

Luxor is taking shape in the quiet, established Sunshine Hills neighbourhood » p.4



August 12, 2010

New **LOCAL** Home.com

Designer Eric Lee relaxes in the back yard of a new, \$12-million Vancouver home that his company built. Lee is principal and creative director with Vancouver-based VictorEric Design Group, which specializes in luxury home building.

Martin Knowles photo



Dream home designer

Eric Lee designed his first home at 18. Now, he's building \$12-million fantasy residences

MAGGIE CALLOWAY

Few people know from a very early age where their passions lie, or know with absolute certainty what they want to pursue as a career.

Vancouver-based designer Eric Lee is one of the lucky ones.

Born with an innate talent for design, Lee started designing homes for clients at the tender age of 18.

That experience, coupled with exposure to the actual building side of the business through his family's development business, formed much of the knowledge he felt he needed to follow his talent.

Lee rounded out his talent and experience with technological expertise, which he

learned through the Building Technology program at Burnaby's B.C. Institute of Technology; he graduated with honours.

His formal and informal education complete – although Lee will be the first to note that 'every day is a learning experience' – Lee established his company, VictorEric Design Group, which specializes in luxury design.

Taking a holistic approach to luxury home design, the company manages everything

CONTINUED ON P.2

B.C. home sales set to rise in 2011

TRICIA LESLIE

The B.C. Real Estate Association is predicting stronger spring residential sales in Metro Vancouver.

Although the BCREA predicts home sales will decline by seven per cent this year – 85,028 units in 2009 compared to 79,500 units this year – it is forecasting that sales will increase by five per cent to 83,400 units in 2011.

"The volatility in consumer demand characteristic of the past 24 months is expected to give way to more gradual improvement through 2011," says BCREA chief economist Cameron Muir.



Cameron Muir

"Housing demand has fallen back to earth from its breakneck pace at the end of 2009 and is expected to more closely match overall economic performance over the next 18 months."

The local housing market has changed dramatically over the past few months, due to historically low mortgage interest rates, the perceived threat of rate hikes, local reaction to the global economy and the introduction of the HST.

In late 2009, near-record residential sales were posted in B.C.

It was the best December for home sales since 1989, and the average residential price for a home in B.C. increased in October, November and December, the BCREA reported at that time.

Despite recent reports that last month was the quietest July in a decade for residential sales in B.C., home prices are still set to rise.

The BCREA says the average MLS residential price of a home is forecast to climb by six per cent to \$492,800 this year

CONTINUED ON P.2

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Sunshine Hills living



Luxor: new, affordable homes

A new lowrise is taking shape in the well-established Sunshine Hills neighbourhood on the Delta-Surrey border. Built by Luxor Home Collection Group, Luxor is a four-storey condominium project that offers 95 new, stylish homes to Metro Vancouver residents.

And it could not be more conveniently situated. Vancouver, Richmond and Vancouver International Airport are each only a half-hour drive away. White Rock, Crescent Beach and the U.S. border are an amazing 15-minute drive away.

Luxor residents can walk to shopping at both Sunshine Hills Centre and Scottsdale Mall; access to the amazing 370-acre Watershed Park – always popular with locals for outdoor recreation – is only a five-minute walk.

Watershed Park is a stunningly beautiful patch of heaven where Luxor residents can bike, jog, or walk more than 11 kilometers of gravel-lined trails and, on soft summer evenings, it is easy to enjoy a picnic dinner in “The Meadow” at the heart of the park.

Luxor sales and marketing representative Gerry Cahill says the surrounding community is a fantastic place, and notes the homes are built to superior standards.

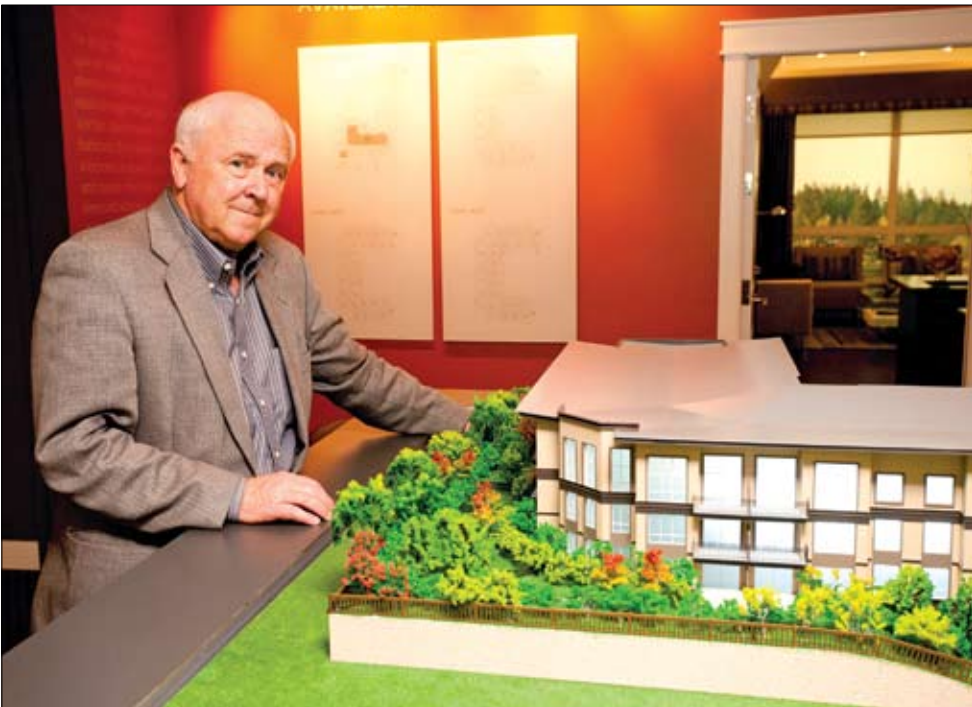
“You get a higher quality product for an amazing price point,” he says, and adds that Luxor is attracting homebuyers of all types, including two groups at either end of the homebuying spectrum.

“These homes are perfect for empty nesters who want to stay in this great neighbourhood and for young people just starting out who are looking for a superior quality of life.”

Luxor residences are offered in one-bedroom, one-plus-den, two-bedroom and three-bedroom floorplans ranging in size from 583 square feet to 1,044 sq. ft.

All have been designed to be a distinct expression of architectural elegance and sophisticated style. Oversized windows let light in and make a bold design statement. Generous roof overhangs provide protection from rain and sun.

Open outdoor spaces with stone walkways, attractive waterscaping, and native plantings provide a refined setting for the homes. And on the inside, thoughtful space planning results in layouts that make sense for everyday life.



Homes at Luxor Home Collection Group's Luxor start from \$234,900. The new lowrise will be situated in the well-established Sunshine Hills neighbourhood on the Delta-Surrey border. Luxor sales and marketing representative Gerry Cahill (pictured) says the homes are perfect for everyone from first-time buyers and young families to empty nesters. “You get a higher quality product for an amazing price point,” he says. Home sizes range from 583 square feet to 1,044 sq. ft. and come in floorplans that range from one to three bedrooms.

Martin Knowles photos



Walk to parks, trails and shopping

Elegant, chic style at Luxor

CONTINUED FROM P.4

At Luxor, there's nothing to upgrade – luxury features come standard with every home. Nine-foot ceilings add to a sense of spaciousness; homes come with a full suite of seven appliances, including in-suite washers and dryers, quartz countertops, frameless glass shower enclosures, custom roller-style shades, and undermounted bathroom and kitchen sinks.

Gourmet kitchens are the name of the game at Luxor. Every home comes with a full complement of deluxe GE stainless steel appliances, while full-height glass backsplashes provide a tasteful accent to the 1.5-inch edged, polished quartz slab countertops.

The sizeable kitchen island is a great place for a casual meal. Luxor's European-style soft-close cabinetry includes halogen in-cabinet and below-



CONTINUED ON P.6 Luxury features come standard with every home at Luxor, such as polished quartz slab countertops and full-height glass backsplashes. Martin Knowles photo

★★★★★

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A Luxor lifestyle



Condos are central, close to everything

CONTINUED FROM P.5

cabinet lighting, a lazy Susan, a glass corner cabinet, a cupboard organizer and a raised corner counter cabinet.

These are all examples of the luxurious extras that come standard at Luxor.

And the luxury just doesn't stop. Spacious, spa-style bathrooms give Luxor residents a sense of hotel luxury in their own homes.

Oversized porcelain floor tiles establish the elegant look, and ensuites are furnished with a glass-enclosed, grand-sized shower stall, while in the main bath, a deep, soaker-style bathtub provides a private place to get away from it all.

Homes are priced from \$234,900 (including net HST).

Visit www.luxor-living.com for more information.



Gourmet kitchens come with stainless steel appliances at Luxor, as well as spa-style bathrooms. Some plans offer flex space, above. Martin Knowles photo



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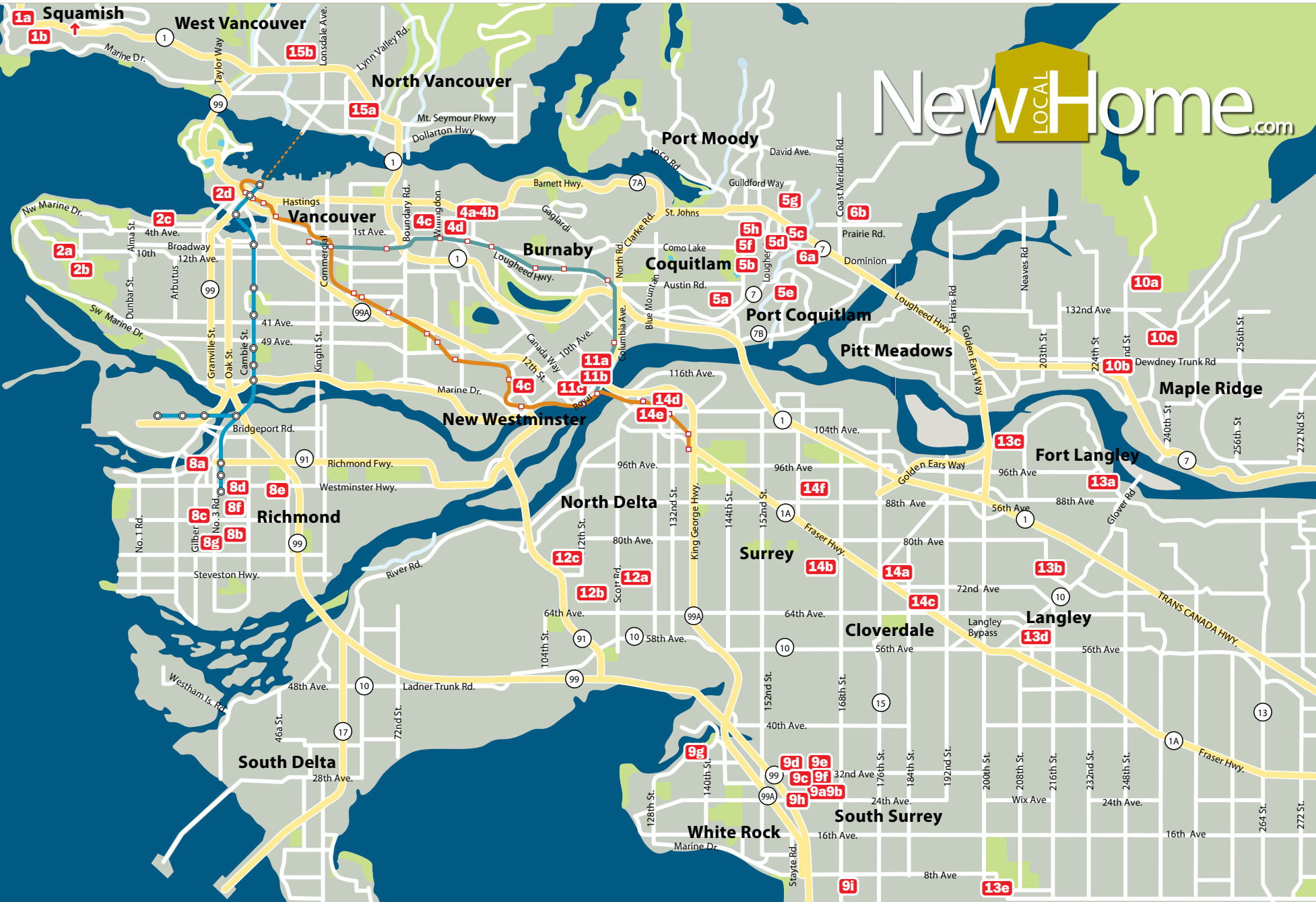
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