge that every square foot counts. So we made sure the basement, which was over 3,000 square feet, was stunning or more stunning than the rest of the house."

The gamble paid off, not just in award nominations: the six-bedroom home sold for over \$10 million. In all, this year's Georgies come in 44 categories, down from 46 last year, even with the addition of one category: Best Multi-Family Townhouse Development (Infill).

This year saw an increase in the number of entries by 15 per cent over 2015.

A panel of out-of-province industry professionals select the finalists and winners, which will be announced on March 11 at the 25th Anniversary Gala at the Hyatt Regency Vancouver.

"It's something that can never be taken away from you," Fenton said of the nominations, and awards.

"Your competitors can copy your spec, they can copy the design, they can copy the marketing, they can copy everything. But the one thing they can't copy is the award."

The honour, he says, is "something that puts a lot of homebuyers' minds at ease. With so many builders and competition in the market, how do you separate yourself from other people? One avenue is the awards."

Tavan's Van Vliet echoes the sentiment.

"It's always a positive for clients to come into our office and see all our awards on the wall. If

It's something that can never be taken away from you.

DEREK FENTON

there's ever any doubt or uncertainty when somebody's choosing a builder for a custom project, it helps put their mind at ease based on awards we've received, or been nominated for."



Tavan Development's Granville Manor has 'an extremely classy nightclub/boutique hotel lounge in the basement that just blows your mind,' says company principal Troy Van Vliet.

Recognized for general awesomeness.



2017 Georgie Award Finalists:

- Best Custom Home - \$1.3m - \$1.9m
- Best Kitchen over \$100k
- Best Residential Reno under \$125k
- Best Kitchen Reno under \$125k
- Custom Builder of the Year
- Residential Renovator of the Year



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STANDOUTS NAMED IN INDUSTRY COMPETITION

My House Design/Build Team, Tavan Developments and Zenterra Developments garner most finalist nods

Residential Construction – New

Best Single Family Home up to 2,300 Sq.Ft. under \$500,000 – Production

- Foxridge Homes (Qualico Developments Vancouver Inc.), Willoughby West
- Foxridge Homes, (Qualico Developments Vancouver Inc.), Willoughby West
- Upward Construction & Renovation Ltd., Michieli Duplex
- Odessa Ventures Ltd., Harrison Highlands

Best Single Family Detached Home over 2,300 Sq. Ft. under \$750,000 – Production

- Foxridge Homes, (Qualico Developments Vancouver Inc.), The Estates at Morgan Heights
- Foxridge Homes, (Qualico Developments Vancouver Inc.), The Ridge at Burke Mountain
- Portrait Homes Ltd., Nelson Peak - Phase 2
- Symphony Homes Limited, Elenora Residences
- RDC Fine Homes Inc., Sky Pilot – Silver

Custom Home valued \$500,000 - \$899,999

- Pheasant Hill Homes, Efficient Living at the Ridge
- Alair Homes, Creekside
- RDC Fine Homes Inc., Crumpit Woods Oasis,
- Tamlin International Homes, Panorama
- Ronse Massey Developments, Keat's Retreat

Custom Home valued \$900,000 - \$1,299,999

- Falcon Heights Contracting, Confluence
- VictorEric Premium Homes, Hythe Residence
- VictorEric Premium Homes, Wiltshire Residence, Archia Development Ltd., Haywood Ave
- NZ Builders, Associate Companies: Butler Brothers, Cloverdale Paints, Gonzales Modern

Custom Home valued between \$1,300,000 - \$1,899,000

- Blackfish Homes Ltd., Alpine
- Marble Construction Ltd., Leovista
- T.S. Williams Construction Ltd., Associate Company: KB Design, Atrium Beach House, Lantzville
- Sprucehill Contracting Inc., Home Sweet Chateau
- LWE Builders, Kootenay Haven

Custom Home valued between \$1,900,000 - \$3,000,000

- Tavan Developments Ltd., Granville Manor



Alair Homes earned a finalist nod for its Creekside project in Nanaimo, top, while Marino General Contracting earned one for Kitsilano Dreaming, right.

- Natural Balance Premium Home Builders, Chancellor Blvd
- Natural Balance Premium Home Builders, West 23rd
- Natural Balance Premium Home Builders, Tolmie
- T.S. Williams Construction Ltd., Associate Company: KB Design, The Element

Custom Home valued over \$3,000,000

- Mulberry Property Group, Inc., Eyremount
- Cardinal Contracting Ltd., Associate Company: Currant Designs, Tuscan Villa

Best Multi-Family Townhouse Development – Production

- Miracon Developments Inc., Prima
- Adera Development Corporation South Ridge Club Willsbrook
- Handmade Development Corporation; Q16
- Algra Bros. Developments Ltd., Brixton Station Phase 2
- Infinity Properties, Heritage

Best Multi-Family Townhouse Development – Infill

- Project Mint Developments Ltd.,



- E Pender St
- Aryze Developments, Frank
- JDL Homes, Associate Company: Architrix Design Studio Inc., Cypress Mews

Best Multi-Family Low Rise Development

- Pantheon Developments Ltd., Associate Company: Wensley Architecture Ltd., Lynco Management, Ellis

Best Multi-Family Mid/High Rise Development

- Vanmar Constructors Inc. Associate Company: BC Housing, Pleasantvale
- Concert Properties, Era
- Diverse Properties/Wiebe Properties, Hudson's Loft 2

- Upward Construction & Renovation Ltd., Kerrisdale Contemporary
- Foxridge Homes, (Qualico Developments Vancouver Inc.), The Estates at Morgan Heights
- 3 Dimension Construction Group Inc., Associate Company: Linhan Design & Interiors Co Ltd., Family & Formal
- South Ridge Developments Ltd., Life above

Best Single Family Kitchen Over \$100,000

- Intermind Design, Belle Epoque
- Tavan Developments Ltd., Granville Manor
- VictorEric Premium Homes, Wiltshire Residence
- Marble Construction Ltd., Leovista
- Sprucehill Contracting Inc., Home Sweet Chateau

Residential Construction – Renovation

- Best Residential Renovation under \$100,000
- Jedan Brothers Contracting, Lonsdale Getaway
- Vertical Grain Projects, West Third Condo
- My House Design & Build Team Ltd., Deer Lake Ale House
- Sprucehill Contracting Inc., Elevated Character
- RodRozen Designs, The Baby Grand

Georgie AWARDS
FINALIST IN TWO CATEGORIES OF:
Custom Home Valued: \$500,000 - \$899,000
Best Certified Home: Custom

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2017 Georgie AWARDS FINALIST
Best Kitchen Renovation over \$125,000
Best Condo Renovation under \$250,000
Best Condo Renovation over \$250,000
Residential Renovator of the Year

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2017 AWARDS FINALISTS



Natural Balance Premium Home Builders' West 23rd project is in Vancouver.

Best Residential Renovation \$100,000 - \$299,999

- Citta Group, Patio Court
- Goldcon Construction, Merlynn
- My House Design & Build Team Ltd., Let There Be Light
- My House Design & Build Team Ltd., Tall Timbers
- Kemp Construction Management Ltd. Associate Companies: Sarah Gallop Design Inc., Exclusive Floors, Sherwood Painting, By the Bay

Best Residential Renovation \$300,000 - \$499,999

- My House Design & Build Team Ltd., A Splash of Bordeaux
- My House Design & Build Team Ltd., Cedar Dale Contemporary
- My House Design & Build Team Ltd., Rustic Refined
- Saint Construction Management,

- Ross St Modern
- Homestar Building Corporation, Yimin Renovation

Best Residential Renovation \$500,000 - \$799,999

- 0942432 BC LTD - Alair Homes, Blue Sky
- Versa Homes, Let There Be Light!
- My House Design & Build Team Ltd., Contemporary Canvas
- Saint Construction Management, East Vancouver Heritage
- Ronse Massey Developments, Uhuru Residence

Best Residential Renovation \$800,000 and over

- Marino General Contracting, Kitsilano Dreaming
- Marino General Contracting, Edgy Outlook on a Vancouver Classic

- Vertical Grain Projects, Re-Generation House
- Blackfish Homes Ltd, Modern on Maple
- Shakespeare Homes & Renovations Associate Companies: Don Stuart Architect Inc., Sensitive Design Inc., Graytek, Point of View

Best Kitchen Renovation under \$125,000

- New Vision Projects, Associate Company: Sarah Gallop Design Inc, Transitional Transformation
- Jedan Brothers Contracting, Coquitlam Rise
- Sprucehill Contracting Inc, Don't Fight The White
- Peak Ventures, Unit G
- Versa Homes, Let There Be Light!

Best Kitchen Renovation over \$125,000

- Cirrus Homes, Eagle Harbour Kitchen
- Cirrus Homes, Deep Cove Kitchen
- Shakespeare Homes & Renovations Associate Companies: Don Stuart Architect Inc., Sensitive Design Inc, Sailor's Retreat
- maison d'etre design-build inc, Associate Company: Graytek Fire & Glas
- My House Design & Build Team Ltd, Cedar Dale Contemporary

Best Condo Renovation under \$250,000

- maison d'etre design-build inc., Seaside Bliss
- Klondike Contracting, Breathtaking Vancouver Special
- Klondike Contracting, Sublime, Sophisticated & Stylish

- My House Design & Build Team Ltd., Treetop Tranquility
- RodRozen Designs, Marina Exquisite

Best Condo Renovation over \$250,000

- Euro Canadian Construction Corp., Hycroft Reimagined
- Shakespeare Homes & Renovations Associate Companies: Don Stuart Architect Inc., Sensitive Design Inc, Sailor's Retreat
- maison d'etre design-build inc Associate Company: Graytek, On A Clear Day
- Peak Ventures, Unit G
- NWI Contracting Ltd., Smithe Street Penthouse



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Pixel is a 101-unit residential project, which consists of a four-storey building with ground-level commercial space, located on Kingsway between Metrotown and Edmonds.

THIND PROPERTIES RECEIVES THREE FINALIST NODS

JODIE WARREN
POSTMEDIA CONTENT WORKS

A finalist in three Georgie Award categories for its highly successful Pixel project in Burnaby, THIND Properties Ltd. is gearing up to launch its biggest development to date: Lumina.

Located at on the south side of Beta Avenue in Burnaby's Brentwood area, Lumina is a four-tower residential project that is just minutes from the Brentwood Town Centre SkyTrain station.

Bonnie Leung, sales and marketing manager for THIND, says homes in Lumina will have many features that will set it apart from other condominiums in the region. "We will be offering full-sized appliance packages from Bosch, air conditioning in all units, and very spacious floorplans with nine-foot ceilings," she says, noting that these high-end features still come with an affordable price tag. "Lumina is going to be 'Brentwood's best value,'" she says.

The target market for the homes, which come in one-, two- and three-bedroom configurations, is chiefly younger buyers. "We feel that the younger demographic will find the location to be very appealing," says Leung. "Brentwood is quickly becoming known as the 'new downtown'. It has great amenities, access to transit and less than half an hour to downtown Vancouver. In addition, you are getting much more space than you would in a typical Vancouver condo."

The project, which will feature extensive landscaping, including garden plots and walking paths, is also walking distance to schools, parks, grocery stores, restaurants and Burnwood Mall, which is undergoing a massive redevelopment.

THIND plans to begin marketing homes in the first tower of Lumina in early 2017. Those interested in registering can do so by visiting the project's website at: www.luminabrentwood.com.

THIND's marketing efforts for Lumina will likely be as impressive as they were for Pixel. That project has earned the company recognition as a finalist for Best Advertising Campaign, Best Sales Centre, and the Grand Georgie category for Marketing Campaign of the Year. The 101-unit residential project, which consists of a four-storey building with ground-level commercial space, is located on Kingsway and Gilley between Metrotown and Edmonds. Key features of Pixel include well-designed, smart floor plans, low maintenance fees and in-suite flex space that can easily be converted for an office or guest room.

Leung says the campaign for Pixel, created in partnership with MAC Marketing Solutions, focused on the building's name, which was in turn inspired by the building's design. "When you look at the building from a distance, the windows and balconies look like pixelated images," she says. "So we created the brand from that image. It had a very fun feel to it, and the incorporation of pink in the logo really made it pop. The brand was very identifiable and contributed greatly to success of Pixel, which sold out very quickly."

She adds that the Georgie nomination is greatly appreciated by THIND, which has been building homes – from single-family to condominiums – in the Lower Mainland for 20 years. "The year 2016 has been incredible for THIND, from the success of Pixel to the birth of Lumina," she says. "We're beyond thrilled to be a finalist in three Georgie Award categories."

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2017 AWARDS FINALISTS



maison d'etre design-build inc.'s Seaside Bliss project is in Vancouver.

Interior Design, Merchandising and Landscaping – New and Renovation

Best Master Suite – New or Renovation

- Natural Balance Premium Home Builders, Tolmie
- Mulberry Property Group, Inc., Eyremount
- Marble Construction Ltd., Leovista
- Reid Developments Ltd., Pacific Spirit
- Shakespeare Homes & Renovations
- Associate Companies: Don Stuart Architect Inc., Sensitive Design Inc., Sailor's Retreat

Best Any Room – New or Renovation

- VictorEric Premium Homes, Cambridge Residence
- Versa Homes, Cave à Vin
- Beyond Beige Interior Design Powell - Historic Industrial
- Marble Construction Ltd., Leovista
- Tavan Developments Ltd., Granville Manor - Retro Bar and Lounge

Best Interior Design Display Suite – Single-Family or Multi-Family

- Zenterra Developments Ltd., SOHO - Pre Launch
- Zenterra Developments Ltd., Hyde Park - Phase 2
- Hayer Builders Group
- Associate Company: Fifth Avenue Real Estate Marketing Ltd., Exchange
- JDL Homes, Associate Company: Architrix Design Studio Inc., Cypress Mews
- Solterra Development Corp., Milano

Best Interior Custom Residence – New or Renovation

- Tavan Developments Ltd
- Associate Company: Sublime Interior Design Ltd., Granville Manor
- VictorEric Premium Homes,

- Cambridge Residence
- Marble Construction Ltd., Leovista
- Beyond Beige Interior Design, Powell - Historic Industrial
- Tavan Developments Ltd., Associate Company: Beyond Beige Interior Design, Hudson on the Park

Best Innovative Feature – New or Renovation

- Tavan Developments Ltd., Granville Manor - Ensuite Envelope
- Tavan Developments Ltd., Granville Manor - Ceiling Details
- Tavan Developments Ltd., Granville Manor - Retro Bar
- Marble Construction Ltd., Leovista
- Cardinal Contracting Ltd., Associate Company: Currant Designs, Tuscan Villa

Best Landscape Design – New or Renovation

- Natural Balance Home Builders, Chancellor Blvd
- Portrait Homes Ltd., Nelson Peak - Phase 2
- Zenterra Developments Ltd., Hyde Park - Phase 2
- Heike Designs Inc., Associate Company: RDC Fine Homes Ltd., Crumpit Woods Oasis
- Hayer Builders Group, Associate Company: Fifth Avenue Real Estate Marketing Ltd., Exchange

Best Outdoor Living Space – New or Renovation

- Marino General Contracting Epic Oasis
- Space Harmony Interior Inc., Dream Garden Room
- The Interior Design Group, Mariner Way
- T.S. Williams Construction Ltd., Associate Company: KB Design, The Element
- Cardinal Contracting Ltd., Associate Company: Currant Designs, Tuscan Villa



Infinity Properties' Heritage project is in Langley.



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- Best Custom Home valued over \$3,000,000
- Best Innovative Feature
- Best Outdoor Living Space



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2017 AWARDS FINALISTS



Sales and Marketing

Best Project Identity

- Infinity Properties, Woodland Park
- Concert Properties, Navio at The Creek
- Adera Development Corporation, Prodigy
- Infinity Properties, Heritage
- Solterra Development Corp., Milano

Best Advertising Campaign

- Infinity Properties, Woodland Park
- Concert Properties, Navio at The Creek
- Zenterra Developments Ltd., SOHO - Pre Launch
- Thind Properties Ltd
- Associate Company: MAC Marketing, Pixel
- Solterra Development Corp., Milano

Best Sales Centre

- Concert Properties, Navio at The Creek
- Zenterra Developments Ltd., SOHO - Pre Launch
- Thind Properties Ltd., Pixel
- Infinity Properties, Heritage
- Solterra Development Corp., Milano

Best Corporate/Project Website

- Infinity Properties, Woodland Park
- Royale Properties Ltd. Associate Company: Fifth Avenue Real Estate Marketing Ltd., Notting Hill
- Ellenwood Homes Ltd., www.ellenwoodhomes.ca
- RDC Fine Homes Inc., RDC Fine Homes Website
- Solterra Development Corp., Milano

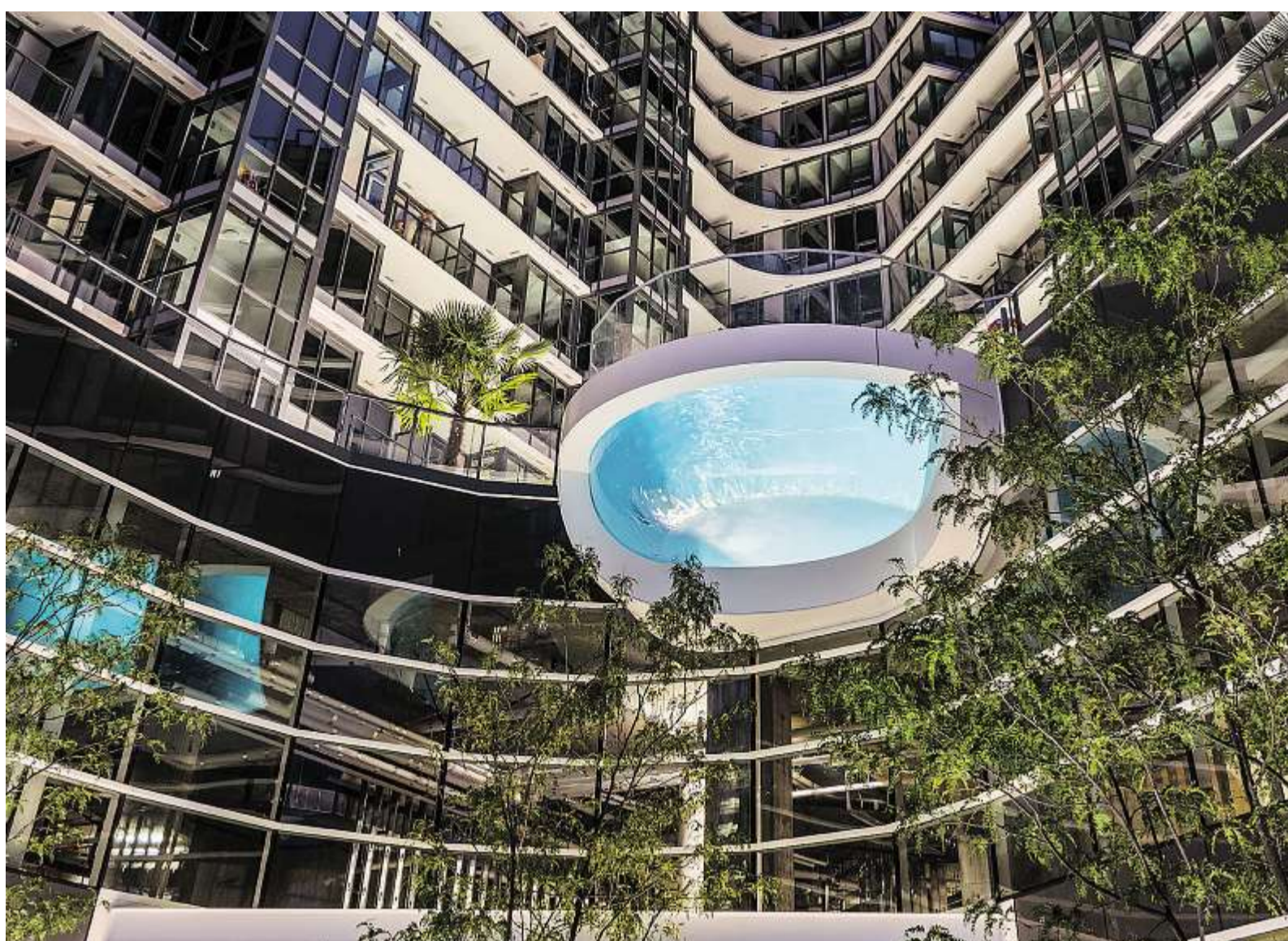
Special Achievement Awards

Best Environmental Initiative

- Portrait Homes Ltd., Nelson Peak - Phase 2
- Symphony Homes Limited, Elenora Residences

Best Certified Home – Production

- Texor Homes, Parkgate North
- Symphony Homes Limited, Elenora Residences



Concord Pacific Development's impressive One Pacific project in Vancouver.

- RDC Fine Homes Inc., Sky Pilot – Silver

Best Certified Home – Custom

- Natural Balance Premium Home Builders, Chancellor Blvd
- Natural Balance Premium Home Builders, Tolmie
- Pheasant Hill Homes, Efficient Living at the Ridge
- Blackfish Homes Ltd., Alpine
- LWE Builders, Kootenay Haven

Best Public-Private Partnership

- CHBA Central Interior Associate Company: Thompson Rivers University Trades and Technology, 2017 Training House

Grand Georgie Awards

Grand Georgie Awards®: Marketing Campaign of the Year

- Infinity Properties, Woodland Park
- Zenterra Developments Ltd., SOHO - Pre Launch
- Thind Properties Ltd., Pixel
- Infinity Properties, Heritage
- Solterra Development Corp., Milano

Grand Georgie Awards®: Residential Community of the Year

- Miracon Developments Inc., Nelson Peak - Phase 2

- Hayer Builders Group, Associate Company: Fifth Avenue Real Estate Marketing Ltd., Exchange
- JDL Homes, Associate Company: Architrix Design Studio Inc., Cypress Mews
- Zenterra Developments Ltd., Hyde Park - Phase 2

Grand Georgie Awards®: Custom Home Builder of the Year

- Natural Balance Premium Home Builders
- Sprucehill Contracting Inc.
- Alair Homes Vancouver Island
- Associate Companies: Mazzei Electric, City Tile, Illumination Lighting Solutions Ltd.
- Tavan Developments Ltd.

Grand Georgie Awards®: Residential Renovator of the Year

- Marino General Contracting
- Sprucehill Contracting Inc.
- Shakespeare Homes & Renovations
- My House Design & Build Team Ltd.
- maison d'etre design-build inc.

Grand Georgie Awards®: Single Family Production Home Builder of the Year

- Foxridge Homes Metro (Qualico Developments Vancouver Inc.)
- Portrait Homes Ltd.

Grand Georgie Awards®: Multi-Family Home Builder of the Year

- Zenterra Developments Ltd.
- Miracon Developments Inc.



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ARCHIA'S CUSTOM HOME RICH WITH IMPRESSIVE TOUCHES

JODIE WARREN
POSTMEDIA CONTENT WORKS

When speaking of the home that his company, Archia Developments Ltd., built on Haywood Avenue in West Vancouver's Ambleside neighbourhood, company president Amir Karimi is quick to stress that the project's success was a true team effort. "We had a very good group of people that were able to identify the needs of the market and of buyers," he says. "We had some other projects in the area that had sold quickly, so when it came to designing Haywood 2, we knew what features would be important."

A finalist in the Custom Home Valued \$900,000- \$1,299,999 category, Haywood 2 (the company's first project on the avenue is known as Haywood 1) is a 4,500-square-foot, three-floor home on an 8,500-square-foot lot that boasts expansive views of Burrard Inlet and beyond. Karimi, a 15-year construction management veteran with a background in civil engineering, describes the exterior of the home as "something between classic and modern. It's transitional — incorporating modern elements such as a metal roof with more traditional materials such as stucco and stone."

Inside the home, generously sized windows take full advantage of the city and ocean views. Much attention was paid to the details of the home, from the extensive use of millwork, to the imported Italian cabinetry by Scavolini, to the interior doors brought in from Europe, which feature a solid core wood combined by metal strips around the door and on the face.

Other materials in the contemporary

home were carefully selected to seamlessly blend with the exterior elements, from the engineered hardwood flooring and gleaming white quartz countertops in the kitchens and bathrooms, to the signature Italian tile in the bathroom floors, walls and ceiling, beautifully complemented by Caesarstone in the bathroom bench and countertops.

"With our interior design, we worked very hard to ensure that there was harmony between the millwork, the materials, cabinets, and the wall colours, and that this flowed from the interior to the exterior of the home," Karimi explains, noting the incorporation of a wide folding door in the kitchen that open to a covered deck for year-round enjoyment.

One of the focal points of the home is the living room fireplace, a stunning feature created with a special acid-washed Spanish granite. The home also features a fully finished basement with a great room, play room and media room. In addition to the great room on the main floor, Archia also incorporated a study room; the corner space was originally slated for a laundry room, but converted to maximize views. Another special feature: an elevator. "We created this home with families in mind, and because the garage is in the basement with entry off the back lane, we wanted to make access easier if you had young children or had groceries to bring in," says Karimi.

Archia Developments is now focusing efforts on four other projects currently under construction in West Vancouver, on Jefferson Avenue and King Georges Way, 29th Street and Palmerstone Avenue and looks forward to taking more luxury home projects soon.

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