



## BEYOND EXPECTATIONS

Nestled between towering evergreens high on Westwood Plateau, Cascade features luxury two-bedroom suites in Coquitlam's premier neighbourhood. Designed for a seamless transition from single-family to apartment living, these homes combine inspired architecture with spacious layouts and timeless finishes. Uniquely located adjacent to Westwood Plateau Village, Cascade also offers an exceptional setting that blends picturesque views with shopping and recreation at your doorstep.





Cascade is a distinguished new addition to Coquitlam's premier neighbourhood. The concrete structures, a first for the Plateau, make a distinctive architectural statement. Graceful articulating façades, unique tiered rooflines and large picture windows project sophisticated styling. At the same time, a tasteful colour palette complements the deep shades of the surrounding greenbelts, unifying the development with its natural setting.

Underlying the eye-catching design is an innovative site plan. The sloped, tree-lined property inspired two stepping forms separated by a terraced greenway. This thoughtful arrangement provides views between the structures while using the bordering ravines to maintain privacy from neighbours. The cascading layout also concentrates density on a smaller footprint, leaving more space for native landscaping and outdoor amenity areas.

SEE NORTH VIEW

SAVOUR CASCADE'S  
INSPIRED ARCHITECTURE AND  
PROGRESSIVE SITE PLANNING



## DELIGHT IN CASCADE'S SPACIOUS INTERIORS AND TIMELESS FINISHES

Cascade was designed without compromise for downsizing homeowners. Liberty targeted an average size of 1,200 square feet so layouts would accommodate the typical furnishings of a single family home. In addition, key features like nine foot ceilings, large picture windows and expansive decks were added to create a sense of space and volume. The result is a home that surpasses your expectations of apartment living.

Finishes were selected to provide modern style with lasting sophistication. Units offer a number of contemporary elements such as stainless steel appliances, under-mounted sinks and a chimney-style hood fan. At the same time, solid maple cabinets, granite countertops and engineered hardwood flooring evoke a timeless appeal. The combined effect is an enduring design scheme that will be enjoyed for years to come.





Westwood Plateau provides the perfect setting from which to enjoy your new home. Whether looking south to Mount Baker and the Fraser Valley or north towards Eagle Mountain, residents will have stunning vistas in every direction. Purchasers will also find serenity in the two forested ravines bordering their new homes, a lush terraced courtyard with seating areas to relax and reflect and an extensive network of local trails to explore.

Convenience starts next door at Westwood Plateau Village where you can walk to a full-sized grocery store and numerous local shops offering services from video rentals to banking. Slightly further afield, you'll discover a complete community with an abundance of amenities. Shop for the latest fashions at Coquitlam Centre, golf at Westwood Golf & Country Club or make an easy commute downtown on the Westcoast Express.

ENJOY CASCADE'S  
PICTURESQUE VIEWS AND  
CONVENIENT LOCATION

SEE THE SURROUNDING COMMUNITY



**Legend**

West Coast Express



Evergreen Line (proposed)\*



Westwood Plateau Trails



Shore Line Trail

 CLOSE MAP

Liberty is committed to helping you reduce the environmental footprint of your new home. We achieve this goal by focusing on five key tenets of green design: low-impact site planning, efficient energy usage, reduced water consumption, responsible construction practices and excellent indoor air quality. The result is an industry leading development approach that exceeds even the latest BC Building Code standards.

At Cascade, the upshot of forward-thinking design is tangible savings on daily operating costs. Reduced water consumption equates to high performance plumbing fixtures that cut hot water heating charges. Efficient energy usage means enhanced insulation, programmable thermostats, better windows and compact fluorescent lights, some of the key contributors to lower monthly electrical bills. With Liberty, it pays to be sustainable.

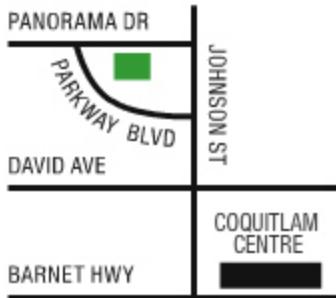


TAKE COMFORT KNOWING  
THAT A LIBERTY HOME IS A  
SUSTAINABLE HOME





CASCADE  
WESTWOOD PLATEAU



## NOW SELLING

### PRESENTATION CENTRE

Open Daily, Noon to 5pm

2950 Panorama Drive

Coquitlam, BC V3E 0C9

TEL: 604.472.0009

FAX: 604.941.2450



**Liberty Homes**  
*Building every home, like our own*





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## NEIGHBOURHOODS Upcoming Projects



Nestled between towering evergreens high on Westwood Plateau, Cascade features 153 luxury two-bedroom suites in Coquitlam's premier neighbourhood. Designed for a seamless transition from single-family to apartment living, these homes combine inspired architecture with spacious layouts and timeless finishes. Uniquely located adjacent to Westwood Plateau Village, Cascade also offers an exceptional setting that blends picturesque views with shopping and recreation at your doorstep.

[Click here](#) to visit the Cascade Westwood Plateau website.



## CASCADE Westwood Plateau, Coquitlam

Saturday, March 6th, 2010

### Liberty Homes designs Cascade interiors to quieten ‘apprehension about losing space’

Claudia Kwan

*Sun*

#### CASCADE

Project location: Westwood Plateau, Coquitlam

Project size: 2 buildings, 9 and 10 storeys, 153 residences

Residence size: 2 bed, from 1,041 sq. ft.; 2 bed + den, from 1,187 sq. ft.

Prices: 2-bed from \$380,000; 2-bed + den from \$389,000

Sales centre: 2950 Panorama Drive, Coquitlam

Hours: noon –5 p.m., daily

Telephone: 604-472-0009

Developer: Liberty Homes

Architect: Tom Staniszkis

Interior design: Martie Knockaert

Telephone: 604-472-0009

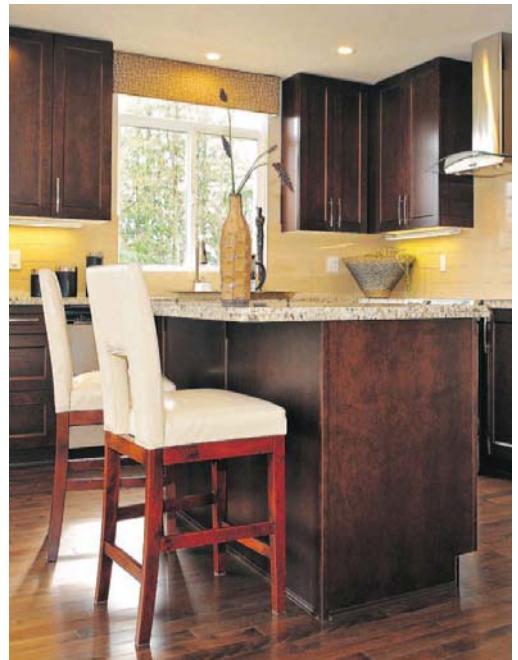
Web: [libertyhomes.ca](http://libertyhomes.ca)

Occupancy: spring, 2012

Twenty-two years ago, Dale Lambert and his wife had a four-bedroom house custom built in the Hawkwood Estates area of Coquitlam for their young family.



Jess Nobbs-Thiessen says there was no skimping at Cascade: buyers would want only top-end.  
PHOTOS BY LES BASZO/PNG



They loved everything about it -and still do -but their three children are now in their 20s and have moved out.

Having spent a lifetime working in quality and regulatory affairs, Lambert did a ton of research before the couple jumped into the pre-sale condo market as empty nesters.

Cascade kitchens will include stainless steel Bosch dishwashers, stoves and microwaves and Fisher and Paykel refrigerators. Cabinet doors are available in one of three stains and finished with vertical stiles and horizontal rails, a classic detailing that feels appropriate to the large spaces. Solid hardwoods are available in either maple or oak, and will top all floors, except those in the bedrooms and bathrooms. The showhome's master bathroom, below, displays granite counters, double undermount sinks, a walk-in shower and chrome fixtures, again, standard in all homes. Cascade residents will be afforded views from their Westwood Plateau location. The showhome dining area faces south to Coquitlam

There were trips to a number of real estate projects around Coquitlam, research visits to city hall, and calls to lawyers and the Better Business Bureau. After all that, they were the first people to put their names on the dotted line when the Cascade sales centre opened on Oct. 3, 2009.

" It's in the area, and we like the layout of the suite - they're a good size," Lambert says. " If I sat down and wrote up a list of what I was looking for and handed it to them, they did all of that in building this place."

Jesse Nobbs-Thiessen, who is Liberty Homes' director of development and planning, says it's perfect that the Lamberts have ended up at Cascade: the Westwood Plateau development was designed with people like them in mind.

" The vast majority of our buyers are in the 45-to 65-year-old age range, mostly couples that are 55-ish. They're downsizing from an existing family home nearby, and have some apprehension about losing



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Cascade residents will be afforded views from their Westwood Plateau location. The showhome dining area faces south to Coquitlam.



space. We want them to come away thinking ‘That’s more than I thought I would get.’ ”

Nobbs-Thiessen drew from Liberty Homes’ past experience in developing single-family homes in the Tri-Cities. Similar dimensions were applied to the Cascade condos so that house-sized furniture could be used, and a spacious feeling retained. Eighty percent of the condos have two parking spaces, an acknowledgment of the fact that people who are downsizing still often need to get to work, run errands and help with grandchildren. Liberty made the assumption empty nesters wouldn’t need a third bedroom, and so built only suites with two bedrooms or two bedrooms and a den.

Interior designer Martie Knockaert of Different Designs Group also kept the target market in mind when designing the colour schemes of light or dark maple, and rift oak. “Some like a cleaner look with more texture, while others want rich and traditional,” she says. “But overall, it’s high quality, timeless, and classic – so you don’t have to keep replacing it or updating it.”

Nobbs-Thiessen says there was no skimping on the luxury interiors; they knew consumers would want the best of the best. Counters are granite, cabinets are solid wood, appliances are stainless steel, and floors are engineered hardwood.

Cascade was originally slated to go ahead in 2005, but it was put on hold when market conditions changed. Now the concrete buildings are going up on one of the last open spaces in Westwood Plateau, and look quite different from the nearby Whistler chalet-style houses and multi-family buildings.

The development is designed to take advantage of the site; it slopes 35 metres from the top, just below Panorama Drive, to the bottom, across the street from a small shopping centre that includes a grocery store and other retail services.

The showhome’s master bathroom displays granite counters, double undermount sinks, a walk-in shower and chrome fixtures, again, standard in all homes.



CASCADE

Cascade is repeatedly terraced: underneath, on top, and between the two buildings. The towers have been pushed to the furthest possible points left and right to keep a sense of open space, and to maintain a gorgeous southward view of Mount Baker and the Fraser Valley, or north to Eagle Mountain. People living on corner units will also have some tree views, as two small strips of protected green space frame the site.

If that terracing is difficult to visualize, sales centre staff can help visitors to “see” it; the centre has a computerized 3-D model on a prominently displayed flat-screen TV, which visitors can manipulate with a mouse.

Without the aid of that however, perhaps the best thing to do is to visualize a traditional terraced building, which normally is wide at the bottom with each layer getting progressively smaller as you go up. Flip that building over, tuck it into a hillside, and you might have some sense of what a Cascade tower looks like.

There is also terraced landscaping stretching between the two buildings, looking like a greener version of Machu Picchu, and terracing pulling the roof line back.

Nobbs-Thiessen says some Liberty Homes’ buyers have cycled through the company’s previous offerings; younger couples may have started out in townhouses, upgraded to detached homes as their families grew, and are now moving to condos as they become couples in semi-retirement.

“Those who know Westwood Plateau love mountainside living, and they want to stay close,” he says. “They love amenities like the golf course and the proximity to Coquitlam.”

About two-thirds of the units in the first tower have been sold, with the 67 units in the second tower being released for sale March 13.

Dale Lambert’s research hasn’t ended, even though he and his wife signed a purchase contract five months ago. They now swing by on weekends to see how things are going, and he’s even been on one of the dirt piles on site, using a GPS unit to figure out exactly what his view will be.

There may be some mixed feelings about entering this new stage of life, but there’s also planning to be done for new furniture and new adventures. The next cruise destination will likely be to.

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**Wednesday, September 30, 2009**

**Previewing: Presale Cascade Coquitlam Condominiums - New Coquitlam Condos for Sale at Cascade Living Westwood Plateau Real Estate Community by Liberty**

**Cascade Coquitlam High-Rise Condominium Sales Preview**



About to become Westwood Plateau Coquitlam real estate's first concrete high-rise condo tower community, the Coquitlam Cascade Condos is preparing to launch presales this October 2009. Built with generously sized two bedroom and two bed plus den floor plans that average from twelve hundred square feet in size, these 153 presales Coquitlam Cascade condos at Westwood Plateau real estate marketplace are unabashedly upscale, urban, and boast spectacular views. Designed specifically for the discerning city condo buyer, the Westwood Plateau Cascade Coquitlam condos is an amenity rich neighbourhood ideally located near golf, hiking, recreation, dining and shopping. The Cascade at Westwood Plateau Coquitlam condo presentation centre should open soon at 2950 Panorama Drive (across from the Plateau shopping Centre) in Coquitlam. For more information and details about the Westwood Plateau Cascade condos coming soon, please visit [www.libertyhomes.ca](http://www.libertyhomes.ca). The developer for these new coquitlam condos is Liberty Homes. A new plateau is shaping up here at the Cascade Coquitlam condos by Liberty Homes real estate developer. Distinguished concrete apartments are starting from a price point of three hundred and eighty thousand dollars only. Nestled between the towering evergreens, these twelve hundred square foot concrete Coquitlam apartment residences at Cascade Westwood Plateau are the premier new neighbourhood by Liberty Homes. With spacious Coquitlam apartment living available at the same size as single level family homes, the uniquely positioned Cascade Coquitlam concrete apartments for sale are just next to Westwood Plateau Village and provides both recreation and shopping right at your front door. The grand opening for these new concrete Coquitlam apartments is October 17th, 2009, so please pre-register for advanced viewing today. You can call 604.472.00098 or you may also visit [libertyhomes.ca](http://libertyhomes.ca) for all the details.

**Cascade Concrete Coquitlam Apartments by Liberty Homes**

The Westwood Plateau Coquitlam real estate district is an ideal place to live for any single, family or couple. With Coquitlam's most spectacular concrete apartments coming to the market right now at Cascade Westwood Plateau development, savvy homebuyers and now flocking here to snatch up one of these

spectacular lock and go suites that are spacious and affordable. Almost 50% of the entire Coquitlam Cascade Condos at Westwood Plateau are now already presold, but there are still some great units left at this concrete 10 storey high-rise Coquitlam condo tower. Located within Westwood Plateau neighbourhood, the Coquitlam Cascade condos are close to many outdoor pursuits and adventures. In addition to the highest end appliances in the kitchen and in suite laundry, the concrete apartments at Coquitlam Cascade Westwood Plateau condos will feature such things as genuine hardwood floors on a seven layer plywood base, long term durability, low maintenance living and spacious rooms. Designed and built by Liberty Homes, a trusted developer in the Coquitlam Westwood Plateau real estate district, the presale Cascade condos for sale will also feature two parking stalls in eighty per cent of the units for sale. As big as single family homes, the floor plans are both bright and spacious. Traditional furnishings and furniture can definitely fit into these large Liberty Homes Cascade Coquitlam concrete apartments at Westwood Plateau, and the collection of boutique residences includes both two bedroom and 2 bed plus den floor plans.

## **Cascade Coquitlam Condominiums by Liberty Homes**

A big step above anything else, the new Coquitlam condominiums for sale at the Cascade at Westwood Plateau real estate development is attracting downsizers, couples and families alike to this quiet and safe neighbourhood. With two condominium towers underway, the Cascade Coquitlam condominiums are really catered to a particular lifestyle group. A combination of features and locale are really aimed to please the empty nesters and retirees around 50 and older, and it has attracted many homebuyers to the Cascade at Westwood Plateau Coquitlam real estate community by Liberty Homes. The First Tower at Cascade Coquitlam condominiums is already three quarters sold out as of Spring 2010 and the second tower release has just started with great pre-sales pricing. As the sales and marketing team has noted, Liberty Homes is well known for their premier developments across the Lower Mainland, and many home purchasers who own a Liberty Home, townhome, or single family home, have opted to move into the new Coquitlam condos for sale at Cascade at Westwood Plateau as their next step in their life. Many downsizers have capitalized on selling their homes and want the lock and go lifestyle of the new Coquitlam condominiums at Cascade at Westwood Plateau real estate development, and with the surroundings in the neighbourhood, we don't blame them! The incredibly priced pre-sales Coquitlam Cascade condos for sale start from just \$380,000, for very large unit floor plans. Homebuyers get a lot for their money compared to other projects. Here, the Cascade Coquitlam pre-sales condos by Liberty Homes have all the features of single family homes in these spacious suites that are 1,200 square feet in size over one floor and accommodate traditional and large furniture that you are used to. The finishing touches are also spectacular. The pre-sales Coquitlam condos at Cascade at Westwood Plateau real estate development features Fisher Paykel fridge, Bosch stove and dishwasher, solid maple cabinetry, genuine hardwood floors, seven layer plywood base, and parking stalls (2 included for 80% of the suites). Affordable, stunning and durable interiors have been professionally designed and selected just for you. There is simply no other new coquitlam real estate development that offers such value and finishing as the Cascade at Westwood Plateau Coquitlam condo project by Liberty Homes. Also, the Cascade condos location is amazing, being just steps away from the hiking trails, shopping, top level golfing, restaurants and vibrant village centre of the Westwood Plateau Coquitlam real estate district. The West Coast Express and major bus routes are nearby as well. The on site pre-sales Coquitlam Cascade at Westwood Plateau condo project by Liberty Homes is now open and with the launch of the second tower, this is your last chance to get into a ground level opportunity based on affordability, fine finishes and craftsmanship expected always from Liberty Homes.

### **Additional Pre-Registrant Viewing this Weekend at Cascade Coquitlam**

Liberty Homes would like to thank those of you who visited our show home this past weekend during the grand launch of the presale Coquitlam Cascade condo high-rise tower residences. We were delighted by the opportunity to introduce you to our new Coquitlam real estate project. Given the high level of interest from pre-registrants, the Cascade Coquitlam condo sales centre will be open again this coming weekend, October 10th & 11th, from noon to 5 pm at 2950 Panorama Drive in Coquitlam. We look forward to seeing you! Yours truly, Liberty Homes Ltd.

## **Coming This Fall! A New Plateau. Distinguished Coquitlam Cascade Condo Apartments by Liberty Homes**

Cascade at Westwood Plateau is a new Liberty Homes development in this master planned community that is attracting interest from Greater Vancouver homebuyers. Nestled between towering evergreens high on Westwood Plateau, Cascade Coquitlam condos for sale features luxury two bedroom suites in Coquitlam real estate's premier neighbourhood. Designed for a seamless transition from single family to apartment living, these Coquitlam homes for sale combine inspired architecture with spacious floor plan layouts and timeless finishes. Uniquely located adjacent to Westwood Plateau Village in Coquitlam real estate market, Cascade Coquitlam condos for sale offers an exceptional setting that blends picturesque views with shopping and recreation at your door step. Affordably priced and well located, the Cascade at Westwood Plateau Coquitlam condos for sale are brought to you by the well experienced team at Liberty Homes Developers. You can register for the Coquitlam Cascade condos today online at [www.libertyhomes.ca](http://www.libertyhomes.ca) for up to date information about the launch date and other pertinent details.

## **Exclusive Offering from Liberty Homes at Cascade Coquitlam Real Estate Development**

Liberty Homes is delighted to announce the upcoming release of Cascade Coquitlam condos for sale, an exciting new residential Liberty Homes real estate development on Westwood Plateau. Designed for a seamless transition from single-family to Coquitlam apartment living, these Cascade at Westwood Plateau Coquitlam condominium homes for sale combine inspired West Coast architecture with spacious floor plan layouts and timeless elegant finishes. Uniquely located adjacent to Westwood Plateau Village, the presale Coquitlam Cascade condos for sale also offers an exceptional community setting that blends picturesque views with shopping and recreation at your doorstep. Nestled between tall evergreens high on Westwood Plateau, Cascade new Coquitlam condos for sale by Liberty Homes real estate developers features luxury 1,200 square foot suites in Coquitlam's premier neighbourhood. Pre-sales Coquitlam condos at Westwood Plateau's Cascade development will open to the general public and will commence on October 17th, 2009. However, as a pre-registered presale Coquitlam homebuyer and website visitor, you are invited to attend an exclusive offering session on October 3rd, 2009 for an advanced preview of these luxury Cascade Coquitlam condominiums. The doors to our Coquitlam Cascade Condo presentation centre will be opened

early just for you. Come and see our fully decorated display suite at 2950 Panorama Drive in Coquitlam real estate market place on either Saturday, October 3rd or Sunday, October 4th anytime from 12 pm to 5 pm. We look forward to seeing you soon! Yours truly, Liberty Homes Ltd. Per Jesse, Director at (604) 941-4547.