

**Address:**

1935 Manning Ave  
Port Coquitlam  
V3B 1L3



**Contact: Satpal Kaur**

**604-816-6150**

info@harmonytownhouses.com  
www.harmonytownhouses.com

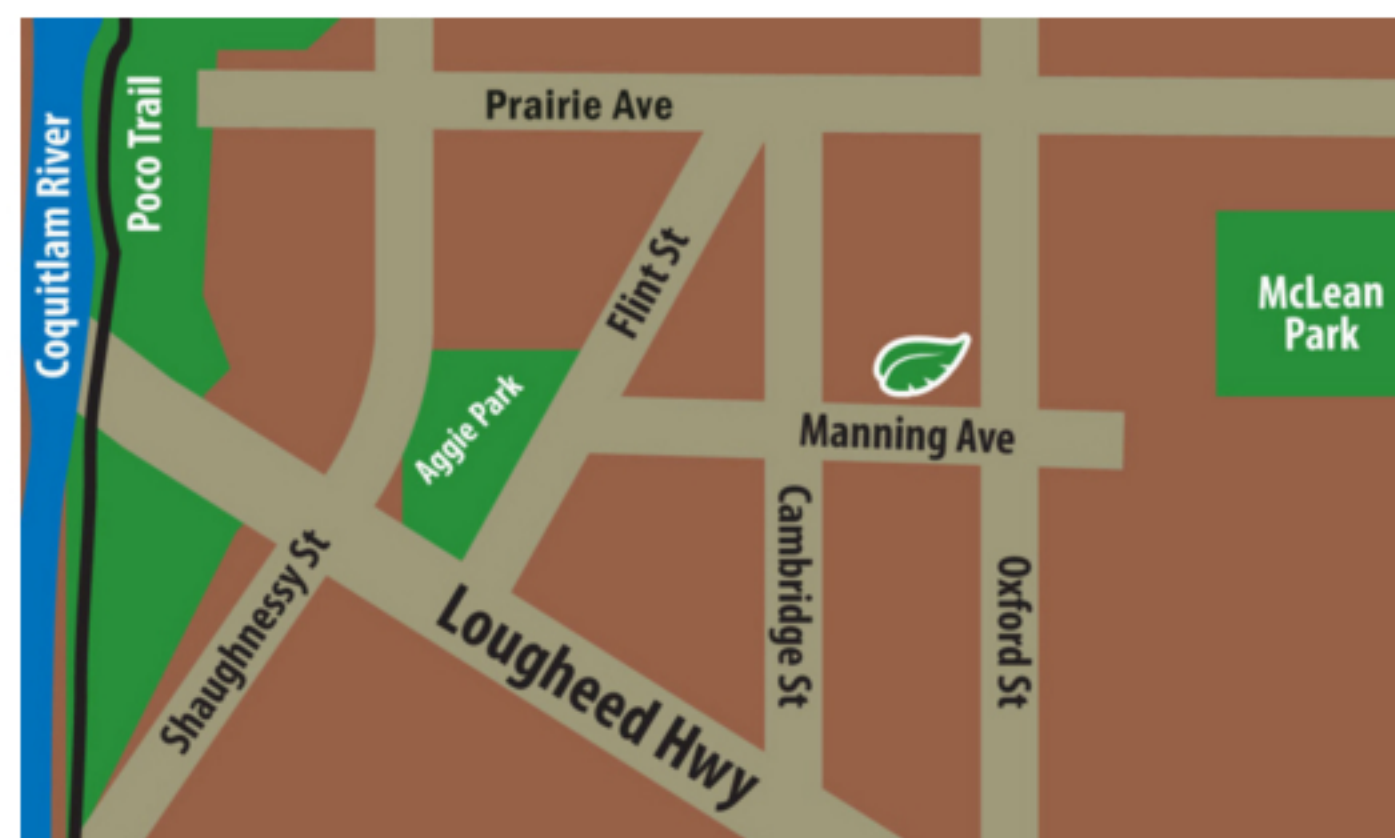


## WELCOME Home

*Nestled on a quiet residential street, amongst single family homes is Harmony, a new townhouse development. These custom contemporary town homes include modern, efficient floor plans with all the comforts and charm that you would expect from a new modern home. These Georgian style homes with vintage-inspired architecture are certified and built green with the latest technology.*

*Our green features create a home with lasting value, lower monthly utility costs and less maintenance. Homeowners will have the advantage of the most current 'green building' practices of any lower mainland builder. The interior palettes are a combination of the latest features coupled with era-appropriate designs. These new homes are for sale starting at \$419,900.*

*Currently offering new town homes in Port Coquitlam  
Harmony Town Homes 1935 Manning Ave, Port Coquitlam BC V3B 1L3*



**Town Homes for sale in Port Coquitlam, BC Canada**

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**For more information please call**

**Satpal Kaur at 604-816-6150**

**Or Email me [info@harmonytownhouses.com](mailto:info@harmonytownhouses.com)**



**SATPAL KAUR**





# Contact



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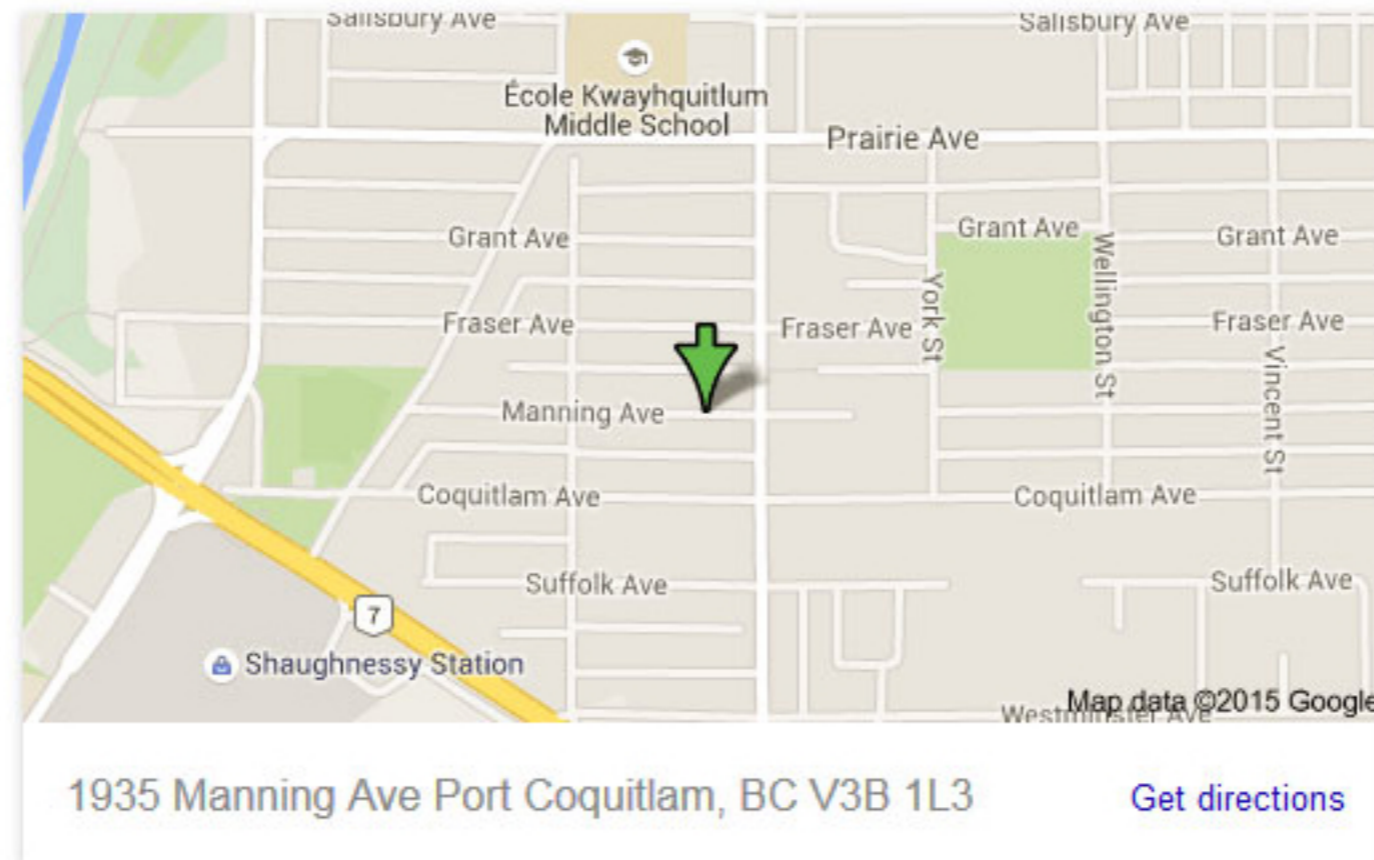
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**Web Site: [www.harmonytownhouses.com](http://www.harmonytownhouses.com)**

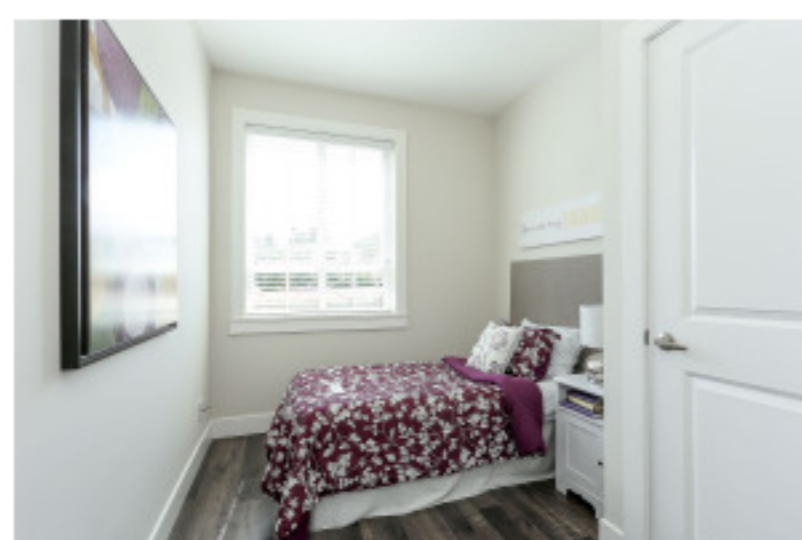
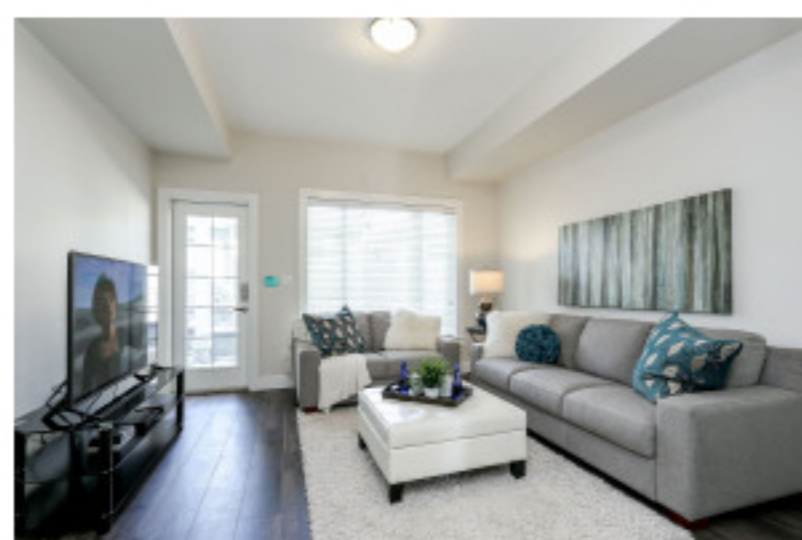
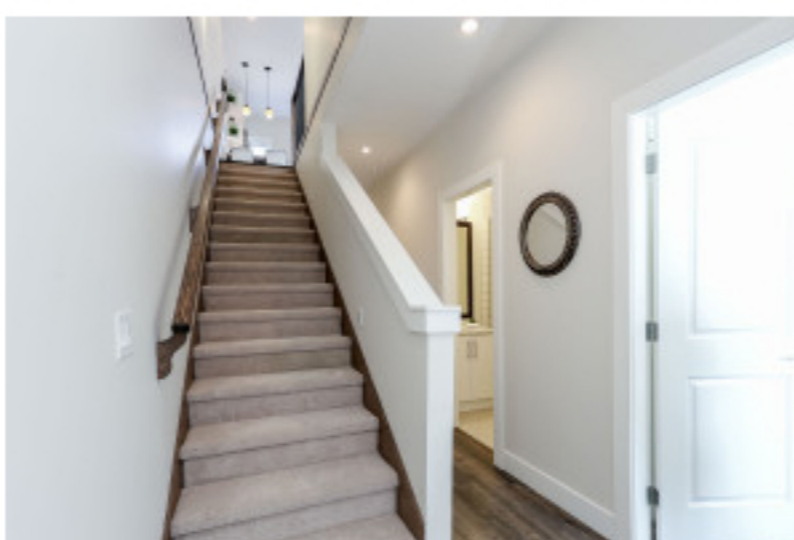
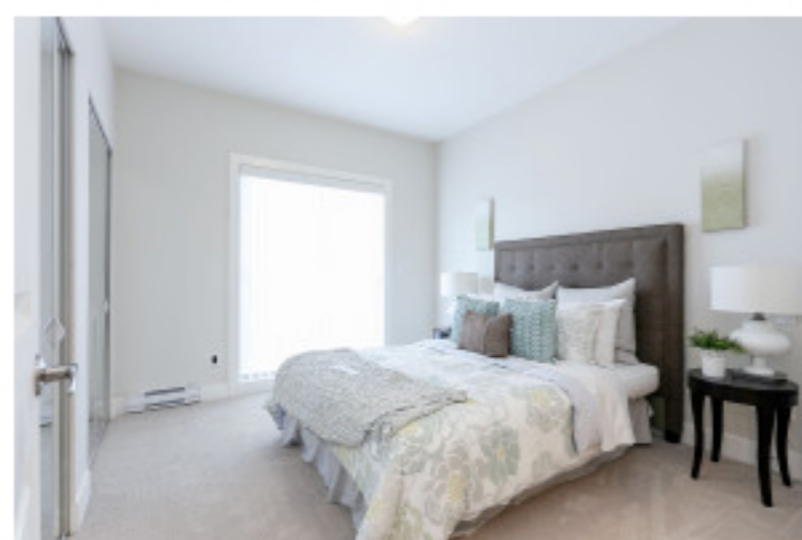
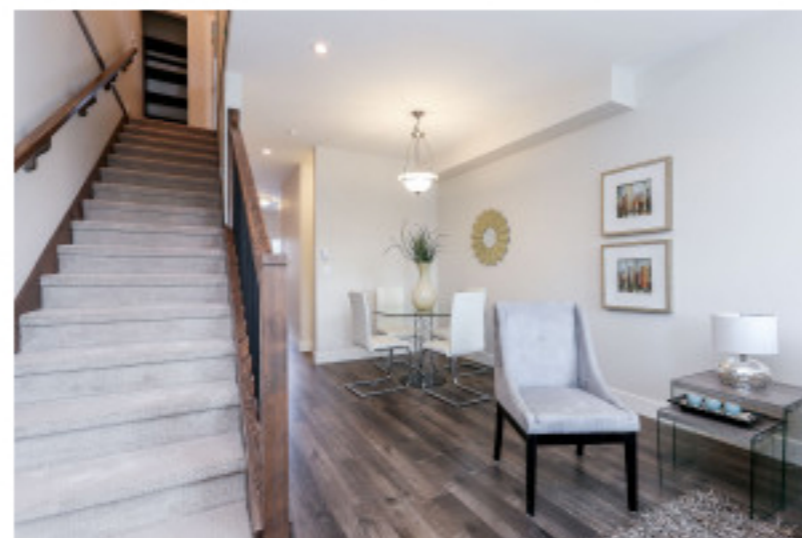
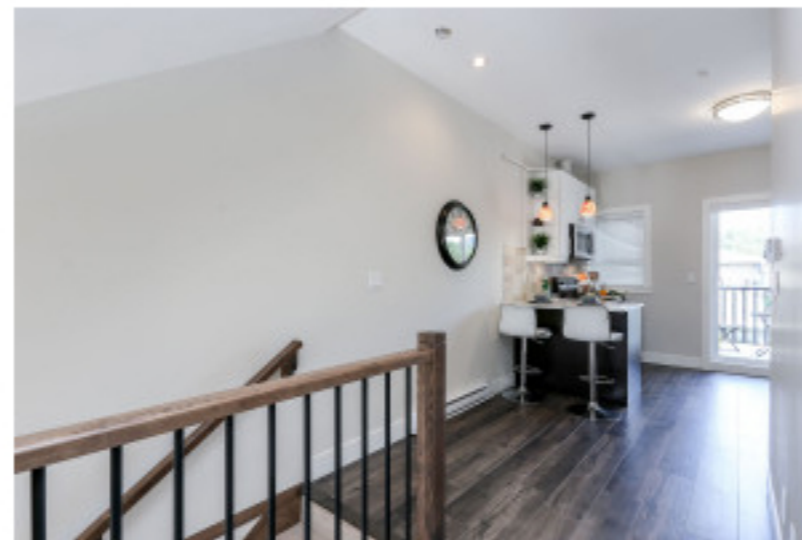
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**My Web Site: [SatpalKaur.com](http://SatpalKaur.com)**



# Photo Gallery



# Floor Plans



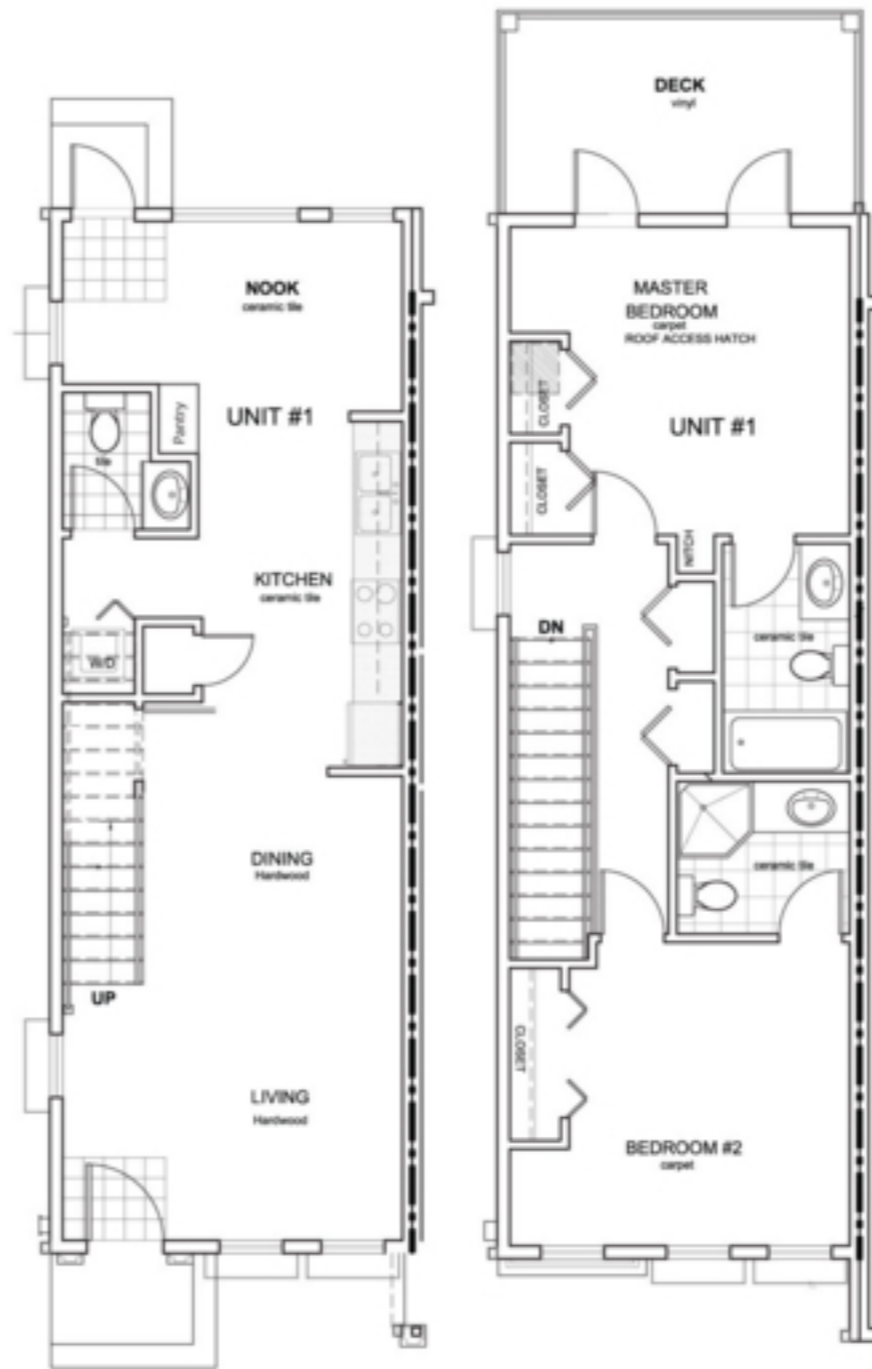
*Harmony*  
Welcome Home

## Harmonious Town Homes Two Town Homes #1&#2

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First Floor

Second Floor



## Serenity Town Homes Four Town Homes #1,#2,#3&#4

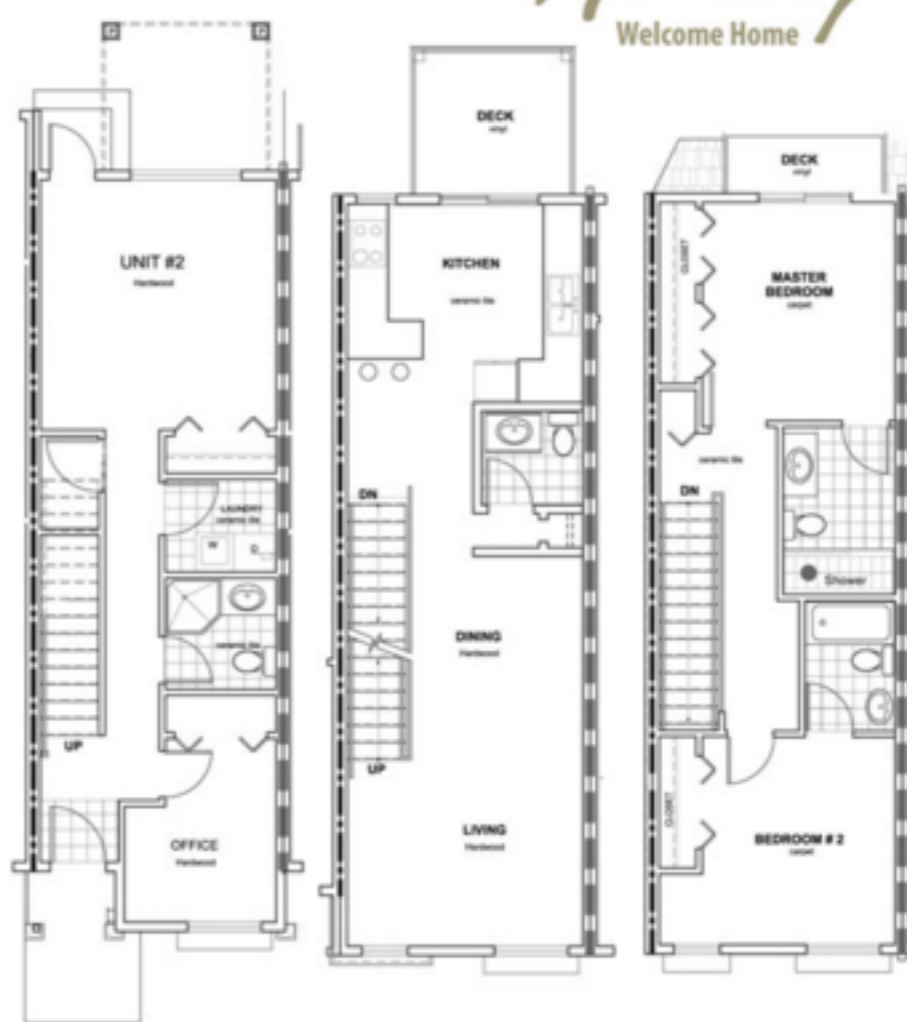
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First Floor

Second Floor

Third Floor



## Tranquility Town Homes Four Town Homes #1,#2 & #3

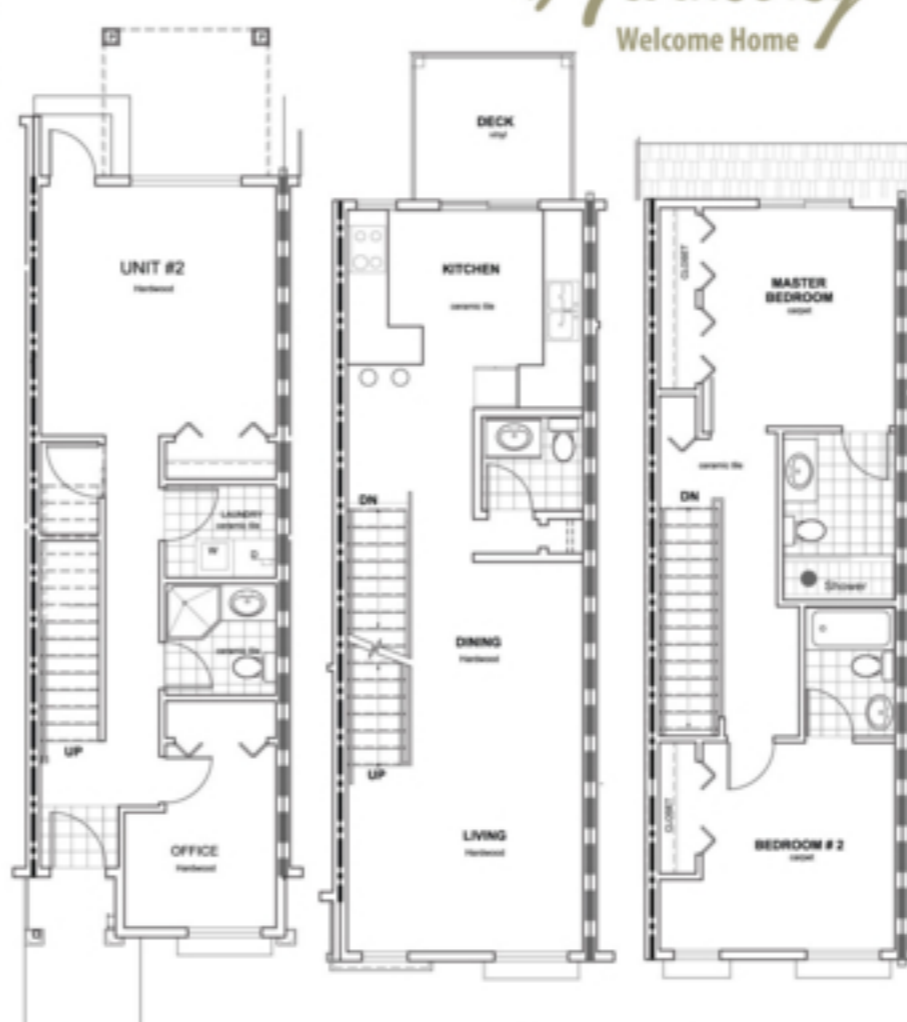
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First Floor

Second Floor

Third Floor



# The Builder

**Sirus Familamiri, P.Eng.,M.Eng.**

Company – 0771380 BC LTD.

## Education:

- Civil Engineering, University of London, England, 1970.
- Masters of Engineering in Structural Engineering, Concordia University, Montreal Quebec, 1970
- International Structural Publications, parametric Study & Elastic Analysis of Coupled Shear walls.

## Experience:

1988 – Present

Construction management, analysis and design of thermal power stations, office buildings, pipelines, intake pump house, water tanks and hydro-electric plants, Designing and building

## Memberships:

- WBI New Home Warranty/HPO
- Membership Associations of professional Engineers
- 1995 – Present APEG
- 1980-1995 Order of Engineers of Quebec
- 1976-1980 American Concrete Institute

## Residential Multifamily Projects Completed:

- The Sapphire (2008)-1969 Westminister Ave., Port Coquitlam, BC – 23 unit, 4 storey apartment project with underground parking, 677-930 SF units.
- The Grant (2006) – 1567 Grant Ave., Port Coquitlam, BCF – 26 unit. 3 storey townhouse project with underground parking. 850-1750 SF units.
- 2007 Silver Georgie Award Winner for Category 7 Best Townhouse Development
- The Triumph (2004)-2108 Triumph St., Vancouver, BC – 6 units, 3 storey apartment project, 650 – 1100 SF units. – Value: \$1,200,000.00 – 100% Sold

## Commercial project Completed:

- Place Darcan (1992)-St Jean Boulevard, Dollard- des-Ormeaux, Quebec 6 storey concrete office building, 3 level underground parking.
- Darcan (1990)-1755 St-Regis, Dollard-des-Ormeaux, Quebec, 2 storey steel and concrete office building.
- Place Prestige (1989) – 400 St Martin West, Laval. Quebec, 5 storey concrete office building, 2 level underground parking.
- Residential Single Family Projects Completed: Over 300 Single Family Custom and Spec. Homes



# Special Features

## Exterior

- Boutique style spacious townhomes with private entries
- Georgian-style architect with hardy plank siding and thin brick
- Energy Efficient windows fill homes with natural light
- Large decks, patios and private fenced yards extend the outdoor living space
- Single car garage and parking in the rear includes remote control garage electric door
- Additional parking on driveway

## Interior Finishing's

- Choice of dark or light flooring
- 9 foot ceilings throughout all 3 levels
- Main floor powder room in all units
- Carpeting in the bedrooms
- Horizontal 2" white blinds on windows and sliding doors
- Electric baseboards heat with individually controlled thermostats
- Laminated flooring on main and second floor
- Electric Fireplaces

## Kitchens

- Soft close cabinet doors and drawers
- Quartz countertops and imported ceramic tile backsplash
- Stainless steel appliance package includes microwave
- Microwave hood fan
- Under mounted double stainless steel sink
- Pendant lighting over kitchen bar
- Pot lights throughout

## Bathrooms

- Main floor powder room with porcelain tile flooring
- Master Ensuite has luxurious glass shower with rain shower head, quartz counter tops, porcelain sinks and porcelain floor tiles
- Bath tub with ceramic tile surround
- Ceramic tile floor and quartz countertops
- Auto Sensor lights in powder room

## Thoughtful Detail

- Built in closet shelving
- Cable outlets
- Conveniently located internet connections for high speed access in multiple locations
- Water hose connections front and back yards
- Laundry room with space for a stacked or side-by-side machines
- Auto Sensor light in staircase

## Safety In Mind

- Secure deadbolt front entry door with coded locks
- Hard wired smoke detectors thought
- Auto sensor light at the rear of the town homes
- Rain screen construction

## Warranty

- Comprehensive 2-5 10 warranty protection by • WBI Home warranty
- Materials and labor (2 years)
  - Building envelope (5 years)
  - Structural (10 years)

## Built Green

- Locally manufactured material used for construction wherever possible

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