

Chance to set a new trend

Community can be a good investment

NEW HOMES PROJECT PROFILE

WESTCOAST HOMES

Being one of the first buyers in a master-planned community is always a good investment, says Polygon president Neil Crystal.

Larkin House is the premier offering at Windsor Gate and as such, will provide buyers the "first opportunity to purchase an apartment residence at this exciting new community in Coquitlam Town Centre," says Crystal. "At Larkin House, buyers will also benefit from purchasing in the early stages of a community when the best values are often available," he adds.

Thirty-three of the 67 condos at Larkin House are still available for sale in the community, which will one day house 1,400 homes.

The homes, which have one bedroom, two bedrooms or two bedrooms and a den, are selling for \$239,900 to \$379,900, with an occupancy date set for next summer. The homes range in size from 652 to 1,044 square feet and have high-end finishes, including granite countertops and charming architectural features such as brick arches, balcony projections and pre-cast concrete accents.

And while the building's Frank Lloyd Wright-inspired architecture is a big selling feature, the prime location, with easy access to downtown Vancouver, is another, says Polygon spokesper-



PHOTOS: GLENN BAGLO / VANCOUVER SUN

The 67 condos of Larkin House at Windsor Gate range in size from 652 to 1,044 square feet and will sell from \$239,900 to \$379,900.



Units have one or two bedrooms or two bedrooms and a den.



Granite countertops in the kitchen are among the high-end finishes in the condos.

son Ralph Archibald.

"We're only two blocks to one of the largest retail shopping centres [in the Lower Mainland] — Coquitlam Centre," he says. "It's less than a 10-minute walk to West Coast Express and plans are well underway for the Evergreen Line that will be five minutes away."

Windsor Gate is directly across the street from Glen Park, and as such, looks out onto a treed area. The site was once home to a large trailer park.

Archibald points out that the prices for Larkin House are particularly attractive to first-time homebuyers. He adds many buy-

ers were first-time buyers in places like Yaletown and North Vancouver who have now discovered they can get "more bang for their buck" in Coquitlam and still have easy access to downtown Vancouver.

"There's no bridge here to worry about and Coquitlam is still a

reasonable distance [to Vancouver]," says Archibald.

Part of the "more bang for your buck" at Windsor Gate is the 15,000-square-foot amenity centre called Nakoma Club, which is for all residents. It will include an outdoor pool, two gyms, and three-quarter-sized basketball

court, and also have an activity coordinator, and concierge.

There will also be a large lounge area that can be booked for private parties.

"This will be very urban with a real city vibe," says Archibald of the entire project.

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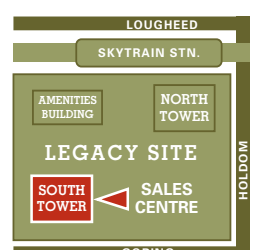
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NORTH TOWER	SQ. FT.	ORIGINAL PRICE	NEW PRICE	SAVINGS
201 - Townhome 2 br + den	1,787	\$626,800	\$579,000	\$47,800
403 - 2 br + den, 2 bath	1,281	\$498,200	\$469,000	\$29,200
SOUTH TOWER				
108 - 1 br, 1 bath	829	\$349,800	\$325,000	\$24,800
205 - 1 br, 1 bath	713	\$328,800	\$289,000	\$39,800
309 - 2 br + den, 2 bath	1,308	\$451,200	\$419,000	\$32,200
311 - 1 br, 1 bath	713	\$333,500	\$295,000	\$38,500
504 - 2 br, 2 bath	1,148	\$464,000	\$437,000	\$27,000
703 - 2 br + den, 2 bath	1,284	\$513,800	\$496,000	\$17,800
2305 - 2 br + den, 2 bath	1,383	\$603,800	\$589,000	\$14,800
2404 - 1 br + den, 1 bath	940	\$417,500	\$397,000	\$20,500
2804 - 2 br + den, 2 bath	1,410	\$635,000	\$599,000	\$36,000

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Four of the five projects named as finalists in the Georgie Awards category for best sales centre are in Vancouver. Shown here, the patio space in the Townline Group of Companies' 999 Seymour show suite, the living room in the presentation centre of the 540 Beatty condo project — also a Townline undertaking — and the main living area in the sales centre of The Onni Group of Companies' V6A project. Also named as finalists in the sales centre category are MAC Marketing Solutions for the ALTO project in Vancouver and PilotHouse Real Estate for the Talasa project in Kamloops.

Townline's 20 leads competition nominations

The Georgie awards, an annual competition that showcases B.C. home building, drew more than 500 entries this year, reports the Canadian Home Builders' Association of B.C.

"The calibre of entries and viewing the little extras that the builders and renovators added into their projects made the experience of judging these prestigious awards a great experience," notes awards judge Lou Frustaglio, a Toronto builder. "There were a lot of tough decisions." Adds Tim Kasten, president of the CHBA of

B.C.: "Each year we think we have reached the pinnacle of exceptional entries, and yet our members amaze us again and again with their creativity and professionalism."

The Townline Group leads the pack with 20 finalist nods, followed Onni with 13. Winners will be announced on Jan. 30 in Vancouver.

Four of the five show-home-of-the-year finalists are located in Vancouver. Below, the living room in Townline's 540 Beatty warehouse-conversion sales centre.

