

# SUNDAY HOMES

**WESTCOASTLIVING**

HARDIP JOHAL (EDITOR) • 604-605-2782 • hjohal@theprovince.com | SUNDAY, SEPTEMBER 6, 2009

**SECTION F**

## Welcome to homes sweet homes

**SUMMERFIELD:** South Surrey development of character houses promotes 'walkability'

BY LENA SIN  
STAFF REPORTER

Long-time B.C. developer Cressey is revisiting values of decades past with a new community designed to feel more like Pleasantville than the sprawl of today's suburbs.

At Summerfield, Cressey is developing a South Surrey neighbourhood of single-family homes aimed at being good for the environment and a social life.

"It's really homey and takes people back to that time when everyone knew their neighbours," says Jacquie Darmanin, sales representative with Cressey.

Borrowing from the principles of New Urbanism — a planning philosophy that grew out of a backlash to suburban sprawl — Summerfield encourages "walkability" and "connectivity" amongst neighbours with smaller lots and front porches close to sidewalks.

There's also an elementary school being built across the street and an emphasis on green space and green building — all characteristics of New Urbanism.

"All the homes are Built Green Silver certified, which means they're 30 to 40 per cent more efficient than an average home built before 1995," said David Evans, development manager with Cressey.

When completed, Summerfield will be home to 330 single-family houses. There are 65 homes in the first phase, with 20 released so far. To date, 13 have already sold.

Located within five minutes of White Rock and close to Surrey's new Morgan Heights neighbourhood, Summerfield is what Evans calls an "urban suburban location." "The sense of quiet is paramount, yet the convenience of the city is just five minutes up the road," he says.

Grazing horses, farms and golf courses are all part of the scenery as you drive off Highway 99 and down 172nd Street towards Summerfield. The idyllic environment is drawing



**Summerfield: A new development with an idyllic, Pleasantville-style feel in an 'urban, suburban location' near White Rock, close to some magnificent scenery.** PHOTOS BY WAYNE LEIDENFROST — THE PROVINCE



**Buyers can choose flat panel or shaker style cabinets for the kitchen.**

buyers from throughout the Fraser Valley and Vancouver, including Summerfield's first residents, a couple who moved in last week.

The empty-nesters also happened to be Cressey's first buyers several years ago at the Olive condo and townhouse development on Cambie Street in Vancouver.

"They wanted a quieter area to live in, so they'd been looking at a lot of properties in White Rock, but when they saw the value here, they bought a really nice home for under \$500,000," said Darmanin.

There are eight colourful exterior

home styles with varying stone and wood details reminiscent of Craftsman-style charm. To avoid a cookie cutter feel, even the fences and landscaping vary. The double garages in the back are all built to match the front of the house and some homes come with a coach house.

It's believed this is the first new development in South Surrey to offer the option of a coach house. The coach houses (also known as laneway houses) feature a double garage on the ground floor and an upstairs suite of about 500 sq. ft.

"It's a great way to add a mortgage

helper, but we found some people are renting and some are keeping it for themselves or as a home office," said Evans.

The three-bedroom homes are between 2,399 sq. ft. to 2,560 sq. ft., including an unfinished basement. The prices vary from \$495,000 to \$669,000. The interiors feature stone fireplaces with a custom wood mantel, slate tiles in the powder rooms, nine-foot ceilings on the main floor and details such as six-inch baseboards and window casings.

To meet Built Green certification requirements, the homes are

### THE FACTS

**What:** Summerfield, 330 single-family homes. There are 65 homes in the first phase.

**Where:** #109 - 172A Street, South Surrey

**Builder/Developer:** Cressey  
**Sizes:** Three bedrooms from 2,399 sq. ft. to 2,430 sq. ft. including unfinished basement; three bedrooms from 2,525 sq. ft. to 2,560 sq. ft., including unfinished basement plus a 500-sq.-ft. coach house

**Prices:** Three bedrooms from \$495,000 to \$515,000; three bedrooms plus coach house from \$615,000 to \$669,000.

**Open:** Grand opening is on Sept. 19 although the public is welcome to visit now. Two show homes open daily except Friday from noon to 5 p.m. at #109 - 172A Street, Surrey.

**More info:**  
[www.summerfieldhomes.ca](http://www.summerfieldhomes.ca)



**The living rooms feature stone fireplaces with wood mantels.**

equipped with efficient, natural gas forced air heating systems, Energy Star windows and motion-sensor lights in some rooms to ensure the lights are off when no one's in the room. Gardens have also been landscaped with drought-tolerant plants to minimize the use of water.

"What we've provided here is the right combination of affordability and quality from a respected developer," says Evans.

The grand opening is scheduled for Sept. 19, but the show homes and presentation centre are now open.

*lsin@theprovince.com*