



# SPACE DOESN'T FALL SHORT AT ONE44

After years spent looking at homes all over the Lower Mainland, Cindy and Francis Canosa finally found the home that ticked off all of their wish list.

"We've been looking for a townhouse or a single family home for three years and we just couldn't find exactly what we both liked," says Cindy Canosa, who adds they are first-time home buyers.

For the couple in their forties, a regular garage, rather than a tandem one, was an absolute must. They found that and much more at One44 in the sought-after Panorama neighbourhood in Surrey.

"Because my husband and I work different shifts, a tandem garage just wouldn't work for us," she adds. "We also loved One44's open floor plan, the nice deck and that it's in a quiet neighbourhood."

Meanwhile, it was also important to the couple to have a large enough living and dining room for their large extended family and frequent out-of-town guests.

"We are from the Philippines and we love to entertain family and friends, many of which stay with us frequently," she adds. "So any house we bought had to have four good size bedrooms, which it does ... I also love the number of bathrooms we have."

The couple's sentiments are echoed often, says Sherry Scott, sales manager at Vesta Properties.

"Many of our buyers tell us the same thing," adds Scott. "They also tell us that they like the large foyers which are rare in townhomes – typically you walk right into a staircase and our homes not only offer an area for you to drop your groceries and organize your shoes, but also a full sized coat closet!"

Ray Dietz, senior marketing manager for One44 went on to add: "Prospective buyers have plenty of options to choose from including different garage layouts, floor plans with dual ground-floor entries perfect for a home office or guests needing extra privacy."

Vesta Properties Ltd.'s One44 is a collection of 138 spacious contemporary residences, ranging from 1,350 to 1897 square feet. This quiet townhome master-planned community is atop the crest of 144th street, adjacent to an environmental reserve and anchored by old growth trees. Many homes back onto green space with bench lined trails dotted with picturesque pergolas and landscaped gardens – a true quiet oasis.

"Buyers love the fact that most of the homes back onto a protected nature trail – we can really call each home a parkside home," says Scott, adding that more than 50 per cent of the homes are sold.

One44 offers a selection of two-bedroom +den (or flex room), three bedroom+ flex, three-level homes distinguished by modern culture stone columns, rear balconies and patios and private fenced front or backyard.

Each resident will have access to a private 4500 square foot amenity space, featuring a fitness studio with weights and equipment, meeting room and a lounge with television, kitchenette and wrap around deck for entertaining guests and community gatherings.

Award-winning Vesta Properties has nearly three decades of experience in building quality residential enclaves in both B.C. and Alberta. They have built more than 3,500 homes, ranging from entry level townhomes to executive-style single family homes in over 40 award-winning neighbourhoods.

With prices starting at \$295,500, the remaining homes won't last long. The One44 presentation centre and showhome are located at #22 5888 144th street, Surrey, are open Saturday to Wednesday from 1 to 5 p.m.

For more information, call 604.503.6402, email at [sherry@vestaproperties.com](mailto:sherry@vestaproperties.com) or visit [www.liveatone44.com](http://www.liveatone44.com). Tentative occupancy: Some are move-in ready, with a hand full being released in the New Year.

