

## Tatton - 32 row houses, located at the base of Burke Mountain by Mosaic

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Sun

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Tatton

Project location: Coquitlam

Project size: 32 row homes

Residence sizes: 1,450– 2,200 sq. ft.

Prices: from \$499,000

Developer: Mosaic

Architect: Ramsay Worden Architects

Interior designer: BYU Design

Sales centre: 4 – 1240 Holtby

Hours: noon – 5 p.m. daily

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Tentative occupancy: December

The row house was an instrument of Atlantic World urbanization and densification, equally a city home for the propertied and the wealthy and the only residency generations of working-class households ever experienced.

The row house is an adaptable housing form, accordingly, and, in our post-industrial, and Pacific, time and place, Mosaic Homes is a leader in the demonstration of the form's adaptability.

The company is a master at wrapping its row houses in historic architectural styles associated with the form, and then introducing thoroughly modern interior design.

"These are our interpretations of a Georgian row home, but with a twist," Mosaic's Andrea Camp says of the Tatton Parkside row houses, located at the base of Burke Mountain.

Brick and wood trim clad the residences. Wrought iron encloses window boxes.

Windows are expansive. Entryways, and front yards, are powerful expressions of welcome.

"We have nine-foot ceilings and oversized porches to give a sense of grandeur," she says.

"We also added a cut-out at the entryway, so there's a place to put your groceries, for example, while you fish for your keys."

Each residence has at least five windows in the front. Some have eight windows in the front, and some windows are floor to ceiling.

"Because of the nature of the land here and because most of the homes front onto Victoria Park, we wanted to bring as much natural light into each home as possible," Camp says.

To introduce a sense of uniqueness into each residence, Mosaic has used colour and texture and rooflines.

It alternated between bright yellow, blue, white and brick exteriors, with alternating black and white window frames.

"Just as in most neighbourhoods, homes are different, we wanted our row houses to be individualized," Camp says. "So you won't find the exact same exterior design next to each other."

Each roof is slightly different from the one next to it. "Whether it's the dormer, roof lines or the roof, we worked hard to individualize the roof as well."

Another important component of Tatton homes, says Camp, are the gated entryways and landscaped front gardens.

The interiors are anything but traditional.

"Each home offers an open-floor concept, luxurious finishes, recessed entries, and shops and services just minutes from the front door," says Camp.

In what Camp refers to as a cut-out, she points to the niche in the wall in the dining room, another example, she says, "of creating a sense of more space and volume."

"We like to say that a Mosaic design is not cookie cutter," adds Camp.

A lot of the developer's attention to even the smallest of details comes from its "design labs."

"We encourage feedback from owners of our sister projects to determine if there is any way we can do things better," says Camp.

"One common complaint has been lack of storage space, and so you'll find in Tatton we have optimized storage space," she says. "The homes have large mud rooms, pantries, flex rooms, unfinished basements, vaulted lofts and crawl spaces, or a combination of some or all."

That attention to detail also extends to the back yard.

"We have also maximized decks and patios," says Camp.

Tatton row houses offer urban amenities in a country, casual setting.

Shopping, recreation and public transit are only minutes away from this tranquil and growing new community. Residents at Tatton have easy access to Victoria Park and a nearby elementary school.

"This community is away from the hustle and bustle, giving it a real sense of quiet and solitude," Camp says. "Coquitlam is a rapidly expanding, family-oriented community close to lakes, mountains and outdoor activities."



Mosaic Homes'™ Tatton row-home project at the base of Burke Mountain in Coquitlam is comprised of 32 residences. Prices for the homes begin at \$ 499,000.

