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Details are the Difference.



METAL WORK

Classic black metal work in the form of Juliette balconies, ornate window screens, railing pickets, terrace gates, planter boxes and portico accents.



BRICK DETAILING

Rich brick exteriors with contrasting red brick window headers. Areas of decorative brick pattern. Red brick walls and monuments.



ENTRANCES

Prominent and detailed, entry portico exterior lobby framed by traditional columns with decorative black metalwork and feature lighting. Interior home entrances with distinct arrival artistic details.



NICHES

Niches placed throughout the home provide space to feature art pieces and specialty shelving.



LANDSCAPING

Green space surrounds with mature trees and hedging framing the building. Garden plots and a natural play area.

[SEE THE GEORGIA FLOORPLANS >](#)

MOSAIC NEWS



GEORGIA HOMES FINAL RELEASE

Over 50% of the **GEORGIA** 1 & 2 bedroom homes in West Coquitlam were sold in only 7 days. Due to this overwhelming success, **GEORGIA**'s final homes will be released on July 9th to priority registrants - months ahead of schedule!

[Read more](#)

POSTED ON JULY 7 2011
TAGGED WITH: GEORGIA



GEORGIA HOMES: WHY WEST COQUITLAM?

GEORGIA's West Coquitlam neighbourhood is undergoing rapid growth that is expected to continue. Read this article to find out what this well established community has to offer, and how it will get even better.

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POSTED ON JUNE 30 2011
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GEORGIA Why GEORGIA? Floorplans Neighbourhood Images News Our properties



West Coquitlam, BC

Georgian architecture meets modern interiors. 1 & 2 bedroom homes steps from the planned Evergreen line.

From the mid \$200's

CHOOSE YOUR FLOORPLAN



CHECK OUT THE NEIGHBOURHOOD



VIEW OUR INTERACTIVE GALLERY



READY TO BUY? WE'RE HERE TO HELP.



Home Buying Step-by-Step
 The MOSAIC Sales Team is here to provide you with a clear explanation of the process leading up to your Completion Date and answer any other questions you may have.
[Learn more >>](#)

MOSAIC NEWS



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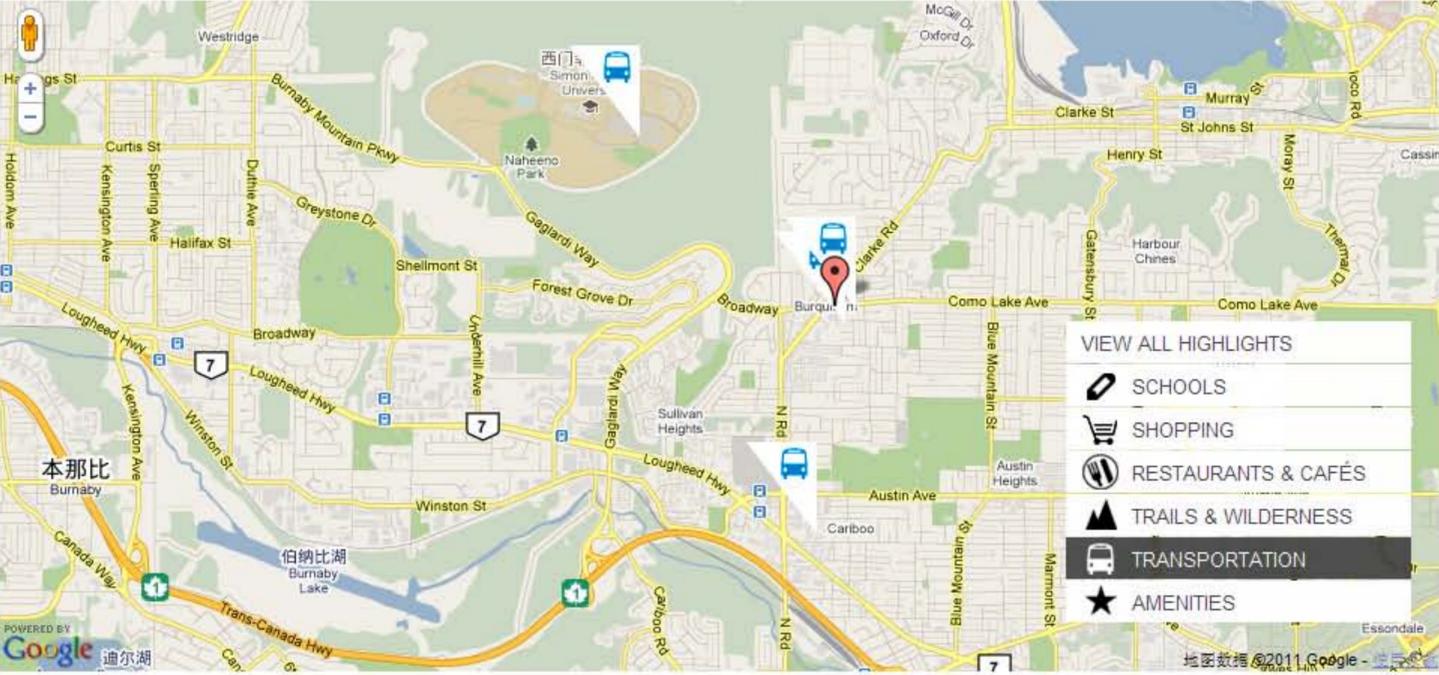
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Neighbourhood

At GEORGIA, you don't have to go far to find what you need. Transit, shopping, and recreation are just around the corner. SFU is just up the hill.

Get Directions



- VIEW ALL HIGHLIGHTS
- SCHOOLS
- SHOPPING
- RESTAURANTS & CAFÉS
- TRAILS & WILDERNESS
- TRANSPORTATION
- AMENITIES

- SCHOOLS**
- Simon Fraser University
 - BCIT
 - Glenayre Elementary
 - Banling Middle School
 - Port Moody Secondary
 - Mountain View Elementary

- SHOPPING**
- Lougheed Town Centre
 - Costco
 - Metrotown
 - New Safeway coming soon
 - IKEA
 - Coquitlam Centre
 - Shoppers' Drug Mart

- RESTAURANTS & CAFÉS**
- White Spot
 - Rhino's Pub & Grill
 - Thai Garden Restaurant
 - C Lovers Fish & Chips
 - Joey Restaurant
 - Bubble World
 - Cumpari's Gelato & Caffe
 - Sushi California

- TRAILS & WILDERNESS**
- Burnaby Lake Regional Park
 - Deer Lake
 - Burnaby Mountain Park
 - Como Lake

- TRANSPORTATION**
- Evergreen Line, Burquitlam Station
 - BUS 143 to SFU
 - BUS 97 to Lougheed Skytrain
 - BUS 156 to Lougheed Skytrain
 - Lougheed Town Centre SkyTrain Station

- AMENITIES**
- Burnaby Public Library
 - She's FIT
 - Vancouver Golf Club
 - Steve Nash Fitness World

SEE THE GEORGIA IMAGE GALLERY >

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Images

We could go on and on about why GEORGIA is a great place to live, but sometimes it's better to let pictures do the talking.

 Start the gallery



MOSAIC News



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POSTED ON JULY 7 2011
TAGGED WITH: GEORGIA



WESTWOOD HOMEOWNER TESTIMONIALS PT.2

The **WESTWOOD** community in Coquitlam continues to take shape as we now have several homeowners settled in and putting their personal touches on their new homes. Let's see what they have to say about their experience with **MOSAIC**.

[Read more](#)

POSTED ON JULY 8 2011



GEORGIA HOMES: WHY WEST COQUITLAM?

GEORGIA's West Coquitlam neighbourhood is undergoing rapid growth that is expected to continue. Read this article to find out what this well established community has to offer, and how it will get even better.

[Read more](#)

POSTED ON JUNE 30 2011
TAGGED WITH: GEORGIA



CONSTRUCTION PROGRESS PT.3

The **WESTWOOD** construction team continues to dazzle us with their efficiency. Our 2nd round of homeowners have started moving in this month and the rest of our homes in this community are trucking along.

[Read more](#)

POSTED ON JUNE 29 2011

JOIN OUR UPDATE LIST

Stay updated on current property developments and be the first to know about new ones. [Register >](#)

You can also use our [Homeowner Care Form](#)

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 - [WESTWOOD HOMEOWNER...>](#)
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 - [CONSTRUCTION PROGRESS PT.3 >](#)
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 - [JUNE 2011 >](#)
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Georgia by Mosaic, a 4-storey building on the border of Burnaby and West Coquitlam

With modern interiors and a facade that radiates the charms of a bygone era, Mosaic Homes' Georgia will ensure that buyers enjoy the best of both worlds

Sun

Saturday, July, 09, 2011



An architectural rendering of Georgia. The exterior will have classic features inspired by Georgian architecture, such as brick and metal work, Juliet balconies, portico accents and traditional columns.



For many years, the exteriors of Mosaic Homes' town houses and row homes have been fitted with the classic detailing of Georgian inspired architecture. Now, the developer is poised to do something it has not done before: apply that same look to an apartment building. Georgia, a four-storey building that will rise on the border of Burnaby and West Coquitlam, will be embellished with many of the features that, together, have become somewhat of a design trademark for Mosaic: Brick and metalwork, ornate window screens, Juliet balconies, an entry portico framed by prominent columns. "We've been planning to build a Georgian-style apartment for some time," Mosaic's Geoff Duyker says. "The idea has been gestating in our office for a long time." The look, while in keeping with many other Mosaic undertakings, contrasts sharply with another recent Mosaic project, also an apartment. Nest, a five-storey building in the UniverCity community atop Burnaby Mountain, reflects a more contemporary exterior sensibility; charcoal brick and white HardiPlank siding, punctuated with colourful glass balcony panels. Nest's 80 homes have now sold, and it is clear there is a market also eager to embrace the Georgia action: More than half of the 70 one-and two-bedroom apartments were snapped up within days of their launch. "We love Georgian architecture because it has time-tested design elements that have stood the test," Duyker says of the Georgia facade. "We incorporated them here in such a way that we think we've designed a stunning building from an exterior perspective, with incredibly modern, efficient, comfortable interiors." Georgian architecture, named for the four successive King Georges ruling England from 1714 to 1830, is characterized by symmetry, classic proportions and decorative elements. But while Georgia's "public face" will certainly reflect that design, its interior or private spaces will be thoroughly contemporary. The two-bedroom,



PHOTOS BY GLENN BAGLO/ PNG



An open-concept design adds to the feeling of spaciousness in the Georgia show home. The living area, which opens to a deck, has large windows that allow for lots of natural light. A work station neatly built into a nook makes for a useful multipurpose space.



two-bathroom show suite in the Georgia “home store”, located on Clarke Road, just a couple of blocks from where the apartment building will rise, reflects the modern-day punch that will characterize the homes. The layout is open concept. Appliances are stainless steel Energy Star products from Whirlpool. Counters are fitted with white quartz counters. Utility shelving — ideal for storing spices or displaying knick-knacks — stretches beneath the lacquer kitchen cabinetry. Bathrooms are fitted with porcelain tile flooring, chrome faucets and tiled shower niches. Engineered laminate tops the floors in the living, dining and kitchen spaces. A work station — if anything, a feature of contemporary home design — has been built into a nook off the main living area. “That clean, simple look is something that’s been incorporated throughout,” notes Georgia sales manager Ashley Judd. “The architecture is stunning, but the interiors are spacious and contemporary. So it just isn’t something we’ve seen a lot of.” Georgia will be positioned in a neighbourhood that’s long been primarily home to detached residences, and just a short stroll from the planned Evergreen Line’s Burquitlam Station. Buyers, says Duyker, have been lured by that long-promised transit line, by new retail activity imagined for the area, and by the shiny new residences themselves. “There’s been a strong response from the immediate



Mosaic's Georgia will feature stainless steel Energy Star appliances, lacquer cabinetry, stone counters and under-cabinet lighting.



Bedroom floors will be topped with warm carpeting, while living, dining and kitchen areas will have engineered laminate flooring.



neighbourhood, which really showed us that there are people who live here and love it, and haven’t had a newhome option for a very long time,” says Duyker, adding that the project is also proving to appeal to those connected with nearby Simon Fraser University. “It’s literally a six-minute drive or a 10-minute bus ride up the hill.” Emphatic entrances — again, something of a Mosaic trademark — will also characterize the Georgia homes. Decorative panels topped with stylish light fixtures will be placed adjacent to each interior doorway. All ground level homes will be accessible, not only through their hallway entrances, but also through exterior gated entrances that open to private gardens and patios. Common areas will include a number of garden plots at the rear of the building, a children’s play area, fitness and meeting rooms, and an outdoor lounge. Georgia, which will have six floor plans on offer (with some slight variation), may represent a first for Mosaic, but it also represents a first for a neighbourhood rezoned for increased density. “There are other developers who have purchased land, too,” says Duyker, “ so while this is a great neighbourhood already, it’s going to get even better.” And while the aptly named Georgia might be



seen as a foray both old and new for Mosaic, Duyker says it's representative of what's to come.
“ We will continue to evolve this style in apartment buildings that we do, but we're also looking at more contemporary design in apartments that we have in our pipeline.”

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GEORGIA HOMES FINAL RELEASE



It pays to stay in the loop: **GEORGIA**' s final homes will be released to all registrants this **Saturday, July 9th!**

We're thrilled with the early feedback for **GEORGIA**. Over 50% of these West Coquitlam homes were sold in just 7 days.

Due to this overwhelming success, starting **Saturday, July 9th** at 12pm sharp, the final great selection of one and two bedroom homes will be made available priced from the **mid \$200s**. These homes are being sold at a rapid rate and we encourage you to act quickly to avoid being disappointed and get your first choice of home.



Purchasers love the [convenient West Coquitlam location](#) just minutes to transit, shopping, parks, schools and more. [SFU](#) is only 6 minutes away from the homes at **GEORGIA** - a chance for you to live close to campus without being stuck on campus 24/7.

The unique [Georgian architecture](#) with modern interiors, and **MOSAIC**'s meticulous attention to detail are just a few more reasons to take another look at **GEORGIA**.

Join us this Saturday for the **GEORGIA FINAL RELEASE** from 12 - 6pm. We would love to see you and help you select a home that best suits your needs.



If you have yet to visit **GEORGIA**, and are unable to attend the event, our Home Store is now open daily (except Fridays) from 12 - 6pm. Our Home Store with Two Bedroom Model Home is located at [552 Clarke Road](#), West Coquitlam. In the meantime, our sales team can be reached at **604-936-9300** or info@georgiabymosaic.com. See you soon!

Posted on July 7 2011

Tagged with: [Georgia](#)



GEORGIA OPENS ITS HOME STORE WITH GREAT SUCCESS!



Last week we held our **GEORGIA** Realtor Preview Event. Over 80 realtors visited the **GEORGIA [Home Store](#)** to learn more about this new community in **West Coquitlam**. Early feedback was very positive with many realtors telling us that they saw the value in how close [the location](#) is to SFU, transit, and shopping. In addition, they loved the refined [Georgian architecture](#), modern interiors, and **MOSAIC**' s attention to detail.





This past Saturday, **GEORGIA** opened its doors to our priority registrants offering the first opportunity to buy a home at **GEORGIA**. 30 happy homeowners purchased a variety of 1 & 2 bedroom homes. Our new **GEORGIA** homeowners love the modern and functional homes.



If you have yet to visit **GEORGIA**, we will be holding the **GEORGIA Grand Opening this Saturday June 25** from 12 – 6pm and would love to see you. We are releasing more homes and our sales team would be happy to help you select one that fits your needs. Our Home Store with Two Bedroom Model Home is located at [552 Clarke Road, West Coquitlam](https://www.552clarke.com). In the meantime, our sales team can be reached at **604-936-9300** or info@georgiabymosaic.com.

Posted on June 23 2011

Tagged with: [Georgia](#)



CONSTRUCTION PROGRESS PT.3



How time flies! Since our last **WESTWOOD** construction progress report, construction at **WESTWOOD** has moved forward a lot. Homeowners began moving into the **WESTWOOD** homes overlooking the protected green space along Bedford Street in the beginning of 2011. The rest of the community is still under construction and we just had our second round of homeowners moving into **WESTWOOD** in June.



Our two bedroom and den F floor plans, **homes #36 - 47**, are now complete and have just been turned over to their excited new homeowners. The colourful exteriors on these homes look really beautiful and differentiate each home from the next. **Landscaping** along the driveways was **planted a few weeks ago**, framing the entry to each individual home. The buildings on the south side, **homes #108-131**, have shed their protective waterproof membrane that they had been wearing for months. The



colourful vinyl sidings are in place and look beautiful. They are past the initial framing stage, and are now being given their final interior touch ups.



I'm very excited to see **WESTWOOD** moving forward as planned – construction is even ahead of schedule! Walking down the wide roads of **WESTWOOD**, you can really get a sense for how the stunning this community will look once its completed. I invite you to come out and visit us this weekend as we are down to the last few homes.



GEORGIA HOMES: WHY WEST COQUITLAM?



GEORGIA' s West Coquitlam neighbourhood is undergoing rapid growth that is expected to continue. This well established community has a lot to offer its residents, and it will be getting even better as a result of the initiatives planned by the [City of Coquitlam](#).

GEORGIA' s proximity to transit, shopping, parks, and great schools including [SFU](#) means that convenience is close at hand with everything you need right at your doorstep.

Rapid Transit

West Coquitlam is currently well serviced by Transit including Bus and Skytrain. Highway 1 is easily accessible for quick commutes to Vancouver and beyond.



[Burquitlam Station](#), as part of the planned [Evergreen Line](#), will be only steps from the new homes at GEORGIA and will soon serve as an easy access hub and act as an east west connector allowing for improved auto circulation.

Great Shopping



The shopping opportunities are abundant in the GEORGIA neighbourhood. [Lougheed Town Centre](#) is minutes away, with major retailers such as London Drugs, The Bay, Walmart, and H & M to name a few.

Nearby, the brand new **Northgate Village** has many daily conveniences including PriceSmart Foods, Shopper's Drug Mart, TD Canada Trust, Tim Horton's, and GoodLife Fitness.

[Coquitlam Centre](#) is within 10 minutes and features over 200 stores including Aritzia, Sephora, T&T Supermarket, H&M, lululemon, Coast Mountain Sports, Future Shop, The Bay, London Drugs, Sport Chek, Zellers, Sears, Golf Town and Old Navy all in one convenient location.

Parks and Greenspace



If you're looking to get outdoors, check out **Burquitlam Park**. Here you can play baseball, basketball, tennis or field sports as well as spend time with your children in the playground.

An avid golfer? You'll be pleased to know [The Vancouver Golf Club](#), one of the finest courses in the Pacific Northwest, is minutes from your home at **GEORGIA**.

Check out our [Parks and Recreation](#) blog to find out even more outdoor activities located near our new **GEORGIA** 1 & 2 bedroom homes.

Schools



Stay tuned for our next blog all about schools in the neighbourhood and how they rank in the province.

What's Ahead for West Coquitlam?

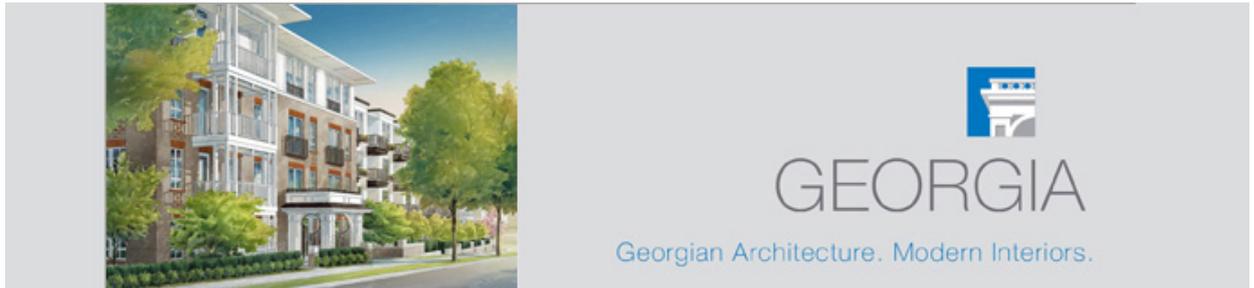
With the planned revitalization efforts, the City will create a bustling neighbourhood by forming a transit oriented village with enhanced retail space, pedestrian friendly walkways and urban greenways, schools, parks and residential development. Learn more about the exciting changes for [GEORGIA's West Coquitlam neighbourhood](#). Keep your eyes on this neighbourhood to watch the transformation unfold for yourself!

Posted on June 30 2011

Tagged with: [Georgia](#)



Georgian Inspired Architecture at the New GEORGIA Coquitlam Condos for Sale by MOSAIC Homes - Boutique West Coquitlam Apartments from Mid \$200' s



West Coquitlam Homes for Sale at Georgia by MOSAIC

Classic Georgian architecture meets modern interiors in this collection of beautiful 1 & 2 bedroom MOSAIC GEORGIA Coquitlam condo apartments. An ideal location just next to the new Evergreen corridor on the border of Burnaby and West Coquitlam real estate market, the GEORGIA by MOSAIC condos are minutes from major transit routes and shopping. Located in the Evergreen Coquitlam real estate neighbourhood, the pre-sale one and two bed floor plans are just a couple of minutes away from both Lougheed Town Centre SkyTrain Station as well as Lougheed Mall with all of its shopping, restaurants and entertainment options. Also, the new GEORGIA Coquitlam apartments are just one block away from the proposed Evergreen SkyTrain Line, making it even more convenient for you when it is completed. Also close by the new MOSAIC GEORGIA Coquitlam apartments for sale is SFU, BCIT and major transit routes and highways. The first opportunity to purchase a new pre-sale Coquitlam GEORGIA condo by MOSAIC Homes comes Spring 2011 and the one bedroom suites start from the mid \$200k range, making GEORGIA the best Evergreen Coquitlam real estate value in this amazing neighbourhood. Following the huge success of the NEST Burnaby Mountain condos, MOSAIC continues their development of sustainable, affordable yet high-end multi-family housing at this new apartment community. From the Georgian style architecture to the interior detailing and craftsmanship not seen in today's marketplace, the MOSAIC GEORGIA Coquitlam apartments are designed to maximize your comfort, function and entertainment space.



As mentioned, the pre-sale launch will occur in the spring of 2011 while the completion dates will be Winter 2012. Purchasing at the new GEORGIA Coquitlam apartments for sale give you the opportunity to invest in a stunning, affordable home within an emerging transit hub. Now is the perfect time for you or someone you know to purchase at GEORGIA by MOSAIC.

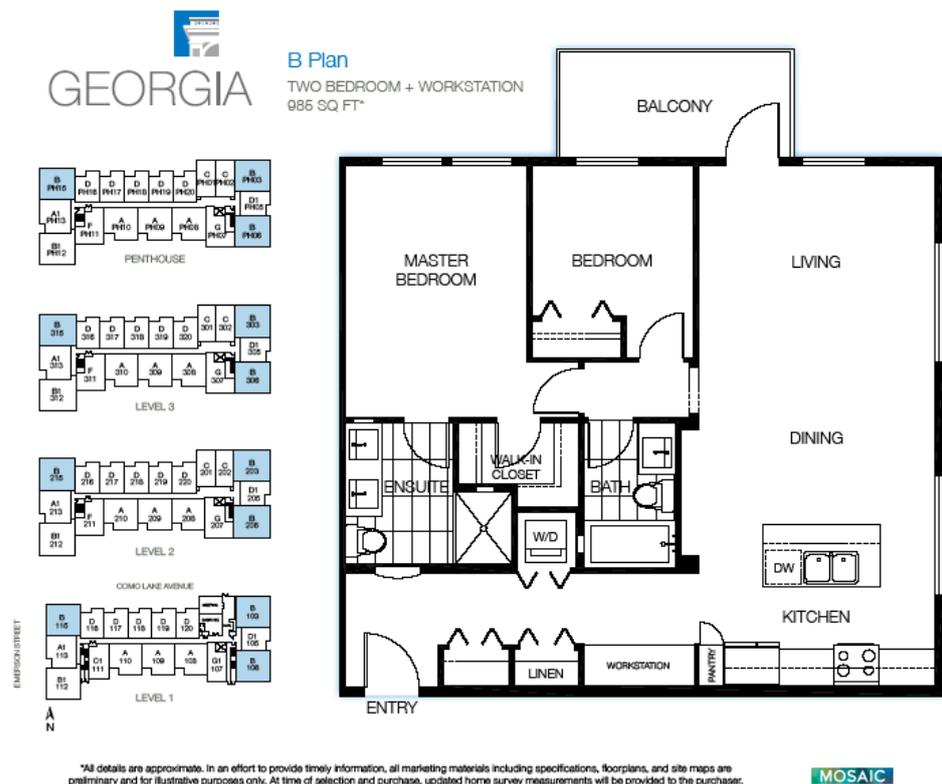


Some Great Features at this New Coquitlam Real Estate Development

MOSAIC is well known for building quality projects that surpass home buyers' expectations each and every time. At the West Coquitlam GEORGIA apartments, it's really no different. Here are some of the outstanding features that are presented at the GEORGIA Coquitlam apartments for sale: The bedrooms, dens and hallways will have carpeting while the kitchens and living rooms will have rich hardwood laminate flooring. The bathrooms will have large format rectangular ceramic tiling. The pre-sale Coquitlam apartments at GEORGIA by MOSAIC will also have an appliance set by Whirlpool with stainless steel finish in addition to Energy Star rated appliances (except the dryer). The cabinetry in the kitchen and ensuites are Greenlam and the countertops are bright polished composite stone



available in two colours. The Georgian architecture presented in this residential West Coquitlam real estate development is unique in that the entrances are both prominent and detailed with portico exterior lobby framed by traditional columns with decorative black metalwork and feature lighting. In addition, the interior Georgia Coquitlam apartment entrances have distinct arrival artistic detailing. The rich brick exterior facades with contrasting red brick window headers are distinct to Georgian architecture and the new Coquitlam Georgia condos will have areas of decorative brick pattern work as well as red brick walls and monuments. Classic black metal work in the form of beautiful Juliette balconies, planter boxes, portico accents, terrace gates, ornate window screens and railing pickets are also featured as are large green spaces that are surrounded by mature trees and hedging framing the West Coquitlam Georgia apartment building. There are garden plots as well as a natural play area for children. Niches at the new Georgia Coquitlam condos for sale are placed throughout the home and provide space to feature art pieces and specialty shelving.



The Georgia Coquitlam Floor Plans

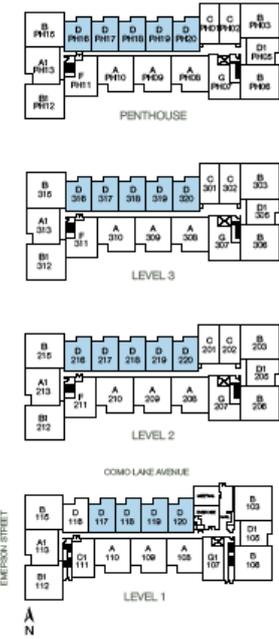
The sample layouts have been released by MOSAIC for the Georgia Coquitlam condos and they include the following ... but please make note that these are draft floorplans and can be changed by the developer at any time. For

more information, we advise that you speak with a Georgia Coquitlam condo specialist today.

- > A Floor Plan - Two Bed + Workstation/Two Bath at 878 square feet
- > A1 Plan - 1 Bedroom + Den + Work Station/Two Baths at 878 square feet (alternate plan)
- > B Floor Plan - 2 Bedroom and Workstation with Two Baths at 985 sqft
- > C Layout - 1 Bed+Work Station with 1 Bathroom at 594 sqft
- > D Floorplan at GEORGIA Coquitlam - 1 Bed+Work Station at 620 square footage
- > D1 Alternate Plan is 591 sq ft
- > F Floor Plan - 1 Bed+Den at 748 square feet (1.5 baths)
- > G Plan - 1 Bed and Workstation Layout with 1 Bath at 730 sqft



GEORGIA



PENTHOUSE

LEVEL 3

LEVEL 2

LEVEL 1

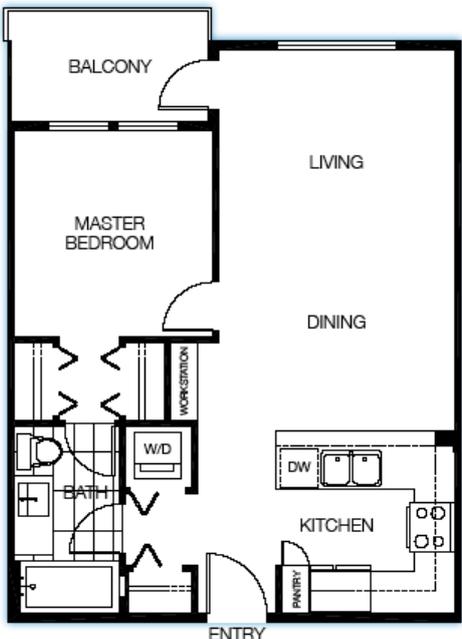
COMO LAKE AVENUE

EMERSON STREET

A
N

D Plan

ONE BEDROOM + WORKSTATION
620 SQ FT*



ENTRY

*All details are approximate. In an effort to provide timely information, all marketing materials including specifications, floorplans, and site maps are preliminary and for illustrative purposes only. At time of selection and purchase, updated home survey measurements will be provided to the purchaser.

Some General Overview Details about Georgia Coquitlam Condos

The beautiful Georgian architecture meets modern interiors in this collection of Georgian architecturally inspired 1 and 2 bedroom apartments from MOSAIC in West Coquitlam real estate market place. Ideally

situated in the new Evergreen SkyTrain Line corridor on the border of both Burnaby and West Coquitlam GEORGIA condos are mere minutes from major transit routes and the diverse amenities of this vibrant neighbourhood. Featuring all the meticulous attention to proportion, detailing and quality you have come to expect from MOSAIC, the new West Coquitlam GEORGIA homes will be affordable and centrally located as well. You can priority your interest for pre-sales at GEORGIA today by visiting mosaichomes.com or by calling 604.936.9300. Here are a few highlights of the new MOSAIC real estate development at the West Coquitlam Georgia 1 and 2 bedroom condos that are launching: expansive windows with pane detailing, extensive exterior brick details and metal work in addition to the peace of mind that comes with owning a MOSAIC home. Priced from just the mid \$200' s, the new Coquitlam GEORGIA Condos for sale are affordable and centrally located just a block away from the proposed Evergreen Skytrain line along the border of West Coquitlam and Burnaby. Now is the time to register online for VIP access to the summer grand opening launch.

