

**Register Today!**  
Registration secures you the best choice and the best prices on all Harmony Townhomes.  
**Sign up today »**

A SYMPHONY of STYLE



## SOLD OUT!

### WELCOME to HARMONY

There is a natural rhythm to life - a fine balance of work and play. Harmony perfects that rhythm in an **exclusive community of 45 homes** surrounded by a neighbourhood rich in amenities. Enjoy the entertainment, restaurants, and recreation so close at hand or gather with family and friends in your new home.



Designed for the way you want to live, **Harmony homes combine the best of traditional and contemporary influences.** Heritage inspired architecture by award winning architects Gomberoff Bell Lyon combine with vibrant exterior colours to create a community with the character and style of a single family neighbourhood; one that will **ensure lasting value for years to come.**

**Harmony homes offer the traditional styling you love, coupled with all of the newest building technologies and modern conveniences you want in your new home.**

- » Visit our [Presentation Centre](#) 12-5 daily (Closed Fridays)
- » Call for an appointment: 604.278.2968 or [Contact Us](#) via web site
- » Email us: [riwills@liveinharmony.ca](mailto:riwills@liveinharmony.ca)



HARMONY

# HARMONY

*now is the time...*

*Harmony homes offer the traditional styling you love, coupled with all of the newest building technologies and conveniences...*

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## THE HARMONY *of* LIVING IN COMFORT

Skillfully orchestrated to combine traditional architecture with contemporary interior detailing, each home has its own unique features; a slightly different combination of living space. Whether it is a home with a 3rd floor family retreat, a private den/office or a ground floor media /recreation room you are looking for, you are sure to find your perfect home at Harmony.

The open kitchen with its casual eating area is the heart of these homes, while the adjacent family room or great room, are truly the center of family life. And the spacious decks are a great place to unwind under the stars on those warm summer evenings as you relax at home in Harmony.



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## the PERFECT COMBINATION

### Your Home, Your Community

- » A blend of traditional and contemporary architecture designed for you by award winning architects
- » A convenient centrally located neighborhood close to shopping, transportation, good schools, plus many nearby recreational amenities
- » A limited edition of only 45 townhomes, you will be part of your own private community
- » Space, privacy, windows and light create perfect harmony. Most homes are corner homes, many stand alone
- » Landscaped grounds, shady treed areas and extensive landscaping ensures a private oasis right outside your door
- » Thoughtful architectural details such as gables and a vibrant colour palette create a true symphony of design
- » Extensive detailing including shingle accents, gables and durable Hardie-plank siding (made with concrete) protect your investment
- » Sundecks off the kitchen or retreat area and private yards give you privacy for outdoor living
- » Spacious side-by-side 2-car garages (most plans) with automatic garage door openers
- » Unique home designs to suit your individual needs - a 3rd floor loft for a family retreat, an open den for a home office or workstation, or a lower level media/recreation room

### Contemporary Elegance

- » Large open floor plans with 2 designer selected colour schemes - Tone and Rythym
- » 9 foot ceilings on the main floor add spaciousness to these homes
- » The entry features elegant handset imported porcelain tile in a custom pattern
- » Welcoming natural gas fireplace with river stone accent tile in the living room
- » Heritage style panel entry door and Weiser "Augusta" series entry door hardware in a satin nickel finish
- » Custom coloured textured loop patterned carpet with high density underlay
- » Classic Carrara smooth finish 2 panel interior doors with hardware in a satin nickel finish
- » Horizontal blinds
- » Decora-style rocker light switches throughout
- » Designer selected dining room pendant light
- » Painted wood baseboards and door casings complete these homes

### Gourmet Family Kitchens

- » Handset 12" x 24" porcelain style floor in a custom design
- » A contemporary design of warm wood Shaker style maple cabinets with lighter accent cabinets or light cabinets with darker accents and brushed nickel pulls
- » Some plans feature kitchen breakfast bars or islands with coordinated granite
- » Square edge laminate countertops with white imported ceramic back splash tile
- » Double stainless steel sink with single lever faucet and vegetable spray by Delta
- » Bright kitchen eating nooks or breakfast bar for casual dining
- » Contemporary halogen track lighting
- » Designer coordinated appliances including:
  - Frost free refrigerator
  - Gas range with electric oven
  - Hood fan with 2 speed high powered fan
  - Dishwasher
  - Garburator

### Sparkling Bathrooms

- » All bathroom cabinets with satin brushed nickel pulls, laminate countertops with rolled edge, a bank of drawers (ensuites only), imported ceramic tile floor and designer light bar
- » Ensuite bathrooms feature a luxurious deep soaker tubs (some plans) and a glass enclosed shower featuring Andy Blick accent tiles
- » Ensuites include porcelain sink, full width vanity mirror and designer light bar
- » Second bathrooms feature imported ceramic subway tile backsplash and accent details on all tubs
- » Delta single lever pressure balanced shower control with chrome finish
- » Main floor powder room has ceramic tile floor, pedestal sink, (some plans) framed vanity mirror and decorative light

### Convenience

- » Laundry closet with hook ups for full-size stacking washer and dryer. Some plans with room for a side-by-side washer & dryer
- » Linen closets
- » Lots of storage
- » Thermostat controlled natural gas furnace supplemented with electric baseboards
- » Telephone and cable outlets in each bedroom and two on the main floor
- » Prewired for security system
- » Rough-in for central vacuum
- » Energy efficient double glazed vinyl windows and sliding glass doors
- » Gas fired hot water tank
- » Outside water faucet in each fenced yard
- » Visitor parking

### Peace of Mind

- » Constructed using the latest in rainscreen technology
- » Each home pre-wired for security system with contacts on all exterior doors and windows on lower two floors
- » Deadbolt lock and door viewer on front entry door
- » Hard-wired smoke detectors
- » 10-year St. Paul Guarantee Warranty Insurance
  - Materials and Labour: Two Years
  - Building Envelope: Five Years
  - Structural Defects: Ten Years



# HARMONY

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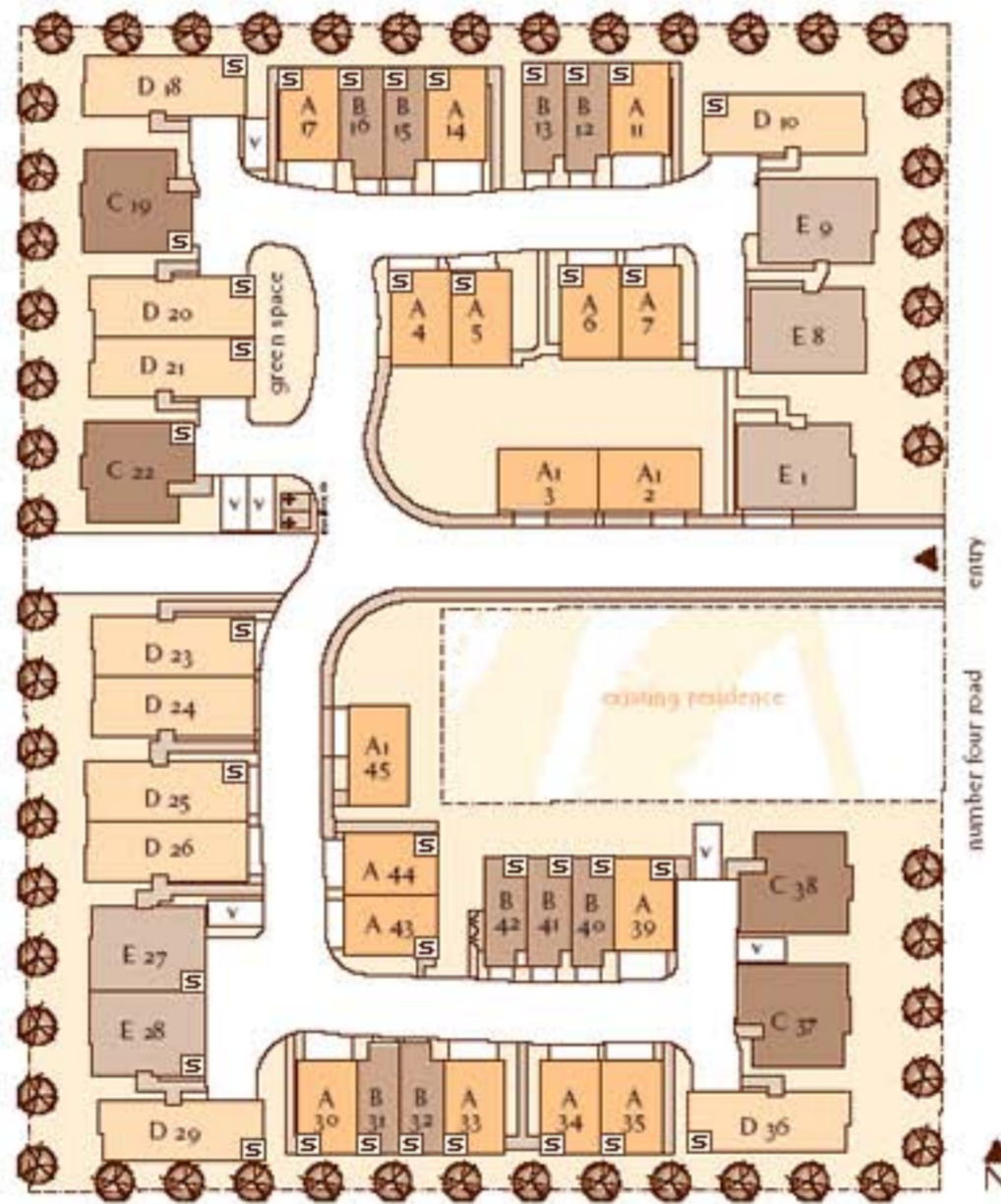
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## THE HARMONY of LIVING IN COMFORT



### Keyplan

- Plan A (A1) - Alto: Three bedroom and media room
- Plan B - Tenor: Two bedrooms (Sold Out Phase 1 & 2)
- Plan C - Soprano: Three bedrooms, family and retreat
- Plan D - Bass: Three bedrooms, den and retreat
- Plan E - Baritone: Three bedrooms, den and retreat
- Sold



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## THE HARMONY of LIVING IN COMFORT

Choose from our 5 different floor plans:

<i>alto</i>	<b>Plan A</b>
Three Bedroom and Media Room	
Approx. 1,384 Square Feet	

<i>tenor</i>	<b>Plan B: SOLD OUT PHASE 1 &amp; 2</b>
Two Bedroom	
Approx. 968 Square Feet	

<i>soprano</i>	<b>Plan C</b>
Three Bedroom, Family and Retreat	
Approx. 1,775 Square Feet	

<i>bass</i>	<b>Plan D</b>
Three Bedroom, Den and Retreat	
Approx. 1,779 Square Feet	

<i>baritone</i>	<b>Plan E</b>
Three Bedroom, Den and Retreat	
Approx. 1,885 Square Feet	



HARMONY





## *the* PERFECT COMBINATION

Harmony homes offer the traditional styling you love, coupled with all of the newest building technologies and modern conveniences you want in your new home.

The combination makes these homes wonderfully liveable inside and out. You'll appreciate **Harmony's heritage styling** architecture by award winning architects Gomberoff Bell Lyon.

Inside you'll find **open floorplans** designed with enough flexibility to suit your family's lifestyle. Choose between 5 different floor plans from two bedrooms to three bedrooms, and an upper level retreat.

Both the living room and family room feature **gas fireplaces** perfect for curling up in front of at night. And because each is an end home with **generous windows** on three sides, they are sure to be full of sunshine during the day.



[Features Sheet](#)

## IMAGES of HARMONY

More images coming soon...



Alto - Living & Dining Rooms



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## HARMONY brings PEACE of MIND

The people behind Harmony have been building homes around the Lower Mainland for more than 30 years.

Their homes are built to last, and they will be around to make sure they do. With a track record of successful communities, they bring together the quality, care and know-how of a master builder.

And every Harmony home is covered by St. Paul Guarantee warranty insurance.



# The St Paul



A member of  
URBAN DEVELOPMENT INSTITUTE



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*Minori Park, Richmond*

## IN TIME *with the* NEIGHBOURHOOD

Everything you need can be found in this newest Richmond neighbourhood of South McLennan. Excellence abounds at the local schools, with DeBeck Elementary and MacNeill High School at your doorstep. Shop for groceries close to home at Garden City Centre, or shop the world at nearby Lansdowne, Richmond, or Aberdeen Centres.

Walk the trails of the new community park only blocks from your home; or a little further afield you can enjoy a game of tennis or feed the ducks at Minori Park. And with scenic Steveston, the airport or downtown Vancouver all just a short drive away, Harmony is the perfect combination of a brand new home conveniently located in a vibrant neighbourhood.



[View Map](#)



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## Contact Us

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[Sign up today »](#)

### Book a Hard Hat Tour!

Call now to book a hard hat tour, visit our construction site, and see how we're building the Harmony Townhomes.

604.278.2968



## THE HARMONY of LIVING IN COMFORT

### Harmony Presentation Centre:

7511 Number 4 Road,  
Richmond, BC  
Tel: 604.278.2968  
Fax: 604.278.2967

### Roberta Wills - Sales Manager

Tel: 604.278.2968  
Email: [rjwills@liveinharmony.ca](mailto:rjwills@liveinharmony.ca)  
(Macdonald Realtors Westmar)

### Octave Developments Partnership:

670-1665 West Broadway,  
Vancouver, BC V6J 1X1  
Tel: 604-732-7651  
Fax: 604-732-7651

**Please contact us directly at 604.278.2968 or via e-mail by filling out and submitting the form below.**

Thank you and we look forward to hearing from you.

Name:

\*

Telephone:

Email:

\*

Message:

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\*Denotes required information



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