



STUDIOS
STARTING FROM
\$209,900

**HIGHER
LIVING AT
UNIVERCITY**

Highland House features contemporary apartment living in the heart of Simon Fraser's UniverCity community.

778.331.0348



Liberty Homes
Building every home, like our own



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



DISCLOSURE STATEMENT, E.&O.E.



INSPIRED OUTER FORM

Highland House is a distinguished architectural addition to the UniverCity community.

At street level, the brick townhouse podium creates a strong and welcoming façade. Rising above, the terraced tower draws on the architectural styling of Simon Fraser University to evoke the mountainside locale. Inspired by copper highlights in the brick material, the building features ochre bands which unify the overall massing while enhancing the vertical expression.

Complementing the architectural styling is a thoughtful landscape plan. At the main entrance, a small tree grove provides a natural passageway to the impressive double-volume entry hall. In the northeast corner, a communal patio with playful furnishings encourages resident gatherings. Peeking over a brick parapet, hints of green reveal the extensive garden roof on the townhouse podium for the visual enjoyment of residents above.



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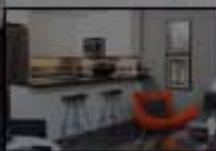
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modern
**INNER
BEAUTY**

Highland House offers affordable, compact layouts with contemporary, high value finishes.

Suites are planned to create comfortable spaces within a compact footprint. Layouts prioritize kitchen and living areas while maintaining practical bedroom sizes. Personal lockers and a dedicated bike room are included to allow for extra storage outside the home. A wide array of plans also offers varying features from walk-in closets to eating bars and kitchen pantries to suit individual priorities.

Interiors are designed in a contemporary, youthful style. Flat panel cabinetry, composite stone counters and minimalist hardware combine for a simple and clean look. Natural wood floors and porcelain tiles continue the modern feel while providing timeless quality. Purchasers have a choice of two inspired design schemes, Cool White or Modern Maple.

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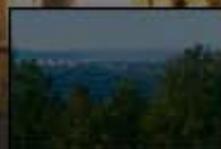
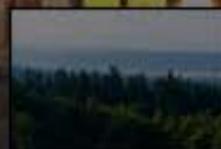


DISCLOSURE STATEMENT. E.&O.E.

H

HIGHLAND
HOUSE

AT UNIVERCITY



IT'S ALL
ABOUT
lifestyle

Highland House is located in the heart of a uniquely complete community.



Between Nesters Market and the Cornerstone's retail shops, residents will find everything from groceries to complete banking services without leaving UniverCity. Even better, both buildings are conveniently located on The High Street just one block from your front door.

For those attending or working at SFU, Highland House is just off the main campus, turning your commute into a short stroll. Living next to one of Canada's top universities, you also have an abundance of recreation options. Head to the pool for a swim, hit the gym for a workout or just spend some quiet time in the library. The choice is yours, and all are available at a reduced rate for community members. Feel like some fresh air instead? Burnaby Mountain Park offers spectacular views, hikes and downhill bike trails.

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DISCLOSURE STATEMENT. E.&O.E.

- 1 FITNESS CENTRE & AQUATIC CENTRE
- 2 TERRY FOX FIELD
- 3 W.A.C. BENNET LIBRARY
- 4 ACADEMIC QUADRANGLE
- 5 BUS LOOP / TRANSIT EXCHANGE
- 6 UNIVERCITY CHILDCARE CENTRE
- 7 UNIVERSITY HIGHLANDS ELEMENTARY SCHOOL
- 8 NESTERS MARKET
- 9 CORNERSTONE SHOPS



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- 9 CORNERSTONE SHOPS

HIGHLY ACCESSIBLE. Skytrain from Production Way to Granville Station downtown in just 30 minutes.



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H

HIGHLAND
HOUSE

AT UNIVERCITY

BUILDING GREEN BY NATURE



LOW IMPACT SITE
PLANNING



EFFICIENT ENERGY
USAGE



REDUCED WATER
CONSUMPTION



RESPONSIBLE
CONSTRUCTION
PRACTICES



EXCELLENT INDOOR
AIR QUALITY

Liberty is committed to building sustainable homes as part of our standard construction practices.

We focus on five key tenets of green design: low-impact site planning, efficient energy usage, reduced water consumption, responsible construction practices and excellent indoor air quality. The result is an approach to development that meets even SFU's stringent environmental standards. In fact, Highland House is the first project to achieve SFU's Green Building Bonus in recognition of enhanced sustainable features.

The upshot of forward-thinking design is tangible savings on daily operating costs. Efficient plumbing fixtures, better windows and enhanced insulation reduce water and space heating charges. At the same time, Energy Star appliances and compact fluorescent lights contribute to lower monthly electrical bills. With Liberty, it pays to be sustainable.

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DISCLOSURE STATEMENT, E.&O.E.

FLOORPLANS



Please choose a floor

- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1



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Now Selling

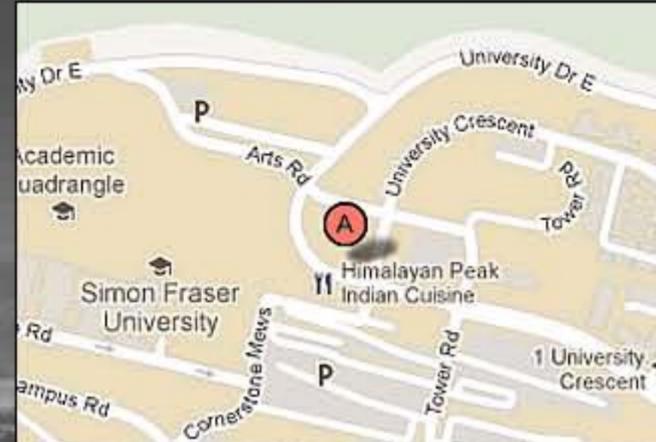
PRESENTATION CENTRE

9055 University High Street
Burnaby, BC V5A 0A7

Hours: Open Daily, Noon to 5pm

T 778.331.0348

F 604.941.2450



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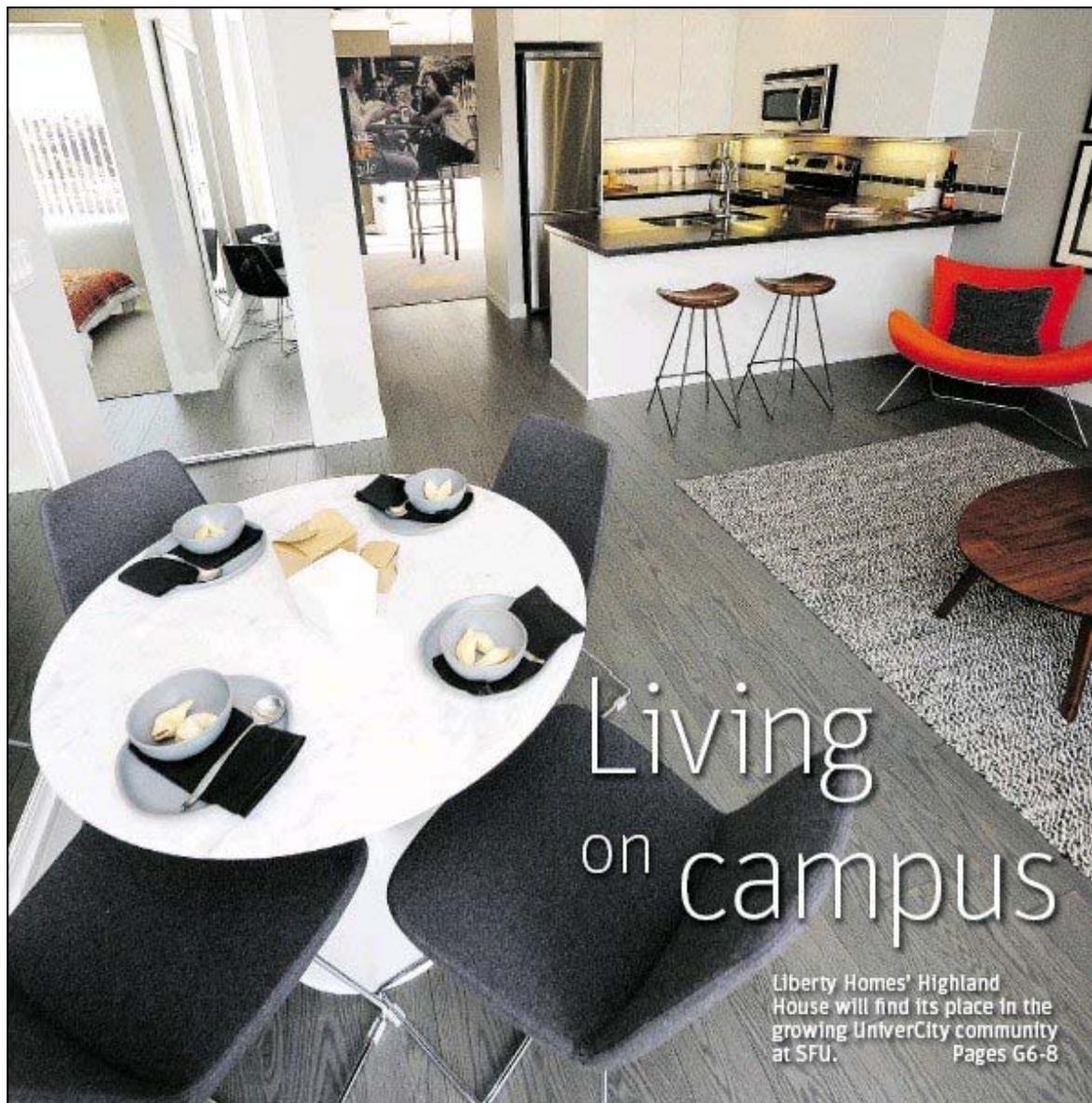
Highland House 9025 Highland Court, Burnaby, UniverCity area

Couple were so impressed with their Liberty Homes' residence,
they bought another by the same developer - this time at
Highland House at UniverCity

Mary Frances Hill

Sun

Saturday, November, 19, 2011



RIC ERNST/ PNG



Highland House

Project Location: 9025 Highland Court,
Burnaby, UniverCity area

Project size: 104 suites (studios,
one-bedrooms, two-bedrooms, and
townhouses in a 12-storey apartment
mid-rise)

Sizes: 400 sq. ft (studios) - 1,150 sq. ft (town
houses)

Prices: \$209,900 - \$449,900

Developer: Liberty Homes

Architect: Dialog

Interior design: Different Designs Group

Sales centre: 9055 University High Street,
Burnaby

Hours: Open daily, noon - 5 p.m.

Telephone: 778-331-0348

Web: www.libertyhomes.ca/highlandhouse

Occupancy: June 2013

Rhea Hartt's decision to buy a one bedroom
suite at Highland House, a pre-sale
development in Burnaby Mountain's
UniverCity community, was the result of a
perfect storm.

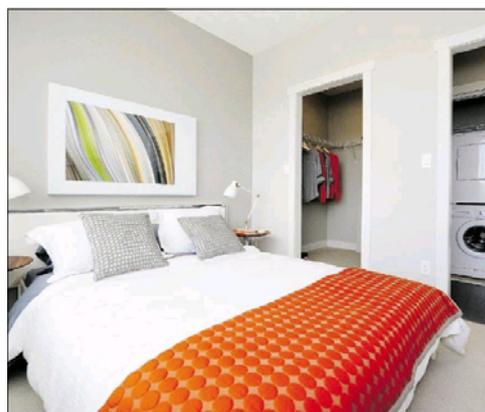
Some years ago, Hartt and her husband and
children moved into a detached home in
Coquitlam built by Liberty Homes. Soon
afterward, they were looking to invest in a
suite to rent out, and bought a one-bedroom
in the Hub, a low-rise in the Univer-City area,
a block from Simon Fraser University.



The display suite at the Highland House
in the Univercity neighbourhood has a
feel that 拮 both contemporary and
comfortable. Ric Ernst/ PNG



Resilient hardwoods top the floors, while
kitchens are fitted with sleek cupboards
and compressed stone counters, and
equipped with stainless steel appliances



A washer and dryer are within reach of the
bedroom in the Highland House show home. The
surrounding neighbourhood features caf 閤,
banks, an elementary school and daycare, as
well as a Nesters grocery store. Residents of the
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Fraser University 拮 library, gyms, swimming
pool and sports programs. Ric Ernst/ PNG



So far, the landlord experience has gone well. In the four years they've owned the one-bedroom suite at the Hub, they've been landlord to two stable tenants.

So when they heard of Highland House, a Liberty Homes development to be built within a block of The Hub, they invested in a second one-bedroom suite. They trusted Liberty Homes, and the opportunity to invest in another property at a perfect location happened at the right time.

It was not without some preparation, however.

"Before we bought our first home from Liberty, we asked around [to other buyers] and liked the response we were getting. We found out that Liberty has repeat buyers, and a lot of contractors complained about how picky Liberty is. I thought, 'that's the kind of developer I want to buy from,'" says Hartt, an engineer who works in downtown Vancouver.



Hartt's situation is typical of the buyers Liberty welcomed in its first weekend of sales - when the company saw 50 per cent of suites sold, says Jesse Nobbs-Thiessen, Liberty Homes' director.

Nobbs-Thiessen says the bulk of the units - studios, one-and two bedrooms - attract parents with growing or university-bound children, or buyers who are confident that a bustling population of students in the community will provide plenty of tenants in the long term.

"Though we're seeing a lot of young people looking to buy, we're looking mostly at the investor market. Parents are coming in with kids in tow, showing them where they'd like to live, [with intentions of] renting it out later."

With renters in mind, Nobbs-Thiessen chose the most durable materials available, such as resilient hardwood floors over a plywood base in every suite, and replaceable carpet tiles in the common areas.

Kitchens include sleek cabinets, compressed stone counters and a breakfast bar to match the cupboards' contemporary look. Stainless steel refrigerators and dishwashers are compact and space saving.



The master bedroom includes a walk-in closet large enough to store a hanging wardrobe and dresser drawer sets.

The 400-square-foot studios include a linear kitchen that lines one wall, and a short wall with sliding doors to offer bedroom privacy.

Nobbs-Thiessen calls it rental proof: a simple layout, long-wearing materials that can be easily replaced, strata fees that will include heat and hot water.

The building's exterior will sport a modern vertical orange stripe and be built with stepped levels, echoing late architect Arthur Erickson's vision. Residents of the building's upper levels will look down to the foliage of a green roof, or out to the views beyond. To date, the company has sold 70 out of 104 homes.

Highland House is just the newest development in a community that was first envisioned in 1963 by the renowned Erickson.

In 1996, with the transfer of land from SFU to the city of Burnaby, the city approved an Official Community Plan. It detailed a dense, mixed use community on about 65 hectares that allows for up to 4,536 residential units in two distinct neighbourhoods to the south and east of SFU's campus. Once it's fully built out, Univer-City will see more than 10,000 residents in the community, according to its website.

The project is located in an already busy community full of town houses, condos, an elementary school, daycare, caf 閤, lunch joints, a bank and a Nesters grocery store.

UniverCity residents are eligible for discounted use of SFU's library, gyms, sports programs and swimming pool.

A network of pedestrian pathways and bike trails link residences to shops and services and connect residents to hiking trails in the adjacent Burnaby Mountain Conservation Area.

Hartt says she was even more confident in the Highland House purchase after her husband attended the Hub's annual general meeting earlier this month.

"He told me he noticed that about 14 of the suite owners there were Liberty employees," she says.

"That says something about the confidence they have in their buildings."

Copyright (c) The Vancouver Sun



Living on campus

Liberty Homes' Highland House will find its place in the growing Univercity community at SFU.



RIC ERNST/ PNG

One good home leads to another

Couple were so impressed with their Liberty Homes' residence, they bought another by the same developer — this time at Highland House at Univercity





Ric Ernst/ PNG The display suite at the Highland House in the University neighbourhood has a feel that's both contemporary and comfortable.

Highland House

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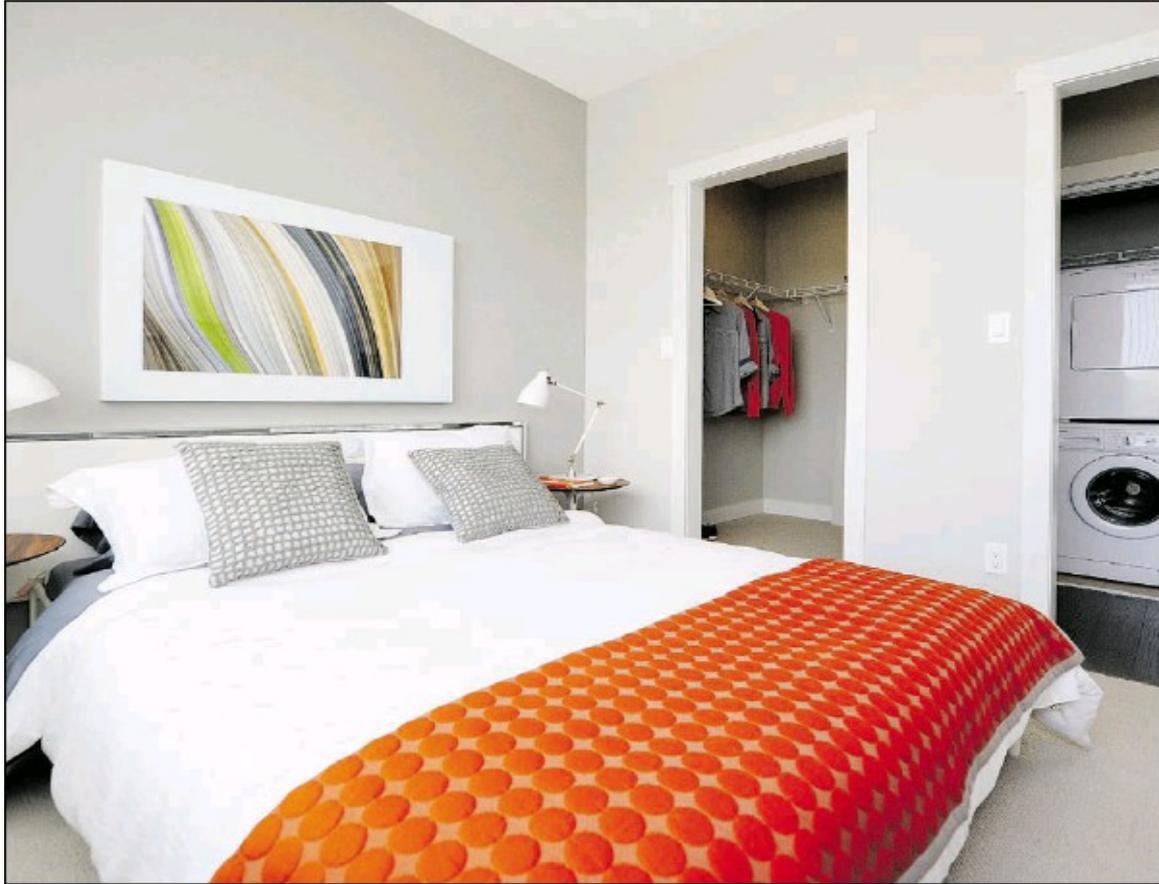
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Ric Ernst/ PNG **A washer and dryer are within reach of the bedroom in the Highland House show home. The surrounding neighbourhood features cafés, banks, an elementary school and daycare, as well as a Nesters grocery store. Residents of the area are eligible for discounted use of Simon Fraser University’s library, gyms, swimming pool and sports programs.**

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Tuesday, August 2, 2011

Liberty Homes announces Highland House; latest SFU UniverCity Development

by Hafez Panju on Tue, Aug, 2, 2011

Highland House by Liberty Homes at UniverCity atop Burnaby Mountain is the latest condo project that will commence pre-sales in fall of 2011.

Highland house is a 12-storey concrete high-rise development and targeted towards Rental Investors and First-Time Condo Buyers. This new tower will be located on desirable Lot 23, next to the new child care center and on the corner of University Cr and Highland Ct. The location is desirable for a number of reasons however two of the key location features are its proximity to the bus loop and shopping amenities.

There will be a total of 104 condos comprised of the following layouts:

- 39 Studio units ranging between 400sqft to 450sqft
- 49 1 Bedroom units ranging between 550sqft to 700sqft
- 8 2 Bedroom units ranging between 800sqft to 850 sqft
- 8 Townhomes ranging between 900sqft to 1150sqft

Liberty Homes' Highland House leverages the overall design vision of UniverCity to create a unique terraced building. This will allow for some of the units to offer expansive balconies. In addition, Highland House will feature a lobby that is viewable from both sides of the building, creating a "pass-through" look with a bright welcoming foyer area.

Pricing and other specific details have not yet been released. Please check back here from time to time to learn more about this exciting new project.

About Liberty Homes

The Liberty Homes Team is dedicated to developing communities that incorporate the natural beauty of the environment while providing quality homes with the highest levels of design, craftsmanship and customer service. Liberty Homes' commitment to quality workmanship and design is enhanced by its dedicated and certified staff, and by its long-term relationship with professional consultants and construction subtrades



NEW LAUNCH > The Burnaby Highland House at UniverCity SFU District > Affordable Studios to 2 Bedroom UniverCity Burnaby Condos PLUS Exclusive Highland House Townhomes by Liberty Homes



The New Burnaby Highland House at UniverCity SFU

Coming this fall! Higher living at UniverCity Burnaby real estate market at the new Highland House SFU condos for sale. Offering affordable studios and one bedroom suites next to world class education, Liberty Homes presents the new UniverCity Highland House condos in Burnaby real estate market located just next to Simon Fraser University. The Highland House at UniverCity SFU condos is a great first home and a smart long term Burnaby real estate investment for first time homebuyers and investors too. Register today! With pre-sales starting in Fall 2011, the initial information released by Liberty Homes includes some details that are very exciting! The Burnaby Highland House at UniverCity SFU condos will be a 12 storey concrete high-rise condominium development that has two target markets: first time Lower Mainland condo buyers as well as rental investors. Located along the most desirable project site at Lot 23 next to Highland Court and University Crescent, the SFU Highland House Condos in Burnaby real estate market is also next to a children's daycare centre (perfect for families) and a number of other key neighbourhood amenities such as the bus loop, shopping and other services. The entire project by Liberty Homes will consist of the development of 104 market condominiums. According to the press release, the SFU UniverCity Highland House Condos



in Burnaby will include the following:

- > 8 Highland House townhomes in Burnaby that will range between 900 to 1,150 square feet
- > 8 SFU UniverCity 2 Bedroom Suites ranging from 800 to 850 square feet
- > 49 Highland House at UniverCity 1 bedroom suites from 550 to 700 square feet
- > 39 Studio Residences between 400 to 450 square feet.

This exciting new addition to the master planned and award winning community of UniverCity SFU at the Highland House Condos in Burnaby will soon be launched offering an exclusive collection of contemporary apartment homes located within a truly walkable neighbourhood close to amenities, world class education and lots of recreational and outdoor activities.

Highland House Burnaby Condo Grand Opening October 15th

Mark this on your calendar as the official grand opening at Highland House Burnaby condo project is coming up soon on October 15th! With Liberty Homes' twenty six plus years of experience, homebuyers will be promises another high quality development and product from this well established builder. The Highland House Burnaby condos start from just \$209,900 and interested homebuyers should make sure that they pre-register their interest as this will be a hot project. Highland House at UniverCity Burnaby condos is situated just a block away from University High Street where you will find Nesters Market and a plethora of other retail boutiques and conveniences. The SFU Highland House Condos in Burnaby real estate market place also features a short stroll to educational institutions, public transit and other great cultural activities and recreation. Whether you want to swim or walk, bike or run, the Burnaby Mountain Park district is very close to the new Burnaby Highland House at UniverCity condos. In terms of the design, the Highland House Burnaby condos are designed by DIALOG, a local firm that has included great terraced floors, outdoor living space, striking West Coast architecture and copper coloured accent bands. Inside, homebuyers will find contemporary finishes like flat panel cabinets, composite stone countertops, natural high-end wood floors and minimalist hardware. Following the success at The Hub at UniverCity, Liberty Homes embarks on the presales of the Highland House Burnaby UniverCity condo project with a strategy to create smaller yet affordable living spaces that are geared towards first time homebuyers, students, faculty and investors. The presales Burnaby Highland House condos will be a 12 storey concrete mid-rise tower and will primarily have



studio bachelor layouts and 1 bedroom suites for sale. The UniverCity SFU Burnaby district was originally envisioned by Geoff Massey and Arthur Erickson back in 1963 and now, the Burnaby Mountain community has become a model for sustainable and green design practises encompassing four pillars: equity, education, economy and environment. There are already 3,000 residents living in UniverCity Burnaby Mountain and the area will soon open its first childcare facility. The first elementary school has already opened.



The Highland House Burnaby UniverCity Condos

Be a part of a sustainable university community where urban conveniences, amenities and services are just minutes away! Introducing the highly anticipated Highland House Burnaby UniverCity condos at SFU where homebuyers will find luxurious residences in a mid-rise tower located at University Crescent and Highland Court in Simon Fraser University community. Brought to you by Liberty Homes, Highland House at UniverCity SFU condos for sale represents the latest project in this rapidly growing neighbourhood where you will find that best WalkScores and locale for all lifestyles and budgets. Currently in preconstruction, the Liberty Homes Highland House Burnaby condos represents eco-friendly condominiums that



have all the environmentally savvy water and energy conserving finishes and features so that you can live a healthier life. The affordable Burnaby condos at Highland House SFU will introduce both studios and one bedroom (some with den) suites to the market place and will be situated just blocks from one of the top rated universities in all of Canada. Representing a great Burnaby real estate investment, the Highland House SFU condos for sale definitely targets students (and their parents), singles and couples and will make for a great first home or first step into the Burnaby property market. This project follows in the footsteps of two sold out communities at NEST and Origin at UniverCity SFU.

COMING THIS FALL
HIGHER LIVING
AT UNIVERCITY

Offering affordable studios and one bedroom suites next to world class education, Highland House is a great first home and a smart long-term investment.

REGISTER TODAY @ LIBERTY HOMES.CA

This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E.

Liberty Homes
Building every home, like our own

UniverCity

The Highland House Burnaby condos leverages the overall design vision of the UniverCity district with a terraced residential building that offers expansive balconies and outdoor living. The featured lobby is viewable from both sides of the building, creating an airy and bright entrance foyer for homeowners and guests alike. The 12 storey UniverCity Highland House Burnaby condos will feature a high-rise residence offering 104 condominium suites and the floor plans will range from 400 to 850 square feet for the studios to two bedroom condos as well as 900 to 1150 square feet for the exclusive Burnaby Highland House townhomes (only 8 available). Also, the project is very close to public transit and shopping amenities. The targeted market are condo buyers looking for their first home as well as Burnaby real estate investors looking to rent out these prime units. The Highland House Burnaby condos are brought to you by Liberty Homes. For more information, please visit www.libertyhomes.ca today.

