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DOMINION

Why DOMINION?

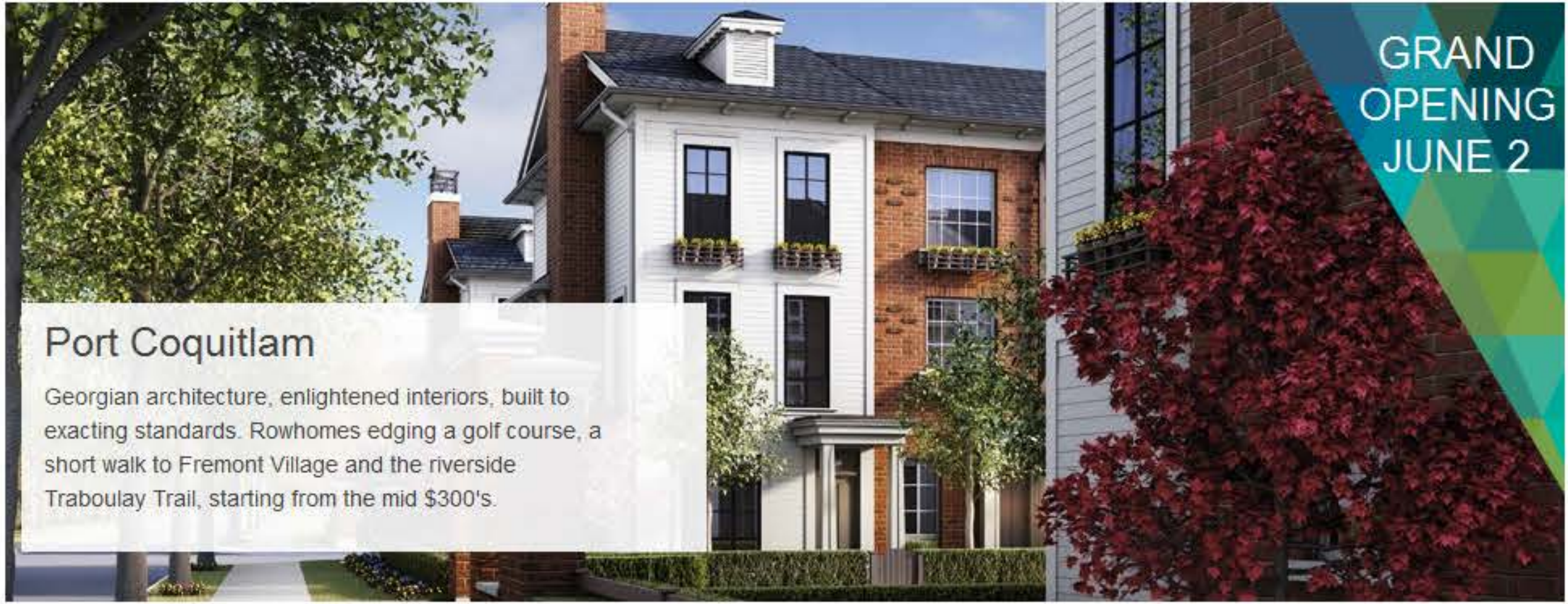
Floorplans

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Our Properties



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.
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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: HILLCREST, DOMINION



THE DENS

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](#)

POSTED ON FEBRUARY 22 2012
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Not Just Another Townhome

A brick rowhome, patterned after timeless Georgian architecture, with iconic details including black metalwork, artistic masonry, and well-crafted millwork.



Individuality

Come home to your own front entrance with overheight door and columned portico. Fenced and landscaped front yards, outdoor deck spaces, and enclosed backyards.



Light

Natural light pours in from uncommonly large windows, plus main floor pot lights, underlit vanities, four light sources in ensuite bathrooms, and gallery fixtures highlighting art walls.



Every Inch Counts

Shoes, strollers, and bicycles—there is at least five linear feet of closet space in every bedroom. Plus a garage storage niche creates a clever stash for all your gear.



Well-Tailored

You can fit a king-size bed in your bedroom because we make sure the master bedroom has an uninterrupted 12-foot wall, minimum. It's one of our non-negotiables.

SEE THE DOMINION FLOORPLANS >

MOSAIC NEWS



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YOUR NEIGHBOURHOOD. Everything you need for good living.

At DOMINION, 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

- Blakeburn Elementary
- Archbishop Carney Secondary
- Ecole des Pionniers
- Terry Fox Secondary

SHOPPING

- Planet Organic Market
- Fremont Village
- Oxford Market
- Coquitlam Centre

RESTAURANTS & CAFÉS

- Wah Wing Restaurant
- Akari Japanese Restaurant
- Marble Slab Creamery
- Dewy's Pub & Grill
- Cora Breakfast and Lunch

TRAILS & WILDERNESS

- Traboulay Trail

TRANSPORTATION

- West Coast Express Station - Port Coquitlam
- West Coast Express Station - Coquitlam
- Evergreen Line Station - Proposed Location

AMENITIES

- Terry Fox Library
- Shaughnessy Park

SEE THE DOMINION IMAGE GALLERY >

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Floorplans

Starting a family? Always dreamt of having a den? We know everyone looks for different things in a floorplan. That's why we have plenty of options for you to choose from.

2 BEDROOM - A PLAN (1195 SQ FT*)

- [Locate on building plan >](#)
- [View full floorplan >](#)
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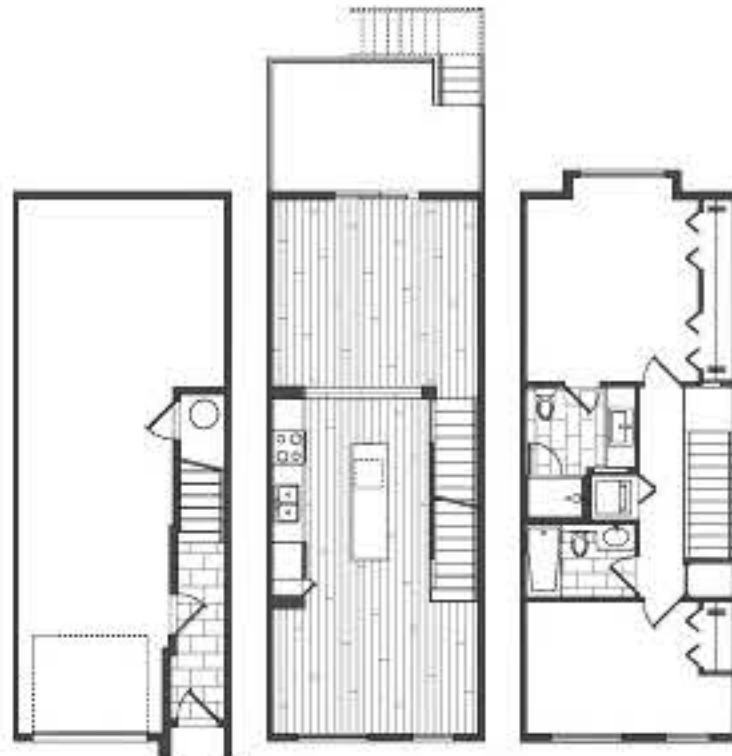
2 BEDROOM + DEN - A1 PLAN (1387 SQ FT*)

- [Locate on building plan >](#)
- [View full floorplan >](#)
- [Click to print >](#)



2 BEDROOM - B PLAN (1183 SQ FT*)

- [Locate on building plan >](#)
- [View full floorplan >](#)
- [Click to print >](#)



2 BEDROOM + DEN - C PLAN (1404 SQ FT*)

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- [View full floorplan >](#)
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2 BEDROOM - C1 PLAN (1189 SQ FT*)

- [Locate on building plan >](#)
- [View full floorplan >](#)
- [Click to print >](#)



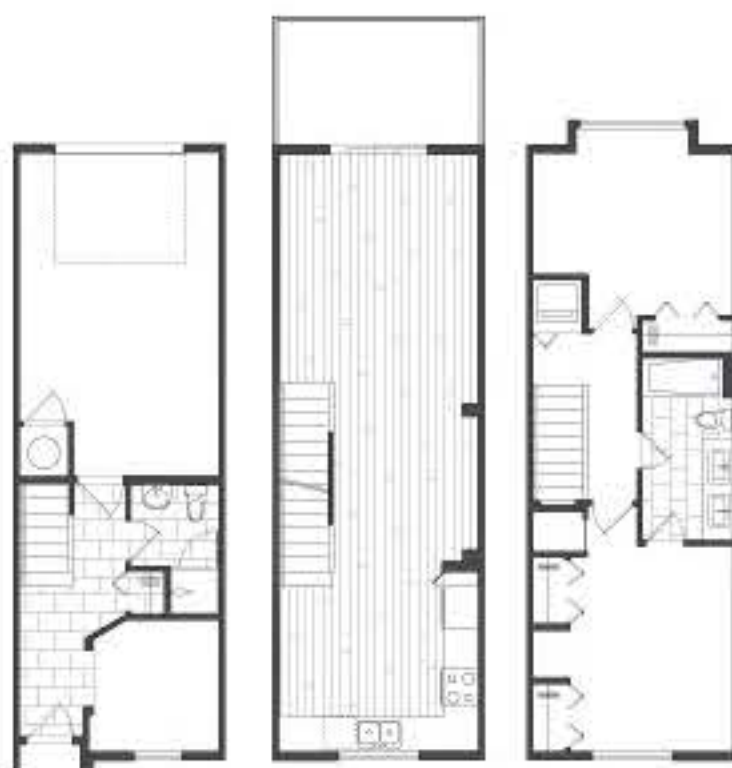
2 BEDROOM - C2 PLAN (1190 SQ FT*)

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2 BEDROOM + DEN - F PLAN (1202 SQ FT*)

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2 BEDROOM + DEN - F1 PLAN (1207 SQ FT*)

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EXPLORE THE DOMINION NEIGHBOURHOOD >

Dominion in Port Coquitlam - 4 phases with 114 row homes by Mosaic Homes

Row homes were aimed at new buyers, but turn out to be a good option for empty nesters, too

Michael Bernard

Sun

Saturday, October, 06, 2012



Metalwork flower boxes, front door columns and brick facades are among the notable touches at the Dominion project in Port Coquitlam.



DOMINION

Project location: Port Coquitlam

Project size/scope: four phases with 114 row homes, one-bedroom loft (851 sq. ft - 903 sq. ft); two-bedroom (1,183 - 1,194 sq. ft) and two-bedroom and den (1,202 - 1,404 sq. ft)

Prices: one-beds from \$259,900; two-beds from \$344,900

Monthly strata fees: 15 cents a sq. ft (\$180 for 1,195 sq. ft)

Developers/Builders: Mosaic Homes

Architect-Designer: Ramsay Worden Architects

Interiors: Portico Design Group

Contact: Rosalin Wang Foong

Phone: 604-230-9388

Web: dominion@mosaichomes.com

Email: rosalin.wangfoong@mosaichomes.com

Presentation Centre: 2423 Avon Place, Port Coquitlam

Hours: noon - 6 p.m., daily

Occupancy: Immediate

Atusa Partovi had given up the idea of owning her own home until her son - a recent university graduate who wanted to invest in real estate - suggested they look at some possibilities together.

"I said we can look, but I never thought in a million years that I could own because condo prices were so high," Partovi said. "And I didn't want to live in an apartment."

Their search brought them to Dominion, Mosaic Homes' Georgian-style row home development in Port



The owner- shared Dominion House is part of the project; it includes a children's play area, media centre, fitness rooms and entertainment space with a kitchen.



The show home's master suite is big on comfort. The master ensuite is fitted with a surround shower. PHOTOS: DAVE

DELNEA IMAGES



The developer provides Samsung appliances with ceramic top stainless steel ranges, over the counter microwaves and stainless steel dishwashers.



Coquitlam, a project that is proving popular with both first-time homebuyers looking for affordable housing and downsizing empty nesters seeking an alternative to highrise living.

"We were looking through the newspapers and we saw an ad that said Dominion's monthly payments will be this much. I thought: that is even lower than my rent."

They paid a visit to Dominion, which put its first phase on the market in May.

"I loved it. I loved the neighbourhood. I loved the street, I loved the outdoor view," Partovi enthused. "It was so different, so unique and so European."

After discussing possible monthly payments, Atusa says, "I looked at my son and said 'We can do that.'" She withdrew money from her RRSP and combined it with her son's money to buy a two-bedroom home. She moved in last August.

Mosaic's Geoffrey Duyker said the firm's goal in building Dominion was to provide housing for first-time homebuyers at a price they could afford.

He was surprised, though, when at least 20 per cent of those who bought were downsizing from single-family homes and wanted to stay in the TriCities. It was not difficult to persuade them that they might prefer something else besides a condo in a Coquitlam Centre highrise.

"We're saying, 'Hey, wouldn't you rather have your own front door, a backyard, a two-car garage, room for a pet and kids at the same price?'"

In fact, the Georgian style of architecture, with its iconic front-door columns, black metalwork flowerboxes, brick facades and well-crafted millwork, is one of the most mentioned attractions of the 48 row homes built so far on this property, Duiker says. Sales have been brisk through the summer.

Mosaic has sold 36 homes since opening Dominion last



spring, with a \$10,000 Visa gift card promotion fuelling at least 14 sales in September alone.

Duiker attributes the strong sales to the lack of comparable product in the TriCities area and the attractive pricing, as well as design features that resonate with the target groups. Mosaic, with five developments currently for sale across Metro Vancouver, has its teams visit a family six to 12 months after they have moved in to check out "how they are living."

"We asked them, 'What do you love about your place and what could we do better?' We see how they have placed furniture, what they are using most and what they're not using and then we feed it back into our current projects."



The result is that Mosaic has ensured that master bedrooms at Dominion have a 12-foot wall that can accommodate a king-sized bed; that there is sufficient closet space (a minimum of five linear feet in bedrooms); that living rooms can fit a sofa or even a sectional from which new homeowners can watch TV; and that window sills in the living room are high enough to allow for sofa backs.

"A lot of homes get built without these things being fully thought through," Duiker says.

There are 10 different models available at Dominion. The two-bedroom and den units offer a room off the entry that can be used as a study, a games or sewing room, and some units offer a washroom with a neo-angle shower unit. A same-level door opens on to a garage with storage under the stairs that lead to the next living level. Some units provide enough space to park two vehicles end on end while others offer parking for one car inside and driveway parking for the second vehicle. There is ample cupboard space in each for storing household items.

Stairs to the main level and bedroom floors feature cutaway walls that allow light to spill into each stairwell. Loop pile carpeting throughout bedrooms, den, upstairs hallway and stairways complements laminate wood floors in the living, dining and kitchen areas.

Main levels are configured slight differently depending on the plan. In the 'F' plan (1,202-square-foot two bedroom and den) the dining area stands between L-shaped kitchen against one end wall and the living room on the other.

In the 'C' plan end-unit home (1,190-square-foot two-bedroom and den), the kitchen is in the middle between the living and dining rooms. Oven range and microwave, sink and refrigerator are located in a bump-out area with the dishwasher situated in an island.



The developer provides Samsung appliances with ceramic top stainless steel ranges, over-the-counter microwave and stainless steel dishwasher, while a 25.5-cubic foot refrigerator with ice and water dispenser, and washer and dryer units upstairs, are options.

On the upper level, the master ensuite features a shower surround while the second bathroom has a tub. A Mosaic-designed soaker tub is offered as an option.

The one-bedroom loft units feature a bathroom with a surround shower stall.

All units feature decks, with some including a small backyard that might appeal to downsizers looking to feel some grass under their feet or for young families with kids.

Wrap-around decks provide additional space for end units. The bonus is that mowing is covered by strata maintenance.

Twenty-four of the units back onto Carnoustie Golf Course and privacy is maintained through tree screens both in the backyards and on the course.

The development is well situated in terms of amenities.

It is a five-minute walk to the new Fremont Shopping Plaza, which is anchored by big-box stores such as Save-On-Foods, Walmart, Home Depot and Canadian Tire, offset by a street of storefront shops. The West Coast Express and Evergreen Line stations nearby provide easy access to Vancouver and for recreation, the Len Traboulay trail offers a pleasant walk along the Pitt River.

As well, the project's owner-shared "Dominion House" has a games table, lounge seating, media centre with large screen viewing for TV or movies, an entertainment space with a kitchen, meeting and fitness rooms, and a children's play area.

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Development logo for Dominion Rowhomes

Dominion Rowhomes
 By Mosaic Homes
 Avon Pl Port Coquitlam
 From the mid CAD\$300,000's



Dominion Rowhomes is a new townhouse project by Mosaic Homes currently under construction at Avon Pl in Port Coquitlam. The project is scheduled for completion in 2012. Available townhouses start in the mid CAD\$300,000's. The project has a total of 114 units.

Project Details

DEVELOPMENT NAME	Dominion Rowhomes
DEVELOPER(S)	Mosaic Homes
PROJECT TYPE	Townhouse
ADDRESS	Avon Pl
NEIGHBOURHOOD/CITY	Port Coquitlam
STATE/PROVINCE	British Columbia
POSTAL CODE	V3B 8G8
SALES CENTRE PHONE #	604-469-8988
SALES CENTRE ADDRESS	2423 Avon Place, Port Coquitlam
SALES CENTRE HOURS	Open daily 12-6pm, starting June 2, 2012
CONSTRUCTION STATUS	Construction

ESTIMATED COMPLETION 2012
SELLING STATUS Registration Phase
TOTAL NUMBER OF UNITS 114 units
NUMBER OF STOREYS 3 storeys

\$ Prices

PRICES(AVAILABLE UNITS) From the mid CAD\$300,000's
Project Summary

From Dominion Rowhomes:

Classic Georgian Rowhomes with modern interiors. 2 bedroom & 2 bedroom plus den homes directly bordering a golf course.



Masterplanned Port Coquitlam DOMINION Rowhomes & Loft Homes by MOSAIC > 114 Townhouses/Homes for Sale near Carnoustie Golf Course from mid \$200' s > WE LOVE the Developer & Offering!



The Georgian style architecture at the new Port Coquitlam DOMINION Rowhomes, Townhouses and Loft Homes by MOSAIC Developers

Port Coquitlam DOMINION Neighbourhood

A beautifully master planned Port Coquitlam townhouse neighbourhood is now underway at DOMINION Rowhomes by MOSAIC Homes. Featuring 2 bedroom plus den rowhomes, the DOMINION Port Coquitlam townhouse project will feature a total of 114 townhomes for sale in Phase 1 that are affordably priced from the mid \$300k range. In addition, there are some special and unique one bedroom loft townhomes available at the Port Coquitlam DOMINION Rowhome community which is something that is completely different than anything else in the PoCo real estate market and also unique to MOSAIC Home offerings. These new MOSAIC Port Coquitlam DOMINION Loft Homes will start from just the mid \$200,000's making them incredibly affordable for first time homebuyers, and professional singles and couples. The new PoCo



DOMINION Townhouses are also ideal for couples and families in addition for those who are looking to upsize or even downsize their current homes. The exceptional neighbourhood of this new Port Coquitlam DOMINION rowhome community is not only exciting/interesting, but it is also convenient. Located close to all the PoCo city amenities including shopping, restaurants and great schools, the new Port Coquitlam DOMINION Rowhomes and Loft Homes are also located just minutes away from the beautiful Traboulay Trails. Also, just minutes away are all the Coquitlam urban services and amenities for you to enjoy plus the future Evergreen SkyTrain Line that will connect the Tri-Cities with Vancouver. The upcoming MOSAIC DOMINION Port Coquitlam Home Store will include the presentation and launch of 2 fully furnished display homes that will be opening in Late May 2012. The presentation centre for the new Port Coquitlam DOMINION Rowhome and Loft Home project will be located at 2423 Avon Place Port Coquitlam BC next to the beautiful Carnoustie Golf Course.



The interiors at the MOSAIC PoCo DOMINION Rowhomes

FIRST LOOK at the DOMINION Rowhomes in Port Coquitlam

Real Estate Market

You will like what you see from the 'first look' marketing package from boutique builder, Mosaic Homes. Did we mention that Mosaic is our favourite local boutique builder (actually, they received 8 out of 10 first place votes from our VRED team!). Here at the MOSAIC DOMINION Rowhomes in Port Coquitlam real estate market, homebuyers will find Georgian style architecture, spacious multi level townhomes that feel like real home living and beautifully landscaped



exteriors that are low maintenance and very green. One of the great features of their 'first look' brochure here at the Port Coquitlam DOMINION Rowhomes is their 'cut-out' interior feature which shows you your new home from the side angle. You can see that the top level is reserved for your bedrooms and bathrooms as well as a conveniently located laundry closet. The main floor of this interior cut-out at the new MOSAIC DOMINION Rowhomes in Port Coquitlam real estate market features the spacious open style kitchens with island for extra storage, dining space and a living room opening onto outdoor living. The bottom floor features an attached garage with plenty of extra storage space as well as a work/niche area plus bathroom that has access to the exterior as well. Homebuyers at the new Port Coquitlam DOMINION Rowhomes by MOSAIC Homes will find premium hardwood floors in living areas, flat panel modern cabinetry in the kitchens complemented by sleek stainless steel appliances and lots of storage space. The large windows will allow lots of light into your living and dining rooms as well. The Avon Place Port Coquitlam DOMINION Rowhomes by MOSAIC Homes will be a fine collection of about 114 homes for sale plus the DOMINION HOUSE amenity centre.



More interior renderings at the preconstruction Port Coquitlam DOMINION by MOSAIC Townhomes



The B floorplan at the Port Coquitlam MOSAIC DOMINION Row Home project

B PLAN 2 BEDROOM | 1183 SQ. FT.*

DRAFT



The PoCo DOMINION Townhouse floor plans include Layout A which is a 2 bedroom and 2 bathroom unit at 1,195 square feet. The main level has an L shaped kitchen with an open style dining and living room but no powder room. The garage is a 2 car back-to-back tandem space with lots of storage room and all the bedrooms and bathrooms are upstairs. The MOSAIC PoCo DOMINION Townhome floor plan B also has a tandem 2 car garage in the basement and 2 beds/2 baths on the upper floor with the laundry and linen closet. The main floor of Layout B is slightly different as there is a deck off the sunken living space on one end of the floor plan, the kitchen with centre island and pantry in the middle of the space and a large dining room on the other end. The 1404 square foot C Plan at the PoCo DOMINION Townhomes by MOSAIC Homes is a 2 bedroom plus den layout (main and upper similar to the B layout) but the basement has the added den and full bathroom (with shower) The single attached garage is also very spacious. The F Plan at the MOSAIC DOMINION Townhomes in Port Coquitlam real estate market is 1202 square feet in size with 2 bedrooms and a den, again in the basement. This floor plan has the kitchen (v Shaped) against one end of the floor plate with an open dining/living space like the A Plan. The master bedroom upstairs has double vanities and 2 side by side master closets.



C PLAN 2 BEDROOM + DEN | 1404 SQ. FT.*

DRAFT



F PLAN 2 BEDROOM + DEN | 1202 SQ. FT.*

DRAFT



The PoCo DOMINION Townhomes & Loft Homes in Port



Coquitlam Real Estate Market

MOSAIC Homes is one of our favourite boutique builders in the Lower Mainland and they have never disappointed us or the market in their unique offerings. Here at the new MOSAIC DOMINION Rowhome project in Port Coquitlam real estate market, homebuyers will be treated to 2 styles of residences that include traditional multi-level family townhouses in addition to more unique one bedroom loft townhomes, which is a first for the neighbourhood and for MOSAIC. We love this offering as it gives prospective homebuyers at DOMINION Port Coquitlam real estate market plenty of choices in terms of floor plans as well as flexible spaces that allow singles, couples and families to move up or down depending on their life requirements. The new PoCo DOMINION Townhomes and Loft Homes will certainly allow residents to stay in this beautifully master planned neighbourhood for generations to come and provides a 'new view on PoCo living' according to the New Home Buyers' Guide, which is so true. The fresh new outlook in Port Coquitlam real estate market is both intriguing as it is exciting. With great transit routes and the upcoming SkyTrain Evergreen Line soon to be constructed, the new MOSAIC DOMINION Port Coquitlam townhouse community will feature over a hundred Georgian style brick rowhomes with ultra modern interiors, exceptional landscaping and a great and quiet/safe neighbourhood. The first release of rowhomes at DOMINION Port Coquitlam will include just 114 townhouses and loft homes and will include great curb appeal that will have metallic gate work and eye catching red brick entrances. From oversized windows to professionally landscaped grounds, the new Port Coquitlam DOMINION rowhome community will stand out from the rest (as do most MOSAIC properties) and will feature innovative and ground breaking features with the new concept loft home floor plans available. One of the many floor plan innovations by MOSIAC Homes at DOMINION Port Coquitlam real estate development includes the 'sunken living room' floor plan which will give great separation between the living room and the dining/kitchen, without placing any of them in a closed off separate room. This is still open concept living, but with a twist. Other floor plans at DOMINION by MOSAIC in Port Coquitlam townhouse community will also feature fully fenced 'raised' backyards which are great for pets and children. Therefore, home owners of these spectacular DOMINION Rowhomes will be able to walk directly from their living rooms out to the private outdoor terrace deck space! The sliding doors are an added feature which will allow residents to fully take advantage of indoor-outdoor living. This is especially great for families as well as couples who enjoy outdoor entertaining.





The Siteplan calls for 114 new Port Coquitlam homes for sale by MOSAIC Developer

The PoCo DOMINION one bedroom loft townhouses will be a first ever and with presale prices comparable to a smaller apartment residence, homebuyers will get lots of added features. These include street level front door as well as a secure garage! The new Port Coquitlam DOMINION Loft Townhouses will have one bedroom plus flex spaces that will be extremely affordable and will give homebuyers an alternative to apartment living.

Initial Information about DOMINION Port Coquitlam

Final approvals are coming soon for the largest Port Coquitlam real estate development master plan ever. Located in the Port Coquitlam DOMINION Neighbourhood, MOSAIC Homes is planning a community of 650 plus homes. Georgian Rowhomes in Port Coquitlam starting from just the mid \$300's. The presales for the new PoCo DOMINION Rowhomes starts Spring 2012! You can visit www.mosaichomes.com today for more information and to register. Or you can also visit the DOMINION rowhome project page at www.mosaichomes.com/dominion to pre-register your interest for the May 2012 grand opening.

