

Community VIBE makes it jibe

Polygon development's duplex-style townhomes impress buyers in Coquitlam

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SPECIAL TO THE SUN*



The master bedroom in this Colborne Lane show townhome is highlighted by pot lighting along one wall.



Left: Kitchens come with flat-panel cabinetry in dark wood grain or high-gloss white, outfitted with high-end stainless steel appliances. Right: 'The real selling point for this development is the duplex-style layouts,' says Polygon's Goldie Alam. 'You've got lots of space, and only the one shared wall so it doesn't feel like you're crammed in.'



Colborne Lane in Coquitlam comprises 95 duplex-style townhomes of either two or three storeys — all with double-car garages and plenty of windows to let the outdoors in.

Project location: 3400 Devonshire Ave., Coquitlam Project size: 95 duplex-style townhomes Residence size: 1,567 to 2,440 sq. ft Price: from \$599,900 Developer: Polygon Colborne Lane Homes Ltd. Interior designer: Polygon Interior Design Ltd. Architect: Ciccozzi Architecture Ltd. Hours: noon to 6 p.m., Sat to Thurs Telephone: 604-871-4205 Website: polyhomes.com

The Smiling Creek neighbourhood of Coquitlam is a growing community that will have quick and easy access to downtown Vancouver when the Evergreen Line is completed.

New amenities are being added along the Coast Meridian Road, which runs up the hill.

And with increasingly expensive single-family homes being the main housing type in the area, Polygon's Colborne Lane is proving popular as the only new townhome community on Burke Mountain.

This collection of 95 duplex-style townhomes is designed to offer enough space for growing families with the convenience of strata living at a more affordable price. The communal feel proved particularly attractive for Peter Helm, who has bought a three-bedroom home with a flex space or recreation room in the basement. Helm and his wife Amanda have two boys, aged two and four, and have moved multiple times in

the past seven years, so they are looking to settle into their Colborne Lane home for the long haul.

"Along the way, we've owned and rented and been in all kinds of accommodation — basement suites, apartments and detached houses," Helm said.

"We love to be a part of the community in whatever place we find ourselves in and we've found that certain housing types are more conducive to that than others.

"The great thing about the Colborne Lane layout is that a number of the duplexes front on to communal green space. That gives our active boys plenty of room to run around and work off some energy. We're also excited about how that space will facilitate natural interactions with the neighbours."

Helm works in the Burke Mountain area in land development and also as the pastor of a new church that meets just down the hill from Colborne Lane.

He said that he and his family are well entrenched in the community and love the idea of being able to live there long term.

Colborne Lane

Community vibe makes it jibe



Kitchens feature large islands topped with engineered stone and a double stainless steel sink, plus full-height marble tile backsplashes.



Colborne Lane townhomes run to nearly 2,500 square feet of living space.

"When it comes to the housing options, there are plenty of detached houses, but they have been going up significantly in price," Helm added. "Then there are also some smaller homes that you can get of around 1,300 square feet.

"We jumped at the chance to own at Colborne Lane because we were able to get something much larger that was still closer to a townhouse price rather than it costing nearer to what you'd pay for a single-family home."

There are four different plans to choose from, in either two or three-storey designs. Twostorey plans are built around a great room concept with three bedrooms upstairs. Three-storey plans have more of a formal living and dining room space, three bedrooms upstairs and a flex room downstairs — with a full bathroom — which could be used as a recreation room or a guest suite.

All plans come with double-car garages and powder rooms on the main floors.

"The real selling point for this devel-

opment is the duplex-style layouts," said Goldie Alam, senior vice-president of marketing at Polygon Realty. "You've got lots of space and only the one shared wall so it doesn't feel like you're crammed in.

"At the same time, it's also a regular strata with all of the benefits that come with that — you don't have to worry about the landscaping and the upkeep of the communal areas."

Homeowners can choose from two colour schemes.

Kitchens come with flat-panel cabinetry in dark wood grain or high-gloss white. There are large islands topped with engineered stone and full-height imported marble tile backsplashes over the counters.

The stainless steel appliance packages are by Kitchen-Aid and include 36-inch refrigerators with water dispensers and ice makers, five-burner gas cooktops and electric wall ovens. Kitchens also feature double stainless steel sinks with Grohe faucets, halogen track lighting and two rollout recycling bins.

Alam said buyers have told her that the bathrooms make them feel like they're in a five-star hotel. Master en-suites feature glass showers with rain shower heads, soaker tubs with porcelain tile surrounds, engineered stone counters, dual rectangular porcelain sinks and large-format tile flooring.

The developers have also included hardwired smoke detectors, built-in closet shelving and cable outlets in living rooms, bedrooms and flex rooms. All homes have multimedia Internet connections.

"All in all, this is just a great alternative for young families that want something bigger than a standard townhome, but can't stretch to buying one of the single-family homes in this area," Alam added.

For the Helm family, Colborne Lane represents a chance to truly settle down, build a life in a community they love and maintain a connection to nature that

makes Burke Mountain so special.

"Getting 2,000 square feet will be a good size for our family and it's affordable for us as well," Helm said. "The natural beauty in the area is almost unparalleled."