

REGISTER NOW

FOSTER

Why FOSTER?

Floorplans

Neighbourhood

FOSTER Images

News

Our properties

# Driven by design, inside and out.



### Rich Exteriors

Extensive use of red bricks to ensure a faithful representation of classic Georgian Architecture. Windows are accented by black metalwork, deep red brick headers and custom brick patterns.



### Open Plan

Combining kitchen/living/dining creates an expansive, sweeping space for flexible uses. Subtle shifts in ceiling height help define spaces. Cross-hall kitchens maximize all available space.



### Outside In

Oversized windows establish elegant proportions for the exterior while allowing natural light to fill indoor space.



### High Specification

A FOSTER home is well-appointed: Whirlpool fridge, dishwasher, oven and washer/dryer. Grohe faucets. Toto dual-flush toilets. Stainless steel undermount kitchen sinks and integrated bathroom sinks.



### Open Spaces

Two large courtyards contain gardens, playscapes, benches and outdoor eating areas. The property is directly adjacent to a reclaimed green space- Cottonwood Park.

### MOSAIC NEWS



### THE EVERGREEN LINE

The big news in the world of transit, in case you haven't heard yet, is that the SkyTrain is getting extended to the Tri-Cities.

Read more

POSTED ON JUNE 8 2011  
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### HOW TO BUY A HOME PT.1: FINANCES

We thought we would open up the topic of financing; a somewhat nerve-racking concept to those who have never gone through it themselves. The MOSAIC Sales Team has spent a lot...

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SEE THE FOSTER FLOORPLANS >

## Features

- \* Overheight 9' ceilings.
- \* Framed home entry with custom carved decorative side panel.
- \* MOSAIC-designed tiled threshold with custom granite inset.
- \* Engineered laminate wood flooring throughout living, dining, and kitchen (two colour options).
- \* Loop pile carpeting in bedrooms and dens.
- \* MOSAIC-designed millwork work centers (select homes).
- \* Whirlpool front-loading washer and dryer.
- \* Reinforced TV walls pre-wired with CAT5 wiring.
- \* Kendall track light with satin nickel finish in main living areas.
- \* Juno recessed pot lighting throughout.
- \* Acritec integral white bathroom sink and countertop.
- \* MOSAIC-designed Greenlam vanity with built-in wall shelving niche (most homes).
- \* Nustone 12" x 24" porcelain floor tile in bathrooms.
- \* Grohe single lever faucet in polished chrome.
- \* MOSAIC-designed custom soaker tub.
- \* Grohe shower heads and tub set in polished chrome.
- \* White glazed 12" x 24" porcelain tile bathroom tub and shower surround.
- \* MOSAIC-designed tiled niche in baths and showers.
- \* Water efficient Toto Aquia II dual-flush toilets.
- \* Pendant light fixture in polished chrome and white glass.
- \* Galaxy recessed in-shower pot light.
- \* Polished composite stone countertop.
- \* Blanco undermount 20 gauge stainless steel, double bowl sink.
- \* Grohe pull-down faucet in polished chrome.
- \* Greenlam and lacquer cabinetry with square edge pulls in polished chrome.
- \* MOSAIC-designed integral exposed shelving system.
- \* Soft-touch doors and drawers.
- \* Glass tile kitchen backsplash.
- \* Whirlpool Energy Star stainless steel 19.7cu.ft. fridge with bottom freezer.
- \* Whirlpool Energy Star stainless steel dishwasher with integrated controls.
- \* Whirlpool Energy Star stainless steel, extra-large capacity 30" range.
- \* Stainless steel range hood fan (select homes).
- \* Whirlpool stainless steel 30" microwave with stainless steel trim kit (select homes).
- \* 10W G4 halogen under-cabinet puck lighting.



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COMING SOON

### West Coquitlam, BC

Redbrick Georgian architecture with modern living spaces. High design, elegant materials, built to exacting standards. One, two and three-bedroom apartments adjacent Cottonwood Park.

#### CHOOSE YOUR FLOORPLAN



#### CHECK OUT THE NEIGHBOURHOOD



#### VIEW OUR INTERACTIVE GALLERY



#### READY TO BUY? WE'RE HERE TO HELP.



**Home Buying Step-by-Step**  
 The MOSAIC Sales Team is here to provide you with a clear explanation of the process leading up to your Completion Date and answer any other questions you may have.  
[Learn more >>](#)

#### MOSAIC NEWS



#### THE EVERGREEN LINE

The big news in the world of transit, in case you haven't heard yet, is that the SkyTrain is getting extended to the Tri-Cities.

[Read more](#)

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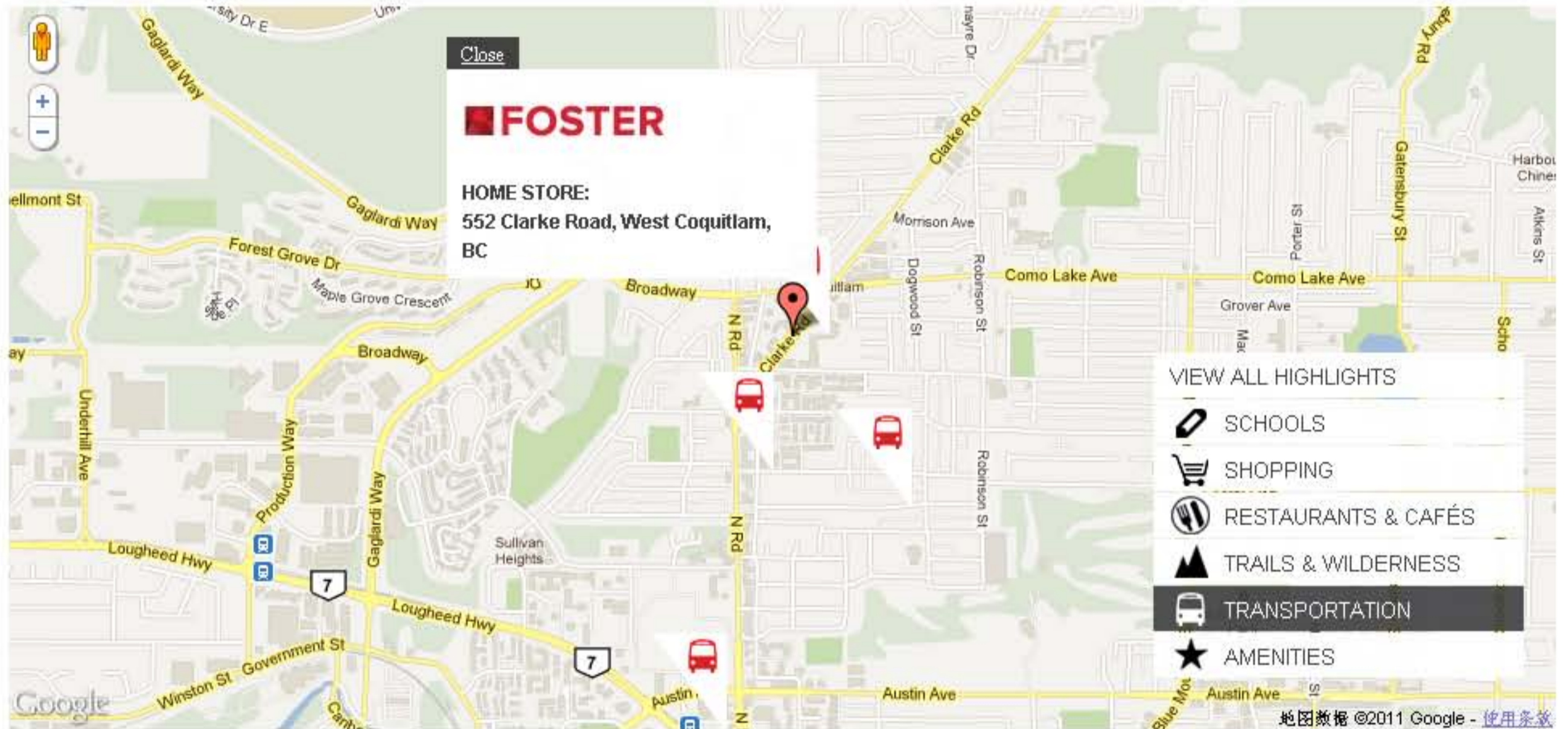
News

Our properties

## YOUR NEIGHBOURHOOD. Everything you need for good living.

FOSTER. Bordered by Cottonwood Park and located in close proximity to the new planned Evergreen Line on the border of Burnaby and West Coquitlam.

Get Directions



**SCHOOLS**

- Simon Fraser University
- BCIT
- Coquitlam College
- Port Moody Secondary
- Banting Middle School
- Roy Stibbs Elementary
- Douglas College

**SHOPPING**

- Lougheed Town Centre
- Metrotown
- Coquitlam Centre
- IKEA
- Kinetik Cycles

**RESTAURANTS & CAFÉS**

- John B.Pub
- CUE World Billiards Cafe
- Japolo Sushi & Pho
- Copper Club Restaurant
- Wonjo BBQ Noodle House
- Paros Taverna

**TRAILS & WILDERNESS**

- Como Lake Fishing
- Burnaby lake Regional Park
- Deer Lake
- Burnaby Mountain Park

**TRANSPORTATION**

- Lougheed Town Centre Station
- Bus 097
- Bus 151
- Evergreen Line, Burquitlam Station

**AMENITIES**

- Cameron Recreation Complex
- Steve Nash Fitness World
- She's Fit
- Vancouver Golf Club

SEE THE FOSTER IMAGE GALLERY >

# MOSAIC

# FOSTER

REDBRICK APARTMENTS



YOU'RE INVITED TO AN EXCLUSIVE REALTOR EVENT INTRODUCING FOSTER BY MOSAIC

**When:** Tuesday October 25th at 12 noon

**Where:** FOSTER HOME STORE [552 Clarke Road, West Coquitlam](#)

Join us in welcoming this 1, 2 & 3 bedroom red brick property to West Coquitlam – only steps from the Evergreen Line. Learn about MOSAIC's **exclusive realtor commission and bonus package** in addition to property details that have yet to be released to the public.

Lunch and drinks will be provided and door prizes include:

- \$2000 Travel Voucher
- iPad 2

The last three MOSAIC apartment properties have each sold out in less than three months. The demand for FOSTER to date (**1,000 registrants in one day!**) exceeds all of these. This is an event you don't want to miss.

Cam Good

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



# THE EVERGREEN LINE



The big news in the world of transit, in case you haven't heard yet, is that the SkyTrain is getting extended to the Tri-Cities. The [Evergreen Line](#), a rapid transit line, will connect **FOSTER** directly to downtown Vancouver. This is great news for the new home buyers at **FOSTER**: commuting time will be drastically reduced when the **Evergreen Line** is completed.



The **Evergreen line** will have six stops, seamlessly connecting the **West Coast Express** to the existing Lougheed Town Centre SkyTrain Station. One of the stops - [Burquitlam Station](#) is within 10 minutes' walking distance to **FOSTER**, our newest red brick apartment property. The **Evergreen Line** will run north from Lougheed Town Centre Station on an elevated guideway along the centre of North Road. Burquitlam Station will be on



the east side of Clarke Road near Burquitlam Plaza. Leaving Burquitlam Station, the line will cross to the west side of Clarke Road, before entering a tunnel towards Port Moody. The project will begin when regional funding is in place, and construction will last about three to four years. Once completed, the transit time from **FOSTER** homes to downtown Vancouver will be significantly reduced. There will be no need for your car - think of all the gas money you will save!



As we all know, upgrading infrastructure projects tend to increase the value of real estate properties in the surrounding areas. In the [Gateway Effect Research Report](#), 10% - 20% positive impact was projected on the key areas for transportation improvement. This was also mentioned in [Edmund Chase's article](#): *“there have been instances where property prices have increased 20-40% from the announcement of an infrastructure initiative until the completion stage”*.

We of course don't know for sure how great of an impact the Evergreen Line will have on the surrounding neighbourhood. One thing we know for sure is that buying a home at **FOSTER** provides you with an easy-commuting lifestyle and a great investment opportunity.

Call us today for more details: **604. 936. 9300** or comment here and we will respond as quickly as possible.

Posted on June 8 2011

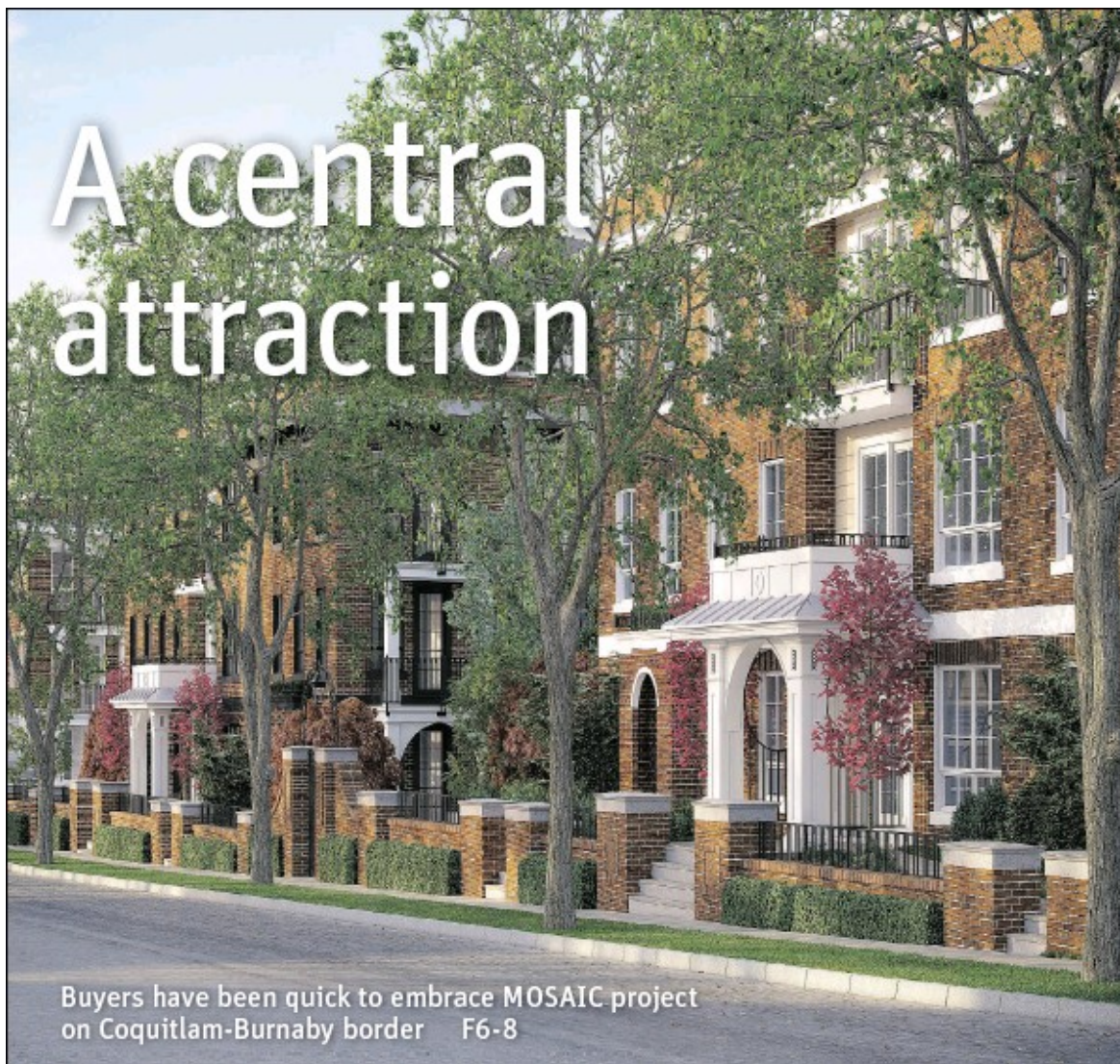


## Foster, 559 Foster Ave., Coquitlam by MOSAIC

Buyers quick to respond to MOSAIC apartments, with 75 per cent snapped up in a month **claudia Kwan**

Sun

*Saturday, December, 10, 2011*



MOSAIC' S Foster will be big on curb appeal. Homes will incorporate many Georgian- inspired details, including brickwork, grand portico entrances and wrought- iron balustrades.





Project name: Foster

Project location: 559 Foster Ave., Coquitlam

Project Size: Phase three, 54 units in a four-storey building; entire project is 161 homes in three buildings

Residence size: 1 bed 564 - 607 sq. ft; 1 bed + den 750 sq. ft; 2 bed 887 - 994 sq. ft; 3 bed 983 sq. ft

Prices: 1 bed from \$233,800; 1 bed + den from \$313,800; 2 bed from \$348,800; 3 bed from \$385,800

Sales centre: 552 Clarke Rd., Coquitlam

Hours: noon - 6 p.m. daily

Telephone: 604-936-9300

Web: [www.mosaichomes.com](http://www.mosaichomes.com)

Developer: MOSAIC

Architect: Ramsay Worden Architects

Interior Designer: BBA Design Consultants

Sales begin: underway

Occupancy: Spring 2013

When he decided to buy his first home, 26-year-old Leigh Sembaluk had an open mind. He quickly zeroed in on finding something from MOSAIC, though - after other companies kept on bringing up the developer's name.

"I probably looked at eight different projects, and each time, I asked them what other developers they would recommend," he explains. "They talked about MOSAIC every time - about how well the floor plans were



Foster's exterior may have a Georgian- inspired look, but interiors are crisp and contemporary, as the presentation suite demonstrates. The suite is a model of a two- bedroom home. Photos by Claudia Kwan/ special to the VANCOUVER SUN



designed, and how they had never heard anything bad about them."

He set his sights on the Foster project. With its proximity to SFU's Burnaby Mountain campus (a five-to-eight-minute drive), it would mean both a short commute and good rental prospects, if Sembaluk one day decided not to live there.

Both the Lougheed Highway and the Trans-Canada are easily accessible. When the planned Evergreen Line is finished, it will mean residents of Foster can get to four different SkyTrain stations within a fivekilometre radius (in combination with the existing Millennium Line stations.)

"The pricing for the condos was done before the Evergreen got the final okay [from government]. I feel like I really got a deal," says Sembaluk.

Geoff Duyker of MOSAIC says the potential of the neighbourhood was recognized - it's right on the border between Burnaby and Coquitlam - early on. "There has not been any new low-rise apartment buildings here in probably 10 years," he says. "This pocket was underdeveloped, especially since it's so central. There is clearly pent-up demand for quality apartment housing."

MOSAIC says it was able to pass significant savings on the land costs to the buyers, with every home priced under \$400,000. Consumers have been responding in droves, with three-quarters of the project selling in a month. And that demand seems to have taken on a life of its own.

"We had a first-time homebuyer come in, and she bought a place. She brought her middle-aged dad in, and he took one. Then he liked it so much, he told his sister and



The show suite highlights the level of care taken with the design. A desk area with a wall cutaway improves sight lines.

brother-in-law that they should live here too!" Duyker says with a laugh. In addition to the pricing and the location in an area poised for appreciation, the team at MOSAIC wanted to give Foster buyers some high style.

The scale model of the site puts it into context of the larger neighbourhood. The top floors of each building are stepped back and painted a bright white, which makes them visually recede - a casual observer sees three-storey buildings rather than the true height of four storeys.

As Benn Duffell of MOSAIC explains, once it was determined how the buildings would be placed on the site, everything clicked. "The magic of the project is orienting the narrow ends of the building to the street. It creates cohesive buildings - it reads as a community."

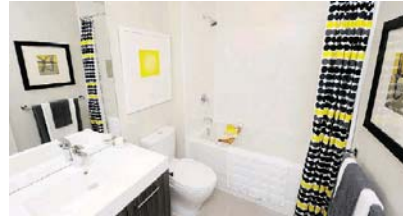
Placing the rectangular buildings in that fashion makes them appear quite narrow to pedestrians walking along the sidewalks; it's a gentle way of integrating a higher density residential site with the surrounding single-family homes.

It also leaves an opportunity to be creative with the green space for the project. Between Buildings 1 and 2 is a somewhat formal courtyard garden, while the courtyard between Buildings 2 and 3 is a little more oriented toward children, with several play areas. The other side of Building 3 faces park land owned by the city, with a meandering path for strollers.

Visitors to the sales centre have been awestruck by the rendering of the finished building, reports Geoff Duyker, and charmed by its distinctively Georgian architectural details. Wrought-iron balustrades frame neat little balconies, while symmetrical windows delineated in white march neatly along the face of the red brick buildings. It's easy to imagine colourful flowers blooming in the charming window boxes, or alighting at the grand portico entrance after an evening out.

Equal care has been paid to the entryways for the individual homes, with the doors offset by carved decorative panels that resemble plaster. In contrast to the romantic Georgian exteriors, however, the interiors are crisply contemporary.

The most clever design innovation inside is demonstrated inside the show suite, which is a model for a twobedroom home. The kitchen features the stove/oven and sink located in the usual places, but the refrigerator has been removed from the kitchen entirely.



The bathroom has inset niches for bottles and soap



Large windows permit lots of natural light.

Instead, it has been shifted to the wall just past the entryway, where you would traditionally see a double closet for jackets and shoes. (A closet is still available, just shrunk slightly to a single.) The microwave has also been moved to that wall, which includes a shelf perfect for cocktail-making paraphernalia, and some cabinets. The result is that the space can be used as a mingling area, rather than just being a static entry.

Much thought has been put into a stylish spice rack ranging along the back cabinets, as well as some open shelving. Storage space is maximized even in the corners of the kitchen, with shiny door pulls revealing ample space for pots and pans. The counter overhang leaves enough room for a comfortable breakfast bar.

The same level of care has been devoted to the bathroom, where inset niches leave room for shampoo bottles and soap dishes, and a computer desk area, with a wall cutaway to improve sight lines in the home. The layout features two bedrooms separated by a living room, making it ideal for roommates, a family with an older child, or for downsizers who don't want to be cheek by jowl with a guest.

MOSAIC believes it's found an area with immense potential to grow and evolve.

Semaluk appears to have bought into the idea as well, with the purchase of a three-bedroom unit. He says he may turn one room into a den, and his sister may join him from out of province to attend SFU.

The possibilities are numerous, now that he's finally found the right place to be.

© Copyright (c) The Vancouver Sun



REGISTER NOW > The New Coquitlam FOSTER Red Brick Apartments by MOSAIC Homes > Affordable Coquitlam Condos with 1 to 3 Bedroom Floor Plans near Lougheed Mall & Evergreen SkyTrain Line



## The MOSAIC FOSTER Coquitlam Apartments

A beautiful collection of one, two and three bedroom red brick Coquitlam FOSTER Apartments by MOSAIC Homes is coming soon to the West Coquitlam real estate market place. The project is located just a block away from the proposed Evergreen SkyTrain Line with easy access to downtown Vancouver. In addition, the new FOSTER Coquitlam apartments for sale will be within a few minutes to Lougheed Mall shopping, retail and services as well as the SFU Burnaby campus. Priority registrations are now underway for these lavish and contemporary 1 to 3 bedroom red brick Coquitlam Foster apartment homes by MOSAIC, a notable and award winning developer of fine living spaces in the Metro Vancouver real estate market. Here at Foster Coquitlam apartments, prospective homebuyers can look for outstanding interior design palettes, professional exterior landscaping and a meticulous attention to detailing and proportion. The new MOSAIC Foster Apartments in Coquitlam are located just across from Cottonwood Park, just one block away from the planned Evergreen Skytrain Line and minutes to both Lougheed Mall and to the SFU Campus. The actual project site is located at 557 Foster Avenue Coquitlam and the starting preconstruction price



point is from the mid \$200,000's, making them an ideal fit for new condo buyers, investors and families alike.

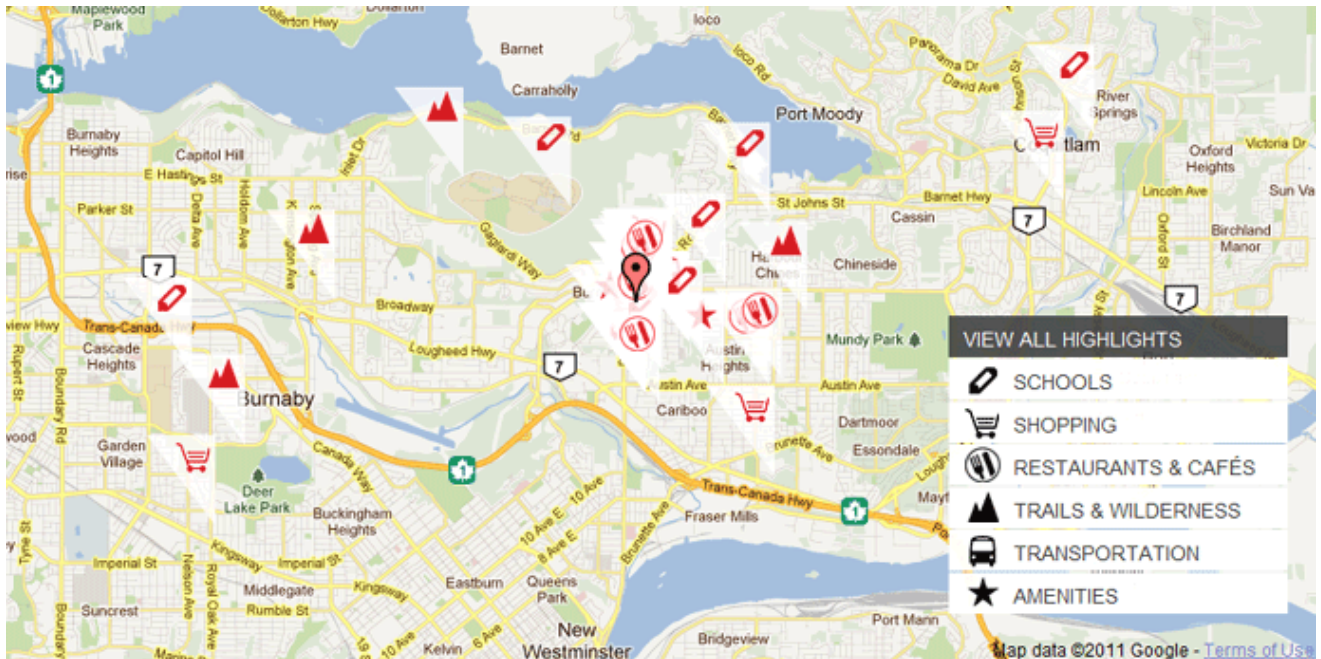


## The FOSTER Apartments in Coquitlam Features

The condo homes at the preconstruction Coquitlam FOSTER Apartments include Juno recessed pot lighting throughout the residences, Kendall track lighting in the main living rooms, reinforced TV walls with pre-wiring, Whirlpool front loading washer/dryer and designed millwork in select MOSAIC Homes. In addition, the new FOSTER Coquitlam apartments for sale will include loop piled carpets in the bedrooms and den spaces in addition to engineered laminate wood floors in all the other rooms with two colour options. There are over height nine foot ceilings too in most rooms. The kitchens at FOSTER Apartments in Coquitlam real estate market feature halogen under cabinetry task lighting, microwave, stainless steel hood fan, Whirlpool Energy Star rated oven, dishwasher and fridge/freezer in addition to soft touch drawers and doors. The kitchens will have glass tiling for the backsplashes in addition to designer integrated exposed shelving system and greenlam and lacquer cabinets with chrome pulls. Other kitchen features at the preconstruction Coquitlam FOSTER apartments for sale include Grohe pull down faucet, Blanco undermounted sink and polished composite stone slab counters. The homes also come with the standard home warranty, rain screen technology building and MOSAIC Homeowner Care Support Team. The bathrooms at the new FOSTER Apartments in Coquitlam include pendant light fixtures, Toto water efficient dual flush toilets, tiled niche in bathrooms and showers and white glazed large format tub



and shower porcelain tiling surrounds. Other bath features at FOSTER Coquitlam apartments for sale include Grohe shower heads, deep soaker tubs, Grohe single lever faucet, Nustone porcelain tiled floors, MOSAIC designed Greenlam vanity with built in wall shelving in select homes and an Acritec integrated white bathroom sink and beautiful counter.



## West Coquitlam's FOSTER Condos Now Selling

A unique combination of high design, elegant materials, built to exacting standards finishing coupled with an impeccable location is now here at the MOSAIC FOSTER Coquitlam condos for sale. Modern living spaces inside are combined with classic red brick Georgian style architecture that is both unique as it is beautiful. These Cottonwood Park Coquitlam FOSTER condos are located in a quiet and peaceful well established neighbourhood and will present 1 to 3 bedroom floor plans to prospective condominium buyers in the West Coquitlam real estate market place. The new FOSTER



Coquitlam condos are close to major shopping centres such as IKEA, Coquitlam Centre, Metrotown and Lougheed Town Centre in addition to major transit routes such as the proposed Evergreen SkyTrain Line, Bus 151 and 097 and Lougheed Town Centre Station. The preconstruction West Coquitlam FOSTER Condos for sale will also be close to the Vancouver Golf Club, She' s Fit Centre, Steve Nash Fitness World and the Cameron Recreation Complex in addition to outdoor recreational options that include Burnaby Mountain Park, Deer Lake, Burnaby Lake Regional Park and Como Lake Fishing. The schools surrounding your new home at the West Coquitlam FOSTER condos includes Douglas College, Simon Fraser University, BCIT, Rob Stibbs Elementary, Banting Middle School, Port Moody Secondary and Coquitlam College just to name a few.

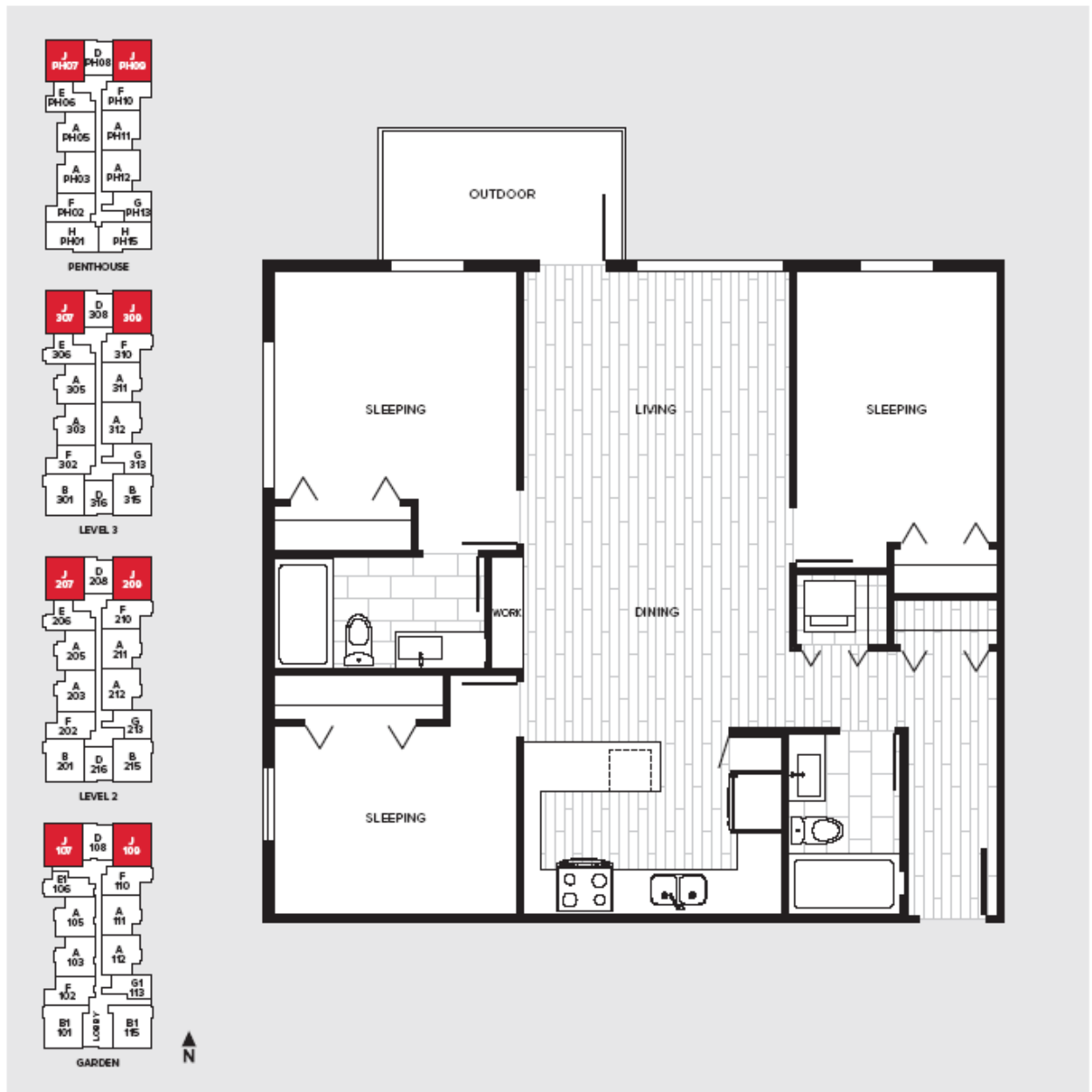




# J PLAN

3 BEDROOM

INTERIOR 983 SQ. FT.\*  
 EXTERIOR 63 SQ. FT.\*  
 TOTAL 1,046 SQ. FT.\*



## The Foster Coquitlam Floor Plans

There is a neat range of 1 to 3 bedroom FOSTER Floor Plans in Coquitlam's newest real estate development and all have insuite laundry, outdoor living space and nine foot ceilings. Here are the available draft layouts from the FOSTER Coquitlam condo project:

> FOSTER A Plan > 2 Bedroom + 2 Bathroom at 887 square feet with 71 sqft



exterior

> FOSTER Floorplan B > 2 Bed and 2 full Bath unit at 994 square feet with 59 sqft outdoor

> Coquitlam D Plan > 607 square foot 1 bed+1 Bath unit with 34sf outdoor and optional kitchen island

> Coquitlam Floorplan E > 667 square feet 1 bedroom and 1 bath unit with 78 sqft exterior

> FOSTER Condo Plan F > One Bedroom plus den Layout at 747 sqft with 79 sf exterior

> Floor Plan G > 667 square feet with 1 bed and optional island (walk in closet)

> FOSTER H Plan > 908 sqft 2 bed and 2 bath unit with huge 389 sqft outdoor living space

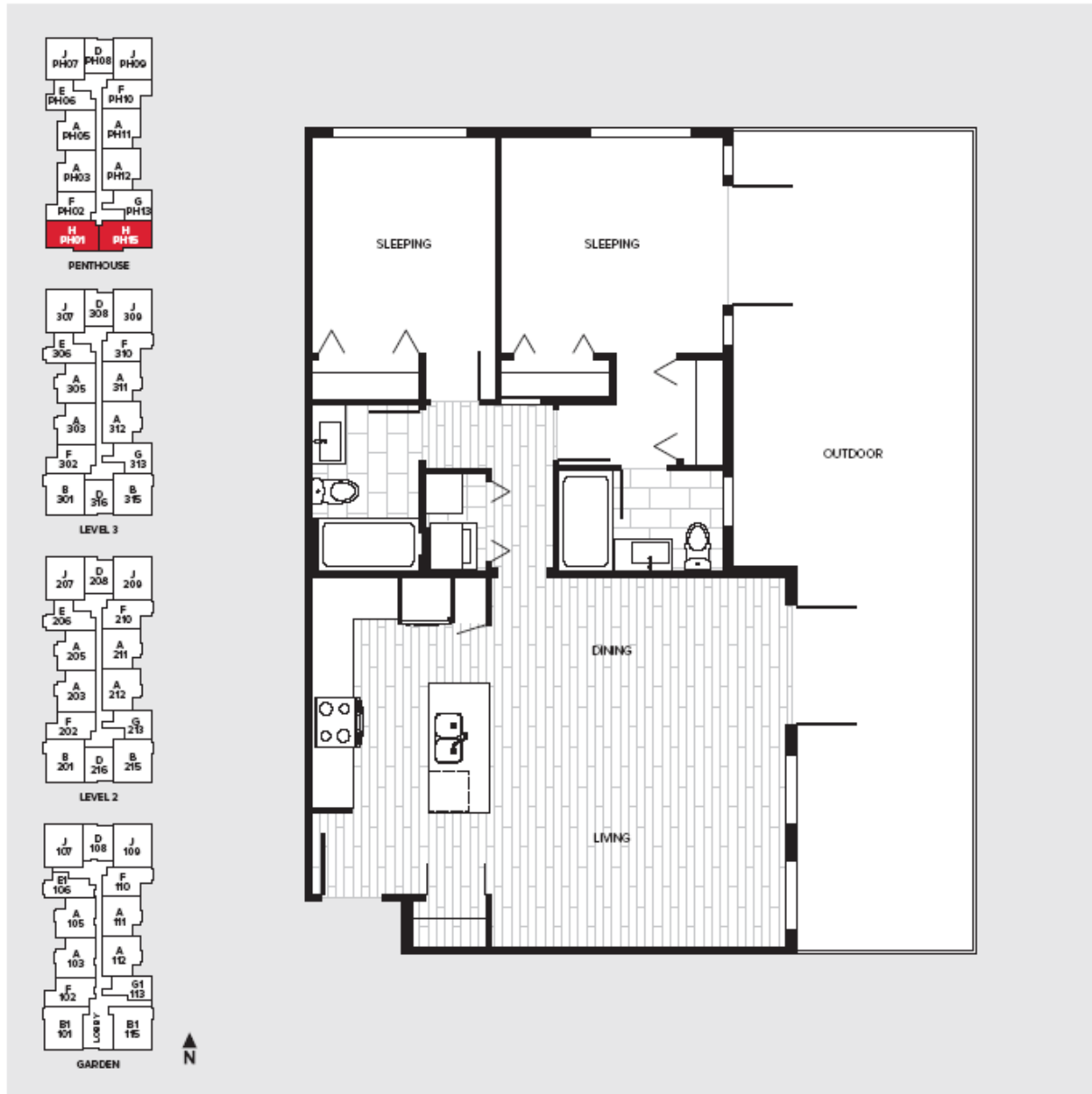
> Coquitlam Layout J Plan > 983 square feet with 3 bedroom and 2 bathroom and 63sf outdoor



# H PLAN

2 BEDROOM

INTERIOR 908 SQ. FT.\*  
EXTERIOR 389 SQ. FT.\*  
TOTAL 1,297 SQ. FT.\*



# F PLAN

1 BEDROOM + DEN

INTERIOR 747 SQ. FT.\*  
 EXTERIOR 79 SQ. FT.\*  
 TOTAL 826 SQ. FT.\*



## More News About the Coquitlam FOSTER Apartments

This is hot from the MOSAIC email desk: Thank you for your interest in MOSAIC' s newest property in West Coquitlam real estate market place. Featuring 1, 2 & 3 bedroom redbrick apartments with beautiful courtyards beside Cottonwood Park, FOSTER Coquitlam condos for sale is located one block from the planned Evergreen Line and minutes from SFU and Lougheed Mall. The marketing site is located at [www.mosaichomes.com/foster/](http://www.mosaichomes.com/foster/). Available for preconstruction condo purchase in October 2011, please make sure that you register for more details.

