

A sense of community

Bradley House move-in-ready homes are being snapped up by buyers

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SPECIAL TO THE SUN

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Bradley House residences have one or two bedrooms; however, the one-bedroom units are sold out.

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Homes have KitchenAid gas cooktops, Samsung french door refrigerators and Whirlpool combination microwaves and hood fans.

Bradley House

Project size: 115 homes in two four-storey buildings Project location: 3107 Windsor Gate, Coquitlam Residence size: 1-bed 655 sq. ft.; 2-bed 846 — 970 sq. ft. Prices: 1-beds sold out; 2-beds from \$324,900 Developer: Polygon Bradley House Development Ltd. and Polygon Windsor Gate Ltd. Architect: Rositch Hemphill Architects Interior designer: Polygon Interior Design Ltd. Sales centre: 3107 Windsor Gate, Coquitlam Hours: noon — 6 p.m., Sat — Thurs Telephone: 604-942-8416 Website: polyhomes.com Sales began: December 2014 Occupancy: Immediate

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The residents of Polygon's Bradley House in Coquitlam will enjoy membership to the Nakoma Club, a private clubhouse for residents of the Windsor Gate master-planned community. The Nakoma Club features an outdoor pool, a landscaped terrace and much more.

On any given day in the area around Bradley House, you might see parents walking with young children in strollers or seniors out for a brisk constitutional. There are people getting in and out of the vehicles lining the streets or enjoying some leisure time in the park.

This, according to Goldie Alam, Polygon's senior vice-president of marketing, is one of the major benefits associated with the newhome project.

"This is already an established area," she points out.

"There is a real sense of community, and lots of opportunities to socialize, particularly at the clubhouse."

Bradley House is Polygon's eighth development within the master-planned Coquitlam community of Windsor Gate. There are at least two more projects to come, including a highrise, but for at least the next year, Bradley House represents the only opportunity to buy a new residence in the neighbourhood. They are also move-in ready, which appears to be another big draw; nearly three-quarters of the 115 homes have been snapped up since sales began, with the one-bedroom homes completely sold out.

Alam says almost half the purchasers are first-time homebuyers, drawn by the affordability to be found at the project. There are some investors as well, potentially figuring that the proximity to Douglas College's Coquitlam campus and the Evergreen Line could prove attractive.

Others are upsizing from a first-home purchase. There is also a significant number of downsizers; some are moving on from a single-family home already in the area, or relocating to the region to be closer to children who live there.

"They may be grandparents who are ready to downsize, and their children have young kids who are already established in their schools and with their friends," Alam explains. "In that case, it can make more sense for the grandparents to move."

Most of the purchasers are already in the Tri-Cities, with others coming in from Burnaby and Vancouver. Alam says there is no shortage of ways for them to meet new people at the project's 18,000-square-foot Nakoma Club, the largest clubhouse to date for Polygon.

Reserved for residents of Windsor Gate, it functions essentially as a private community centre.

Programs include regular coffee meetups, parent-and-child play sessions, Zumba and yoga classes, floor hockey, and wine and cheese evenings. Those who want to work out alone can take advantage of the weight room or the gym, or swim laps in the outdoor pool.

A large party room connected to a massive outdoor barbecue grilling area is often booked for dinner parties, wedding showers and other private events, while a gymnasium is often set up for badminton, volleyball, or children's birthday parties. Pingpong, billiards, and foosball are also popular activities.

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Top: Homes are laid out to take best advantage of usable space, as demonstrated by three show homes open for viewing. Above left: A waterfall is found at the entrance to Windsor Gate, the masterplanned community in Coquitlam that is home to developer Polygon's Bradley House. Above: This show suite bathroom is fitted with double sinks, a deep soaker tub and a stand-alone shower stall.



for viewing. In the kitchen of the two-bedroom 'B' plan, for instance, the under-counter kitchen millwork has been extended along a wall to connect what would normally otherwise be a galley-style kitchen. It provides excellent pantry storage without taking up a great deal of floor space. Home cooks will no doubt be delighted to use the KitchenAid gas cooktop, Samsung french door refrigerator, and Whirlpool combination microwave and hood fan. Cleanup should be easy with the engineered stone countertops.

The two-bedroom 'C' plan places the bedrooms on either side of the central living space, creating more privacy between hosts and guests, or roommates. It also means the second bathroom almost functions as an ensuite for the second bedroom, since they are located right by each other. The master bath has enough space for both a deep soaker tub and a stand-alone shower stall.

The two-bedroom 'D' plan feels the most like a single-family house. An elongated entryway visually separates the home from the front door of the suite, establishing a sense of privacy and presence.

The large kitchen feels very much like the one in a contemporary house, as it's open to the living and dining area. While in the kitchen, one can either look through to the deck of the property, or on to a private courtyard. The green space essentially functions as a pocket park, where children can play out of the home, while still under the watchful eye of a parent preparing a meal. The courtyard is also visible from the dining area, and master bedroom.

Alam says Windsor Gate and Bradley House have the advantage of being only a short distance away from bustling spots like Coquitlam Centre and the Evergreen Cultural Centre, while being just tucked away enough to decrease traffic volumes and noise. Outdoor enthusiasts have a short stroll to the trails of Coquitlam River Park, and can also easily get to fishing at Lafarge Lake, tennis at Town Centre Park, or golf at Westwood Plateau.

In addition to Douglas College, two elementary schools, a middle school, and a secondary school are within walking distance or a brief drive. They are all integral parts of the thriving community that is at Windsor Gate.

"People really love being a part of this," Alam says. "If our resident caretaker, who does all of the programming for the clubhouse — is away, we get people calling and emailing right away to make sure the coffee meet-up is still happening."



Teens can lounge in a downstairs area set up with couches, or take in a movie in the private screening room. Crafters wanting to spread out their sewing, knitting or quilting projects have an entire room available for their use. There are also guest suites available for out-of-town visitors.

Essentially, the idea is to make sure that Windsor Gate residents don't feel as though they're missing out on room for activities simply because they don't live in a single-family house.

The homes are laid out to take best advantage of usable space, as demonstrated in the three show suites available