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EMERSON

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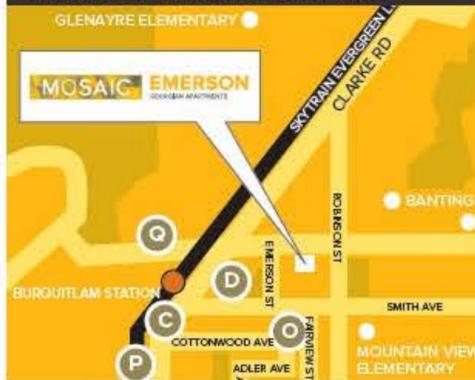
West Coquitlam, BC

Georgian architecture, refined modern interiors, built to exacting standards. Apartments in West Coquitlam's Evergreen Heights, just steps from the Evergreen Line station.

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



BONUS FOR FIRST-TIME BUYERS

The First-Time New HomeBuyers' Bonus was just announced by the BC Government, meaning a major savings for first-time buyers looking to purchase a new home.

[Read more](#)

POSTED ON FEBRUARY 23 2012
TAGGED WITH: EMERSON, DOMINION



THE DEN

A well-configured den can significantly increase the functionality of your home. We have a few ideas on how to transform your extra den space.

[Read more](#)

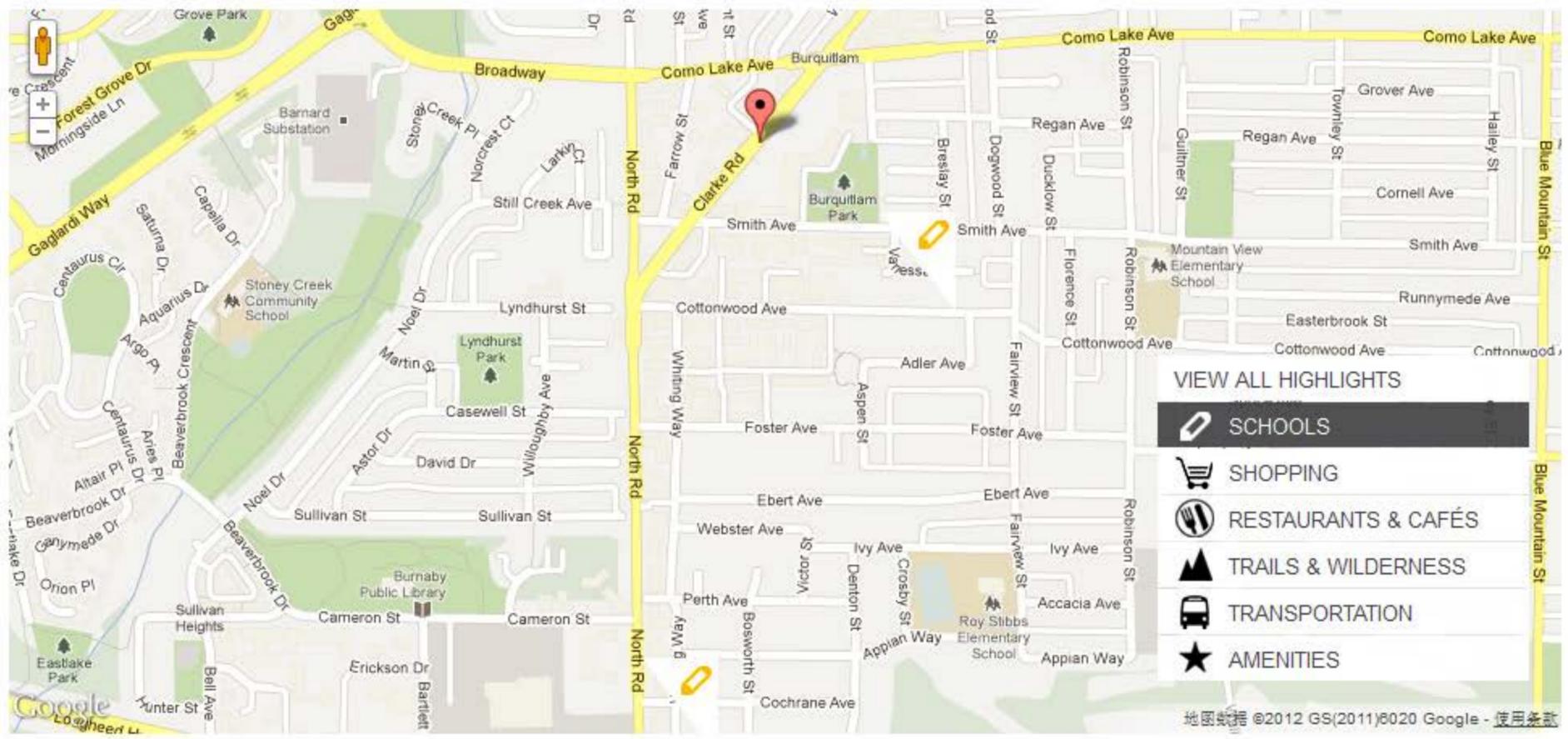
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Neighbourhood

At EMERSON, you don't have to go far to find what you need. Schools, shopping, trails and transit are just around the corner.

[Get Directions](#)



SCHOOLS

- SIMON FRASER UNIVERSITY
- COQUITLAM COLLEGE
- KIDS VILLAGE MONTESSORI PRESCHOOL

SHOPPING

- LOUGHEED TOWN CENTRE
- NORTH ROAD

RESTAURANTS & CAFÉS

- JAPOLO SUSHI & PHO
- COPPER CLUB RESTAURANT
- WONJO BBQ NOODLE HOUSE
- PAROS TAVERNA
- JOHN B. PUB
- CUE WORLD BILLIARDS CAFE

TRAILS & WILDERNESS

- COMO LAKE FISHING

TRANSPORTATION

- EVERGREEN LINE STATION
- KINETIK CYCLES
- LOUGHEED TOWN CENTRE STATION

AMENITIES

- CAMERON RECREATION COMPLEX
- VANCOUVER GOLF CLUB
- STEVE NASH FITNESS WORLD

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Our Properties

The difference is in the details.



RICH EXTERIORS

Redbrick accented with whitebrick stitching, black trim, and window boxes and railings crafted in an iconic cross pattern.



USEFUL SPACE

Living areas at least 13 feet wide mean there's room for your big-screen TV ideally located so you can watch your favourite game or show from your full-sized sofa or sectional.



HIGH SPECIFICATION

Well appointed with composite stone countertops in the kitchen and bathrooms, glass tile kitchen backsplash, high-arc Grohe faucet, Whirlpool fridge, dishwasher, oven, and washer/dryer, and large soaker tub.



SENSE OF ARRIVAL

Outdoor lobby entrance with vaulted barrel roof, antique chandelier, and bench seating. Garden-level homes with individual entries through landscaped front yards.



GREEN

Landscaping — and lots of it. Yards, courtyards, and a secret garden. Composed of evergreen cedars, yew hedges, boxwoods, and flowering hedges.

SEE THE EMERSON FLOORPLANS >

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EMERSON West Coquitlam by Mosaic Homes

Mosaic intrigues buyers with Emerson's Georgian-style grace

Mary Frances Hill

Sun

Saturday, May, 19, 2012



The show suite for Mosaic Homes' Emerson project is an attractively appointed two-bedroom unit with 880 square feet of living space.

Photograph by: Arlen Redekop, PNG , Special To The Sun

PROJECT: EMERSON

Project location: West Coquitlam

Project size: 63 one-bedroom, one-bedroom and den, two-bedroom, two-bedroom and den suites

Residence size: 598 - 1,160 sq. ft.

Prices: From the mid-\$200,000s

Developer: Mosaic Homes



The good-sized kitchen has both open and conventional shelving. Counters are topped with quartz, while the



Architect: Ramsay Worden Architects

Interior design: BBA Design Consultants

Sales centre: 552 Clarke Rd., West Coquitlam

Hours: noon - 6 p.m., daily

Website: mosaichomes.com/emerson

Telephone: 604-936-9300

Email: emerson@mosaichomes.com

Occupancy: Winter 2013

Not long after he purchased a pre-sale Coquitlam condominium with one bedroom and a den last year, Stephen Chan did what many excited first-time homebuyers would do to mark the occasion.

"After they cleared the land for the building, I went down to the construction site and stood in my dirt," says Chan, a 32-year-old Coquitlam native.

Chan had purchased a 750-square-foot condo in Georgia, one of three Mosaic Homes projects that will stand within walking distance to the planned Evergreen SkyTrain line's Burquitlam station.

Mosaic's sales team has seen that enthusiasm before. As the company prepares for sales of Emerson, a 63-suite development in the burgeoning neighbourhood, it is expecting to see the same number of interested first-time buyers as it did during sales of the two previous buildings, Georgia and Foster.

"If you grew up here and wanted to buy your first home in this neighbourhood, there were very few options," says Geoff Duyker of

backsplash is linear glass tile. The refrigerator and microwave are built into a wall opposite the main kitchen area.



The show suite's master bedroom closet offers ample space for storage.



The master bedroom provides ample space for a king-sized bed, while large windows flood the units with plenty of light.



The built-in desk area is the perfect spot for a laptop



Mosaic Homes. The West Coquitlam community at the Burnaby border is comprised of several older single-family homes, but few smaller, more affordable residences.



"We've never worked on a project where there were as many first-time homebuyers as we've seen in the last 10 months. We expect the same with Emerson."

Mosaic has taken the best-loved architectural and design details from the single-family projects it has constructed and applied those to its con-dominium projects.

That crisp, manicured look of Georgian-style architecture, for instance: the design is a trademark of a Mosaic home because it's popular among buyers who don't want the exteriors of their homes to look dated some 30 years into the future.

"We found that our buyers really appreciate traditional exterior architecture," Duyker says. "There are some design principles that allow it to work pretty well. Georgian buildings built 100 years ago are just as esthetically pleasing today."

At Emerson, there are individual exterior entrances to the ground-floor apartments, much like townhome lay-outs. Each suite includes a small front garden and gate. That design "helps with the scale and makes it look more residential," Duyker says.

A posh decorative moulding lines the front door of every indoor suite. The effect has a design esthetic, yes, but it's psychological as well, Duyker adds. "[We think] an entry to a home is significant. We think it's somewhat ceremonial, with a sense of arrival. It's like, a threshold, when you're going from public to a private space."

The 880-square-foot two bed-room, two-bathroom show suite was designed for privacy. Two closets line each side of the wall in the master suite, creating a hallway of sorts into the master ensuite bathroom. The second bedroom, while not as contained as the master, is three steps away from the second bathroom.

This intimate design "works for a bunch of different living situations," Duyker explains.

"If you're a parent and want to live here with a child, there is separation, so a child has their zone with their own bedroom and bathroom. It also works well if you are an investor and you can rent it out to roommates."

Ease of movement in the common living space is carefully thought out as well, Duyker notes.

The kitchen is laid out with both open and conventional shelving on the walls, quartz countertops on the preparation area and breakfast bar. The long backsplash is covered in linear glass tile. The refrigerator, micro-wave area and storage are built into a wall opposite the main kitchen area - a



design detail that extend the width of the meal-preparation space.

The living space in every one of Mosaic's living rooms is a minimum of 13 feet wide, enough room for large furnishings and a media wall unit, he adds. There's also ample space for circulating between the kitchen island/ breakfast bar and the dining area.

Mosaic's carefully-planned interiors and the community's convenient transit hub eventually got Stephen Chan to part with his hard-earned down payment, he says. After a lifetime in Coquitlam, he's not planning to leave anytime soon, but if he had to, he is confident that his home would keep its value.

The 11-kilometre rapid transit line linking Burnaby, Port Moody and Coquitlam is expected to bring commuters from Coquitlam to downtown Vancouver in 40 minutes, shaving about 45 minutes off highway com-mute times.

Chan is not alone in connecting home value to SkyTrain proximity, according to Duyker. More than 230 condominiums in Georgia and Foster have sold in the past 10 months.

"The Evergreen line is incredibly important to our buyers, who see what happens to developments around transit. Smart buyers understand the impact it will have on long-term value to their home."

For now, though, Chan says he's both anxious and relieved to see the new community taking shape. When he says it's taking shape, he means it - literally. Every few days he drives by the Georgia site, steps away from where Emerson will be built, and he watches the progress of the construction of his top-floor suite. "Right now, I have a floor and some walls, but no roof," he laughs.

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MOSAIC presents the West Coquitlam EMERSON Apartments > Georgian Style Architecture, MOSAIC Homes Attention to Detail, Affordable Price Point > Emerson Coquitlam Evergreen Heights Condos Previewing > Sign-Up Now!



West Coquitlam EMERSON Apartments

Situated next to the highly popular GEORGIA Coquitlam condos that sold out quickly, MOSAIC Homes is about to launch the new West Coquitlam EMERSON Apartments. With the approval of the Evergreen SkyTrain line, the new West Coquitlam real estate market has been a hot area for first time homebuyers to investors, and the new EMERSON Coquitlam apartments will be ideally situated close to these major transit routes for easy commutes. With complimentary architecture to the Georgia Coquitlam apartments for sale, the new West Coquitlam EMERSON condos by MOSAIC Homes will significantly change the landscaped and curb appeal of this beautiful community. The latest news release by our favourite boutique builder in the Lower Mainland, MOSAIC Homes, announces that the West Coquitlam EMERSON Condos will be launching in May 2012! Visit <http://www.mosaichomes.com/emerson> for more information for this project. FULL DISCLOSURE > MOSAIC is one of our favourite developers in the local area!

In a Nutshell.

Georgian architecture, refined modern interiors, built to exacting standards. One and



two bedroom apartments in West Coquitlam real estate market, some with den, just steps from the Evergreen Line station. The Anatomy of an EMERSON Coquitlam Home is presented by MOSAIC Homes online now for pre-registrants (register online at mosaichomes.com/emerson today!).

A Better Home. One Example. Right here at the EMERSON Coquitlam Condos. Smart storage. At least five linear feet of closet storage in every bedroom, exposed feature shelving in the kitchen, and options for a built-in work station ensure you have room for everything. This is the EMERSON Coquitlam apartments that give you: affordability, functionality and proximity to everything you want. The below rendering was previewed in their email blast in late April 2012.

ANATOMY OF A HOME



The New EMERSON Coquitlam Condos by MOSAIC

As mentioned above, MOSAIC is one of our favourite builders of all time. The design and build functional, affordable and well located developments for today's homebuyers in mind and with the dedication and professional staff, the new EMERSON Coquitlam condos will follow in the success of FOSTER and GEORGIA Apartments in West Coquitlam real estate district's Evergreen Heights community, both sell outs by MOSAIC Homes. Over 230 savvy home buyers recognized the MOSAIC value, and certainly, even more will see the true value in the Evergreen Heights Coquitlam EMERSON condo project that launches May 2012. This is the last chance for you to purchase a new MOSAIC home before the Evergreen Line Rapid Transit arrives in Evergreen Heights. You're Right There. Steps from the future Evergreen Line Rapid Transit, 8-minutes from Simon Fraser University, and just up the hill from Lougheed Town Centre, EMERSON Coquitlam condos for sale is well-situated in the evolving Evergreen Heights Coquitlam real estate neighbourhood. MOSAIC Attention to Detail. Georgian architecture and modern interiors built to exacting standards. Choose from MOSAIC's latest evolution of apartment floorplans at EMERSON Coquitlam condos – one bedroom and two bedroom homes, some with den.



STREET PRESENCE IN EVERGREEN HEIGHTS



The Pre-Sales Email Desk at EMERSON by MOSAIC

Brought to you by MOSAIC Homes, EMERSON Coquitlam condos for sale is the next apartment residences in the popular and growing West Coquitlam Evergreen Heights real estate district. Boasting outstanding proximity to the upcoming Evergreen SkyTrain line and soon to be renovated expanded Burquitlam Town Centre, the new West Coquitlam EMERSON Condos for sale will feature distinctive Georgian style architecture and modern interiors that MOSAIC Homes is so well known for in their spectacular Lower Mainland projects. In addition, there is meticulous attention to proportion and details as you have come to expect. The new EMERSON Coquitlam condos will be coming in late Spring 2012.

Georgian Homes at Emerson

West Coquitlam welcomes the new Emerson Apartments by MOSAIC Homes, with a distinct Georgian style architecture and condos starting from the mid \$200's. Affordability and value are the key driving features for recent MOSAIC condo launches, and the new West Coquitlam Emerson apartments will certainly deliver on those two fronts as well. There are only 63 Georgian style apartments available at the Emerson Coquitlam project and they are located at Como Lake Rd and Clarke Rd in West Coquitlam BC. From there, you can find the new Evergreen SkyTrain Line and the Home Store with its beautifully furnished model suite that has just opened. This is truly a ground level opportunity to move into the booming and exciting new West Coquitlam real estate neighbourhood and what better way then to purchase a brand new Georgian inspired MOSAIC home at Emerson Coquitlam. Great customer service, detailed craftsmanship, affordable price point, and high-quality construction



are all presented here. The ground floor will have the traditional white brick accents whilst the top 3 floors have the more redish bricks with a stitching effect that is very effective from the curb appeal standpoint. Most of the garden homes at the West Coquitlam Emerson apartments for sale will have street level entry and huge patios as well. There is also layered landscaping with black metal work and brick momumentation that wowed buyers at a previous MOSAIC project.

