

# Live at Burnaby Heights

Live within Burnaby's most beloved neighbourhood, where urban culture meets timeless tradition. Choose between two unique, European-inspired communities today.

Register now for priority access to sales, events, and exclusive updates. This will ensure you have first access to the home of your choice within these boutique buildings. [Register Today!](#)

It's your choice, but not for long – homes available from the low 300's.



## MADISON AT BURNABY HEIGHTS

Only 27 European-inspired  
1 to 2 bedroom + den homes.

[Building](#) | [Amenities](#)



## MONTAGE AT BURNABY HEIGHTS

Only 22 modern 1, 2 & 3  
bedroom + den concrete homes.

[Building](#) | [Amenities](#)



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# MONTAGE

AT BURNABY HEIGHTS

## Features

### *A Vibrant Community by Design*

- Concrete construction and sleek, modern design by award-winning firm, Chris Dikeakos Architects Inc.
- Construction by Roberto Bosa's Quorum Construction Group, one of Metro Vancouver's most respected and celebrated builders
- Striking curved, flatiron-inspired glass exterior featuring brick cladding and architectural concrete finishes
- Building architecture and building materials designed for optimal energy savings
- A focus on low emitting building materials
- Inviting residential lobby with natural stone and European inspired finishes
- Thoughtfully designed interiors by award-winning, Cristina Oberti Interior Design Inc.
- Double glazed aluminum frame windows with enhanced low-emission (Low-E) glazing
- Efficient plumbing and lighting fixtures to reduce overall energy consumption
- TELUS Future Friendly Home Package free for 12 months, which includes:
  - High Speed Internet and Wireless Gateway Home Phone
  - Free HD PVR rental
  - TELUS TV with up to 116 channels including 22 in stunning HD
- Convenient 3' x 6' storage lockers
- Expansive rooftop garden and outdoor barbeque, perfect for entertaining
- Spacious outdoor patios with ample space for functional outdoor living (some homes)
- Ideally situated in the beloved Burnaby Heights neighbourhood, full of arts and culture
- All amenities and services just steps from your front door

### *Gourmet Inspired Italian Kitchens*

- Italian kitchen cabinetry by Armony in textured woodgrain, with lacquer-finished upper cabinets, and brushed nickel hardware
- 1¼" polished quartz countertop with integral 18" high quartz backsplash
- Under cabinet puck lighting accents
- Stainless steel appliance package includes:
  - Fisher & Paykel 32" refrigerator
  - Fulgor 30" gas cooktop and glass front wall oven
  - Blomberg 30" dishwasher
  - Panasonic Prestige over-the-range microwave hoodfan
- Double basin undermount stainless steel sink
- Grohe single lever chrome-finished faucet

### *Sleek, Luxurious Bathrooms*

- Armony cabinetry in textured woodgrain with horizontal brushed nickel hardware in ensuite
- Armony cabinetry in lacquer-finish with horizontal brushed nickel hardware in main bath (some homes)
- 1¼" polished quartz countertops with 6" integral backsplash
- 12" X 24" imported porcelain floor and shower or tub wall surround tile
- Hytec soaker tub with integral skirt
- Contemporary frameless mirror
- Undermount porcelain sinks
- Grohe single lever lavatory faucet
- Sleek polished chrome hardware by Taymor
- Toto dual flush toilet with soft close

### *Immaculate Interiors*

- Extra high ceilings up to 9 ft.
- Recessed halogen lighting throughout
- Your choice between two custom color schemes: Noce or Grigio
- Durable laminate flooring throughout entry, kitchen, dining and living room areas
- Bedrooms featuring wall-to-wall Coronet plush nylon cut pile carpeting
- Solid-core interior doors with modern finishing and hardware
- Expansive windows capture dramatic views in all directions
- Contemporary roller shades with a 5% sheer weave, allowing for maximum natural light and privacy
- Whirlpool washer and dryer

### *State of the Art Security*

- Fully secure and well-lit underground parkade
- Homes pre-wired for security
- Secure, key-less fob entry into building and parkade
- Video enterphone and security camera at lobby entry
- Elevators equipped with monitored emergency phone and access control system
- Smoke detectors in each home
- Third party home warranty coverage courtesy of Travelers Canada, including:
  - 2 year materials and labour
  - 5 year building envelope
  - 10 year structural
- Customer service team dedicated to make living in your home as enjoyable and worry-free as possible
- Homeowner manuals courtesy of Conasys Information Packages, providing homeowners all warranty information at their fingertips, in addition to electronic access to all materials stored digitally

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The developer reserves the right to make changes to features and specifications without notice. All renderings, floorplans, and siteplans are approximate only and subject to change without notice E.&O.E.



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## The Interiors

At Montage, each home is designed with style and functionality in mind, making it the perfect canvas for contemporary living. The centerpiece of any dinner party, Italian kitchens by Armony feature textured wood grain cabinetry with lacquer finished upper cabinetry, quartz countertops, and stainless steel appliances by Fisher & Paykel, Fulgor, and Blomberg. Elegant bathrooms feature coordinating cabinetry and quartz countertops. From your living room, expansive windows frame 360-degree views of Mount Baker and the North Shore mountains, and generous 9-foot ceilings open up your living space for ample light.

### Features [\(Download PDF\)](#)

[A Vibrant Community by Design](#) ▼

[Gourmet Inspired Italian Kitchens](#) ▼

[Sleek, Luxurious Bathrooms](#) ▼

[Immaculate Interiors](#) ▼

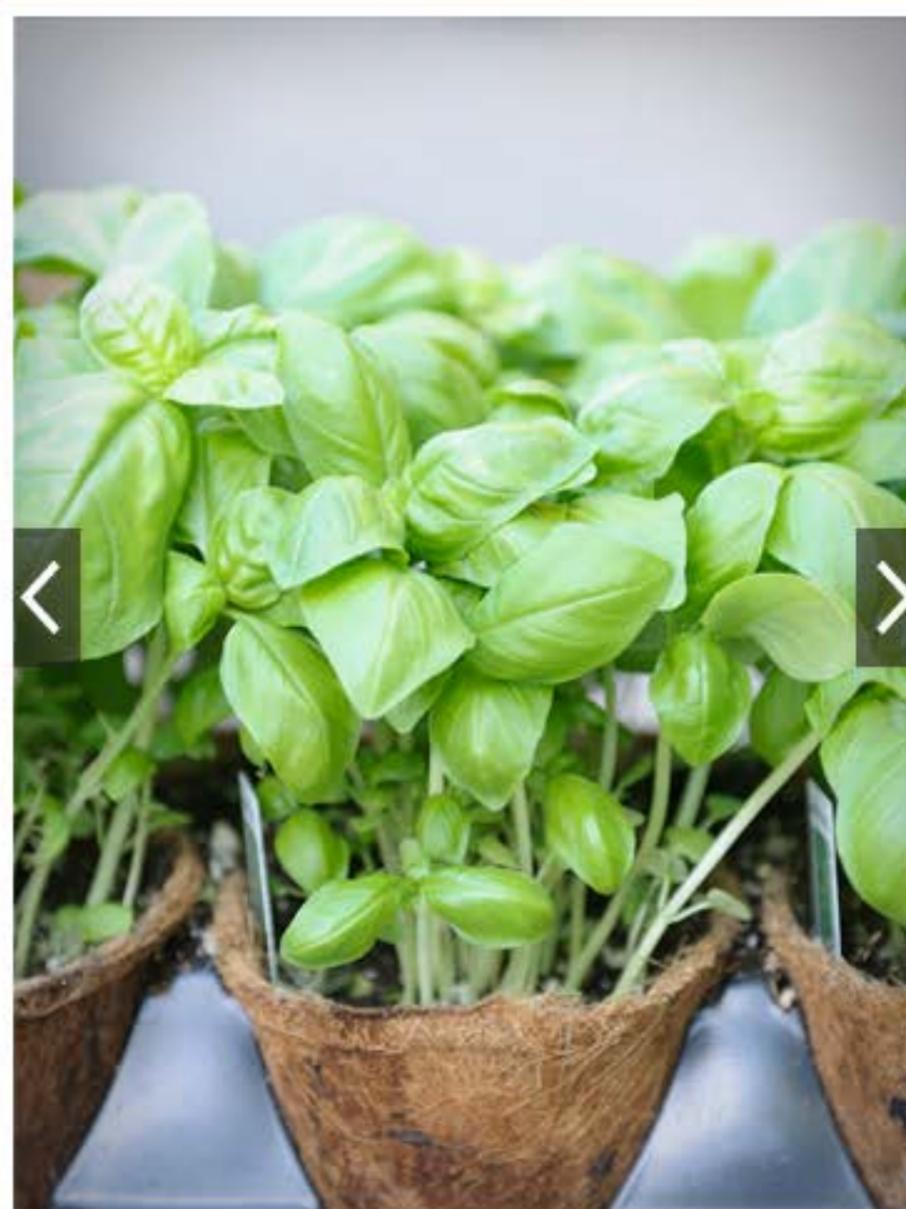
[State of the Art Security](#) ▼

[Building](#) | [Interiors](#) | [Floorplans](#) | [Amenities](#)



## The Amenities

Enjoy spectacular 360 degree views including Mount Baker, city lights to the south, the North Shore Mountains, and Burrard Inlet to the north all from Montage's community rooftop patio. Take in the sunshine while reading a book on a lounge chair, plant herbs in the shared garden plots, or catch up with friends while barbequing. At Montage, condo living doesn't mean you need to sacrifice outdoor living.



[Building](#) | [Interiors](#) | [Floorplans](#) | [Amenities](#)

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REGISTER TODAY



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# The Floorplans

Here is a sample of a few of the many outstanding floorplans at Montage. To view all available floorplans please [register](#) or contact us at 604 299 1996.

[1 Bedroom](#) ▼

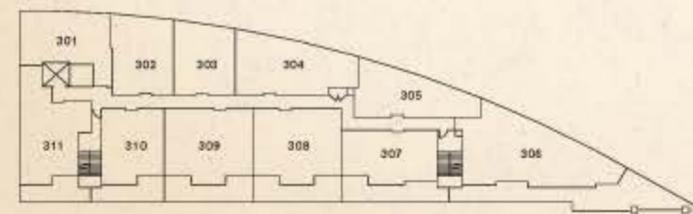
[1 Bedroom & Den](#) ▼

[2 Bedroom](#) ▼

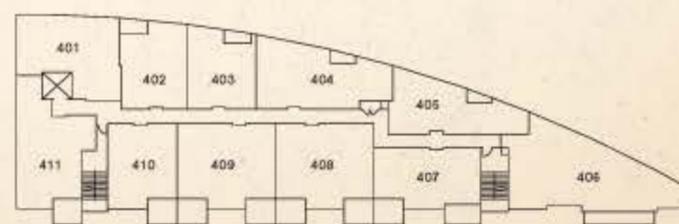
[3 Bedroom & Den](#) ▼

[Building](#) | [Interiors](#) | [Floorplans](#) | [Amenities](#)

LEVEL 3 MONTAGE



LEVEL 4 MONTAGE

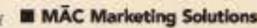


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# The Epta Story

## *A Building Tradition Since 1975*

Epta Properties is a family-owned and operated firm with decades of experience in the development and management of real estate. Epta, which means "seven" in Greek, represents the seven family members at the heart of our company as well as the core values that reinforce our commitment to the communities in which we live and work.

With multiple communities planned in the Burnaby Heights neighbourhood, Epta is sincere about staying true to the location's unique history and diverse culture while providing new homes and retail opportunities.

Epta Properties has been committed to investing in the growth and success of local communities, revitalizing residential neighbourhoods, and providing outstanding customer service.

With each development, Epta Properties takes pride in exceeding customers' expectations and providing quality homes of exceptional value.

*From our family to yours, welcome home.*



AVRA White Rock, BC



## EPTA VALUES

*Quality, Integrity, Professionalism,  
Durability, Caring, Trust & Pride.*



REGISTER TODAY



*Montage and Madison will be opening soon.*

To stay up to date about the development of these two exciting new communities, please register now and a sales representative will contact you shortly. If you have immediate questions, please feel free to contact us at:

T 604 270 1890 F 604 270 8039  
E [info@liveatburnabyheights.com](mailto:info@liveatburnabyheights.com)

***For Sale: Strata Retail & Office Opportunity***

North Burnaby's first strata retail and office release in several years. Premiere strata retail and office units will be offered to individual business operators and investors. There will be only 5 retail and 12 office units available, all featuring huge windows, ample parking and functional layouts. For a retail & office information package, please register at [www.strataretail.ca](http://www.strataretail.ca) or contact:

CASEY POLLARD

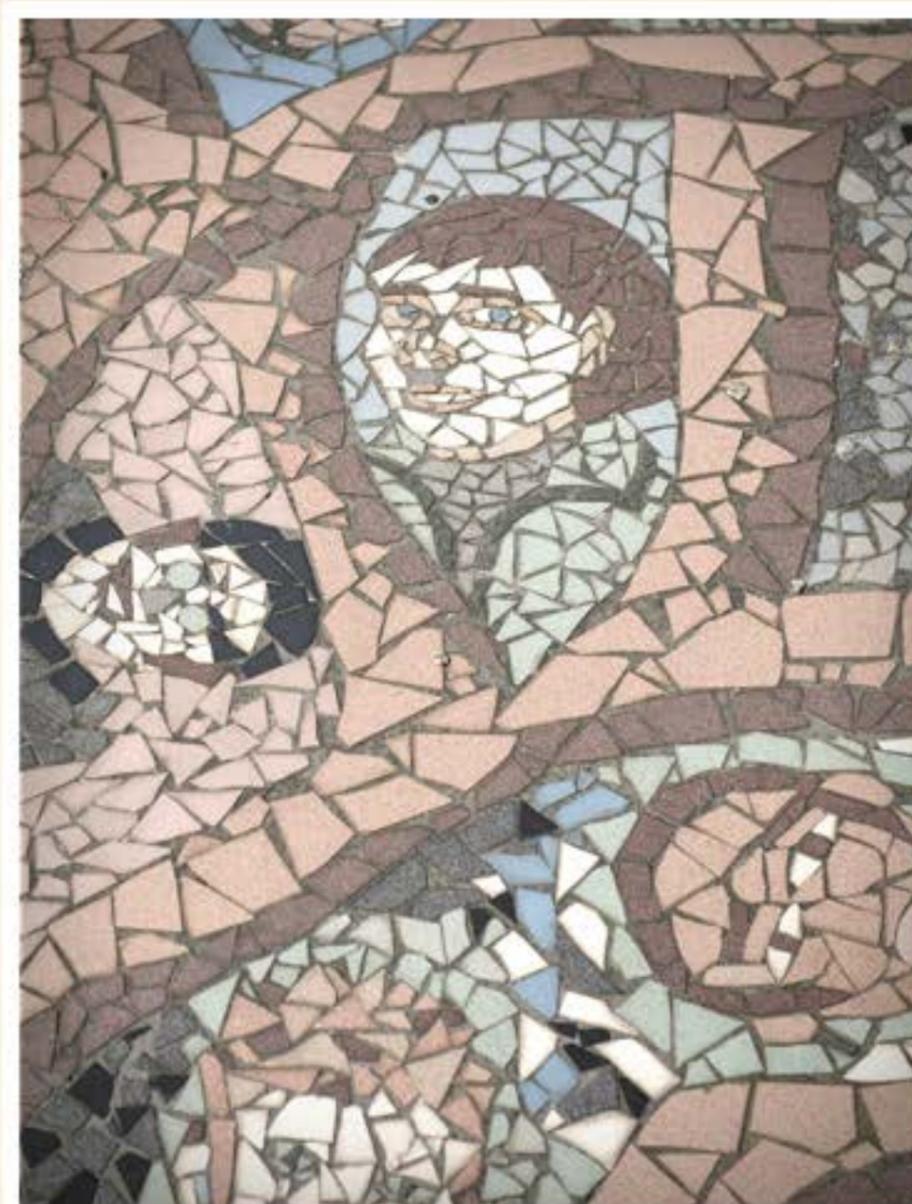
T 604 692 1440

E [casey.pollard@colliers.com](mailto:casey.pollard@colliers.com)

SHERMAN SCOTT

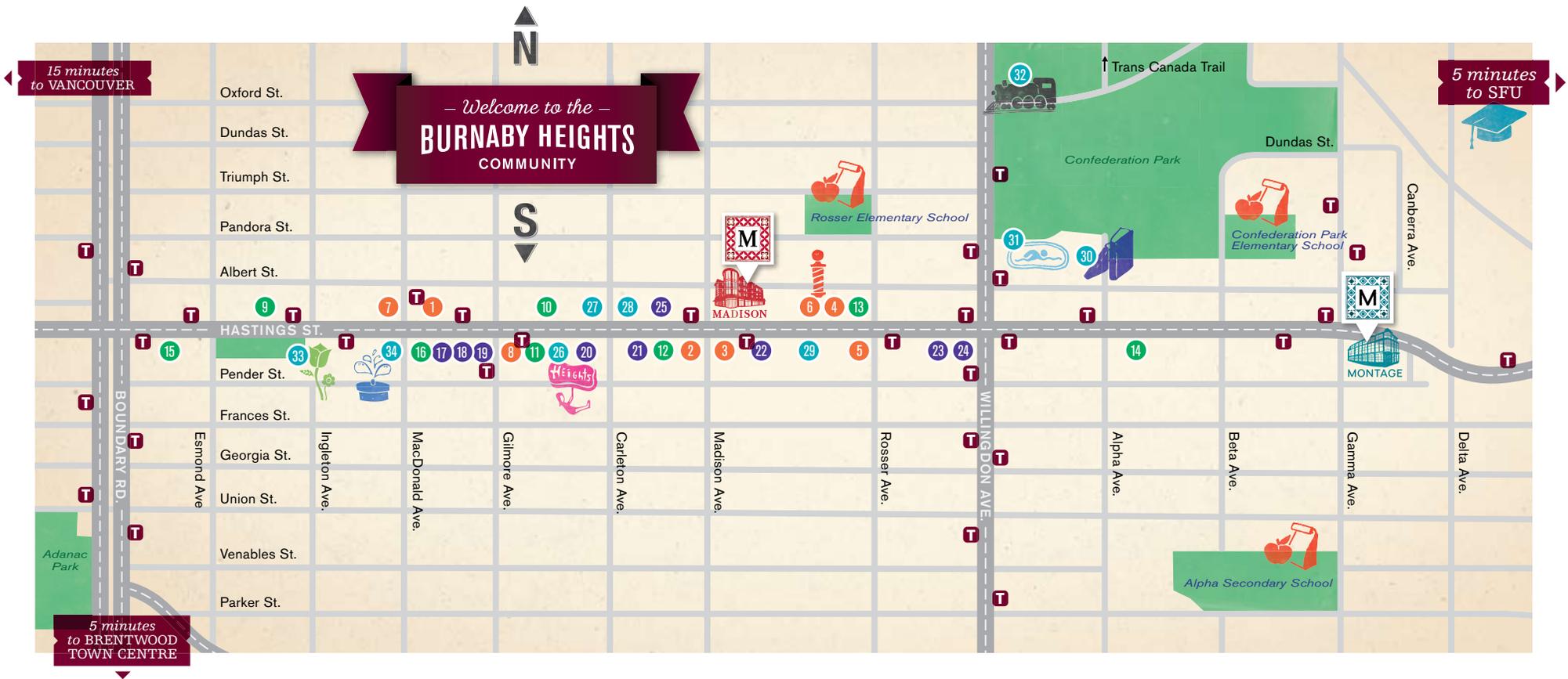
T 604 662 2663

E [sherman.scott@colliers.com](mailto:sherman.scott@colliers.com)



REGISTER TODAY





## Old Friends & New Neighbours

Your home is built around a family of local shop owners including neighbourhood butchers, bakeries, restaurants, and grocery stores. It's a 'know you by name' kind of welcome and a 'leave your car at home' kind of community – the *real* kind of community.

Just minutes from downtown Vancouver and SFU campus, and easily accessible by Skytrain, Montage and Madison are as central as they come, bringing work and play closer together.

## MAP LEGEND

### SERVICES

1. Scotiabank
2. TD Canada Trust
3. Vancity
4. Bank of Montreal
5. RBC Royal Bank
6. Alfredo Barber Shop
7. Heart Centre Yoga
8. Shopper's Drug Mart

### FOOD & DRINK

9. El Mariachi Mexican Restaurant
10. Old Admiral Pub & Grill
11. The Pear Tree
12. Anton's Pasta Bar
13. Caffè Artigiano
14. Romana Restaurant
15. Baci Restaurant
16. Chez MeMe Baguette Bistro

### SHOPPING

17. Regent Fish Market
18. Valley Bakery
19. Robertson Home Hardware
20. Cioffi's Meat Market & Deli
21. Fortuna Bakery
22. Rocky's Meats
23. Safeway
24. BC Liquor Store
25. Coggs Vintage Antiques

### COMMUNITY

26. Swinging Girl Sign
27. Community Police Office
28. Fire Department
29. Royal Canadian Legion
30. McGill Library
31. Eileen Daily Rec Centre
32. Miniature Railway
33. Community Garden
34. Fountain Square

TRANSIT STOPS 

PUBLIC PARKS 

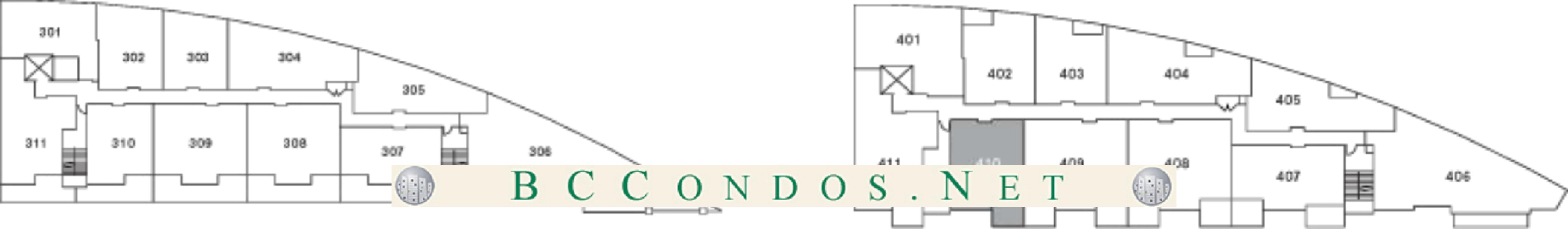
MAJOR ROADS 

STREETS 



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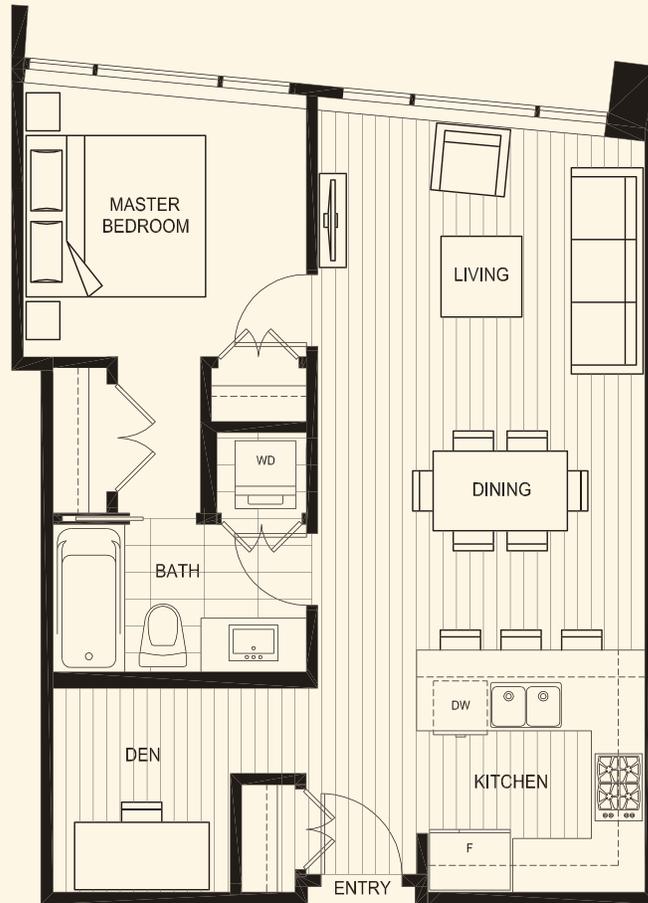
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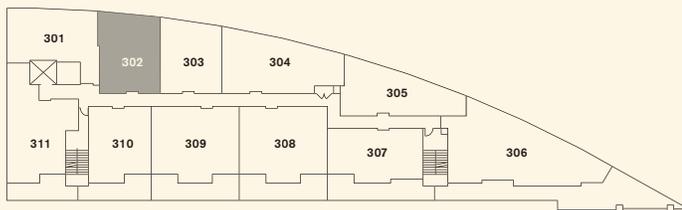


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 302**  
1 Bedroom & Den,  
1 Bathroom  
704 square ft.



*Level 3*

[liveatburnabyheights.com](http://liveatburnabyheights.com)

The developer reserves the right to make changes to features and specifications without notice. All renderings, floorplans, and siteplans are approximate only and subject to change without notice. E.&O.E.



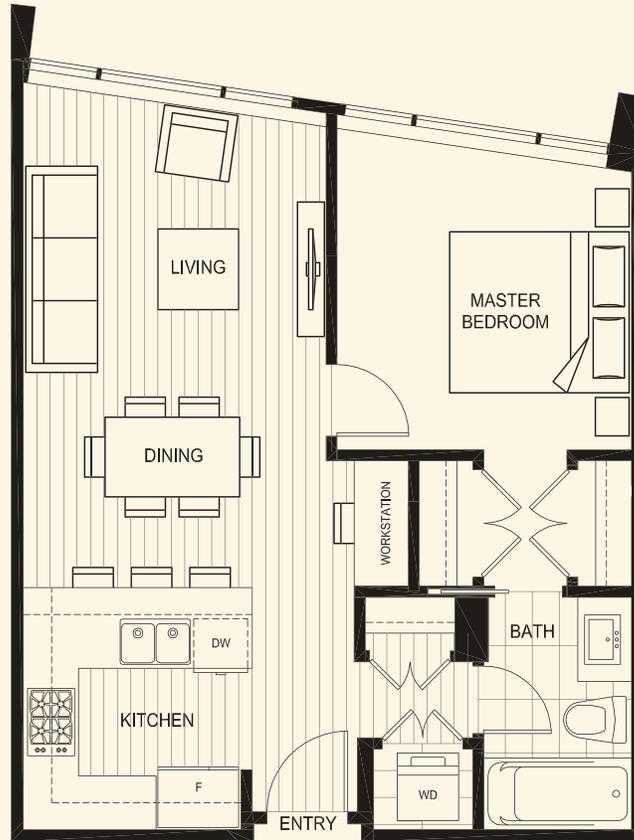
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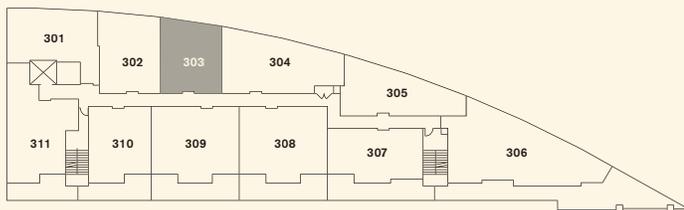


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 303**  
1 Bedroom & 1 Bathroom  
*638 square ft.*



*Level 3*

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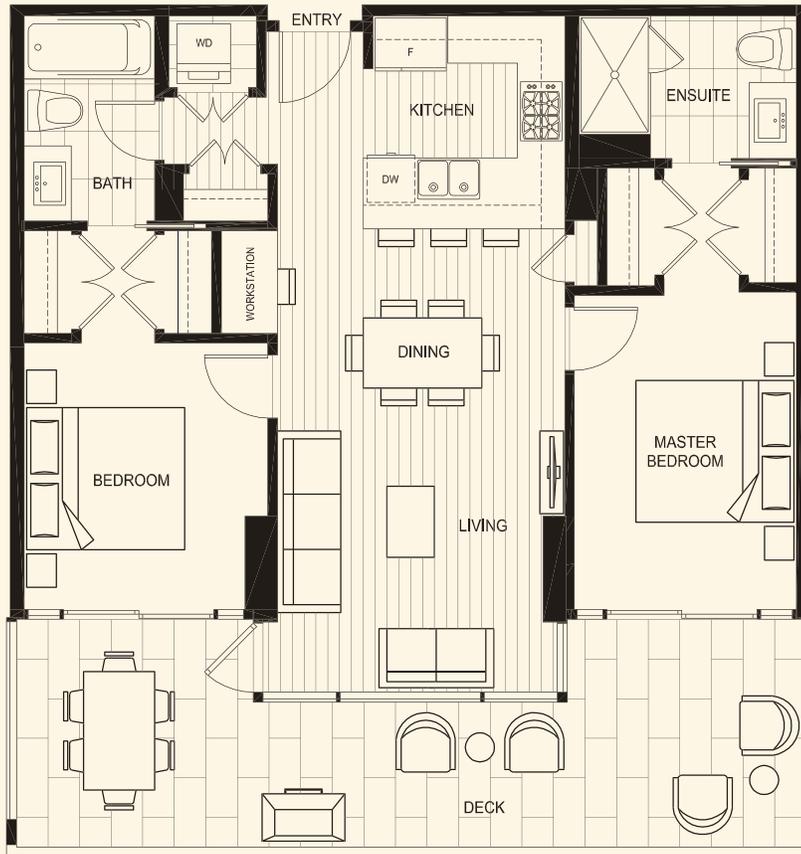
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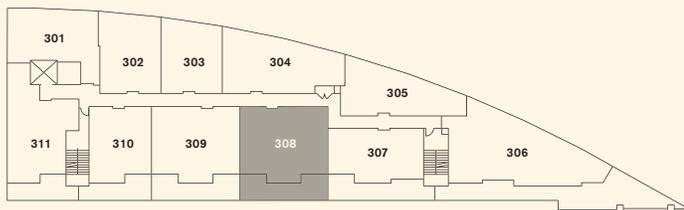


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 308**  
2 Bedroom & 2 Bathroom  
909 square ft.



*Level 3*

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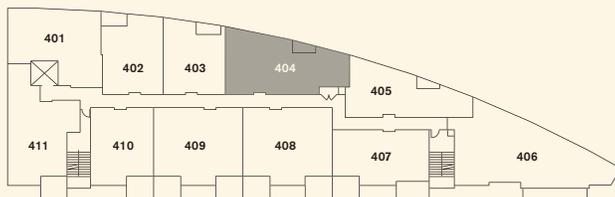
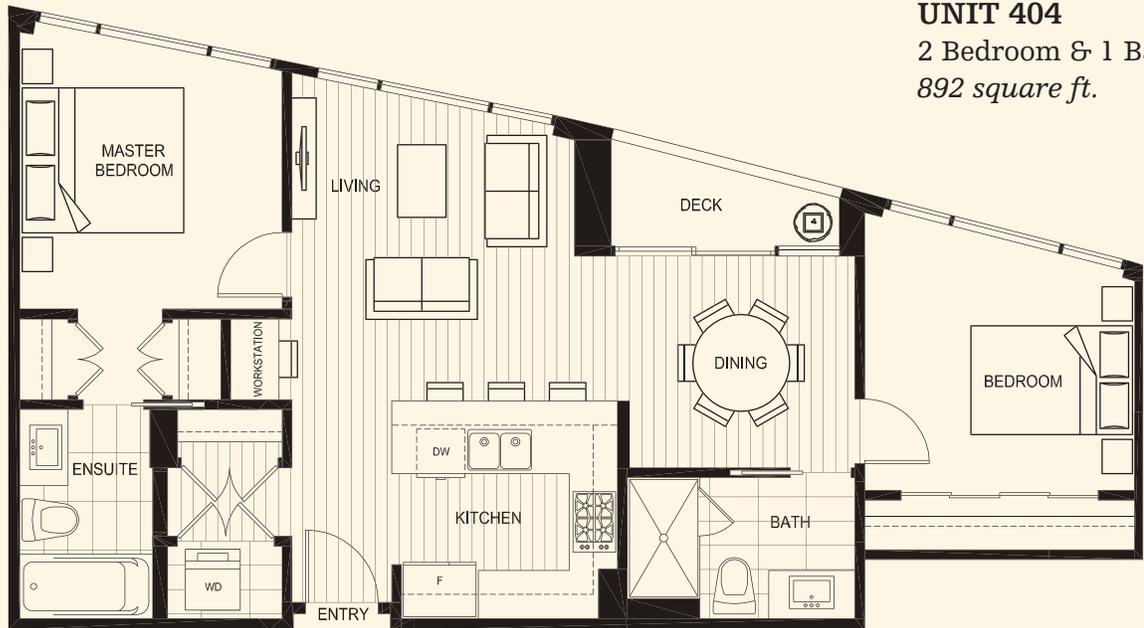


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 404**  
2 Bedroom & 1 Bathroom  
892 square ft.



*Level 4*

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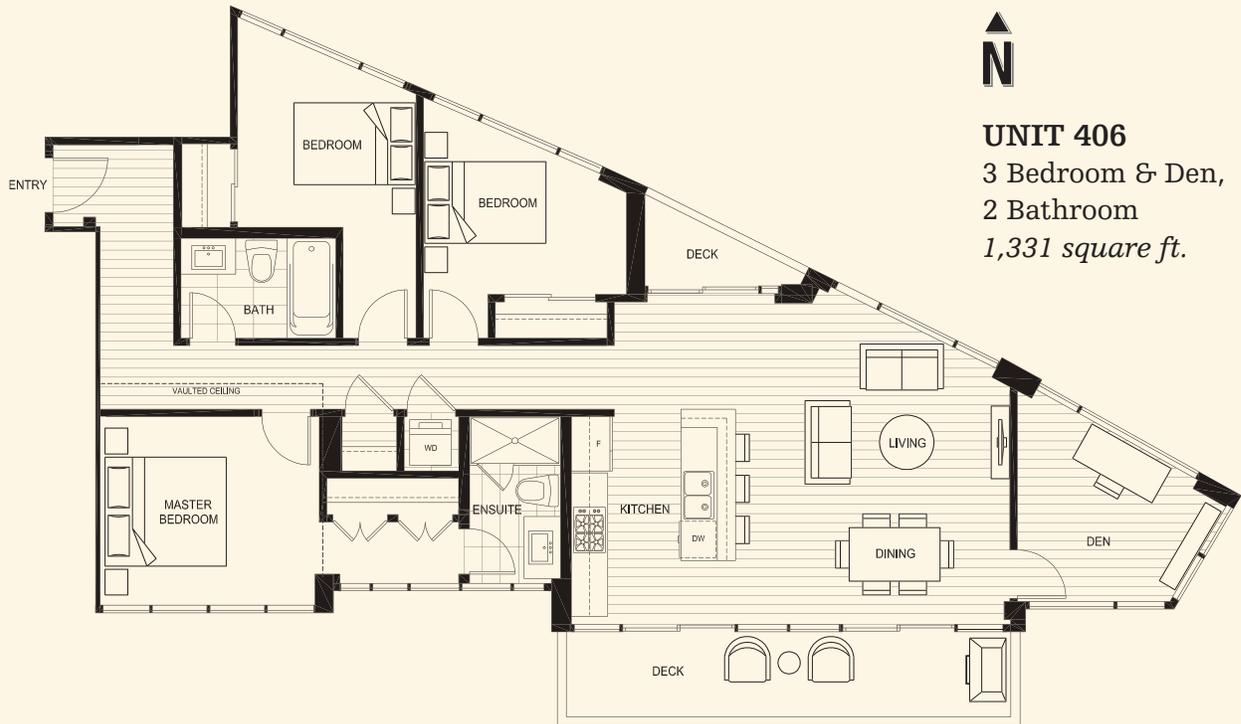
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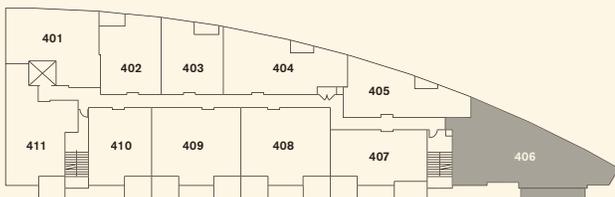


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 406**  
3 Bedroom & Den,  
2 Bathroom  
*1,331 square ft.*



*Level 4*

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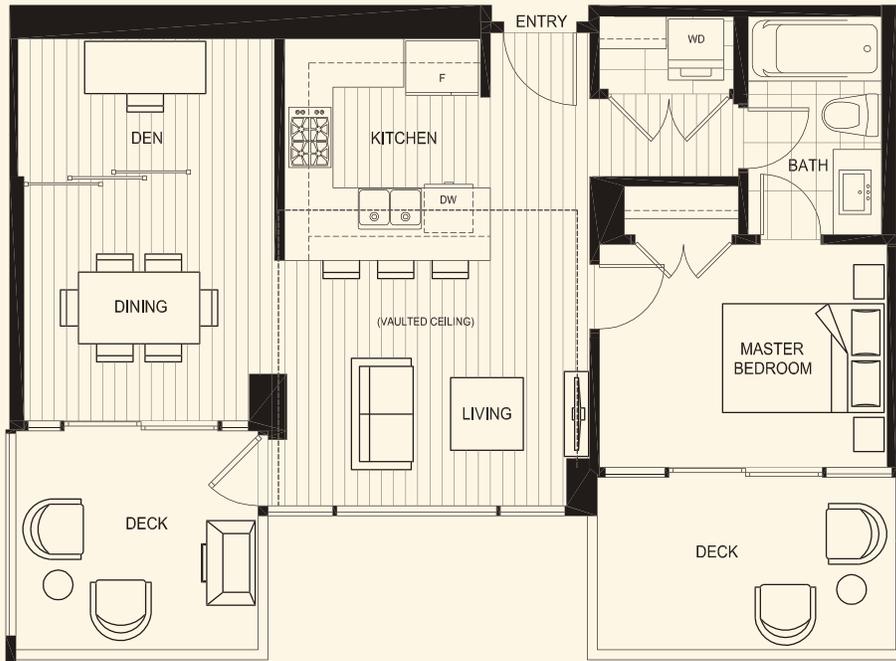
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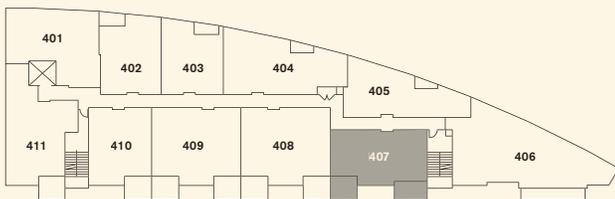


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 407**  
1 Bedroom & Den,  
1 Bathroom  
702 square ft.



*Level 4*

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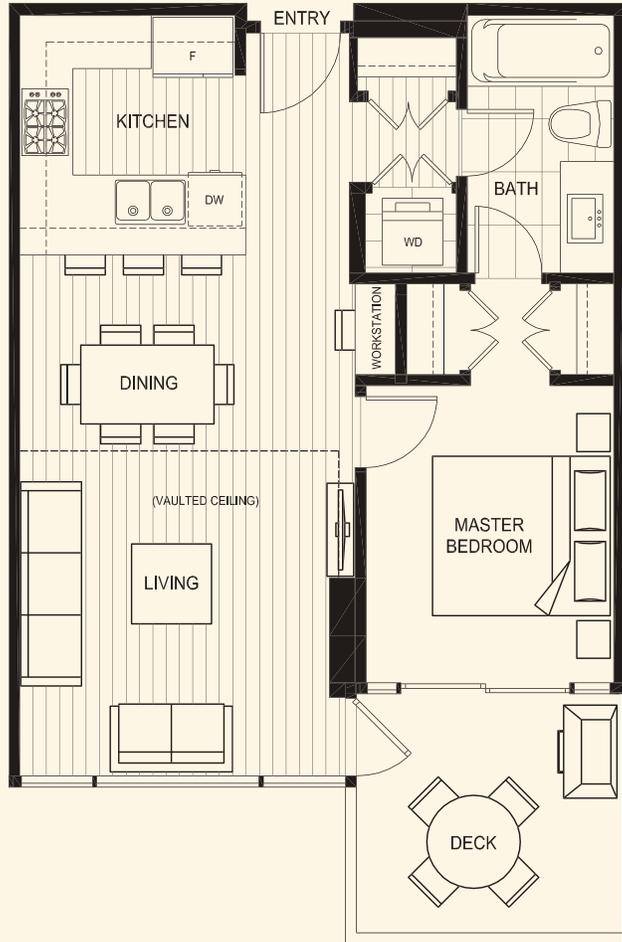
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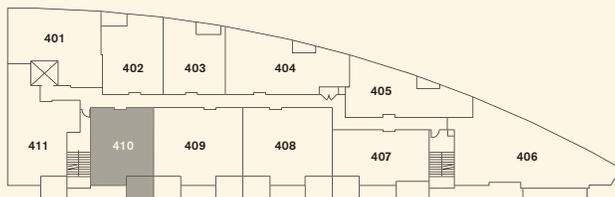


# MONTAGE

AT BURNABY HEIGHTS



**UNIT 410**  
1 Bedroom & 1 Bathroom  
641 square ft.



*Level 4*

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# Montage at 438 Gamma Avenue, Burnaby, 22 units in 4-storey building by Epta Properties

Epta Properties' Montage project will make its home in a  
tight-knit community

**Claudia Kwan**

Sun

*Saturday, January, 12, 2013*



## MONTAGE

Project Address: 438 Gamma Avenue, Burnaby

Project size: 22 concrete homes in a four-storey building, with retail and office space

Residence size: 1 bed 599 - 649 sq. ft; 2 bed 737 - 927 sq. ft; 3 bed + den 1,331 - 1,356 sq. ft

Prices: 1 bed from \$339,900; 2 bed from \$399,900; 3 bed + den from \$699,900

Sales hours: By appointment only

Telephone: 604-299-1996

Web: [www.liveatburnabyheights.com](http://www.liveatburnabyheights.com)

Developer: Epta Properties

Architect: Chris Dikeakos Architects Inc.

Interior Design: Cristina Oberti Interior Design Inc.

Occupancy: Spring/Summer 2014

It's a dilemma with which many aspiring first-time homebuyers are wrestling - whether the time is right to jump into the market.

For some time, Emily Leung, 27, and Paul Chung, 33, have had a property purchase on their list of goals. The couple, who have been together for six years, spotted advertisements for the Montage project in Burnaby and decided to look into it. Within a month, they had snapped up a unit with one bedroom and a den.

They didn't pay any attention to the naysayers who questioned if this was the right time to buy.

"We got a lot of that," Chung says. "I would have even been one of those people until I actually looked at the whole process. The long-term goal is to have a home to live in, to build for our future - we're not



A rendering of the Montage development in Burnaby, a four-storey building with 22 homes. The residences are scheduled for occupancy in the spring or summer of next year



Angelo, left, and Chris Tsakumis of Epta Properties with a model of the project, showing the curved shape of the south side of the building and rooftop garden.



The views that will be afforded from what will be the rooftop amenity space.



approaching this from an investment standpoint - so we're not worried about making a profit."

"It's like weddings and babies, right? There's never a good time," Leung adds. "Regardless of what people are saying about the market, we knew this was a good opportunity."

She grew up in north Burnaby - her parents still live in the area - and has fond memories of neighbourhood institutions like Valley Bakery. The couple found the tight-knit community of Burnaby Heights appealing, with its diverse population and homey feel. The location also works with their commutes - either via bus or car - to Vancouver and Langley. They were drawn to the concrete construction of the building (as opposed to woodframe) and the views of the North Shore mountains.

A significant price discount on the home didn't hurt either. More on that in a moment.

Developer Epta Properties has chosen an unusual approach to marketing Montage: Interested prospective buyers get supplemental information with informal meetings at local coffee shops or restaurants; there is no formal sales centre or show home.

(There is, in fact, an open house for Montage today and Sunday at Caffe Divano, 4568 Hastings, from 2 p.m. to 4 p.m.) Leung and Chung decided to buy after a sales event in late November at Baci Ristorante. They remember the Epta representatives as being very warm and friendly - in stark contrast to other more high-pressure tactics they had encountered.

"I'm huge on customer service. The staff made it so comfortable, so supportive - it was exciting (to sign the purchase contract), instead of stressful," Leung recalls. "They took the time to go through all of the floor plans and models."

A beautifully rendered community "fly-through" found on the project website gives the illusion of walking around or even hovering over the future Montage building.

It reveals a gently curved bow shape on one side of the building, acres of glass, and a rooftop garden and barbecue area. Montage's striking architecture will be a notable landmark for people travelling westbound along Hastings.



A preliminary conceptual rendering of the new legion in Burnaby.



Exterior and interior renderings of Madison, an Epta Properties project at Hastings and Madison that will comprise 27 homes and ground-floor retail.



Online photos illustrate the soft grey or milk chocolate colour schemes available, while other salient details about appliance packages and finishings are listed off in concise point form. Buyers will also get a free one-year package covering off Internet access, telephone, and cable TV.

Chris Tsakumis, vice-president of sales and marketing for Epta, says they really do try to exemplify family values in the way the company is run. That includes demonstrating a great deal of transparency in the development process, and putting the needs of customers first. That's ultimately why they decided against having a formal sales centre.

"It would have cost more than \$400,000 to build a sales centre. I'd rather have that money in our bank account, and I'm sure buyers feel the same way. That's why we passed the savings on, to the tune of \$25,000 off any one-bedroom or one bedroom and dens, and \$50,000 off the two-bedroom or larger homes," Tsakumis explains.

He says people are drawn to the small-town feel, convenience, and excellent community amenities of Burnaby Heights. That's in part why the company has now become involved in two other projects in the neighbourhood in addition to Montage.

"We realized there's a lack of new affordable quality projects there, and there's pent-up demand for condos and apartments."

In 2009, Epta was approached by brokers about a site just west of Montage, since the company was already in the area. The developers realized that it would be cost effective to build both projects at the same time, with both planning and construction efficiencies. The Madison development at Hastings and Madison will comprise 27 homes and ground-floor retail.

That, in turn, led to an opportunity to work with the North Burnaby branch (148) of the Royal Canadian Legion, located essentially across the street from the Madison site. It is a partnership, rather than an exchange involving bonus density or building community benefits.

Epta will build retail, office, and residential space, and a new facility owned by the legion. The legion will sign over ownership of the land.

According to Dave Taylor, president of Legion 148, the branch didn't have many other options left. The existing legion building at 4356 Hastings was out of date and needed significant upgrades. The revenue from day-to-day operations couldn't even cover property taxes, utility bills, and insurance costs. The branch was facing the possibility of being put into trusteeship to settle existing debts, and then potentially shutting down forever.

"I hate having to preside over losing that property, but it's not economically viable to maintain as is," Taylor says regretfully. "We've learned from the mistakes that other branches have made in redeveloping - we don't want to end up with a big mortgage and being tenants in our own building. This [deal] means we own the building free and clear."

The new legion building will include commercial space on the ground floor - possibly housing a restaurant in the future - the legion itself on the second floor, and two additional floors to be leased out as office space. If the branch manages to get it entirely rented, Taylor is confident they'll never be in financial trouble again. He says



that will make it much easier for the branch to carry on with community and charity projects.

Tsakumis acknowledges that it's a considerable commitment on Epta's part to move forward with three projects simultaneously, but states the developers have become emotionally invested in Burnaby Heights, as well as financially. He says there is a satisfaction in knowing they will help the legion stay in place permanently.

Thoughts of the future are also on the minds of Emily Leung and Paul Chung. They're saving for Montage's estimated completion in spring or summer of 2014, and with the home ownership goal now partly achieved, the question of what is next must be asked.

"I'm the one who pushed to buy a home first not a ring, but we've been together for six years - if a ring doesn't show up there's going to be problems!" Leung says jokingly. (We think.)

Chung chimes in, saying the couple has been open in communicating about marriage. He has also noticed a number of dog-eared jewellery catalogues lying around the house.

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