



SHOW HOME of the week

By Janine Mackie

The VIEWS

Live-work townhomes give freedom to wake up, walk downstairs and do business

As more people choose to work from home, it's perhaps not surprising that Greater Vancouver real estate developers, city planners and designers are teaming together to create contemporary housing options and flexible floor plans that provide buyers ample space to work without trading in living space. Committed to enhancing lifestyles, **PARKLANE HOMES** recently introduced **THE VIEWS** to the marketplace. With only five homes, this Port Moody development is exclusive, yet with its modern live-work design is providing buyers with the freedom to take care of business from home.

Morning has broken, and across the Lower Mainland, morning commuters are waking, dressing and getting into their cars only to be met face-to-face with the reality of... TRAFFIC. Bumper-to-bumper, immobilizing, frustrating, strand-still streets stacked with other stressed out commuters. A pit stop at Starbucks is a risky gamble should it delay the drive into work any further. And nevermind the thought of negotiating the bottleneck on the Port Mann Bridge or the construction chaos of Hwy. 1 on the way home.

Statistics Canada reports the average time spent commuting to and from work for most Vancouverites is between 70 and 90

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minutes a day. That's two weeks to more than a month each year, just sitting in traffic! That's precious time that could be put to more productive use, not to mention the cost of gas, repair costs and the effect on the environment with all those emissions!

NOW SWITCH GEARS AND IMAGINE THIS SCENARIO...

Sunshine streams through your window and you adjust the blinds so you can take in the sweeping mountain views. You have a coffee on the deck, shower and then head downstairs into the kitchen to grab a piece of toast before heading to work – 10 steps down the hall. You meet with a few clients, then take an extended lunch break to workout at the neighbourhood rec centre. Sounds appealing, doesn't it?

This is life at The Views, the only live-work townhome community in the Heritage Woods neighbourhood, and the second type of building in Port Moody. The concept is supported in the community plan and provides "a welcome alternative to residents who have an opportunity pursue employment from home, while also reducing traffic and encouraging more vibrant streetscapes," says Mary De Paoli, manager of planning with City of Port Moody.

West coast craftsmanship gives the three-level townhomes great street appeal and features timber detailing, hardi-plank

shingles and dramatic eight-ft. front doors.

"The modern architecture of these homes makes a statement, while complementing the home designs of the surrounding community," describes Yosh Kasahara, Parklane's general manager of sales and marketing.

Even the landscaping plays a role in enhancing the street-level studios with strawberries as groundcover, scented saracocca shrubs, colourful perennials and native ferns.

FLEXIBLE FLOORPLAN FOR HOME OFFICE OR HOME-BASED BUSINESS

With live-work zoning people can discover the value of operating a small business whether they're an accountant, caterer, massage therapist, hairdresser, music teacher, jewellery-maker or entrepreneur with a virtual office, from home. The sky is really the limit as long as it complies with the relevant city bylaws.

"These townhomes suit the entrepreneur types who have been gravitating towards the opportunity to finally turn their small business into a convenient home-based business," says Kasahara, yet buyers are not confined by the live-work concept. There are no restrictions on who buys a home at The Views, and the office space can easily be used as a den or third bedroom.



"LIVE-WORK UNITS ENCOURAGE RESIDENTS TO WORK FROM HOME THEREBY REDUCING THE NEED TO COMMUTE..."

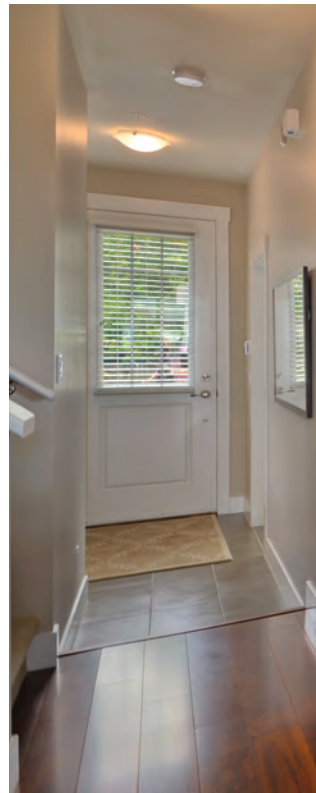
Mary De Paoli, manager of planning, City of Port Moody

Realtor and ParkLane's exclusive listing agent at The Views, Jenny Wun, says her clients have loved the concept of being close to home and being able to "wake up, walk downstairs and do business."

A tour through the 1,802-sq.-ft. showhome gives a sense of how streamline life could be. The studio is decked out with modern office furniture, including a black desk, accent chair and a fun retro-style rotary dial phone. Well mapped out for a home-based business, there's a front hall closet to hang coats and a sparkling powder room with pedestal sink and crisp white towels.

For coffee breaks and everyday living, the chef-inspired kitchen is appointed with all the fixings like stainless steel appliances and DIAMstone quartz counters. Nine-ft. ceilings enhance the living space, which is styled with a small sofa and two accent chairs, including one covered in funky green leatherette. The dining room is elegantly set for a black-tie dinner party, made truly divine with the addition of slender orchids.

There's ample street parking, plus a double side-by-side garage. The lower level includes a full-size media room that provides space to gather as a family and enjoy a multiple of hobbies whether it be scrapbooking or movie watching on the big screen.





Upstairs, there's even more flexibility with a loft that can be converted into a third bedroom or TV room, and a teenager's hangout where the decor is kept quite simple, yet energizing with its budget-friendly decorating ideas. Walls were kept neutral for maximum impact of eye-catching pops of tropical orange in playful accessories and toss pillows.

The master bedroom is the destination for rejuvenation and includes a small balcony and a spa-inspired ensuite with double vanities, glass shower and deep soaker tub in addition to a very spacious walk-in-closet. A white duvet suggests serenity, while the chocolate brown throw warms the room and complements the two dark wooden side tables. Blurring the boundaries between the outdoors and in, the interior design added a pot of white curly willow that brings a whimsical touch of nature to this lovely space.

The Views show home is located at 300 Panorama Dr., just 20 minutes from downtown Vancouver. Contact Jenny Wun of Re/Max Central Realty at 604-961-3559 to book your private showing and learn how you can run a successful business out of this inspiring live-work space.



FINISHING TOUCHES

Once your office is set up functionally, make sure it is also aesthetically pleasing. When you feel at ease and have a clear space to work, you will have a clear and focussed mind to do your work.

- » Choose office furniture and decor that marries the style of the rest of your home. If your decor is modern than a metal desk will look great, but if you're style is country then go with a wood desk.
- » Invest in good filing cabinets so your paperwork is not out in the open, but tucked away neatly out of sight, yet accessible.
- » If you have clients or students come to your office, add some coat hooks, a few comfortable chairs for sitting and have a clear table for them to use.
- » Add something pretty like a case of flowers, a beautiful picture or a bowl of fresh apples.