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24

Jan

2011

Presenting the Ultimate Green Burnaby Condos by Adera Properties – Final Collection at the Green Burnaby Condominium Development in South Burnaby Real Estate Market – From \$289,900!

Burnaby Green Condos – ULTIMATE GREEN Grand Opening January 29, 2011

Ultimate GREEN Burnaby condos by Adera is the final and most anticipated building in this international award-winning project. Adjacent to Byrne Creek Eco Preserve, these new Burnaby Ultimate Green condo homes -some with large rooftop lanais and the option for an Ultra Gourmet Kitchen- will include granite counters, stainless steel appliances, laminate flooring, 9' ceilings, washer & dryer, and access to our exclusive amenity, the Seasons Club. Talk about exceptional Green Burnaby real estate value! Drop by in advance for your own private selection of new Burnaby Ultimate Green condos for sale, call us, or join us on Saturday, January 29th for the release of this final collection of homes. Enjoy the Ultimate LIVE WEST COAST experience in a one bedroom from \$289,900* or a two bedroom from \$359,900*! Built to BuiltGreen standards, the new Ultimate Green Burnaby condos are located in the South Burnaby real estate district which is mostly residential neighbourhood space with vast trail systems, green parks and community services. Also, you are just minutes away from shopping and dining in addition to public transportation routes for buses and the Edmonds SkyTrain station. The






presale Ultimate Green Burnaby condos for sale by Adera Properties will feature a great selection of one, two and three bedroom suites, so there is a floorplan for all prospective homebuyers. Sustainable and healthy living spaces are presented right here at the new Burnaby Ultimate Green by Adera condos which will feature one

bedroom plans from the low 600 sf range, two bedroom (many with dens) from the high 700sf range as well as spacious family sized Ultimate Green Burnaby floorplans with three bedrooms and 2.5 bathrooms at around 1100 square feet. Remember that all homebuyers and residents at the new Ultimate Green Burnaby condos for sale will have access to The Adera Seasons Club, with a host of on site amenities. The homes at Ultimate Green will have Built Green Gold standards with verification coming after completion so that you are part of a healthier and more sustainable neighbourhood in the South Burnaby real estate market. The architecture and façade are beautiful and your eco-footprint will be minimized to create an environmentally friendly multi-family community where residents will have access to numerous parks, courtyards, greenery, ponds and waterfalls.

NEWS FLASH! Significant changes to Canadian mortgage lending regulations were announced on Tuesday that will come into effect on March 18, 2011. The most significant Canadian mortgage lending change will be an other reduction in maximum amortization periods, from 35-years to 30-years. As an example for an Ultimate Green Burnaby condo for sale, a \$300,000 mortgage, using a 3.59% fixed rate for a 5-year term, with a reduction to 30-years, from 35, will cost the buyer \$110 more per month! As a special free service to you as our Ultimate Green Burnaby condo customer, we will have our bank mortgage rep onsite this coming weekend to pre-approve you so that you're on your way to being grandfathered under the current Canadian mortgage regulations. If you are thinking about a new Ultimate Green Burnaby condo home, or you're on the fence, you might want to take advantage of this service to get the benefit of greater buying power before that disappears. Purchase before March 18th, 2011 to take advantage of the current Canadian mortgage regulations.

LAST CHANCE to Purchase a Burnaby Green Spring Collection Condo for Sale

Are you in need of a new Burnaby home that you can move into immediately? Great news. We have 14 GREEN Burnaby condo homes remaining in our Spring Collection (previous phase) that we are blowing out in our 2010 Finished Inventory Clearance Sale.





These new Burnaby homes for sale at the Spring Collection of GREEN by Adera are priced to clear out immediately and are all part of our international award-winning project. One bedroom Spring Collection GREEN Burnaby condo homes are priced from \$288,900*, while two bedrooms are priced from \$349,900*! Ask about our February promotion on these remaining homes! For more information or to reserve the home you want, please contact us at 604.515.1812 or green@adera.com. Sincerely,
 The Green Sales Team – Ultimate Green Burnaby Condo Presentation Centre: 106-7488 Byrnespark Walk, Burnaby (off Southpoint Drive) – open daily noon-5pm. *Limitations apply. Contact a GREEN Adera Sales Representative for details. Sales by Disclosure Statement only.

GREEN by Adera is a South Burnaby real estate condo project that has won numerous awards that include the 2010 BC Georgie Award for both residential community of the year as well as the most sustainable and innovative community award. Not only that, but the Adera Green Burnaby condo project also won the 2010 International Gold Nugget Award of merit for best multi-family housing project between four and six stories. Get more information online at www.adera.com.



2010 International Gold Nugget Award of Merit Winner for
Best Multi-Family Housing Project (4 to 6 Stories)

2010 BC Georgie Award Winner for Both Residential Community of the Year
& Sustainable and Innovative Community Award

#01 GREEN
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it's easy being green #02

Sometimes having big feet can be slightly embarrassing. You won't feel that awkwardness living in a home developed at Built Green Gold standards though. In other words, Green doesn't wear sneakers made for giants, and therefore leaves tiny footprints behind on the environment. Maintain an identity that reflects your beloved city as one of the greenest cities in the world and reside in an eco-friendly community that you will love as much as a fish loves water.

Green is a collection of one, two and three bedroom homes created to promote energy conservation and healthy, sustainable living for families and the community. You'll find it tucked between forest and park in a quiet, well established South Burnaby residential neighbourhood. Walkways are connected to the Byrne Creek watershed and vast trail system so you can cycle, walk or jog whenever you feel like it. A short walk off the property also takes you to nearby shopping, schools, restaurants, and the Edmonds Skytrain station.





Built Green™ is moving the home building industry forward by creating quality homes that promote sustainable and healthy living. Choosing energy efficient options help protect our environment for the future, while saving you money today.



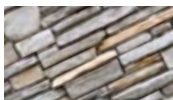
Energy Star-labelled appliances operate more quietly and use less energy and water. Energy Star double glazed high-performance windows reduce energy consumption up to 12%.



Solar powered hot water preheat system reduces the purchased energy for municipal hot water. Low flow faucets and aerators in bathrooms, kitchen and showers and water efficient irrigation for landscaping reduces water consumption inside and out.



The use of energy-saving compact fluorescent bulbs, LEDs and motion sensor lights in GREEN saves energy.



Exterior building materials selected for maximum durability in the West Coast climate.



Low VOC (volatile organic compounds) paints and carpets are less toxic to the environment and improve air quality in the home.



Locally sourced materials reduce exhaust emissions and fuel consumption.



Recycling program includes education, site signage and bins to separate your recyclables.



Adera will donate \$10,000 towards improving salmon habitat in the Byrne Creek watershed.



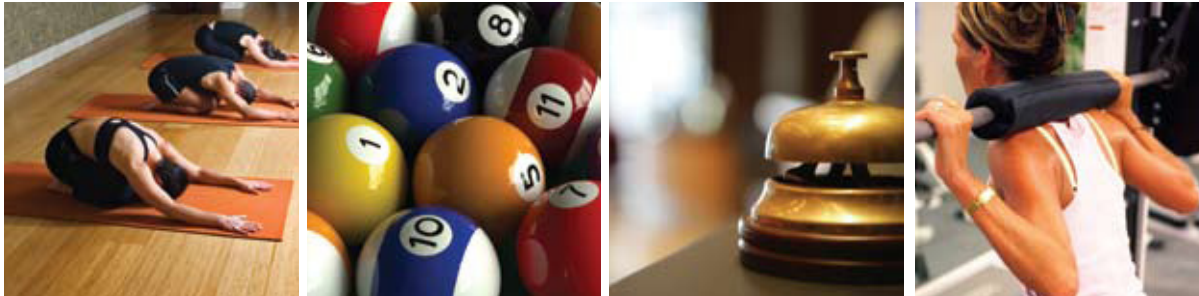
Adera will donate six vehicles including two hybrids, to the Cooperative Auto Network (CAN) car-share program. A CAN membership will be offered with each GREEN home allowing access to the six vehicles located on site as well as the entire 200 car co-op fleet.

All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material specifications and site conditions are only for illustrative purposes and may vary from built development.

SEASONS CLUB

In addition to the natural, surrounding playground, the Seasons Club at GREEN offers residents a host of on-site amenities including:

- * Games room for billiards on a rainy day.
- * Library Nook to learn, dream or simply escape.
- * Fitness Studio with Yoga Room and Infrared Sauna to keep you healthy and limber.
- * Entertainment Lounge and Large Outdoor Patio - perfect for gatherings with family and friends.





Architectural Points of Interest

- West Coast Modern design inspired by the works of Neutra and Erickson
- Careful siting of buildings into the natural treed hillside setting offers wonderful terracing for each building, creating generous balconies and decks with potential views from most homes
- Lushly landscaped fingers of flora and water ponds wind through the separating courtyards tying into the pedestrian parkways and trails surrounding the site
- All vehicles will be completely out of sight as the underground road system feeds parking areas beneath each building in the complex and features paver crossings, sidewalk, hanging flower baskets and streetlights

Interior Elements

- Two interior material color schemes: Daybreak & Nightfall
- Flat Panel Prehung doors
- Stylish Pionite laminate kitchen and bathroom counters
- Porcelain floor tile in entry foyer, kitchen and bathrooms
- CRI Green label certified wall to wall carpet with 6 lb. recycled content foam chip foam underlayment
- Ceramic and mosaic tilework for kitchen backsplash and bathroom tub surrounds
- Energy-efficient Dimplex Optiflame electric fireplace with built in flame and heat control with pre cast concrete fireplace mantel

- 5.5" floor baseboards
- 1" mini blinds throughout
- Recessed pot lights in bathrooms, motion sensor light switches and Decora plate covers all included
- G.E. appliance package includes: black Energy Star refrigerator, dishwasher & self clean electric stove. Optional stainless steel appliance upgrades and built in microwave are also available
- Convenience package includes single lever deluxe chrome faucet with integrated pull out spray by Kohler mounted on a deep double bowl stainless steel sink. Food garburator mounted in sink is included
- Kohler faucets with polished chrome finish
- Taymor polished chrome bathroom accessories

Security and Customer Service

- Closed circuit TV monitoring of parkade and lobby entrances
- Coded security key fob access system
- Fire sprinklers through suites and common areas of building
- 2-5-10 year New home construction warranty by Lombard General Insurance Company of Canada
- Fully trained and mobile customer care technicians at your service during first year of occupancy

Choices, Choices, Choices...

- Hardwood floors
- Granite slab counters
- 100% New Zealand 60 oz. wool carpet
- Heated tile floors
- Window/Bi-fold trim
- 2" faux wood blinds
- Patio furniture
- Glass panels in kitchen cabinets
- Wine rack system
- Wood shelf closet organizers
- Ledgestone fireplace facing with stained wood mantel
- Crown mouldings
- Marble tile floor/walls
- GE Appliances offer 3 packages plus washer/dryer/microwave oven options
- Window screens
- Air conditioning and/or ceiling fans
- Dining room chandelier
- Ask your sales rep about how to order any of the dozens of optional finishes available exclusively through Adera

Features

GREEN

All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material specifications and site conditions are only for illustrative purposes and may vary from final development.





B C C O N D O S . N E T



#03 swing by...

Presentation Centre Open Daily _ 12PM to 5PM
7488 Byrnespark Walk @ Southpoint Drive, Burnaby

Sales Manager: Tony Flynn
Sales Coordinator: Kimberly Timpany

Call _  604.515.1812 
Fax _ 604.515.1815
Email _ green@adera.com

[Register Now](#)

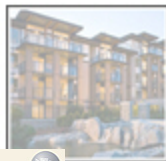


B C C O N D O S . N E T





#04 gallery



#05 floor plans

SITEMAP

PLAN A1
approx. 618 sq ft
1 bedroom
1 bathroom

PLAN B1
approx. 635 sq ft
1 bedroom + den
1 bathroom

PLAN C2
approx. 789 sq ft
2 bedroom + den
2 bathroom

PLAN D
approx. 941 sq ft
3 bedroom
2 bathroom

PLAN TH
approx. 1,092 sq ft
3 bedroom
2 1/2 bathroom



features #06

Seasons Club

The Seasons Club at GREEN offers a host of on-site amenities, so you'll always have something to do - even on a rainy day.

[Click here for a list of amenities](#)

Built Green

Green is Built Green Gold verified, meaning that your home has been built with sustainability in mind. So just living at Green allows you to do your part in helping the environment stay happy.

[Click here for a list of Built Green Features](#)

Architectural + Interior Points of Interest

Green has been created to minimize its eco-footprint in a community that connects to over 100 acres of parkland. Courtyards, ponds, waterfalls, and a vast trail system also define this area.



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[List of GREEN's Features](#)