

NEW-HOME PROJECT PROFILE

Strong selling weekend testifies to Polygon's imagination

Developer launches Tyneridge campaign on Burke Mountain with 37 townhouses, sells 25

Tyneridge

Project location: Burke Mountain, Coquitlam
Project size: 85 townhouses (37 homes in Phase 1 now for sale)
Residence size: 1,255 sq. ft — 1,395 sq. ft
Prices: from \$389,900
Developer: Polygon Tyneridge Homes North Ltd.
Architect: Rositch Hemphill and Associates
Interior designer: Polygon Interior Design
Sales centre: 1305 Soball Street
Hours: noon — 5 p.m., Sat — Thur
Telephone: 604-464-7985
Email: tyneridge@polyhomes.com
Web: www.polyhomes.com
Occupancy: March

BY CHANTAL EUSTACE

Polygon's Ralph Archibald stops to point out the hilltop view from the exterior of one of the new Tyneridge townhouses, now for sale on Burke Mountain in Coquitlam. "This is a true example of great value for your money," says Archibald, senior vice-president of sales and marketing, gesturing to the Craftsman-style design, wood shingling and stone details. "It's really nice — attractive."

So is the price, he says. The town houses — mostly three-bedroom offerings that range from 1,255 to 1,395 square feet — start at \$389,900.

"Our target is people who are looking to buy their first home," says Archibald, adding they would appeal to "people who have bought a condo in the past few years and have outgrown it."

Archibald says that during the first weekend that Tyneridge was open to the public, 25 of the 37 homes that were offered for sale were snapped up. "Not surprising," he says. "Most of our buyers were first-time."

Located at the corner of Soball Street and David Avenue, Tyneridge is part of a massive overall development of the mountain by Wesbild. (Wesbild also developed Coquitlam's Westwood Plateau, completed in 2005.)

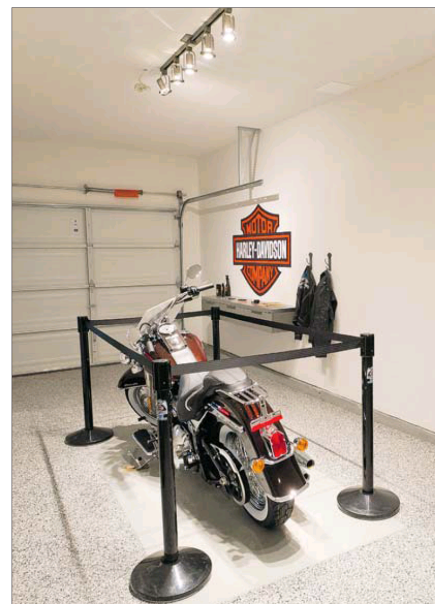
The master-planned community — known as The Foothills at Burke Mountain — will eventually include more than 1,300 homes. The project's website (www.foothillsatburke.com) says The Foothills "marks the return of pedestrian-friendly sidewalks and an inviting neighbourly community."

There are plans for walking and cycling trails, it says, and for stream reclamation to help "bring back salmon long gone from streams." In addition to new schools, it notes, there will be a village centre with shops and services in the heart of the neighbourhood.

CONTINUED ON F10



The open and airy living and dining room areas of the Tyneridge housing development have a bright and cheery appearance. The two-car garage in the showhome was decorated with a Harley-Davidson motorcycle and logos, as well as leather jackets to set up a "memory point" for potential buyers, anticipated to be younger couples who have outgrown their first condo.



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Presenting the Ultimate Green Burnaby Condos by Adera Properties – Final Collection at the Green Burnaby Condominium Development in South Burnaby Real Estate Market – From \$289,900! »

24
Jan
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NEW LAUNCH at Tyneridge Coquitlam Townhomes for Sale at The Foothills at Burke Mountain Real Estate Market – Family Sized 3 Bedroom Coquitlam Tyneridge Townhouses by Polygon Homes



Site Plan
Phase One

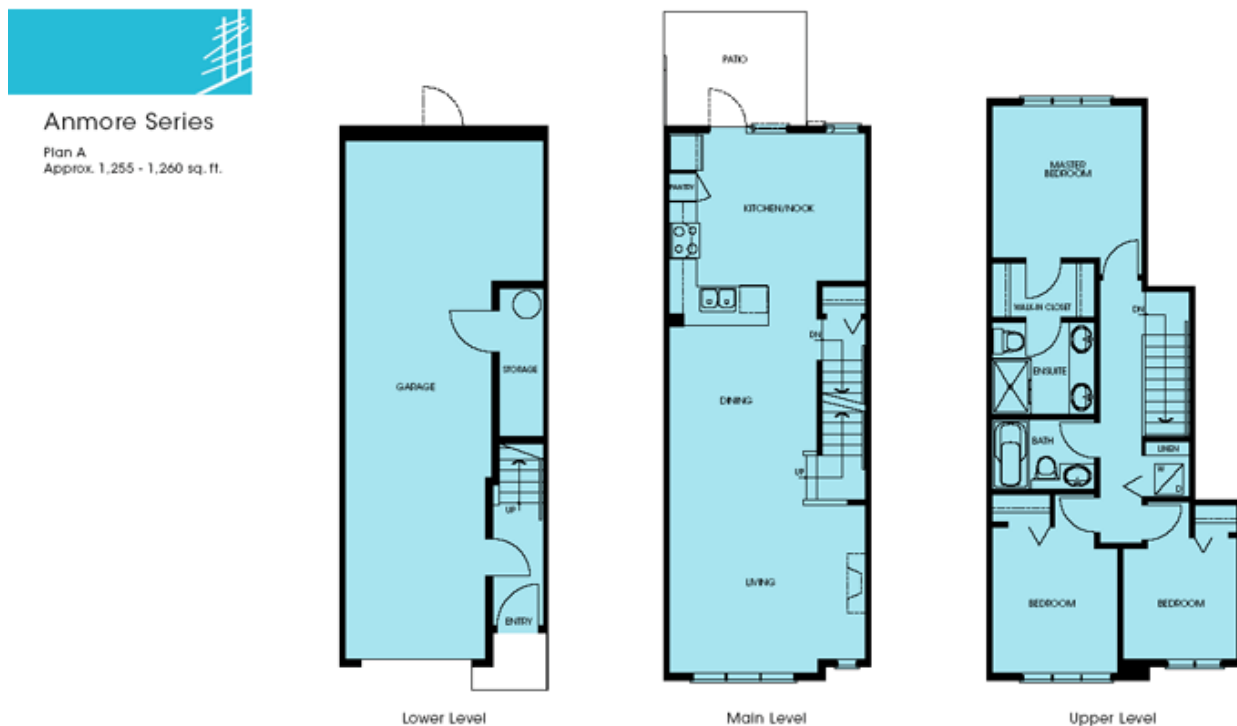


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The New Coquitlam Tyneridge Townhomes at Burke Mountain

Located in the master planned community at The Foothills of Burke Mountain Coquitlam real estate market, Polygon Homes introduces the new Coquitlam Tyneridge Townhomes, a family friendly neighbourhood featuring affordable and spacious living. Perched on the sundrenched hillside with trees to the west and southern views of Mount Baker, this family friendly townhome community at the Tyneridge Coquitlam Burke Mountain Foothills community are just a short drive away from the Coquitlam Town Centre and is located in The Foothills. Close to parks and trails, brand new schools, and a diverse array of shopping, restaurants, as well as other city amenities, the Tyneridge Burke Mountain Coquitlam townhomes at The Foothills will feature two, three as well as four bedroom floorplans that are designed for young savvy families in mind. Be part of this exciting new evolution by Polygon today. The grand opening advanced previews for the new Coquitlam Tyneridge Townhomes will be Saturday, January 29, 2011. The anticipated floor plans include 3 bedroom Anmore and Burke Series layouts that are between 1255 to 1386 square feet in size. Please note that the Tyneridge by Polygon townhomes at the Foothills of Burke Mountain Coquitlam real estate development are already under construction and the first homebuyers will be able to move into their new homes by Spring 2011. To ensure that you're on the VIP list, please pre-register online at the Polygon website in the Tyneridge at Burke Mountain Coquitlam townhome community at www.polyhomes.com or you can call 604.871.4126. The Foothills at Burke Mountain is a great community for families who want to enjoy the simpler things in life in addition to a convenient lifestyle. Outdoor private yards allows for safe play at home in addition to being just steps away from boutiques and fine dining. From 2 to 4 bedrooms, families now have a choice of a starter home or a townhouse that they can grow into with time.



The builder reserves the right to make modifications and changes should they be necessary. The quality homes of Tyneridge are built by Polygon Tyneridge Homes North Ltd. and Polygon Tyneridge Homes South Ltd.



New Coquitlam Townhomes from \$389,900 – GRAND OPENING ON NOW!

Greetings from Tyneridge Coquitlam real estate market's three and four bedroom family-friendly townhomes in The Foothills neighbourhood of Coquitlam. We are pleased to let you know that our sales office will open for sale this Saturday, January 29th at noon sharp for advanced previews and presales! With three bedroom move-in ready Coquitlam Tyneridge homes starting from just \$389,900 and an opening day presales promotion giving you mortgage payments from just \$999/month*, now is the time to find the home at Tyneridge Townhomes that is right for you. Come tour our two stunning display homes designed by Polygon's award winning interior design team and the finished Tyneridge Coquitlam homes of our initial release. Why not make a day of it and bring your bikes or running shoes and explore the many hiking and biking trails of the surrounding Burke Mountain. As a reminder, every new Coquitlam townhouse at Tyneridge Burke Mountain real estate market boasts the latest contemporary finishes including kitchens with granite countertops and stainless steel appliances; en-suite bathrooms with marble counters and Grohe fixtures; and wood-style laminate flooring throughout the main floor. With so much to offer starting from just \$389,900 and only a limited number of presales Coquitlam Tyneridge Burke Mountain homes being released, Polygon strongly encourages you to arrive early on Saturday to ensure your best selection.

The Burke Mountain Homes at Tyneridge Coquitlam Real Estate Market

The homes at Tyneridge are well built and designed for today's families and include two panel insulated and custom coloured metal front entry doors with windows welcoming you and your family home. The Burke Mountain Coquitlam Tyneridge Townhomes for sale will also have warm wood style laminate flooring throughout the main living level as well as textured three panel doors that are enhanced with polished chrome hardware and custom crafted mouldings. There is a dark and a light colour palette for homebuyers to choose from. The Foothills at Burke Mountain Tyneridge Coquitlam townhomes for sale will have nine foot ceilings on the main floor and eight foot on the upper and lower floors. The carpeting in hallways and bedrooms will be plush and very soft and there will be large Low-E windows that allow for lots of natural light and energy efficiency in your home. The Burke Mountain Tyneridge Coquitlam homes for sale will also introduce electric baseboard heating and hard wired smoke detectors, deadbolt for the front door, the Polygon New Generation Rainscreen construction and the Travelers Guarantee Company of Canada. The bathrooms include a master ensuite with deep soaker tub and glass enclosed shower, dual vanities, dual flush toilet and large vanity mirror in addition to porcelain tiled floors and custom flat panel cabinetry with chrome hardware. Also available in the master ensuites at the new Coquitlam Tyneridge at Burke Mountain townhomes for sale include single lever pressure balanced shower control by Grohe and marble counters. Some homes at Tyneridge Coquitlam by Polygon will have main floor powder rooms that have porcelain tiled floors, pedestal sink and dual flush toilet as well. The kitchens at Tyneridge Burke Mountain townhomes for sale will have custom wood style laminate cabinetry doors with brushed chrome hardware, convenient cabinet features with ban of drawers, kitchen island or pantry and built in microwave niche. Also, there is polished granite countertops, full height ceramic backsplashes and a high-end stainless



steel appliance set (EnergyStar rated). Contemporary halogen track lighting and two bin roll out recycling bins are some extras here at the new Coquitlam Tyneridge Townhomes.



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The Presale Coquitlam Tyneridge Floorplans and Site Plan

As mentioned, this new Foothills at Burke Mountain Coquitlam real estate market by Polygon Homes presents a townhouse community in an establishing area. The family sized townhomes include the Anmore Series which is approximately 1255 to 1260 square feet, the Burke Series between 1364 to 1386 square feet as well as the Como Lake Series at around 1998 square feet. The site plan of Phase One at Tyneridge Coquitlam townhomes at Burke Mountain real estate will be situated at David Avenue and Soball Street in 8 different buildings. The clusters of new Coquitlam Tyneridge townhomes are featured in triplex to 6-plex buildings. The Anmore Series is a 3 level home which features 1255 to 1260 square feet. The lower level has a garage (tandem) and storage and the main level consists of a large living room (with fireplace), dining area, kitchen/nook that opens onto a patio. The upper floor of the Anmore Series at Tyneridge Coquitlam homes features the 3 bedrooms and 2 bathrooms (one of which is an ensuite bath with double vanities and shower, the other with a single vanity and tub/shower combo). The laundry closet is also upstairs. The larger Burke Series at Tyneridge by Polygon features a Burke Mountain Coquitlam floor plan between 1364 to 1386 sqft. The lower level is a garage while the main level has a more linear feel with an open style kitchen (with island) and a powder room. The top floor again has three bedrooms and two baths as well as the laundry closet. The C Series floor plans at the presale Coquitlam Tyneridge townhomes have not yet been released.



About The Polygon Tyneridge Home Community

This is an exclusive collection of hillside townhomes the have Craftsmen style architecture and signature architectural detailing with steeply pitched gable roof dormers, shingle and stone details throughout the community. There are heavy timber trellis at the entrance of your home as well as charming bay windows that add character and allow for natural light into your new home at the Tyneridge Coquitlam Burke Mountain real estate development. There are convenient double garages that provide security and extra storage in addition to generous outdoor living spaces with fenced yards. Some of the other distinct features at the new Polygon Tyneridge Coquitlam homes for sale include built in closet shelving, cable outlets in all rooms, multi media internet connections for high speed internet, two hose bibs, convenient visitor parking as well as laundry closets with washer/dryer rough-in on the upper floor in most homes. The Burke Mountain Coquitlam Tyneridge townhomes will also feature custom choices/options for homebuyers to add on which include a microwave trim kit, wireless security system, garage door opener and stacked washer and dryer by Samsung.

Email Updates from Polygon's Tyneridge Burke Mountain Townhome Community

With the homes at Tyneridge Coquitlam Burke Mountain real estate development now well under construction, the first presale homebuyers will be able to move in as early as this spring 2011. The new Burke Mountain Coquitlam homes will be beautifully finished and include a stainless steel kitchen appliance package, granite kitchen countertops, sleek Grohe faucets and laminate flooring on every main floor. Please feel free to call the Coquitlam Tyneridge sales representatives at 604-871-4126 or e-mail them at tyneridge@polyhomes.com if you have any additional questions. As Polygon expects the demand for the new Tyneridge Coquitlam homes to be overwhelming, they would encourage you to ask all your questions and choose your favourite 4 or 5 homes in our community prior to the Grand Opening on Saturday, January 29, 2011. Thank you for registering your interest in Tyneridge by Polygon – a family-friendly townhome community set within The Foothills neighbourhood of Coquitlam's Burke Mountain real estate market. Tyneridge Coquitlam townhomes for sale will offer spacious two, three, and four bedroom homes that have been designed with young families in mind. As a pre-registrant, you will be among the first to receive new information as it becomes available. In the meantime, should you have any questions, please email Tyneridge@polyhomes.com. We look forward to speaking with you soon! Sincerely,
Tyneridge by Polygon Sales Team

Tags: [Burke Mountain Coquitlam Houses for Sale](#), [Burke Mountain Coquitlam Property](#), [Burke Mountain Townhomes for Sale](#), [Burke Mountain Tyneridge Coquitlam Townhomes](#), [New Coquitlam Townhomes](#), [New Coquitlam Tyneridge Townhomes](#), [New Tyneridge Coquitlam Townhouses](#), [Polygon Homes](#), [Polygon Tyneridge Coquitlam](#), [Polygon Vancouver Developments](#), [Presale Coquitlam Townhouses](#), [The Foothills at Burke Mountain Property](#), [Tyneridge at Burke Mountain](#), [Tyneridge by Polygon Homes](#)





[OVERVIEW](#) | [FLOORPLANS & FEATURES](#) | **[NEIGHBOURHOOD](#)**

COQUITLAM

Lifestyle opportunities abound in this bustling city, with everything from great schools to the vast array of shopping opportunities at [Coquitlam Centre mall](#). Take in a traveling art exhibit at the [Evergreen Cultural Centre](#). Enroll in a continuing education course at the [David Lam campus of Douglas College](#). Enjoy dinner at a great local restaurant. Go for a jog around Lafarge Lake or Town Centre Park's running tracks. Spend your morning enjoying a round of golf at the [Westwood Plateau Golf and Country Club](#). Explore the natural attractions including nearby Coquitlam River Park, just one block away.

Explore the natural attractions including the many hiking, biking, and walking trails that wind through [The Foothills](#) and the surrounding Burke Mountain area.

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Features

First Impressions

- Exclusive collection of hillside townhomes reflect Craftsman-style architecture marked by a distinctive stone entry monument with custom light fixture
- Signature architectural details include steeply pitched gable roof dormers, shingle and stone details
- Heavy timber trellis at the entrance of your home enhances your arrival (most homes)
- Charming bay windows add character and fill homes with fresh natural light
- Entertain on generous decks or patios and enjoy outdoor living in your own private fenced yard
- Convenient double car garages provide a safe haven for your things and keeps you and your vehicle protected from the elements

Welcome Home

- Two-panel insulated and custom coloured metal front entry doors with windows welcome you home
- Warm wood-style laminate floors throughout the main level
- Textured three-panel doors enhanced with polished-chrome hardware and craftsman inspired mouldings complement the interiors
- Your choice of two designer colour schemes in dark or light
- Nine-foot ceilings on the main floor add an elegant, airy ambience; upper and lower floors feature eight-foot ceilings
- Plush, durable nylon carpeting in hallways and bedrooms puts comfort at your feet
- Large Low-E windows let all the sunshine in while improving energy efficiency
- Enjoy a comfortable environment with electric baseboard heat and individually controlled thermostats

Kitchens that Captivate

- Custom wood-style laminate cabinetry doors elegantly matched with brushed chrome pulls
- Convenient cabinet features include a bank of drawers and an island or pantry with built-in microwave niche
- Experience the luxury of polished granite countertops and full-height imported ceramic tile backsplash
- Sleek stainless steel appliances:
 - 18.7 cubic foot Energy Star™ counterdepth refrigerator by Samsung
 - 24" wide, 4 button dishwasher by Frigidaire
 - Self-cleaning, 30" wide stainless steel electric slide-in range by Frigidaire
- Double stainless steel sink with polished chrome single-lever faucet and convenient pull-out vegetable spray makes for easy preparation and clean-up
- Light up your work area with contemporary halogen track lighting
- Two bin roll-out recycling bins under kitchen sink make it easy for you to do your part for the environment

Bathrooms that Pamper

- Enjoy the convenience of a main floor powder room with stylish porcelain tile flooring, an elegant pedestal sink, and dual-flush toilet (some homes)
- Retreat to the master ensuite bathroom featuring soaker tub and glass enclosed shower, dual porcelain sinks, dual-flush toilet and large vanity mirror
- Master ensuites feature elegant porcelain tile flooring
- Custom flat panel cabinetry matched with decorative brushed chrome pulls in main and ensuite bathrooms
- Contemporary single-lever pressure balanced shower control by Grohe in all bathrooms
- Ensuites feature beautifully polished marble countertops

Making Life Simple

- Built-in closet shelving for added convenience
- Cable outlets in living room, family room, master bedroom and second bedroom and flex ensure you're always connected
- Telephone jacks in living room, master and front entry closet (for security monitoring)
- All homes have multi-media internet connections for high speed access in master, secondary bedrooms and living room
- Two hose bibs: one in the front and one in rear yard for the green thumb in you
- Convenient visitor parking
- Laundry closets with washer & dryer rough-in, conveniently located on the upper floor (most homes)

Safe and Sound

- Hard-wired smoke detectors
- Secure deadbolt hardware on front entry door
- Feature lighting at all front entries
- Polygon New Generation Rainscreen construction for our west coast climate
- Mail kiosk with metal gates and convenience parking
- Comprehensive warranty protection by Travelers Guarantee Company of Canada:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural components (10 years)

Custom Choices

- Stacked washer and dryer
- Wireless security system
- Microwave with trim kit
- Fireplace with custom mantel





OVERVIEW | **FLOORPLANS & FEATURES** | NEIGHBOURHOOD

FEATURES

- Exclusive collection of hillside townhomes reflect Craftsman-style architecture marked by a distinctive stone entry monument with custom light fixture.
- Signature architectural details include steeply pitched gable roof dormers, shingle and stone details.
- Charming bay windows add character and fill homes with fresh natural light.
- Entertain on generous decks or patios and enjoy outdoor living in your own private fenced yard.
- Nine-foot ceilings on the main floor add an elegant, airy ambience, upper and lower floors feature eight-foot ceilings.
- Experience the luxury of polished granite countertops and stainless steel appliances in your gourmet kitchen.
- Retreat to the master ensuite bathroom featuring soaker tub and glass enclosed shower, dual porcelain sink, dual-flush toilet and marble countertop.

SAMPLE PLANS

[Anmore Series "A" Plan \(PDF\)](#) | [Burke Series "B" Plan \(PDF\)](#)

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OVERVIEW | FLOORPLANS & FEATURES | NEIGHBOURHOOD



1305 Soball Street
Coquitlam, BC
Opens 12 - 5 pm (except
Friday)
Tel.: 604.464.7985

[Click here to view map](#)

Polygon Tyneridge Homes
North Ltd.
Polygon Tyneridge Homes
South Ltd.

Perched on a sundrenched hillside with trees to the east and endless views to Mount Baker to the South you'll find Tyneridge by Polygon -a family-friendly townhome community set within The Foothills neighbourhood of Coquitlam's Burke Mountain. A place where nature inspires and opportunities excite. Parks and trails for family outings, clear air to breathe and room for kids to grow. For young minds, brand new schools are on the horizon and planned for just across the street.

Inside, spacious three and four bedroom homes have been designed with young families in mind. Outside, private yards and patios offer places of quiet reflection or refreshing activity, while the kids burn off youthful energy in one of the local parks.

Just a short drive to Coquitlam Town Centre, Tyneridge is situated within the master planned community of The Foothills and will enjoy close proximity to the future community centre and shops at the planned village centre.

Tyneridge is a special address offering what you need today... and all you plan for bright tomorrows.

Priced from \$389,900



Waylin Cheng, Sales Manager
tyneridge@polyhomes.com
Email me for more information.

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THE **NEWSLETTER**



SINGLE
FAMILY
HOMES



MULTI
FAMILY
HOMES



1 New Grass Play Fields

Wesbild reused material from the neighbourhood areas to create platforms for grass playing fields. Perfect for soccer fields and baseball – places for the community to play together.

2 Birchwood Estates

Contemporary meets traditional. [Wallmark's](#) West Coast Craftsman style homes are spacious 3 and 4 bedroom plans are built to a Built Green™ Gold Standard.

3 Future Parks & Trail Network

Abundant green space and walkways will keep the community connected to nature.

4 Belmont

Inspired by the classic architecture two builders [Morningstar](#) and [Polygon](#) are creating a neighbourhood of Shaughnessy inspired single family homes and premier townhomes.

5 Future Elementary School & Park

Having the elementary school and the parks so close to each other ensures that this is the kind of place that children will thrive in.

6 Avondale

Avondale by [Morningstar Homes](#) will include a limited number of exclusive single family homes, created specifically by renowned home designer Frederick T. Sale, to bring the best of the West Coast's outstanding architecture to life.

7 Future Elementary School & Park

Having the elementary school and the parks so close to each other ensures that this is the kind of place that children will thrive in.

8 Future Parks & Trail Network

Abundant green space and walkways will keep the community connect to nature.

9 Gardenia

The principals at [CP Homes](#) bring over 30 years of building fine family-perfect homes to the neighbourhood. You'll love what they have evolving here.

10 Palisades

Contemporary estate style homes on large lots with great views. [Thomas Homes](#), a builder for those who dream big and have uncompromizing standards.

11 Information Centre

Learn about the new schools, village centre, parks and trail systems, and all the available housing options.
Open 12pm to 6pm,
Saturday-Thursday
3381 David Avenue.

12 Future Commercial Space

Expected light retail, coffee shops and some surprises. Stay tuned for some very exciting announcements for these spaces.

13 Burke Mountain Heights / Phase 2

Foxridge Homes welcomes you to [Burke Mountain Heights](#), an exclusive collect of single family homes in a stunning setting with breathtaking views.

14 Tyneridge

Perched on a sundrenched hillside with trees to the east and endless views to Mount Baker to the South you'll Tyneridge by [Polygon](#) – a family-friendly townhome community.

15 Future High School & Park

Carefully planned and located perfectly for this growing community.

16 Nour of The Foothills

Known for its high end homes in Westwood Plateau & Rockridge, [Noura](#) is proud to present its latest luxurious single family homes Nour of the Foothills.

17 Existing Elementary School

Leigh Elementary School is an existing school serving the local community.

18 New Middle School & Community Centre

Places that bring people together. A place to learn. A place where lifelong bonds will be forged.

19 Future Village Centre

Energy. Gathering places. Shops.
Welcome to what will be the central commercial area for Burke Mountain.