



MAHOGANY

AT MILL LAKE

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Mahogany at Mill Lake A New Perspective

Now selling!! New luxury condos in a prime location!

- Across from Mill Lake Park
- 1 block from the Abbotsford Regional Hospital and Cancer Centre
- Walking distance to major shopping and services including Sevenoaks Mall
- Adjacent to designated bike route
- Easy access to transit

Unparalleled location with urban convenience, spectacular views and enjoyment of nature right at your doorstep!

Mahogany features resort style amenities such as a hobby room, library and guest suites (in the tower) as well as a freestanding recreation/fitness centre boasting a well-appointed gym, inviting great room with a cosy fireplace and an indoor exercise pool.

The lush landscaping featuring extensive pathways, gardens with park benches, water features and art will be a joy to come home to!

Mahogany offers luxury living while still being a model of sustainability with geothermal heating, energy efficient glazing and many other environmentally friendly features.

Prices starting from \$199,900!

Occupancy: 2014



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Mahogany at Mill Lake Facebook page:



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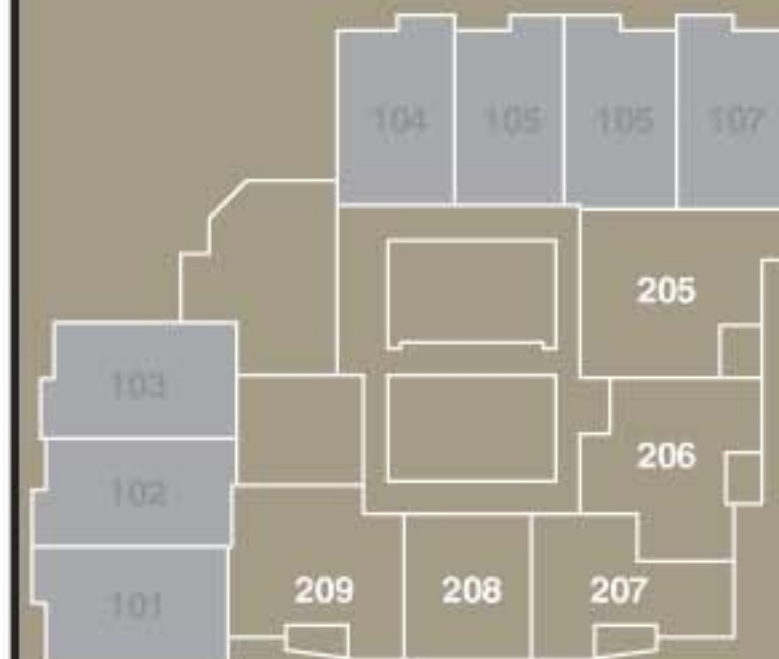
[Townhomes](#)[Floor 2](#)[Floor 3](#)[Floor 4](#)[Floors 5-22](#)[Floors
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Click on the floor layout to download a PDF version of the **Floor 2** floor plans



Floor 2

Floor 2 - Vantage Series



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Click on the floor layout to download a PDF version of the **Floors 23-25** floor plans



Floors 23 - 25

Floor 23-25 - Executive Series



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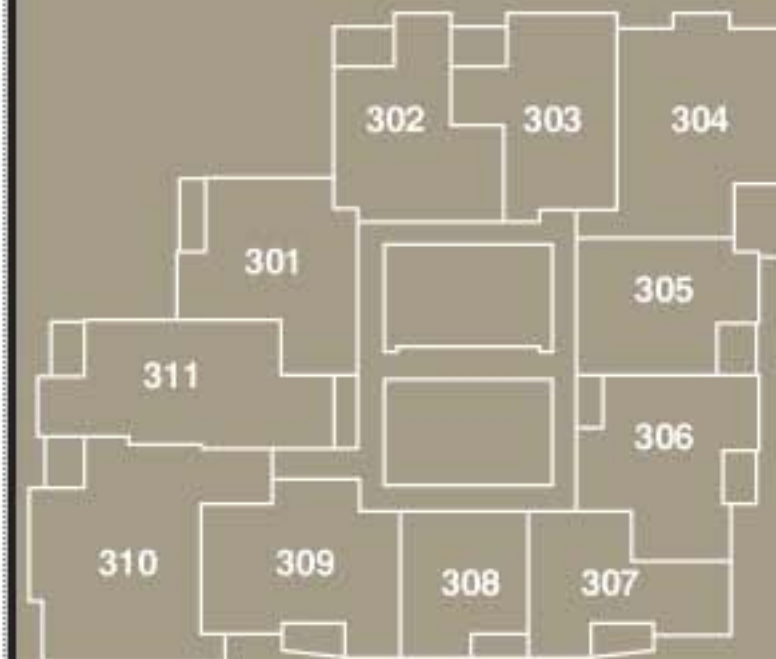
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Click on the floor layout to download a PDF version of the **Floor 3** floor plans



Floor 3

Floor 3 - Vista Series



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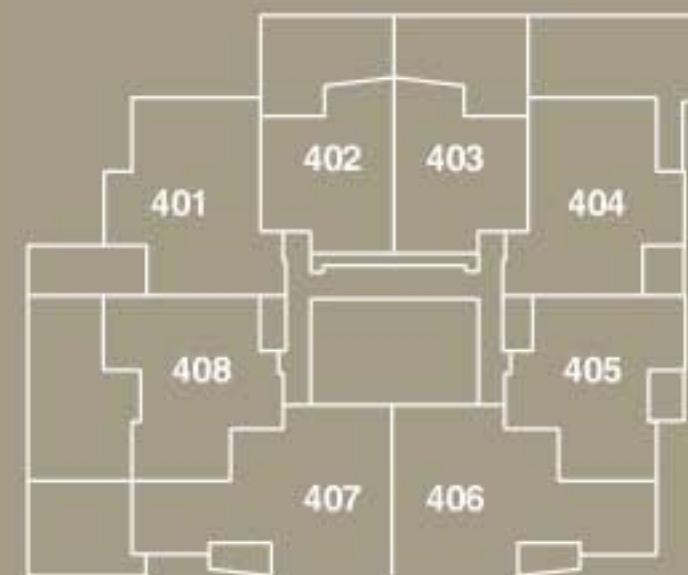
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Click on the floor layout to download a PDF version of the **Floor 4** floor plans



Floor 4

Floor 4 - Terrace Series



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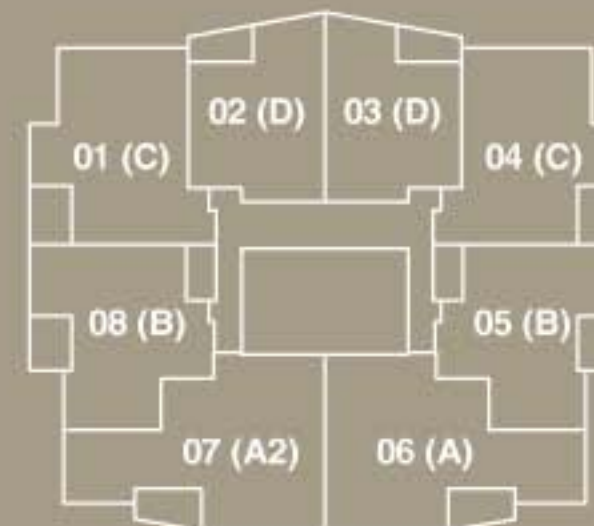
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Click on the floor layout to download a PDF version of the **Floors 5-22** floor plans



Floors 5 - 22

Floors 5-22 - Panorama Series



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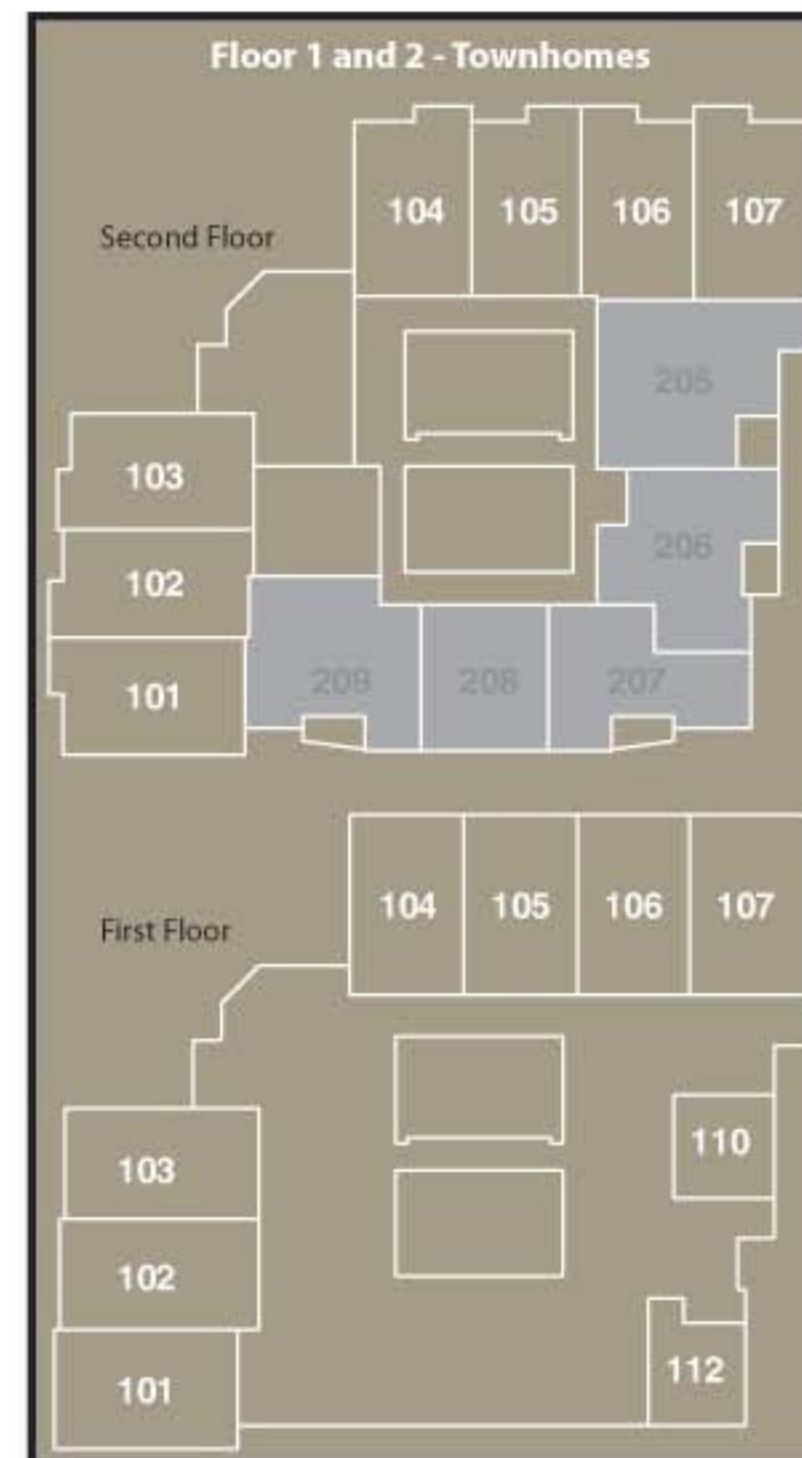
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Townhomes
Floors 1 & 2



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Overview

Mahogany offers traditional, authentic luxury featuring top quality finishings and exceptional attention to detail.

Every home includes many environmentally friendly features such as geothermal heating/cooling and energy efficient glazing.

With Mill Lake Park at your doorstep, you can leave the car behind and enjoy easy access to bike routes and hiking trails.

Mahogany's lush landscaping, with its meandering pathways and serene garden sanctuaries, provides the perfect opportunity for taking time to smell the roses.

Oh... and did we mention the views? ...Amazing!

[Kitchen](#)[Bath](#)[Flooring](#)[General](#)[Amenities](#)[Environment](#)

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- Resort style 2-storey, detached clubhouse includes:
 - Indoor exercise pool - enjoy a refreshing dip in any season
 - Well appointed fitness/yoga facility - an invigorating workout... a great way to start your day!
 - Great room - meet and mingle with your neighbours in the inviting great room featuring a welcoming fireplace
 - Large outdoor patio with picnic tables and a relaxing water feature



- Indoor, secure bicycle lockers (optional upgrade) with exterior access door - hop on and pedal across the street to Mill Lake Park
- Hobby room - a great space for working on your craft projects... or maybe that challenging jigsaw puzzle... or perfecting your fly tying skills... or somewhere to just share time with other hobby lovers
- Guest suites - get your overnight visitors off your couch and into the cozy guest suites
- Library - a peaceful sanctuary highlighted by a graceful floor-to-ceiling glass wall overlooking the lobby and featuring indirect lighting, built-in bookshelves and comfortable seating conducive to quiet reflection and reading
- Workshop - designed and ventilated to allow for all types of workshop projects
- Storage lockers - conveniently located in various areas of the tower

Environment

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Overview

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• Townhomes:

- Acid-stained concrete throughout the first floor
- Carpet on stairs and the second floor
- Porcelain tile in bathrooms
- **Upgrade option:**
 - **Canadian-made (Mirage) engineered hardwood** throughout except bathrooms and laundry room

• Floors 2-22:

- Laminate flooring except bedrooms, bathrooms and laundry room
- Porcelain tile in bathrooms and laundry room; carpet throughout bedrooms
- **Upgrade options:**
 - **Canadian-made (Mirage) engineered hardwood** except bedrooms, bathrooms and laundry room
 - **Canadian-made (Mirage) engineered hardwood** throughout except bathrooms and laundry room

• Floors 23-25:

- **Canadian-made (Mirage) engineered hardwood** flooring except bathrooms, laundry room and bedrooms

General

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• Floors 2-22:

- Laminate flooring except bedrooms, bathrooms and laundry room
- Porcelain tile in bathrooms and laundry room; carpet throughout bedrooms
- **Upgrade options:**
 - Canadian-made (Mirage) engineered hardwood except bedrooms, bathrooms and laundry room
 - Canadian-made (Mirage) engineered hardwood throughout except bathrooms and laundry room

• Floors 23-25:

- Canadian-made (Mirage) engineered hardwood flooring except bathrooms, laundry room and bedrooms
- Bathrooms: natural stone tile; radiant in-floor heating
- Laundry room: natural stone tile
- Bedrooms and landings: carpet
- **Upgrade option:**
 - Canadian-made (Mirage) engineered hardwood throughout except bathrooms and laundry room

General

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Overview

Kitchen



Appliances

Floors 2-22 & Townhomes:

- All appliances are Maytag brand and feature stainless steel finishes
- 4 burner gas range with 5 cu.ft. self-cleaning oven
- 18 cu.ft. refrigerator
- Tall tub dishwasher, controls on top
- Built in over-the-range microwave/hood fan
- **Upgrade options:**
 - 5 burner gas range (including removable griddle), full convection and auto-convection conversion
 - 5 burner gas range with 2 ovens: 6 cu.ft. lower convection oven and 2.1 cu.ft. upper oven
 - 20 cu.ft. French door side/side fridge with water and ice dispenser; freezer on bottom; E-Star rated

Floors 23-25:

- All appliances are Fisher & Paykel brand and feature stainless steel finishes

Bath

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Kitchen



• Floors 23-25:

- All appliances are Fisher & Paykel brand and feature stainless steel finishes
- 5 burner gas range with full convection oven
- 21.6 cu.ft. SxS refrigerator with water and ice dispenser
- Two drawer dishwasher with separate cycle controls
- Stainless steel hood fan or built-in hood fan (depending on cabinet selection)

◦ Upgrade options:

- Package A - Jenn-Air: 24.5 cu.ft. French door fridge, counter-depth with water and ice; 5 burner dual fuel gas range with true convection oven slide in Pro-Line
- Package B - Wolf/Subzero: Subzero 36" stainless steel built-in bottom freezer fridge; Wolf 30" stainless steel four burner convection gas range; Asko 4 wash cycle stainless steel dishwasher
- Built-in wine fridge - 15" (holds 27 bottles)
- Warming drawer - Jenn-Air or Wolf
- Built-in microwave

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Cabinets

- **Floors 2-22 & Townhomes:**

- Maple shaker style cabinets
- 3 colour choices: Cream, Espresso, or Cream & Espresso combination
- Under-cabinet puck lighting
- Built-in wine rack
- Full depth cabinets over fridge
- Metabox drawers
- Soft close systems
- Floors 2-22: Granite countertops with eating bar square edge profile; Townhomes: Quartz countertops with eating bar square edge profile
- Kohler Simplice chrome kitchen faucet with soap dispenser
- **Upgrade options:**
 - Kitchen Cabinet Upgrade Package: Lazy Susan in select units (those with corner cabinets); one or more wire rack pull-out drawers in base cabinets; pull out cereal drawer over fridge

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units (those with corner cabinets); one or more wire rack pull-out drawers in base cabinets; pull out cereal drawer over fridge

- **Floors 23-25:**

- Maple cabinetry with 3 design choices: Traditional Luxury, Classic or Contemporary
- 3 colour choices: Cream, Espresso, or Cream & Espresso combination
- Under-cabinet puck lighting
- Built-in wine rack
- Full depth cabinets over fridge
- Metabox drawers
- Soft close systems
- Granite countertops with eating bar sculpted edge profile
- Kohler Simplice chrome kitchen faucet with soap dispenser
- Lazy Susan in select units (those with corner cabinets)
- One or more wire rack pull-out drawers in base cabinets
- Pull out cereal drawer over fridge

Bath

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- **Floors 2-25 & Townhomes:**
 - Maple cabinetry with granite countertops (Quartz countertops in townhomes)
 - White porcelain rectangular undermount sink
 - Hytec 5' soaker tub - acrylic with tile surround
 - Kohler Forte fixtures
 - Low flush toilets
 - Floors 23-25 only: choice of two vanity styles in the main bathroom
 - **Upgrade options (all floors):**
 - No cost upgrade to shower stall in ensuite only
 - Step-in tub in ensuite only (except Townhomes)
 - Accessibility options are available



Flooring

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- **Geothermal heating/cooling** - Mahogany at Mill Lake selected a Geothermal heating and cooling system to provide not only a sustainable energy source for the community, but also because we felt that it was the right thing to do for the environment. Geothermal energy does not use traditional energy sources such as fossil fuels or coal. It works by using the constant temperature of the earth to heat the building in the winter and cool it in the summer, thereby creating an efficient sustainable energy source.
- **Exterior Building Design** - The exterior building envelope of the high-rise has been carefully designed to create a building skin which will minimize air leakage as much as possible. The design utilizes the applied sciences of Window Wall and Curtain Wall systems to achieve the best possible result.
- **Bird Science** - Careful consideration is being given in the process of both lighting and exterior glazing design to minimize the environmental impact on our flying friends. The team at Quantum placed considerable effort into researching the effect on high-rise buildings and the bird's natural habitat. By doing so, we are working to minimize light pollution and the position of reflecting glass to provide a safe airborne environment.
- **Constructing with Care** - The construction team at Quantum Properties Construction makes every effort to care for the environment during the construction process. We strive to minimize waste, carefully select our product and contractors based on their Green Building practices, and work to conserve energy wherever possible.

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Developing Ideas, Constructing Dreams

Quantum Properties specializes in developing efficient, affordable, and attractive homes created with today's savvy real estate purchaser in mind. Our ongoing success is built upon years of direct experience within the real estate industry in appraisal, development, and sales.

Quantum Properties is committed to our purchasers and committed to our community. We believe in supporting our local economy by employing local residents and buying from local businesses. We proudly employ many of the Fraser Valley's finest craftspeople and highly skilled tradespeople -- including our own in-house team of construction professionals -- ensuring top quality homes for our purchasers.

The Quantum Properties group includes Quantum Realty, the sales and marketing division for all Quantum projects, and Quantum Properties Construction.

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News

Now Selling!
Open Daily (except Fridays) Noon - 5 PM

~Interest~ing News! Early Buyer Bonus!!
Earn 8% interest on your deposit!

HURRY!!
Bonus ends
August 31st!

For a limited time, all purchasers will earn 8% interest (per annum) on their Mahogany at Mill Lake deposit. We recognize that purchasing a pre-sale home is a major commitment. Not only are you patiently waiting to move into your spectacular new home, you're also tying up your deposit funds for that same period of time. To address this and to thank our astute early purchasers, Quantum Properties is offering you an opportunity to earn 8% interest on your deposit.

Invest in your future and be one of the fortunate early buyers in Abbotsford's most prestigious new condominium development. Great selection of plan styles and views still available.

Visit the Mahogany "Viewpoint" Presentation Centre for all the details and to choose your beautiful new high-rise home!

Grand Opening Celebration!

The Grand Opening celebration on March 26 began with a ribbon-cutting ceremony with Mayor George Peary and Diane Delves, President of Quantum Properties



As the doors were opened, visitors streamed into The Viewpoint Presentation Centre to check out the huge selection of floor plans, view locations and luxurious decorating packages.

Prices start at \$199,900 ... and nearly half the condos are priced under \$350,000!



Mahogany's Viewpoint Presentation Centre on Gladwin Road, just north of Marshall Road, is now open daily (except Fridays) from noon to 5 PM

[Click here for a map](#)

Read about Mahogany at Mill Lake:

New Condo Guide - March 25, 2011

Mahogany at Mill Lake, Canuck Place "Great Room" Linked

A commitment to provide \$1,000 from the sale of each of 272 units at the Mahogany at Mill Lake development means Abbotsford's future tallest building will have its stamp on the Great Room at the new 30,000-square-foot Canuck Place Children's Hospice. [Click here to read the full story.....](#)



Photo
Gallery...



...Coming
Soon!



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PHASE 1

26-storey high-rise building with 7 2-storey townhomes + 172 condominium homes



PHASE 2

4-storey low-rise building with 87 condominium homes

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MAHOGANY AT MILL LAKE

A New Perspective

- 26 storeys of luxury living on a lushly landscaped 3 acre site
- Resort-style, freestanding clubhouse
- Environmentally friendly geothermal heating and cooling
- Across from Mill Lake Park - spectacular views!

**Early Buyer
Bonus!
Earn 8% interest
on your deposit!**



#2202 - D Plan
612 sq. ft.
\$299,900

#1701 - C Plan
887 sq. ft.
\$394,900

#803 - D Plan
612 sq. ft.
\$239,900

**Great selection
of plan styles
and views
to choose from!**

#1508 - B Plan
803 sq. ft.
\$344,900

#1107 - A Plan
1015 sq. ft.
\$419,900

**Luxury Living
Starting From**

\$199,900

...and nearly half
the condos priced
under \$350,000

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The Viewpoint Presentation Centre

"The Viewpoint" Presentation Centre is located on Gladwin Road, just south of Bevan Avenue

2180 Gladwin Road
Abbotsford, BC
604.746.1551

sales@mahoganycondos.com

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