

## FULTON HOUSE IN BURNABY HAS IT ALL

**Affordable highrise close to Brentwood stores**

MICHAEL BERNARD



*Fulton House is a 41-storey project with 296 apartment homes and seven townhouses by Polygon Fulton House Ltd. in Burnaby.*

For first-time buyer Michael Duong, choosing a home at Polygon's Fulton House on the periphery of the Brentwood Town Centre was a well-reasoned decision.

It was affordable, in the same city as his parents, and offered great value with a feature-packed list of amenities, including a swimming pool, outdoor fitness equipment and hot tub.

The 41-storey highrise also has views of downtown Vancouver and the North Shore mountains, and is a little removed from the hustle and bustle of the expanding Brentwood Town Centre.

"I liked that it was a really good location close to Brentwood Mall, and I knew that the area was up and coming, with lots of changes in the next few years," said Duong, 27.

"And when I looked inside, it looked really nice with all the amenities and the swimming pool.

"I don't mind being away from the mall, which might have a lot of traffic."

Duong, a mobile mortgage specialist with a major bank, said he chose a pre-sale building because he could get in for a relatively small down payment and a subsequent payment schedule that allows him to continue saving until he takes possession in spring 2019.

The only thing he didn't plan on was buying a two-bedroom home on the 38th floor rather than on a lower floor.

"But then I looked at the (computer-generated) view screen and was really attracted to being able to see downtown

Vancouver," Duong said.



*An artist's rendering of green space adjacent to the Fulton House project.*



*Master ensembles are equipped with frameless glass showers with a stonetailed bench, and second bathrooms have deep soaker tubs.*



*One- and two-bedroom homes are on offer at Fulton House. They vary in size to more than 900 square feet.*

Duong is typical of the buyers Polygon has targeted with its newest and largest condominium project to date, says Goldie Alam, the developer's senior vice-president of marketing.

"With this project, we were really wanting to maximize affordability," she said. "We were really conscious of making homes that were well designed, compact and at a price point that people could afford."

That strategy dictated the size of the homes, which, except for a handful of



*The 41-storey Fulton House, just minutes from shopping at Brentwood, will comprise 296 apartments and seven townhomes.*



*Kitchens have islands topped with engineered stone, flat-panelled cabinetry, under-cabinet lighting, a 30-inch five-burner gas cooktop with wall oven, a retractable hood fan and a microwave built in the island.*



*Three colour schemes are available in the homes at Fulton House: mocha, grey and vanilla white.*

townhouses and higher priced pent-

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## FULTON HOUSE'S PODIUM SPACE A SAFE 'LITTLE OASIS'

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houses, are one- and two-bedroom units ranging from about 540 to 919 square feet, smaller units than those offered in some other Polygon developments. Prices for the one-bedroom homes start at \$399,900, while the twobedroom homes start at \$529,900.

Fulton House, which is a sevenminute walk to the Brentwood shopping centre, is an alternative to the highrise-studded 26acre master-planned community planned for the town centre. "Some people don't want to be in the centre of everything. They would rather be a dis-tance from the mall."

So far, Polygon's approach has worked. Since its grand opening Sept. 24, the developer has sold more than 60 per cent of the 303 homes. "Here, it is all local buyers that we have been getting," Alam said. "We have had a tremendous amount of interest."

Polygon is currently offering a pro-motion where buyers get \$4,000 off the posted price of a one-bedroom home and an \$8,000 discount on a two-bedroom home.

The design of Fulton House has all one-bedroom homes on the 12th floor and below, with two-bedroom homes on the upper storeys. The pool and other amenities will be on the building's landscaped podium.

"It's basically a small park that is pri-vate, secure and safe," she said. "We've created this little oasis down there, a green space tucked away from every-thing, yet you are only a five-minute walk to Brentwood. You come home, and you don't have to leave to go to the gym."

Also included on the 28,000-square-foot platform are fitness machines both inside and outside, an infra-red sauna, a dog walk and grooming area, children's play area, a lounge with pool table, and a one-bedroom guest suite.

Visitors will enter the building through a dramatic glass canopied entrance to a hotel-inspired lobby with three elevators. Individual suites have solid wood en-trance doors with polished chrome hard-ware. Three colour schemes are avail-able: mocha, grey and vanilla white. Ceilings rise to eight feet, six inches.

All suites have generously sized balconies with sliding or opening doors.

Kitchens are equipped with islands topped with engineered stone, flat-panelled cabinetry, integrated appliances, including 24-inch wide refrigerators for one-bedroom homes and 30-inch fridges for two-bedroom units, a 30-inch five-burner gas cooktop with wall oven, a retractable hood fan, a microwave built in the island, and under-cabinet lighting,

Tucked behind panelled doors in the living room are a side-by-side washer and dryer in a spacious laundry cupboard with room to hang clothes.

Master bedrooms are roughly the same size in both one- and two-bedroom units and are large enough to accommodate kingsized beds. They come with either walk-in style closets or his and hers divided wardrobe spaces. Master ensuites are equipped with spa-style frameless glass shower stalls with an engineered stone-topped bench, rain-shower head fixtures, niches for toiletries and a floating vanity. Second bathrooms have deep soaker tubs.

Each suite comes with a single parking space, and the garage has electric car charging stations, four car-wash stations and brightly lit areas with security cameras.