



Views of both the water and the North Shore mountains will be on offer at The Anchor.

NEW-HOME PROJECT PROFILE

The Anchor to rise in North Van

Project has high-end finishings, ocean outlooks and boutique feel

The Anchor

Project location: 131 E. 3rd St., North Vancouver

Project size: 61 units

Price: starting at \$239,900

Developer: BT Investments Ltd./ Kamcon Construction

Architect/designer: F. ADAB Architects/BBA Design

Sales centre: 131 E. 3rd St., North Vancouver

Contact: Marife Sanvictores at 604-988-8800

Occupancy: single-phase development, estimated completion fall 2015

Website: theanchorliving.com

SHAWN CONNER
SPECIAL TO THE SUN

For Urmilla Mereigh, buying into The Anchor represented a sure course.

The North Vancouver resident was already a fan of the builder, Kamcon Construction, before she saw the model and the demonstration finishings at the showroom, set for completion in the fall of 2015.

"I found out Kam (Tafreshi, president of Kamcon) was building a place, and wanted to take a look at it," Mereigh said. She currently lives in Central Lonsdale at Creekmont Estates; it

was also built by Kamcon, which is managing The Anchor project on behalf of developer BT Investments.

One of the things that has impressed Mereigh is the care Tafreshi takes with his developments, long after the last nail is hammered.

"Kam has remained on council, and helped assist the strata with maintaining the building," Mereigh said of the Creekmont, which was completed in 2005.

The Anchor's first buyer, Mereigh was able to seize one of the building's only three-bedroom homes — a 1,027- square-foot, southwest-facing unit on the fifth floor with an ocean view and two outdoor decks. The Anchor's

other three-bedroom also sold a week after the Oct. 26 opening.

When completed, the seven-storey Lower Lonsdale development will have 61 units (perhaps fewer, if plans to add more of the much-in-demand larger units are successful). The development has 49 different plans, so it's not "cookie-cutter," sales manager Marife Sanvictores notes.

Units range from studios to homes with two bedrooms and two bathrooms. And while the suites with water views command the highest prices, the north-facing condos will have their own pluses, like mountain views.



A rendering of the new seven-storey condo project's exterior in North Vancouver by Kamcon Construction.

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RIC ERNST/PNG



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Above: James Askew, who is heading up the sales and marketing for the project, and sales manager, Marife Sanvictores, over look the architect's model that features a rooftop deck at the Anchor presentation centre. Left: The kitchen in the model unit includes a marble backsplash, cabinets by Richmond's Suncrest, and low-maintenance Caesarstone quartz countertops. The stainless-steel appliances are from the KitchenAid Architect 2 Series and the under-mounted sinks are Franke Techna. Below: The sales centre at 131 E. 3rd St., North Vancouver.



RIC ERNST/PNG





RIC ERNST/PNG

The bathroom vignette at the Anchor presentation centre includes a soaker tub, Grohe fixtures and Italian-made porcelain tiles.

On the main floor, four units on the north side will be dedicated to commercial retail, but excluding restaurants.

Kamcon has thought a lot about the lifestyle of community, Sanvictores says. A rooftop deck, built to energy-saving green specifications, offers panoramic views and an outdoor area for barbecuing. Indoor amenities include an exercise room, entertainment lounge, and in the underground parking area, a bike-repair station, washing station (for dogs and/or bikes) and electric vehicle charging stations.

Inside the units, the developer has gone to great lengths to make the units pop.

"Kam does a lot of high-end West Vancouver homes, and he wanted to take those high-end finishings, which you'd normally see in a detached home, into these homes," Sanvictores said.

Kitchen features include a marble backsplash, cabinets by Richmond-based company Suncrest, and low-maintenance, non-porous Caesarstone quartz

countertops. Grohe fixtures, Franke Techna under-mounted sinks and KitchenAid Architect 2 Series stainless-steel appliances are also included.

Bathroom features include soaker tubs, more Grohe fixtures and Italian-made porcelain tiles. The international sourcing continues with German-made wide-plank laminate flooring in living areas and 100-per-cent wool carpets imported from Holland in the bedroom.

The area itself is becoming much more in-demand, says James Askew, president of rareEarth Project Marketing, who is heading up the sales and marketing for the project.

Where Lower Lonsdale used to cater to younger people who wanted a neighbourhood feel and easy access to downtown, it is now attracting a wider range of ages. For example, the area is increasingly popular with downsizers moving there from places like Edgemont Village, Askew says.

"Lower Lonsdale has become the most desired area in North

Vancouver," Askew said. "There is a lot offered within three or four blocks."

The neighbourhood has a high walkability score, he notes. There are numerous shops and restaurants in Lower Lonsdale, including those at nearby Lonsdale Quay Market. Downtown is a 12-minute SeaBus ride away, and Waterfront Park and Spirit Trail are nearby.

The area is thriving, Mereigh agrees.

Mereigh, who lives with her 14-year-old daughter, originally bought at Creekmont for the location. At The Anchor, she'll be even closer to the water and downtown.

In the end, though, it was her faith in The Anchor's builder that was most instrumental in helping make her decision.

"He believes strongly in the owners getting good value," Mereigh said of Tafreshi.

"The way Vancouver's going, nobody's going to be living in houses. Apartment living is a reality for most families. So you want to make sure you get a good product."



The Anchor will comprise 61 units in a seven-storey building in the Lower Lonsdale neighbourhood.

HOLIDAY DECORATING

Move beyond the traditional red and green

Debbie Travis's top tips for using new colour combos throughout the home



Berry pink pops against a white tree, giving it a fun, vibrant look.

LISA EVANS
POSTMEDIA NEWS

Red and green may be the trademark colours of the holiday season, but if you want to wow your guests, try experimenting with alternative colour combos.

British design icon and television personality Debbie Travis has named berry pink the colour of the season.

"This was a hot colour this year for clothes and we know home always follows fashion," she says.

This deep, cheerful pink with a hint of purple is a refreshing twist on the traditional cherry red of the holiday season.

Travis chose the colour because it adds a touch of sophistication and fun and goes well with modern decor, complementing dark wood and metals such as silver and gold, which have risen in home decor popularity in the last couple of years.

"I think it's a really happy colour for the holidays and it's got that little bit of an edge to it," she says.

Travis has teamed up with Canadian Tire, offering an exclusive line of berry pink holiday decor.

She offers her top tips for holiday decorating with this (and other) hues.

1. Break decor rules
"The whole point of the



CANADIAN TIRE

Incorporate texture and colour in your holiday decor by adding branches and feathers to create your own unique arrangement.

holidays is that it's the one time of the year to throw all those decorating rules out the window and have some fun (with colour and combinations)," Travis says. While berry pink may not be a colour you would choose for your living room walls, she says we should forget trying to match holiday decor with our everyday themes. Ignore the idea that you need to use traditional colours if you have traditional living room furniture or contemporary ones if you have a modern living space. "Have some fun with holiday decorating."

2. Switch it up

Change your holiday decor each year to create interest in your home, she says, since we tend to have the same people over at Christmas. While you don't have to throw away all of your decorations and start anew each year, simply adding a new colour of the season and pairing it with holiday staples such as gold, silver and white can create a whole new look that will keep friends and family guessing what your home will look like.

3. Choose a main colour

Select one colour as your main thread, then add complementary winter colours such as white or silver. Although Travis says it's impossible to go overboard with colour during the holiday season, toning it down with a contemporary metal such as gold, silver or a neutral brown tone can make the colour really pop in your space.

4. Experiment

Take a twist on the traditional red-and-green colour combination and try something unique, like pairing berry pink with peppermint or lime green to give your decor a more contemporary look.

5. Get organized

Before hanging decorations, Travis spreads everything out on the floor to see how ornaments look next to each other. Try incorporating a variety of textures, patterns and materials

Inspiration

Those interested in learning about the principles of feng shui may want to head to INspiration Furniture today, where there will be a presentation on the ways the concept can impact your surroundings.

On hand at the event, which takes place at INspiration's show room at 1275 West 6th Ave., will be Lotte Noldus Veng, who has a certification in feng shui design from the New York Institute of Art and Design. Talks will be held at both 10 a.m. and 11 a.m.

Vancouver Sun

to create interest such as mixing ribbons in quilted and knitted textures with feathers and ornaments.

6. All the rest

Decorating is not just about the tree. It's important to create a unified look by adding touches of holiday colours throughout all areas of the home where guests will be, Travis says. Hand towels in the powder room, ribbons on the backs of chairs, table decorations and a wreath on the front door or in the window above the kitchen sink — all incorporating your chosen holiday colour — help to create a cohesiveness to your holiday look.