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PRINCETON

MOUNTAIN SETTING CREEKSIDE LOCATION EXECUTIVE TOWNHOMES ROOFTOP PATIOS A PICTURE PERFECT COMBINATION

Defined by its breathtaking scenery and mountain views, 3535 Princeton is a picturesque residential community located in the Smiling Creek neighbourhood of Coquitlam. 27 executive townhomes with rooftop patios provide a rare opportunity to enjoy outdoor entertaining from the privacy of your own home. Bordering Burke Mountain Creek and a protected green space, family living is made easy with 3, 4 & 5 bedroom townhomes boasting between 1,370 to 2,523 square feet of open living space. Within close proximity to the convenience of city life, this is a home for those who value living in a natural setting.

WHERE THE COMFORTS OF HOME MEET THE WONDERS OF NATURE

With its backdrop of old-growth forests and cascading mountains twisting round its foothills, Burke Mountain is easily one of BC's most stunning natural landscapes.

Located in northeast Coquitlam, the area is home to many of southern BC's finest outdoor sites. Less than 5 minutes by car are Pinecone Burke Provincial Park—38,000 dazzling hectares of multi-use trails and stunning wildlife—Coquitlam River, Minnekhada Lookout, and the infamous Traboulay Trail.

All the amenities of city life are within easy reach with both Coquitlam Centre and Freemont Village a short drive away. But it's the city's vision to adopt the Partington Creek Community Plan that has residents of this mountainside community abuzz. This ambitious design will include a promenade, marketplace, regionally inspired architecture, community amenities, and a commercial hub for shops, all set in a contemporary village setting.

Families with children will be pleased to find the area is served by multiple schools, including: Hampton Park and Leigh Elementary, Ecole Coquitlam River Elementary, Minnekhada Middle School and Terry Fox Secondary.

For those looking to connect with other areas of the Lower Mainland, access to Lougheed Highway, Mary Hill Bypass and Trans-Canada Highway are a short drive. In addition, Coquitlam Central SkyTrain station and The West Coast Express offer public transit options.

COMMUNITY & SERVICES

1. 7-Eleven
2. Shoppers Drug Mart
3. Save-On-Foods
4. Starbucks
5. Hyde Creek Recreation Centre

TRANSIT

6. Coquitlam Center Skytrain
7. Coquitlam Central West Coast Express

SHOPPING

8. Coquitlam Town Centre
Situating in the heart of the Tri-Cities, Coquitlam Centre features over 910,000 square feet of retail on two spacious levels and is the only shopping centre in the Greater Vancouver Regional District offering Hudson's Bay, London Drugs, Sport Chek, T&T Supermarket, H&M, Aritzia, Sephora, Lululemon, Atmosphere, Golf Town, Old Navy, Walmart, and Best Buy, all in one convenient location.
9. Freemont Village
With Walmart and Canadian Tire as major anchors for this master planned community, Freemont Village offers a pedestrian friendly environment with access to a plethora of shops, services and dining options
10. Costco Wholesale

SCHOOLS

11. Leigh Elementary School
12. Douglas College, Coquitlam Campus
13. Minnekhada Middle School
14. École Coquitlam River Elementary School
15. Terry Fox Secondary School

PARKS & TRAILS

16. De Boville Slough
17. Crystal Falls
18. Lafarge Lake
19. Traboulay PoCo Trail
20. Pinecone Burke Provincial Park
21. Coquitlam River Trail
22. Minnekhada Regional Park
23. Town Centre Park Field
24. Town Centre Park

DINING

25. Northpaw Brewing
26. Earls Kitchen + Bar
27. Dinakis Mediterranean Grill
28. Orange Kitchen + Bar
29. Sky Dragon Restaurant
30. San Remo Restaurant
31. The Burke Beer House
32. Hiraku Sushi





A HOME AMONG THE MOUNTAINS

Boasting a contemporary yet familiar west coast design with sloping shingle roofs, homes are adorned in a palette of soft grey tones, while the front doors provide the homes with character through a splash of colour. But perhaps the most exciting feature is the multiple outdoor spaces. Every home includes a rooftop deck, allowing residents to easily enjoy the area's natural scenery.



**A BOUTIQUE COLLECTION OF
27 EXECUTIVE TOWNHOMES**



FIRST AND ONLY
ROOFTOP PATIOS IN COQUITLAM



FUNCTIONAL DESIGN WITH SINGLE-FAMILY STYLE



Spacious, open-concept layouts and oversized windows are the hallmarks of these interiors. Bathed in natural light, the main floor of these gorgeous homes feature a convenient powder room and wide plank flooring throughout, while their neutral colour palette works to accentuate a built-in entertainment centre and cozy fireplace. Fitted with luxury Fisher & Paykel appliances, including a double-drawer dishwasher and freestanding gas range, the gourmet kitchens are irresistible yet functional. Their design features soft grey shaker cabinetry, with a large-scale tile backsplash for easy cleanup and custom built breakfast bars illuminated by accent lighting and wrapped in marble-inspired tile. Upstairs find plush, textured carpeting leading into the master suite where, in addition to a walk-in shower designed with smoked frameless glass, many homes boast double sinks and a pedestal soaker tub. Heated by forced air heating, all homes come equipped with a high-efficiency furnace to deliver warm air throughout — making the home both environmentally friendly and cost-effective.

ENHANCED HOME FEATURES

- Private rooftop patio included with every home.
- Homes strike a perfect balance between indoor and outdoor living with outdoor space offered on several levels.
- Located in a charming Burke Mountain, homes border a protected greenbelt with tall-standing trees.
- Main and lower levels feature engineered hardwood flooring, while upstairs top-of-the-line carpeting soothes tired soles.
- Dramatic 9-foot ceilings and stylish, oversized windows create a spacious, welcoming design on the main floor.
- Roller shades on windows throughout the home.
- Every home includes a powder room on the main floor, beautifully designed to impress guests.
- A large, electric fireplace with built-in entertainment centre transforms the main living space into a cozy hideaway.
- Built with the luxury of natural gas, which offers lower emissions and increased efficiency.
- Forced air heating throughout homes improves energy-efficiency and overall indoor air quality.
- Gas BBQ with quick connection box offers a safe, easy, and secure way to connect to homes' natural gas supply.
- Fisher & Paykel appliance package.
- Optional upgrade for air conditioning.



SPA-INSPIRED ENSUITES FOR EVERYDAY LUXURY

- A double vanity in most homes works double-duty by providing added convenience and personal space.
- Dual flush, single-piece toilets have a clean, sleek look and highly functional, easy-to-clean design.
- Chrome faucets with black accents and bathroom accessories create a sophisticated, polished look.
- Spacious 5-ft walk-in shower in smoked, frameless glass boasts a clean, minimalist design that showcases floor-to-ceiling textured tile.
- A luxurious pedestal soaker tub surrounded by an inviting design of floor-to-ceiling textured tile can be found in larger homes.
- Textured tile backsplash accent the master ensuite's floating mirror, which is softly illuminated by exclusive designer lighting.



KITCHENS THAT COMBINE FORM & FUNCTION

- Stunning open concept kitchen enhances overall space and provides a perfect place to entertain.
- Soft grey shaker cabinetry.
- A pantry provides extra space for stocking kitchens and keeping the workspace neat and tidy.
- Wrapped in large-scale tile, kitchen islands are complemented by soft accent lighting – creating a gorgeous focal point during evening meals.
- Quartz countertops are accented by a large-scale tile backsplash.
- Single-basin, undermount sinks installed in the kitchen island offer improved hygiene and extra space while creating a modern, seamless look.
- Sleek, minimalist LED pot lighting enhances the main level, while decorative pendant lights brighten the island's breakfast bar.
- All homes come equipped with a stainless steel appliance package from luxury appliance manufacturer, Fisher & Paykel including a free standing gas range and double-drawer dishwasher

LIVE SURROUNDED BY THE BEAUTY OF NATURE

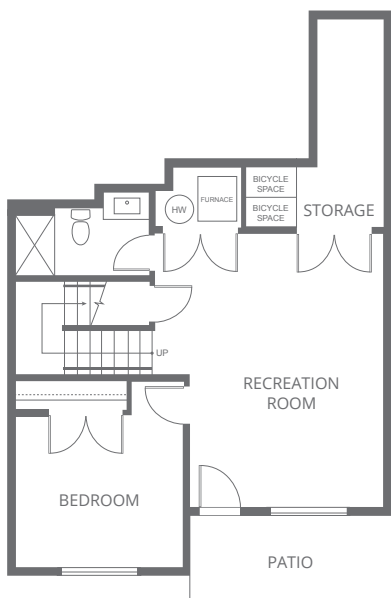
Located in the foothills of Burke Mountain, 3535 Princeton is located in a friendly mountain community set amongst some of BC's most stunning natural scenery. The site itself backs onto a protected greenbelt with a beautiful freshwater creek and tall growth trees running through it, giving residents a rare opportunity to enjoy the landscape from the privacy of their own home. At the same time, within the community more than 2,000 square feet of outdoor amenity space provides dozens of possibilities for enjoyment.



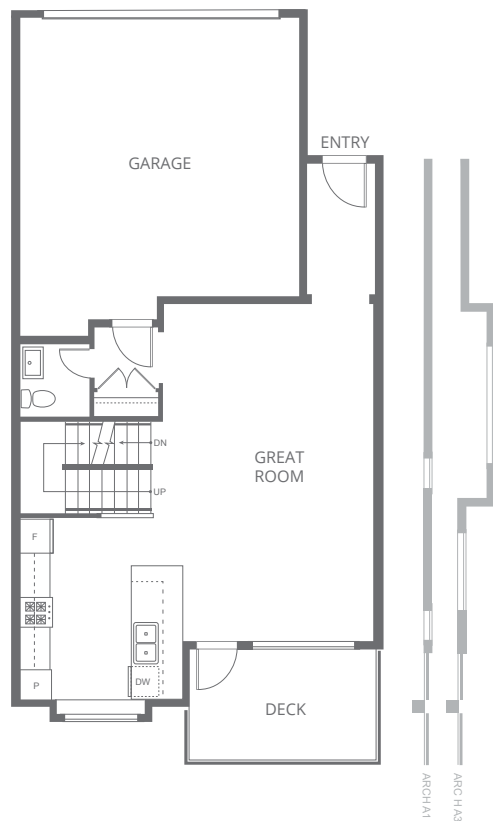


FREQUENTLY ASKED QUESTIONS

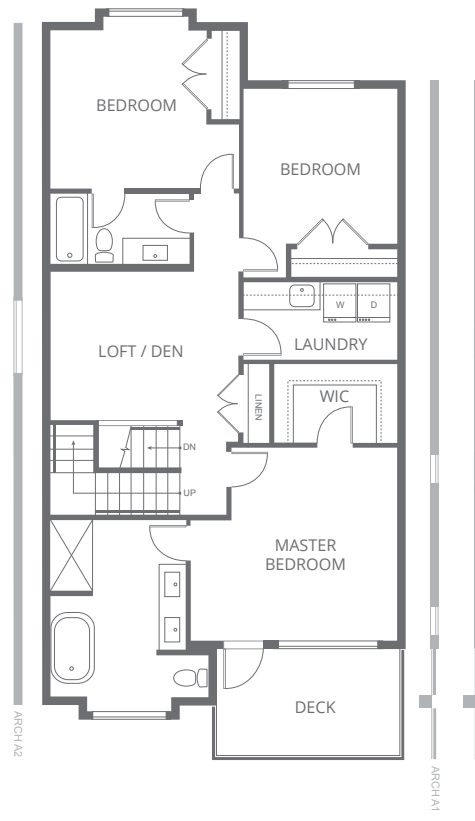
Address	3535 Princeton Avenue, Coquitlam
Amenities	Children's playground
Appliances	High-end Fisher & Paykel kitchen appliances all included with the convenience of a gas range, French door refrigerator and a double drawer dishwasher
Cable Provider	TELUS - 12-months free TV and internet
Completion (est.)	January 2020 - April 2020
Deposit Structure	10% of the purchase price as follows: - \$5,000 personal cheque or bank draft at contract - Increased by way of bank draft to 10% of total deposit within 7 days. - Deposits are payable to "Fifth Avenue R.E.M Ltd in Trust"
Parking	2 spots in the garage for every home! Double wide and tandem available
Pets	Two dogs, two cats or one dog and one cat
Rentals	Allowed
Schools Nearby	Leigh Elementary School, Douglas College, Minnekhada Middle School & Terry Fox Secondary School
Strata Fees	Approx. \$0.15 per SQ/FT
Visitor Parking	5 Visitor Parking Stalls



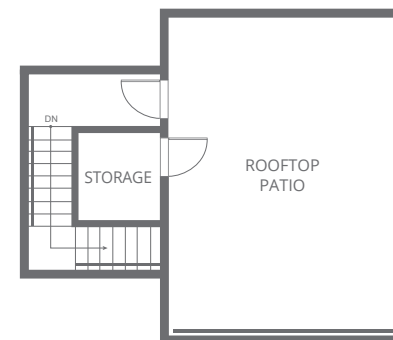
LOWER



MAIN



UPPER



ROOFTOP PATIO

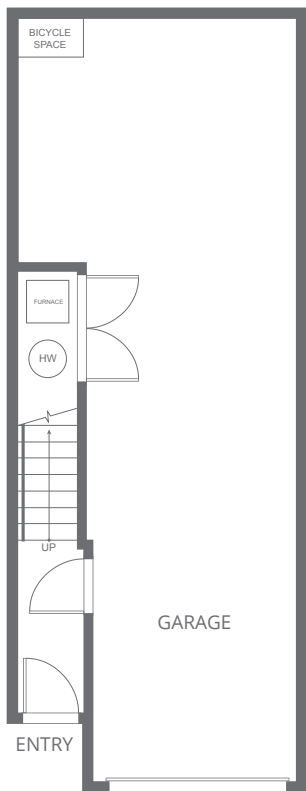
PLAN A

4 BEDROOM, 3 FULL BATHROOMS, POWDER ROOM, DEN, RECREATION ROOM
2,377 - 2,420 SQ FT

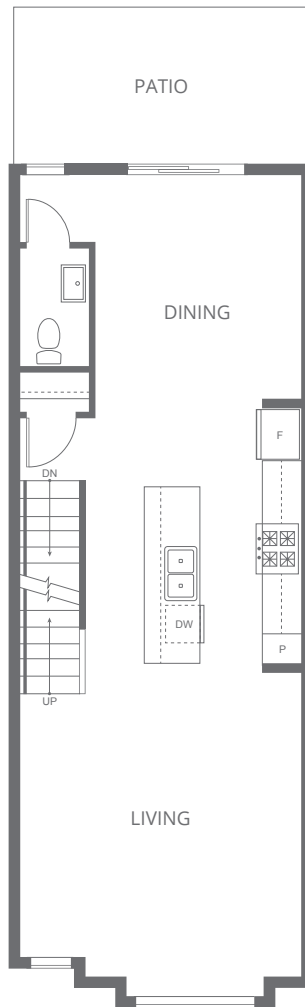


PLAN B

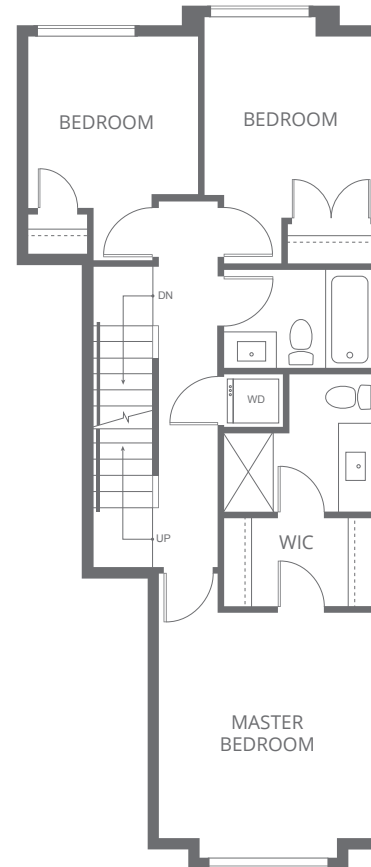
4 BEDROOM, 3 FULL BATHROOMS, POWDER ROOM, RECREATION ROOM
2,326 - 2,353 SQ FT



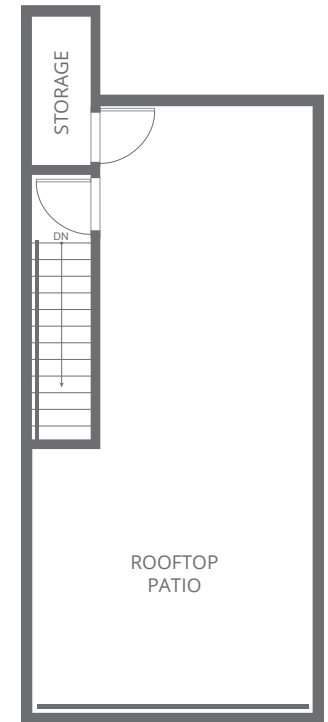
LOWER



MAIN



UPPER



ROOFTOP PATIO

PLAN D

3 BEDROOM, 2 FULL BATHROOMS, POWDER ROOM
1,331 SQ FT

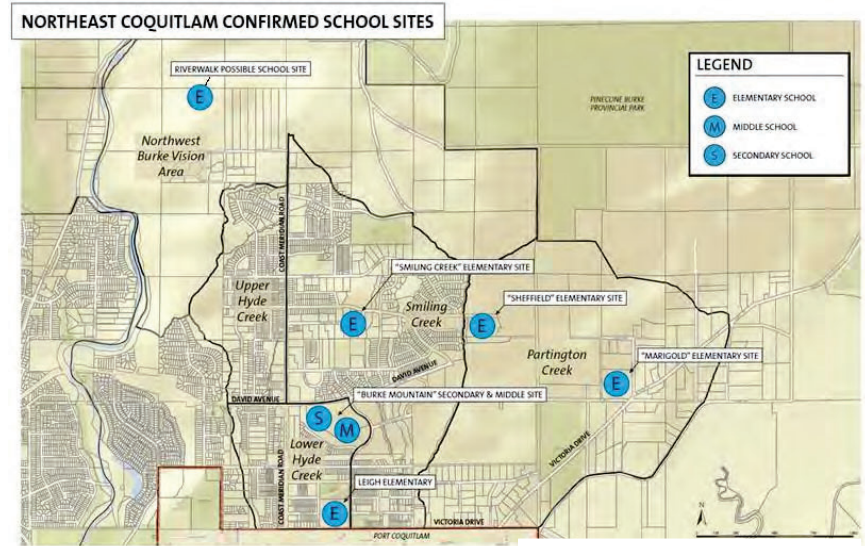
BURKE MOUNTAIN SCHOOLS

SCHOOL DISTRICT NO. 43

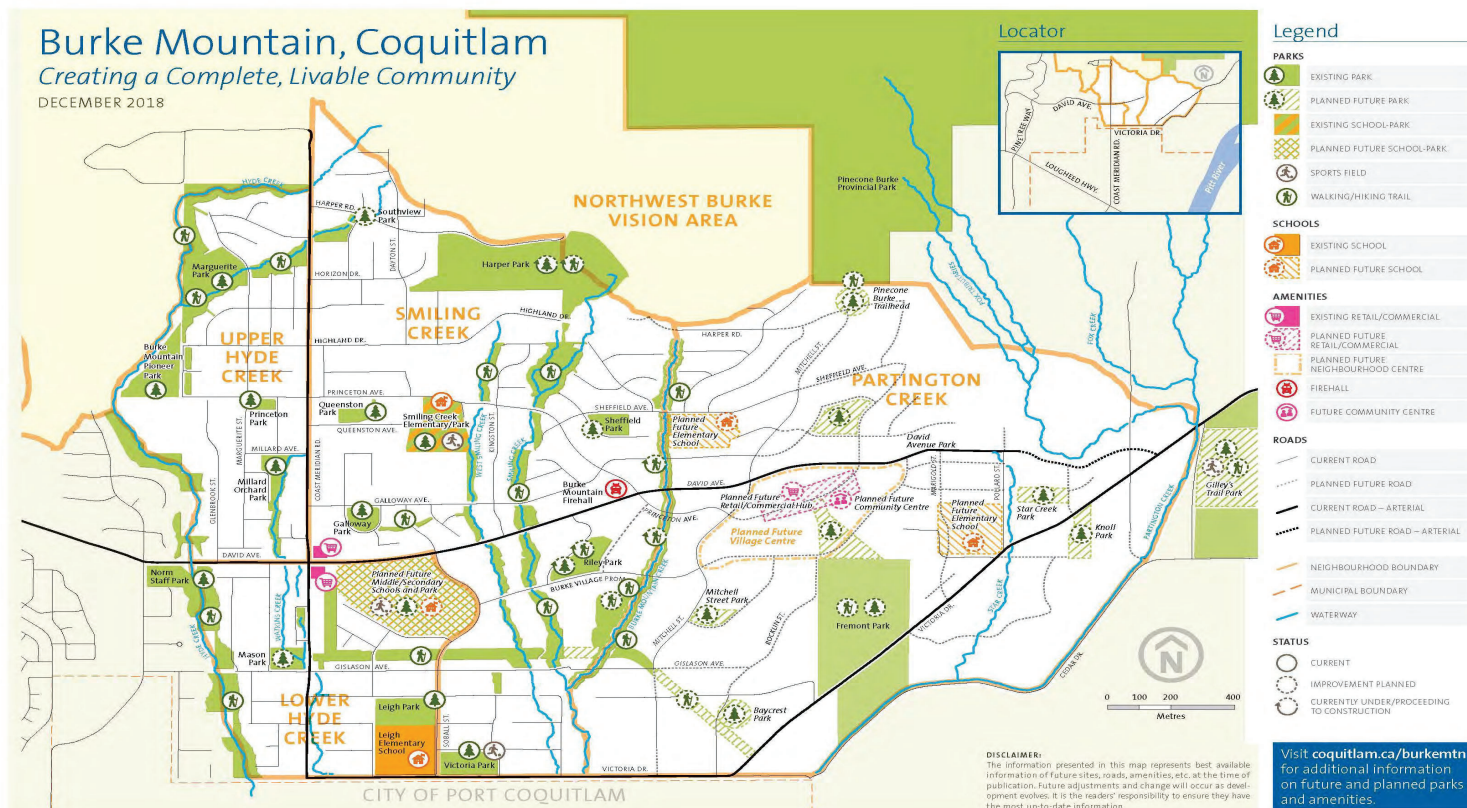
Burke Mountain, along with neighbouring communities of Anmore, Belcarra, Port Coquitlam and Port Moody collectively form School District No. 43.

With the expansion of the Burke Mountain Community, The city of Coquitlam, in collaboration with the Province of BC and the School District 43, have been continually planning and increasing the Amenities and Services available to its residents. Recent confirmation of funding for Sheffield Elementary School as captured in Map A. is in addition to a total of a planned 820 new seats being added to School District No. 43 over the next few years.

Capital Funding has also been committed to the 2020/2021 'Long Range Facility Plan' to see the construction of "Burke Mountain" Secondary & Middle School (1,000 seat capacity) and Marigold Elementary (375 seat Capacity) while talks of a possible Riverwalk Elementary and a commitment to continue to add seat capacity to existing schools will no doubt continue to make the area of Burke Mountain and the 3535 Princeton community a desirable location for families.



MAP A – Source: www.sd43.bc.ca



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Visit coquitlam.ca/burkemtn for additional information on future and planned parks and amenities.



Black Rock Oceanfront Resort



Canvas



Arcadia



Black Rock Oceanfront Resort

NORDEL

A REMARKABLE PAST, AN EXCITING FUTURE

Nordel Developments journey began over 2 decades ago; a group of friends came together with a vision of building homes distinguished by superb quality and long-lasting value. They began constructing luxurious single-family homes and quickly garnered a reputation for uncompromising quality and meticulous attention to detail. Expanding to include multi-family townhomes, Nordel Developments has since become one of the elite construction companies in the Lower Mainland, Alberta and Vancouver Island.

With a team of dedicated personnel, some of which have been with the company since its inception, Nordel Developments works closely with award-winning architects and designers to create beautiful and functional homes that reflect what's important for today's families and their bright futures.



DARE TO COMPARE

The only new townhome community in Coquitlam to offer rooftop patios!

LOCATION & KEY COMMUNITY FEATURES

3535 PRINCETON	OTHER DEVELOPMENTS			
✓				
✓				
✓				

FEATURES OF THE HOME

✓				
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**27 Executive Townhomes Bordering
Burke Mountain Creek in Coquitlam.**

3535princeton.com



DARE TO COMPARE

The only new townhome community in Coquitlam to offer rooftop patios!

OUTDOOR SPACE & EXTERIORS

	3535 PRINCETON	OTHER DEVELOPMENTS			
▪ Rooftop patios on all homes	✓				
▪ Contemporary West Coast design	✓				
▪ Sloping shingle roofs	✓				
▪ Gas BBQ outlet with quick connection box on all rooftop patios	✓				
▪ 220V plug on rooftop for a hot tub	✓				
▪ Outdoor space on every level (most homes)	✓				

DEVELOPER CONFIDENCE

▪ Over two decades of experienced building in the Lower Mainland.	✓				
▪ Reputation for uncompromised quality and meticulous attention to detail	✓				
▪ Developer of renowned Black Rock Oceanfront Resort combining the innovative architecture of rock, water, glass, steel, and wood – enhancing the natural surroundings of the West Coast landscape.	✓				

NOTES:

27 Executive Townhomes Bordering
Burke Mountain Creek in Coquitlam.

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NORDEL



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