

258  
NEW WESTMINSTER

# THE LOWEST PRICED CONCRETE HIGH-RISE IN BRITISH COLUMBIA



TWO BEDROOMS FROM  
**\$238,900**

REGISTER TODAY

"I am buying because for me this, is the "New" New West. New Westminster is changing and this kind of value isn't in Vancouver. My decision to move here just makes sense!"

PRESENTATION CENTRE

258 6th Street  
New Westminster BC  
Corner of 6th Street  
and 3rd Avenue.

**604.377.9630**



Presentation Centre | 258 - 6th Street, New Westminister, BC | 604.377.9630 | info@258Condos.com  
Noon to 5 daily (except Fridays) | Privacy Policy | Site Credits

TRIDEGGA

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BCCONDOS.NET



planned and are subject to change without notice. E&OE.



# 360° VIEWS

24 HRS A DAY

REGISTER TODAY

NORTH, SOUTH, EAST AND WEST DAY AND NIGHT, THE HOMES AT 258 OFFERS STUNNING VIEWS THAT STRETCH OUT FROM THE NEIGHBOURHOOD BELOW TO THE ENDLESS HORIZONS THAT SURROUND IT.

Whether it's iconic Mount Baker, historic Fraser River, glistening Pacific, or the lights of Vancouver and its majestic mountains, there's a view at 258 just for you.



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# 258 CONDO LIVING

REGISTER TODAY

258'S LOCATION IN NEW WESTMINSTER'S 6TH STREET NEIGHBOURHOOD OFFERS IT ALL.

A rich history, urban convenience, and location in the centre of Metro Vancouver combine to give you access to parks, museums, schools, colleges, shopping, dining, entertainment and a world class transportation network. Adding to this already livable community, 258 has the sought-after combination of contemporary style and affordability with the assurance and security that comes with high-rise concrete construction.



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## FEATURES & AMENITIES FOR EFFORTLESS LIVING

The homes of 258 will include a unique collection of one and two bedroom homes with dens and a collection of townhome style live/work spaces, ensuring that no matter how you want to live your life, 258 has a home that perfectly matches your lifestyle. 258 will also feature a range of residence only amenities that have been designed to perfectly complement the lifestyle its homes offer.

### Kitchen

- Flat front, square-profile upper and lower cabinets
- Under cabinet puck lighting
- 1 ½ Quartz countertops
- Under-mount, 2 basin stainless steel sink
- Gourmet stainless steel appliance package by Whirlpool
- Seima pullout faucet with 2 spray features
- Plank style ceramic 4 x 16 back-splash tile
- Soft Close drawers
- Designer series pulls and handles
- Individually planked laminate floors

### Living Room

- Individually planked laminate floors throughout the living area
- 2 faux wood horizontal window blinds
- 5 ½ baseboard molding
- Contemporary interior doors
- Mirrored by-pass closet doors

### Bedrooms

- Designer broadloom carpet
- Contemporary baseboards and window trim package
- Mirrored by-pass closet doors

### Bathroom

- 1 ½ Quartz countertops
- Square under-mount sink with unique tapered interior bowl
- Grohe Concetto polished chrome single lever faucet
- Polished chrome 3 light vanity fixture
- Dual flush toilets
- Designer soaker tub
- Large 12 x 18 subway tile with inset tile accents
- American Standard Boulevard Series rain-head shower

### Exterior

- Concrete construction with brick accents
- Exterior patios with tempered glass railings
- Large accent windows
- 2-5-10 year warranty
- Large landscaped amenity areas and green roof terraces

### Peace of Mind

- Secure, well lit underground parking
- Entrance intercom with camera for added home security

### Washer Dryer

- Whirlpool 1-piece stacked combination top-load washer and dryer



## QUALITY ASSURANCE FOR PEACE OF MIND

REGISTER TODAY

WHETHER YOU'RE BUYING A 258 HOME TO LIVE IN, OR FOR A LONG-TERM ASSET, WE'VE DONE EVERYTHING CAN TO ENSURE THAT YOU'LL BE AS HAPPY WITH YOUR INVESTMENT IN THE YEARS TO COME, AS YOU ARE THE DAY YOU TAKE OWNERSHIP.

This includes the piece of mind that comes with a 2-year warranty on materials and labour, a 5-year warranty on the building envelope and a 10-year warranty on the building's structure.

### TRIDECCA DEVELOPMENTS

Starting in 1989 with single family residential homes in West Vancouver and Horseshoe Bay, TriDecca Developments has become an industry leader in concrete construction, developing and building high-rises in downtown Vancouver, as well as commercial, large format retail spaces and churches throughout the Lower Mainland. TriDecca Developments' leadership team has over 67 years of combined experience, and together with their expertise in development and construction, have become one of the most respected builders and community developers in British Columbia.



# DISCOVER 258

REGISTER TODAY

PRESENTATION CENTRE  
258 - 6TH STREET, NEW WESTMINSTER, BC  
OPEN DAILY (EXCEPT FRIDAYS)  
NOON TO 5PM

T: 604.377.9630  
E: info@258Condos.com



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# New interactive innovation launched for condo project

The marketers behind a new 16-storey condo project in New Westminster have developed an interactive technology they say will radically change how real estate is sold.



Computer-directed projectors present full-scale architectural plans on the floor so visitors can walk through their potential home.

Pilothouse Marketing's "In-real Theatre" — billed as the world's first interactive real estate theatre — is being used at Tridecca Development's 258 project, so named for the building's address at 258 6th Street in Queen's Park.

The technology sees "computer-directed projectors present full-scale architectural plans on to the floor so visitors can physically walk through their virtual, potential home layout," says a release at the system's launch. "It also includes projected rolling video images of the corresponding views potential owners would see from their actual home over a 24-hour period. The experience is complete with neighbourhood sounds and smells."

The 258 project marks the first time Pilothouse is using the technology. Pre-sales of the homes are scheduled to start at the end of the month, with completion expected by November 2013. For more information about The 258, which comprises 75 homes, visit [www.258condos.com](http://www.258condos.com)



# 258 on 6th Get notified when there's new info about this project.

By [Tridecca Development](#)

258 6th St [New Westminster](#)

from \$209,900 to \$399,900

258 on 6th is a new condo project by [Tridecca Development](#) currently in preconstruction at 258 6th St in [New Westminster](#). The project is scheduled for completion in 2013. Available condos range in price from \$209,900 to \$399,900. The project has a total of 75 units.



DEVELOPMENT NAME 258 on 6th

DEVELOPER(S) [Tridecca Development](#)

PROJECT TYPE Condominium

ADDRESS 258 6th St

NEIGHBOURHOOD/CITY New Westminster

STATE/PROVINCE British Columbia

POSTAL CODE V3L 3A4

SALES CENTRE PHONE # 604-377-9630

SALES CENTRE ADDRESS 258 - 6th Street, New Westminster

CONSTRUCTION STATUS Preconstruction

ESTIMATED COMPLETION Fall/Winter 2013

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 75 units

NUMBER OF STOREYS 16 storeys

SALES COMPANY Pilothouse Real Estate - 604.515.8847



ARCHITECT(S) Jean Bumen

INTERIOR DESIGNER(S) Megan Bennett Design/West One

PROJECT AMENITIES

Theatre Room | Party Room | Terrace | BBQ

FEATURES AND FINISHES

Stainless steel appliances, quartz counter-tops, laminate wood flooring

PRICES (AVAILABLE UNITS) From \$209,900 To \$399,900



# Theatre lets buyers walk through life-size plans of homes

Gillian Shaw

Sun

Wednesday, November, 16, 2011



Pilothouse Marketing unveils its In-Real-Theatre, a walk-through full-scale floor plan, on Tuesday in New Westminster. Photograph by: Glenn Baglo, PNG, Vancouver Sun

Until now, virtual real estate tours meant clicking through online slide shows and videos to get a panoramic view of homes for sale.

New Westminster's Pilothouse Real Estate has changed all that with the launch of its In-Real Theatre technology, an immersive real-life tour that projects architectural plans on the floor in the same size and scale as a condo would be in real life. For example, if a condo totals 580 square feet, the entire area would be represented on the floor.

Viewers walking through the cavernous theatre see lines showing where the bathtub would be on the floor, closets, bedrooms and windows, all positioned exactly as they would be in the completed condo. Looking out the window openings in the plans, viewers see time-lapse photography on the walls portraying the view from that particular condo, with the views changing to reflect the location in the building and the time of day. To complete the immersion, the space is filled with the sounds and smells of the neighbourhood.



While the concept borrows technology used in museums and other immersive exhibits, it's a first for real estate and it is drawing thousands of curious buyers to Pilothouse's showroom for New Westminster's 258, a new condo development being built at Sixth Street and Third Avenue.

"The buyers have been coming through this site for almost a month now and the response to the theatre has been overwhelming," said Vince Taylor, a partner in Pilothouse. "We've had nearly 3,000 people through the centre; in fact, we had 500 through on the very first day."

He said while online virtual tours are a good idea, they don't give potential buyers a realistic sense of the neighbourhood and how a condo fits in it. For a buyer choosing from floor plans for condos before the building is even constructed, this new technology allows them to switch between different floor plans to get a realistic idea of what the environment around their condo would be like.

"People want to come in and be part of the environment they are going to live in, which is quite different from [looking at] a small computer screen," he said.

The plans that are projected on the floor are a life-size scale of ones you might see in marketing material. But it's difficult to imagine your couch fitting in a room that you can only see on a piece of paper. At 258, one potential buyer brought in cardboard cut-outs of her full-sized furniture.

"[She] brought it in here on her third visit and made us sit down and move the couch in the different rooms in all the different floor plans," said Taylor. "... You cannot get that experience in a virtual online tour."

Some viewers can't believe the layouts represent the size of the condos.

"People see the projection of the bathtub, for example, on the floor and they want to actually sit right down on the floor and try sitting in the bathtub to make sure everything is to scale," said Taylor.

If you want to know what will be happening outside your condo windows on an average day or through the night, you can watch the changing panorama projected on the walls, reflecting 24 hours of time-lapse photography taken from the eighth floor of an adjacent building.

"This is the first time it has ever been tried and we are very proud to be the innovator," said Taylor.

Sales for the building, which has twobedroom condos from \$238,000 and one-bedroom and dens from \$209,00, start at the end of this month.

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BEST BARGAINS > 258 New Westminster Condos for Sale Featuring Cheapest Greater Vancouver 2 Bedroom Condos from \$238,900 > Located at 6th St & 3rd Ave New West



**THE LOWEST PRICED  
CONCRETE HIGH-RISE IN  
BRITISH COLUMBIA**

TWO BEDROOMS FROM  
**\$238,900**

For the latest information

**REGISTER TODAY**

**258** NEW WESTMINSTER

258 New Westminster Affordable Condos



Coming Soon to the corner of 6th Street and 3rd Avenue is 258 New Westminster Condos for sale. Featuring two bedroom suites from just \$238,900, these fabulous new condos in New Westminister real estate market features the lowest priced new concrete high-rise residence in all of British Columbia. Buy a 2 bedroom New Westminister condo from the low \$200' s complete with granite counter tops and stainless steel appliances. These cheap New West condos for sale at 258 New Westminister are coming soon and are brought to you by Triddeca Developments and Pilothouse Real Estate Marketing. Here are some of the greatest things about the 258 New Westminister condos: 2 bedroom homes start from just \$238,900 (the cheapest concrete condominiums in the Lower Mainland) plus there are five separate amenity areas that include a common roof sky terrace, BBQ patio, big screen media centre and much more. In addition, the 258 New Westminister condos for sale will include 8 incredibly affordable and spacious floor plans available to condo buyers looking for the best value in town. The project is located at the corner of 6th Street and 3rd Avenue in the New Westminister real estate market place.



## Introducing the LOWEST PRICED 2 Bedrooms in Metro Vancouver > 258 New West Two Bed Homes from \$238,900

The lowest priced High-Rise in British Columbia with 2 Bedrooms from \$238,900 > Introducing - The "258" New Westminister real estate condo tower > New Westminister real estate' s latest high-rise, The 258 Tower,



is the most affordable concrete condominium in the Province with 2 Bedrooms starting at an incredible \$238,900...yes, \$238,900...and yes, two bedrooms! The 258 New West Condos for sale is an incredibly modern, 16 storey concrete high-rise featuring stainless steel appliances, quartz counter-tops, laminate wood flooring, exceptional outdoor and indoor amenity areas including a theatre room, party rooms, sky terraces, BBQ areas and some of the most spectacular views in New Westminister! Concrete high-rise construction at the 258 condos in New Westminister real estate market with luxury finishings by a reputable Developer and... affordable for owners and investors alike, is something not to be missed...so keep your eye on your inbox as we continue to send information your way. Next month, The 258 New West Condo Presentation Centre at 6th Street and 3rd ave will be ready and something you' ll have to see! In addition to the finishes, fixtures, large scale model and show suite, you' ll experience the completely automated 1,500 square foot theatre room where with the tap of a button, any selected New Westminister 258 Condo floor-plan will be projected onto the floor in full scale size so you can walk through every room. The theatre room is the first of its kind with 17 projectors that display time lapsed imagery of the exact views onto the walls and every suite layout, onto the floor of the preconstruction 258 New West condo tower. Imagine being able to select a suite, then being able to walk through the front door, past the kitchen and into the living room to see what your actual view will be like from that room at The 258 Condo high-rise in New Westminister real estate market ...watch the sun set and the moon rise...it' s going to be incredible! We look forward to speaking with you in the very near future!



## The 258 Condo Features & Amenities in the New New Westminster

As mentioned online, the 258 Condos in New Westminster real estate market will entertain one and two bedroom ones that offer the cheapest Vancouver condos right now. Many of the 258 condo floor plans have dens and all have in suite laundry spaces and lots of storage. In addition to the condos, the New Westminster 258 Townhomes will feature multi-level living and are suitable and ideal for couples and families. The 258 New West Townhomes will be very limited though. The kitchens at the new 258 Condos in New West will feature individually planked laminate wood floors, designer series and contemporary hardware, soft closing drawers, plank style ceramic backsplashes and Seima pullout faucets. In addition, the 258 New Westminster condos for sale will feature gourmet stainless steel appliances by Whirlpool, a 2 basin under mounted stainless steel sink, under cabinetry lighting, flat front square profile lower and upper cabinetry as well as quartz stone counters which are better than granite. The bedrooms at the 258 Condos in New Westminster will feature designer broadloom carpets in addition to mirrored by pass closet doors and contemporary baseboards/window trimming. The living spaces at the New Westminster 258 Condos on 6th Street will feature mirrored by pass closet doors, contemporary interior doors, baseboards, faux wood horizontal blinds on all windows as well as individually planked laminate floors. All homes at the 258 New West condo tower will come with 1 piece stacked top loading washer and dryer by Whirlpool in addition to a 2-5-10 year warranty. The bathrooms at the 258 Condos in New Westminster real estate market will feature American Standard Boulevard Series rain shower head, large subway tiling accents, designer soaker tub, dual flush toilets for water conservation, polished chrome three light vanity fixture, Grohe Concetto polished chrome single lever faucet, square mounted sink and quartz counters. The exterior building features at the 258 Condos in New Westminster will feature large landscaped amenity spaces and green roof terraces in addition to large accent windows, exterior patios with tempered glass railings as well as concrete construction with brick accents. There is a well lit and secure underground parking garage on site as well as an entrance intercom system with camera here at the 258 New West Condos and Townhomes.





## TWO BEDROOMS FROM \$238,900 - Lowest Priced Concrete High-Rise NOW SELLING!

Located in the 'NEW' New Westminister real estate district, the 258 Condos is one of those rare launches that combine affordable value with high-end finishes and a great location. New Westminister real estate district is where it's happening. A true renaissance and revitalization of this beautiful and historic city is now going on with a multi-use convention centre, Burr Theatre on Columbia Street as well as a ten screen movie theatre. In addition, the 258 New Westminister condos for sale will be steps from a new retail shopping centre with over one hundred and eighty thousand square feet of boutiques and restaurants just for you. The newly renovated New Westminister SkyTrain Station will connect home buyers at the 258 New West condos with the rest of the Lower Mainland within minutes. In addition to all of this, the New West Pier is undergoing a rapid revitalization as well. This 12 acre park district will feature an amazing place for you to relax and enjoy outdoor recreation. The pre-construction New West 258 Condos have now launched, so see what everyone is talking about when it comes to the cheapest Vancouver concrete condos right now! Located at 6th Street, the 258 New West condos for sale will be within easy access to shopping, dining, colleges, great schools, museums, parks, the waterfront and world class transportation networks. All homes at the pre-construction 258 New West condos for sale will come with the standard 2-5-10 year Home Warranty as well and they are built by award winning and well established Tridecca Developments for your peace of mind.



# The 258 highrise project in New Westminster

Highrise sold out in under an hour

Sun

*Saturday, December, 03, 2011*



The 258's 75 condominiums were a hit with buyers who lined up early

The condominium homes at The 258 highrise project in New Westminister went to market last weekend, and to say sales were robust is a bit of an understatement: all the homes were sold in just 42 minutes.

The 75 condominiums and "livework suites" were purchased by buyers who lined up before sunrise last Saturday. The collective value of the sale is estimated to be \$30 million, according to a prepared release.

The 258, an undertaking from developer Tridecca Developments, had made headlines when Pilothouse Real Estate chose the project to unveil its "In-Real-Theatre," an interactive real estate technology that allows purchasers to see what the layout of their home will be.



"The chance to experience 'In-Real-Theatre' was an incredible draw for buyers, and we had potential purchasers coming from across B.C. and Alberta," Pilothouse president Bill Morrison said in the release. "This is a revolutionary way to present and purchase new home real estate. Now purchasers can experience every home in full size, walk through their suite, and experience a 24-hour time lapse of their potential view.

More than 300 prospective buyers lined up to attend the sales event.

The 258 homes will be located on Sixth Street, and range from 579 to 1,668 square feet. The highrise is expected to be complete by November 2013.

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