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& 2 bedrooms + den
- Next to creeks
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- 5 minutes from Coquitlam
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- From the low \$300,000's

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25 Days. 45 New Homeowners.

Nov 26th, 2010

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Alder Model Home Pieces

Nov 19th, 2010

Due to popular demand, we are pleased to present WESTWOOD's first model home pieces blog entry. Today we feature 3 Alder Model Home... [more](#)



PechaKucha Night is Coming!

Nov 10th, 2010

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Coquitlam, BC

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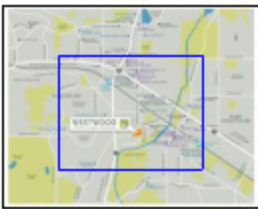
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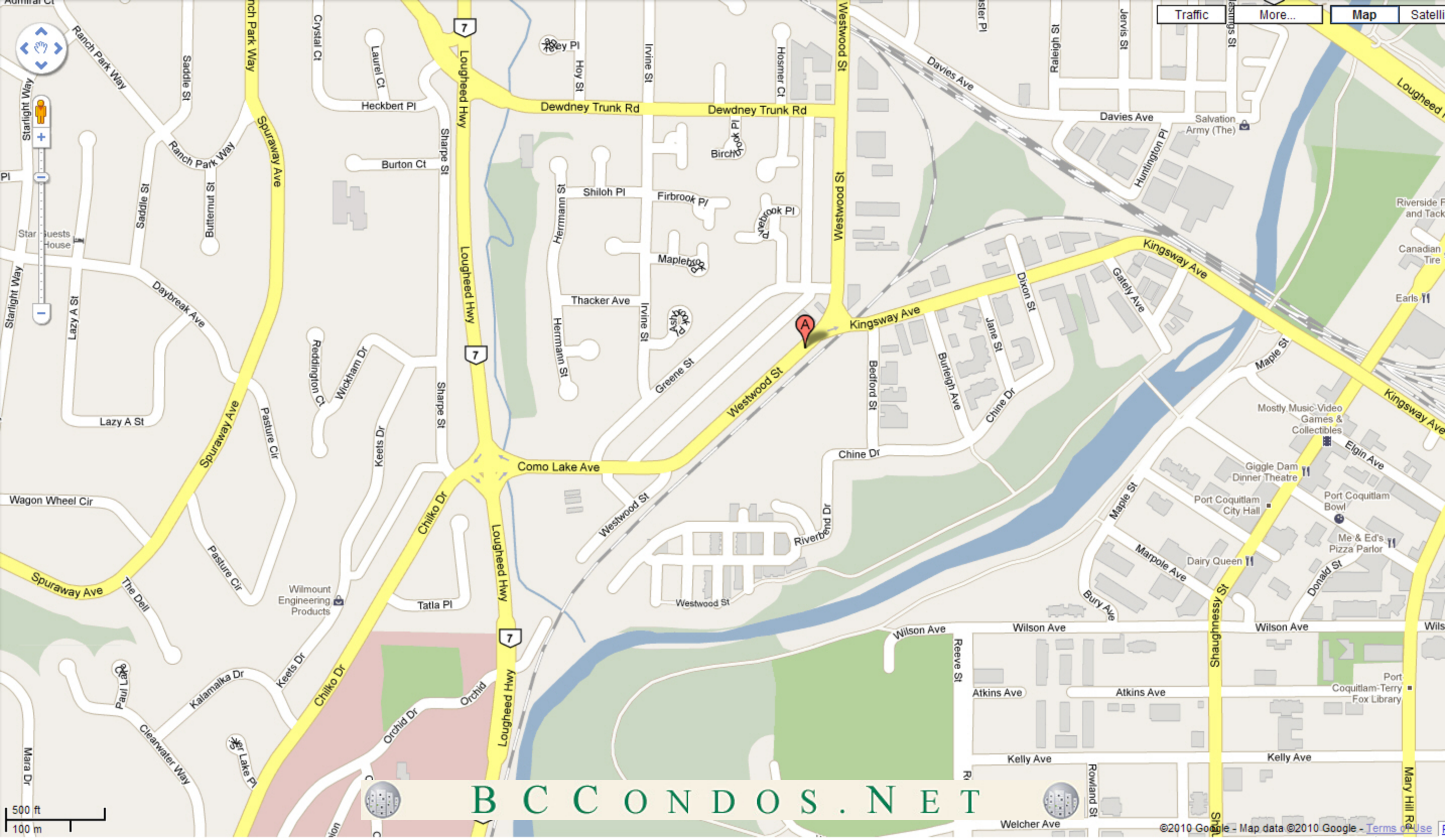
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Westwood Classic Georgian Rowhomes

Get notified when there's new info about this project.

By [Mosaic Homes](#)

835 Westwood [Coquitlam](#)

Westwood Classic Georgian Rowhomes is a new townhouse project by [Mosaic Homes](#) at 835 Westwood in [Coquitlam](#). The project was completed in 2011. The project has a total of 131 units.



DEVELOPMENT NAME Westwood Classic Georgian Rowhomes

DEVELOPER(S) [Mosaic Homes](#)

PROJECT TYPE Townhouse

ADDRESS 835 Westwood

NEIGHBOURHOOD/CITY Coquitlam

STATE/PROVINCE British Columbia

CONSTRUCTION STATUS Complete

SELLING STATUS Developer Sold Out

TOTAL NUMBER OF UNITS 131 units



Georgian Style Rowhomes Launched at the New Coquitlam WESTWOOD Townhome Development by MOSAIC - Affordable Coquitlam Townhouses with 6 Spacious Floor Plans!





OWN A 3-LEVEL ROWHOME FOR THE PRICE OF AN APARTMENT.

- 2 bedrooms & 2 bedrooms + den
- Close to creeks & forested walking trails
- A bridgeless commute to Vancouver
- 5 minutes from Coquitlam Centre
- From \$299,900

Mosaic Homes Introduces The Westwood Coquitlam Rowhomes for Sale

The presale Coquitlam Westwood Rowhomes for sale by Mosaic Homes are coming to the Coquitlam real estate market. Presenting a boutique collection of two and two bedroom plus den Coquitlam Westwood Rowhomes for sale, these new Mosaic Homes development residences are located just minutes to transit and shopping. 2 and 2+den floorplans will be made available near Coquitlam Town Centre at the Westwood Rowhomes this spring 2010 with Georgian style architecture. Most Affordable Townhome in the Tri-Cities are coming soon! Following the popularity of Rowhome communities CORBEAU, GABLE, and ARBOUR, MOSAIC is proud to introduce WESTWOOD Coquitlam Rowhomes for sale, our newest community in the Tri-Cities real estate market. This collection of Two Bedroom plus Den Rowhomes has prices starting from \$299,900* making WESTWOOD Coquitlam



townhomes by MOSAIC Homes the best value we' ve offered in the Tri Cities to date. The pre-sale Coquitlam WESTWOOD homes will launch this October and will have completion dates starting in Winter 2010. You can now register for more information regarding the new Coquitlam WESTWOOD real estate development by registering online. These new Coquitlam homes for sale will range from a spacious 1,203 - 1,284 square feet with rich Georgian exteriors with charming metal work detailing. Also, MOSAIC Homes is very well known for designing spacious, contemporary floorplans with large private decks for outdoor enjoyment. Also, the Westwood Coquitlam rowhomes are surrounded by trees and adjacent to protected park space and walking trails and is only 5 minutes to Coquitlam Center as well as 3 minutes to Lougheed Highway (enjoy the bridgeless commute!). The pre-construction Coquitlam WESTWOOD rowhomes is the most affordable townhome community in the Tri-Cities. Now is the perfect opportunity for you or someone you know to purchase a WESTWOOD home by MOSAIC. If you would like to speak to someone directly, feel free to contact me at 778.839.6786. Sincerely, WESTWOOD Sales Coordinator.

THINK TALL not small. Own a 3-level Coquitlam townhome or rowhome for the price of an apartment! Two bedroom and 2 bed plus den floor plans in addition to a great location close to creeks and forested walking trails, these new Westwood Coquitlam townhomes by MOSAIC are coming soon to the market. A bridgeless commute to Vancouver and a five minute walk to Coquitlam Centre, the Westwood rowhomes will be priced affordably from just \$299,900! The construction progress is going very smoothly and the stunning Georgian style townhomes with brick accents and a complete set of fine details will be soon ready. Many of the WESTWOOD Coquitlam townhomes are already framed and the exterior wrapping is underway. The presentation centre will be located at 835 Westwood, Coquitlam BC.





The MOSAIC WESTWOOD Coquitlam Floorplans

There are 6 different townhouse floorplans located online on the WESTWOOD Coquitlam website. The first is a three level two bedroom Coquitlam floorplan that features a double tandem garage and entry on the lower level with a living level with open kitchen (with island), nook, dining area and a living room with fireplace. The top floor has the 2 bedrooms and two bathrooms. The A1 Alder floorplan is very similar in terms of layout and size here at the WESTWOOD Coquitlam townhouse community. The next Coquitlam floorplan featured is C-Cherry which is 1284 square feet over 3 levels and it too features a double garage (but much larger). The main living level is configured very differently as well, with the living and the dining on opposite sides of the home and the kitchen in the middle, again with an island. The top floor is also of the same configuration. The Fremont (F Plans) at the MOSAIC WESTWOOD Coquitlam townhomes for sale feature two bedroom plus den layouts at 1204 square feet. The difference here is that the Fremont WESTWOOD Coquitlam floorplans have a den on the lower level complete with a separate bathroom. The living space is defined by a corner end kitchen (no island), but with a tech nook, open dining and living room opening to a deck. The top floor shares 1 bathroom for 2 bedrooms, but has double vanities and a tub/shower combo. The F1-Foxtail is slightly different with a den in the basement (and laundry room) but no bathroom while the top floor has the 2 bed/2 bath layout again. The new Coquitlam townhomes for sale at THE WESTWOOD by MOSAIC Homes feature



spacious floorplans over 3 levels with attached garages. What more could you ask for! In addition to the large WESTWOOD Coquitlam floorplans, homebuyers will also enjoy overheight ceilings. The A floorplans are approximately 1208 square feet, C layouts around 1284 sf and the F floor plans around 1204 square feet. The latter is the only one with the extra den. The siteplan for the new Coquitlam WESTWOOD rowhomes is in a triangular shape. The A and C floorplans are situated in the same clusters while the F floor plans are in the same buildings. There seems to be a central green space in the WESTWOOD Coquitlam rowhome community as well.

Amazing Coquitlam Townhouses by MOSAIC



As a signature of MOSAIC Homes that is so popular amongst new homebuyers, the new Coquitlam WESTWOOD Townhouses will certainly carry the Georgian style architecture and design that we all love. With pre-sales launching in October 2010, the MOSAIC WESTWOOD Coquitlam townhouse development will allow first time homebuyers, couples and families to purchase two bedroom or two bed plus den homes for the average price of a downtown condo. Affordability is the key to the success of the WESTWOOD Coquitlam townhomes. For less than three



hundred thousand dollars, homebuyers will be pleasantly surprised at the level of detailing, finishes and features that are included standard in every home. Things like patios, garages, spacious living spaces that don't feel like an elevator shaft, privacy and much more. Taking the best out of previous MOSAIC designed floorplans, that layouts at the WESTWOOD Coquitlam townhouses for sale will certainly give you more functional living space, bay windows and tall ceilings. The setting of the new Coquitlam townhomes at WESTWOOD is within a very quiet, leafy and tree lined community next to Maple Creek. The community itself will feature two central courtyards, Pea Patch public garden plots and private rear decks for many floor plans. The MOSAIC WESTWOOD Coquitlam townhomes are also close to Highway One to Vancouver, Pitt River and Golden Ears Bridges, the West Coast Express and the future Evergreen SkyTrain Line. Surrounding the WESTWOOD Coquitlam townhouse community are plenty of retail, restaurants, city savvy amenities and park spaces and recreational facilities too. Big box retailers, Coquitlam Centre and downtown PoCo are also close by. The entire MOSAIC Development at Coquitlam WESTWOOD will consist of only 131 Georgian style rowhomes with prices starting from less than \$300k. The presentation centre is located at 835 Westwood, Coquitlam, BC which is south of Lougheed Highway.

28 Homes Sold During VIP Opening at WESTWOOD Coquitlam

VIP Opening a Huge Success with 28 Homes Sold here at the presales Coquitlam WESTWOOD Rowhomes! The Public Grand Opening is scheduled for Saturday, November 6th! We're very happy to have 28 WESTWOOD Rowhomes purchased during the VIP Opening Event last weekend. With unprecedented interest prior to opening, we had over 15 groups camping out overnight to reserve their new home at WESTWOOD Coquitlam real estate development by MOSAIC. The exciting buzz of activity experienced at WESTWOOD Coquitlam townhomes for sale over the weekend is testament to the significant property value offered for these 2 Bedroom and 2 bedroom plus Den Rowhomes located minutes from shopping, schools, and major transit routes. We invite you to join us for the presales Coquitlam WESTWOOD Townhome Public Grand Opening this Saturday, November 6th at Noon as we celebrate the public arrival of this exciting community. You will have the opportunity to tour our beautifully furnished WESTWOOD Coquitlam Model Homes, walk through the community, and enjoy lunch and goodies on us! Important WESTWOOD Coquitlam Townhouse Public Opening Features to Note: HST Promotion ends on Sunday November 7th - don't miss out; WESTWOOD Rowhomes priced from the low \$300,000's*, Stainless Steel kitchen



appliances are included and 2 Bed and 2 Bed plus den Rowhomes (approx. 1,204 sq.ft*). The WESTWOOD Home Store is located at 835 Westwood Street, Coquitlam. Please call us if you have any questions or for more details. We look forward to seeing you this weekend at the WESTWOOD Coquitlam Townhome Grand Opening. *See WESTWOOD Sales Team for details.

Registration for Coquitlam's Westwood Townhomes

Thank you for your interest in MOSAIC's newest community coming to the Tri-Cities Coquitlam real estate market. This unbelievable collection of 2 bedroom and 2 bed + den Coquitlam rowhomes offers a location only minutes from Coquitlam Center and Downtown Port Coquitlam plus a bridgeless commute and easy access to transit. Opportunities will begin in the late Fall of 2010. As a priority registrant, you will be the first to be notified as this Westwood Coquitlam townhome community takes shape. In the interim feel free to reply to this e-mail, as we would be happy to answer any further questions you may have about this innovative new MOSAIC community.



VIP Grand Opening for WESTWOOD Coquitlam is Saturday, October 30th

From the email desk: We're extremely excited that over 300 people came out to WESTWOOD Coquitlam Rowhomes community last weekend for the Sneak Peek Preview. Our visitors were delighted to see our centrally located, beautiful new Coquitlam homes for sale being offered for the very affordable price of \$299,900.* The WESTWOOD VIP Opening is Saturday, October 30th and at 12pm sharp we will be launching the first release of WESTWOOD Coquitlam homes for sale. Arriving early to this VIP Grand



Opening event ensures you have the opportunity to purchase your first choice of rowhome or new Coquitlam townhome for sale with your preferred location and the best pricing. VIP Event Features to Note: WESTWOOD Rowhomes priced from \$299,900* with stainless Steel appliances are included, 2 Bed and 2 Bed plus den (approx. 1,204 sq.ft*) with HST Promotion (provincial portion). The WESTWOOD Coquitlam Home Store is located at 835 Westwood Street, Coquitlam. You are welcome to call us for more details. We look forward to seeing you this weekend at WESTWOOD Coquitlam real estate development! *See WESTWOOD Sales Team for details.

WESTWOOD Coquitlam Rowhomes VIP Event Invitation & Sneak Peek Preview

VIP Grand Opening is Saturday, October 30th and the Coquitlam WESTWOOD rowhome Sneak Peek Preview is Saturday, October 23rd. We're excited to invite you to the WESTWOOD VIP Grand Opening Saturday, October 30th. Attending this presales Coquitlam WESTWOOD rowhome event ensures you have the opportunity to purchase your first choice of rowhome with your preferred location and the best pricing. VIP Event Features to Note at Westwood by MOSAIC Homes: Coquitlam Rowhomes priced from \$299,900* with 2 Bedroom and 2 Bedroom plus den (from approx. 1,204 sq.ft*) and Stainless Steel appliances are included. Also, there is an HST Promotion (provincial portion) available for the presales at the new presales Coquitlam townhomes at Westwood by MOSAIC. In order to help you decide which home is best suited to your lifestyle, we're inviting you to come out to WESTWOOD Coquitlam real estate development this Saturday, October 23rd to get the very first sneak peek at this community. You will have the opportunity to tour the two beautifully furnished model homes and walk through this scenic community. The WESTWOOD Home Store is located at #1001 - 2655 Bedford Street, Port Coquitlam. You are welcome to call us for more details. We look forward to seeing you this weekend at WESTWOOD by MOSAIC! Warm Regards, WESTWOOD Sales Managers WESTWOOD Home Store is located at #1001 - 2655 Bedford Street, Port Coquitlam or visit www.mosaichomes.com/westwood online. *See WESTWOOD Sales Team for details.





Affordable. Eye Catching Architecture. Quiet Locale. Attention to Detail

There are the catch words used to describe the new WESTWOOD Coquitlam townhomes for sale by MOSAIC. From the finely crafted modern interiors to the striking exteriors with great curb appeal, the new WESTWOOD Coquitlam homes for sale will also give homebuyers an awesome location close to amenities and services in addition to an affordability not seen in multi-family housing in some time. Priced below \$300,000's these spectacularly large Coquitlam townhomes at WESTWOOD by MOSAIC are ideal for couples and growing families who appreciate attention to detail and open concept floor plans affording lots of space and storage areas. In addition, the triangular site is nestled between greenspaces and the sparkling creek, giving you nature at your doorstep. The affordable pricing for two bedroom homes starts in the low \$300's ... so where else would you be able to find this kind of property value? Set in a naturally forested area with tonnes of green space, the new WESTWOOD Coquitlam townhomes are just minutes from numerous walking and running trails in addition to all the professional landscaping on grounds. The exteriors of the buildings have brick and stone monumentation and crafted details that are not found in other projects these days. Coquitlam Centre is nearby as is Highway One. Douglas College and lots of recreational options are also within walking distance from your new home at the new Coquitlam WESTWOOD Townhomes.





Design Thinking behind the New A Plan

December 17th, 2010 [Jennifer](#) [Leave a comment](#) [Go to comments](#)

At MOSAIC we are **constantly innovating and evolving the design** of our homes. We conduct Design Labs regularly throughout the year during which MOSAIC homeowners guide us through their homes and show us how they live in their space.



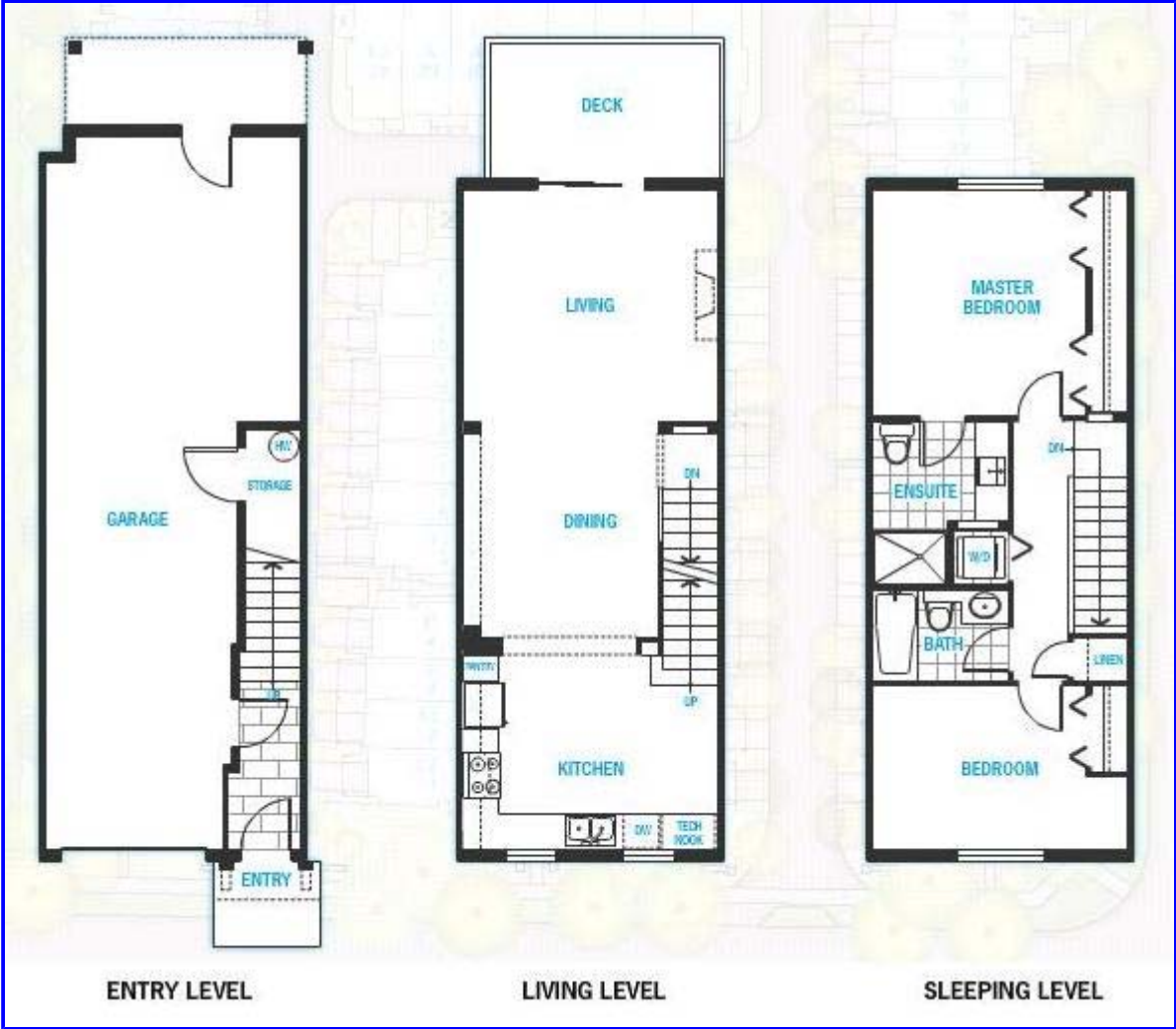
The LINKS A plan

This helps us assess which design features are most appreciated, and what others could be incorporated into the design of our homes to enhance the functionality and aesthetic.

As a result of these Design Labs, **we have introduced an alternative “A” plan** – the Aspen &



Alder – at **WESTWOOD** which caters to your requests for closet space accessible upon entry, greater function and counter space in the kitchen, having the deck off of the kitchen, and more privacy.



The TAYLOR A Plan



The new alternative A Plan at WESTWOOD

The Closet & Nook:

The A plan is partially defined by the tandem garage that spans the length of the entry level of the home. While this large garage space allows for a great deal of storage, parking for two cars, work shops etc, it means there is no closet on the entry level.

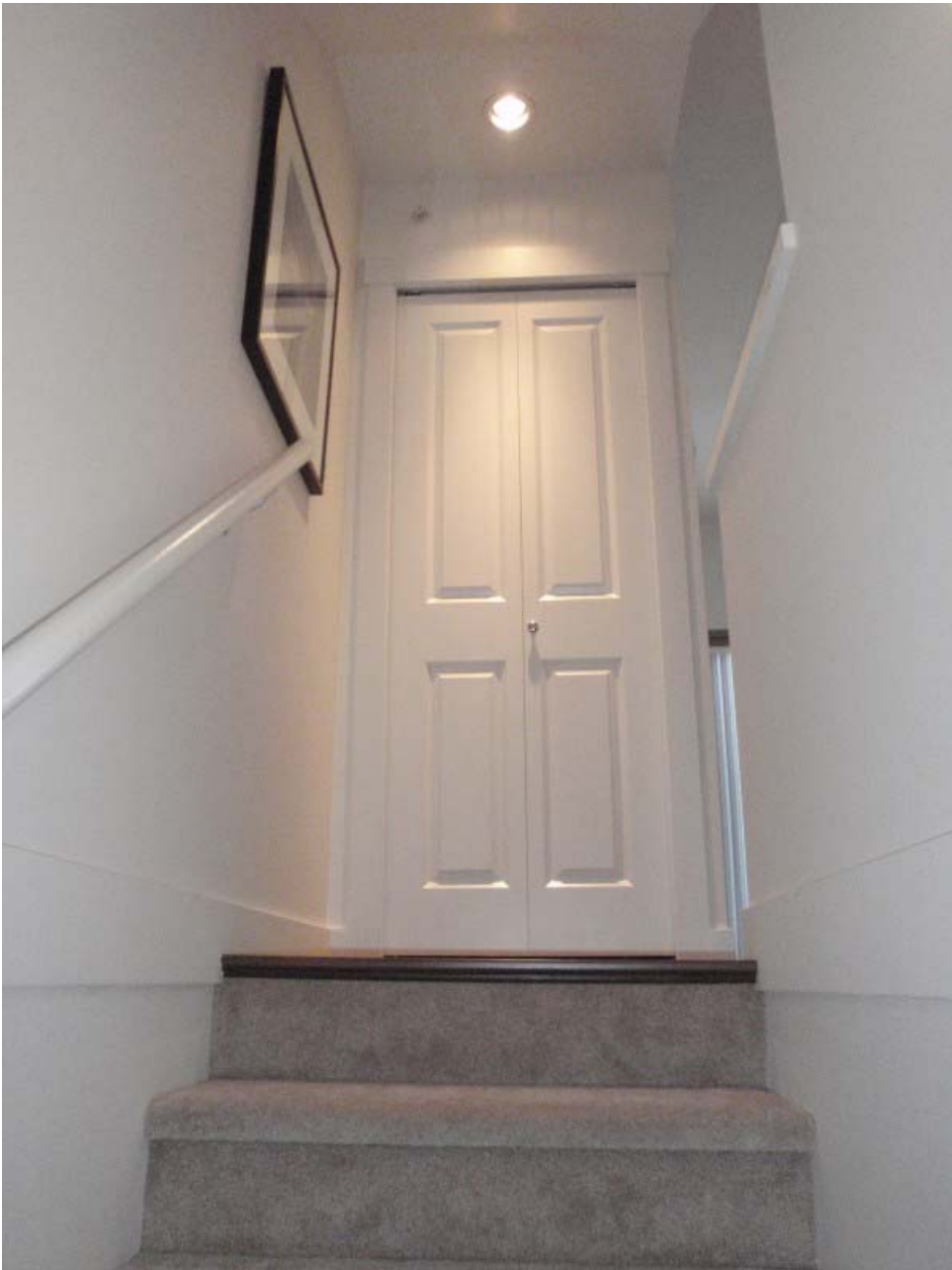




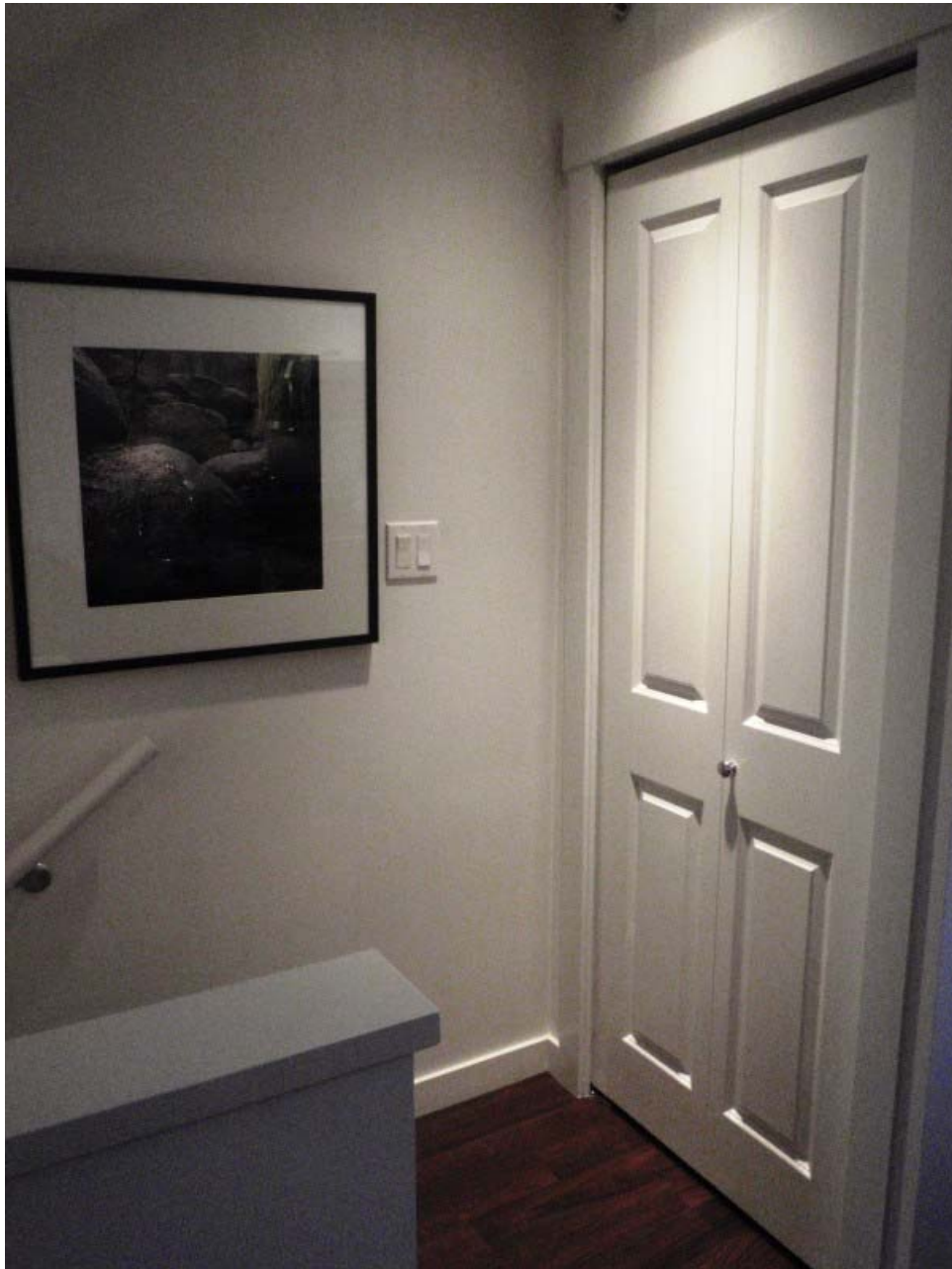
The WESTWOOD A Plan tandem garage offers a ton of multi-purpose space.

The **feedback from the Design Labs** was that our homeowners love the tandem garage space but **need a place soon after entering the home to put away jackets, umbrellas, and shoes.** This led to the revised living level floorplan which **now offers a new large closet** at the top of the stairs before entering the main living level space.





The new A plan closet



This adjustment has created a new intimate ‘nook’ kitchen space behind the closet that provides an area for a small breakfast table, countertop, wine rack, or simply something decorative to further personalize your home.





WESTWOOD Kitchen Nook

The Kitchen:

The second major change in the A plan was flipping the layout of the 'L' shaped kitchen countertop space. The former A plan design had the countertops facing the windows as seen below:





TAYLOR A plan Kitchen Design

MOSAIC homeowners **told us that they like to be able to face their guests while preparing their meals** and also **requested more countertop space**. As a result, the countertops were rotated and extended a little further into the dining room space allowing for a **new large kitchen island** in the center of the kitchen. This is intended to increase the ease of use and functionality of the space.





Small tweaks have increased the function and space in the A plan kitchen - what do you think?

By adjusting the design of the kitchen with these small tweaks, the open concept floorplan is enhanced as the entire flow of the living level is improved.





The WESTWOOD Alder Living Level

The Deck:

The third major shift in design was for the **large outside deck to extend off of the kitchen instead of off the living room**. Our homeowners commented on how much more natural it would be to have easy access between the deck and kitchen when entertaining. So you asked for it and we listened! Having the deck switched to the other end of the home has the additional benefit of moving it away from the master bedroom allowing for additional privacy.

Our homes will continue to evolve as you continue to give us feedback. We welcome any questions or comments you have on any of our floorplans.





Decorating for the Holidays

December 9th, 2010 [Jennifer](#) [Leave a comment](#) [Go to comments](#)

Tis the season to be jolly! Every year when December strikes, we all know that it means a whirlwind month full of lights, trees, family, friends, good food, presents – and of course, decking the halls with boughs of holly. Team **WESTWOOD** would like to share a few suggestions on how to transform your home into a festive mecca during the holidays with contemporary twists on traditional décor.



Dazzle Your Foyer

The first moment someone walks through your door sets the tone for your space so it's important to have a piece that evokes either the warmth or drama that you're looking for.



It's best to keep it simple. Pick a colour and an accent (gold, silver, bronze) and use it throughout your home. And I've heard it a million times, but the whole 'baubles in a glass bowl' does wonders to add glamour.

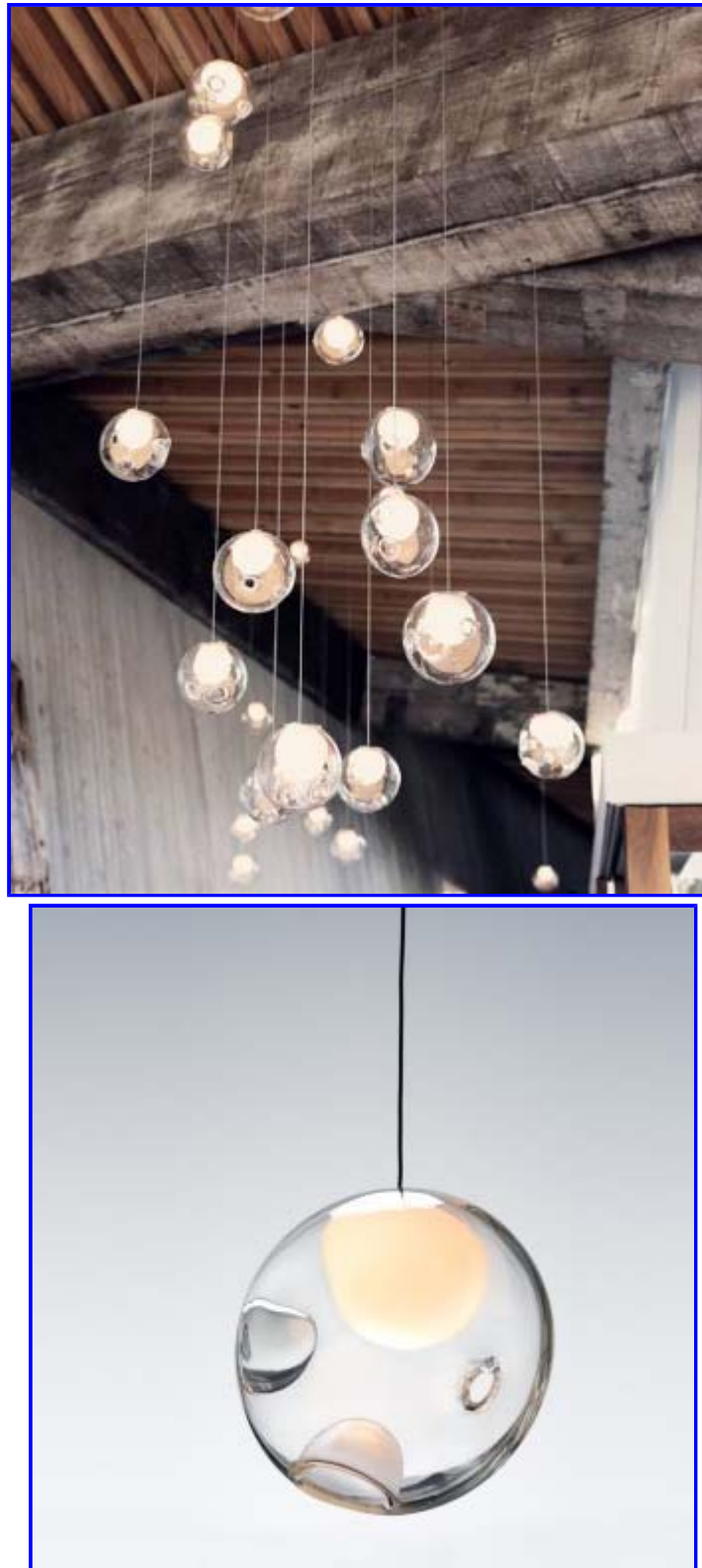




Bringing Holiday Decor to New Heights

Hanging decorations from your ceiling is not only a fun holiday piece, but also draws your guests eyes up making the space feel larger. A stunning piece to use for this is the [28.1 single pendant](#). These were designed by well-known [architect & designer Omer Arbel](#) and are a unique sphere-shaped glass orb that can be hung individually or clustered together to give your home a festive ambience.





The pendants come in clear, white, or frosted glass and intertwine together beautifully to bring an elegant flair to your home during the holidays this year.

The Christmas Tree Alternative

The holidays just wouldn't be the holidays without a tree – but here are some fun ways to be festive without the pine needles all over your carpet.

Make a tree out of old photographs or Holiday cards that you have received – both would be a great

conversation piece at your holiday cocktail party.



You can also opt for a modern mini tree. Here's a tree made up of white rose buds that serves as a great center piece for the dining table.





Dining Table Glamour

This is the one spot inside your home where you'll be spending most of your time entertaining your guests during the holidays this December. Here are some great examples of themes that you can consider when dressing up your dining table.

You can go for the daring route and explore bright unorthodox colours such as hot pink.





Or deck out your space in stunning gold and silver extravagance.





Or take a contemporary twist on the traditional holiday colour of red.



B C C O N D O S . N E T





No matter what, make sure you have fun with it and enjoy the season. And try to ignore the neighbours next door with their holiday light display that can be seen from space...



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The Insides and Outsides of Windows

September 8th, 2010 [Peter](#) [Leave a comment](#) [Go to comments](#)



If you've seen a MOSAIC community before, you may have noticed that windows are hugely important to the overall design. They make for a rich and elegant exterior and also do a great job of enhancing interior living spaces.

Natural light is one of the most valuable features of a home; the home you buy either has it or it doesn't and it is a very difficult thing to add. Using pictures of previous communities, I've outlined below what we do to make sure that the windows of your home bring in the right amount of natural light and look great doing it:

Placement

Step back and take a moment to look at windows of any home and notice how much of an impact they make. They need to impart a sense of balance and weight on a home's facade. By taking great care, we line up windows on one floor with windows on floors below and above, with adjacent sills and sashes, and with the other architectural detailing on the front of the home resulting in an exterior that has windows in all the right places. The largest challenge is ensuring that what makes sense for



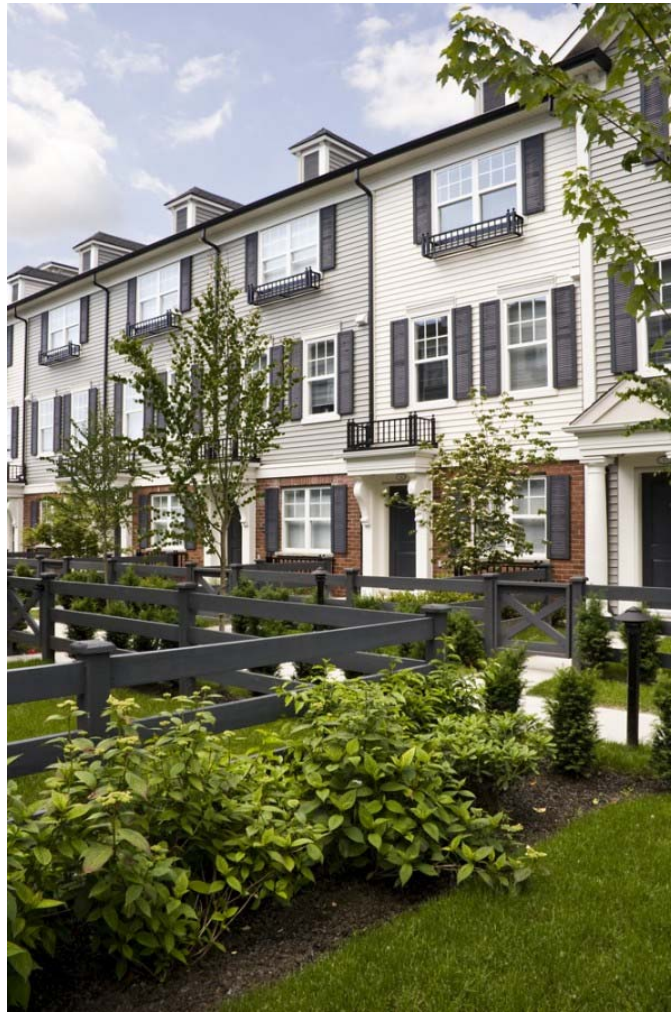
the exterior, is also right for the interior. Interior windows need to center living spaces, lending ample light where needed and limiting light where it is unwanted.



Size and Shape

While often dictated by placement, much consideration has to be given to the size and shape of a window to ensure that it is not only highly functional, but also proportionally correct. Does it suit the room? Does the shape complement the exterior? Is it historically accurate to the architectural style? There are lots of dos and don'ts with window placement and sizing and a carefully considered home will have that indescribable “feeling” that everything is just as it should be.





Function

Windows provide air and light, at the same time they define space. The windows at WESTWOOD open to allow for the free exchange of air (there is one exception in some end unit garages). They've also been sized to allow as much light as possible into each room. In many cases, you'll also notice that windows are placed to dictate the use of room, either to center a living room, dining room, or create an anchor for a kitchen.





Finish

A plain old unfinished window can be a major detractor on a home's facade. By dressing the sills and adding shutters in the Georgian Colonial tradition, we add richness to the individual windows and to the facade overall. On the insides of our windows on the main floor, we finish the outer edges with an elegant casing and sill treatment; we feel any picture that appears through our windows deserves a handsome frame. Taking the extra step of finishing the main floor windows with 3 inch wood trim painted in a low gloss white makes a huge difference.



So next time you look at or out a MOSAIC window, we hope you recognize the difference that the extra care and attention makes.

There are many examples of exceptional window design online, an impressive portfolio of local (and not so local) window designs can be found at BC's very own Dynamic Architectural Windows and Doors [Click here to view.](http://westwood.mosaicnombres.com/westwood/the-insides-and-outside-of-windows)





Construction Progress Pt.2

November 24th, 2010 [Jennifer](#) [Leave a comment](#) [Go to comments](#)

The construction progress at **WESTWOOD** has been moving steadily these last few months. All of the homes overlooking the protected green space along Bedford Street are completely framed up and look beautiful. Some of our new **WESTWOOD** homeowners will be moving into these homes as early as January 2011.

(Stay tuned for a simple 7 step guide to the time between now and your Completion Date...)



WESTWOOD Homes #1 - 17

WESTWOOD homes #1-27 are past the initial framing stage and are now being given their final



interior touch ups. These homes proudly boast of their varying individuality through their exterior coloured vinyl siding and decorative entry ways.



WESTWOOD Homes #18 – 27

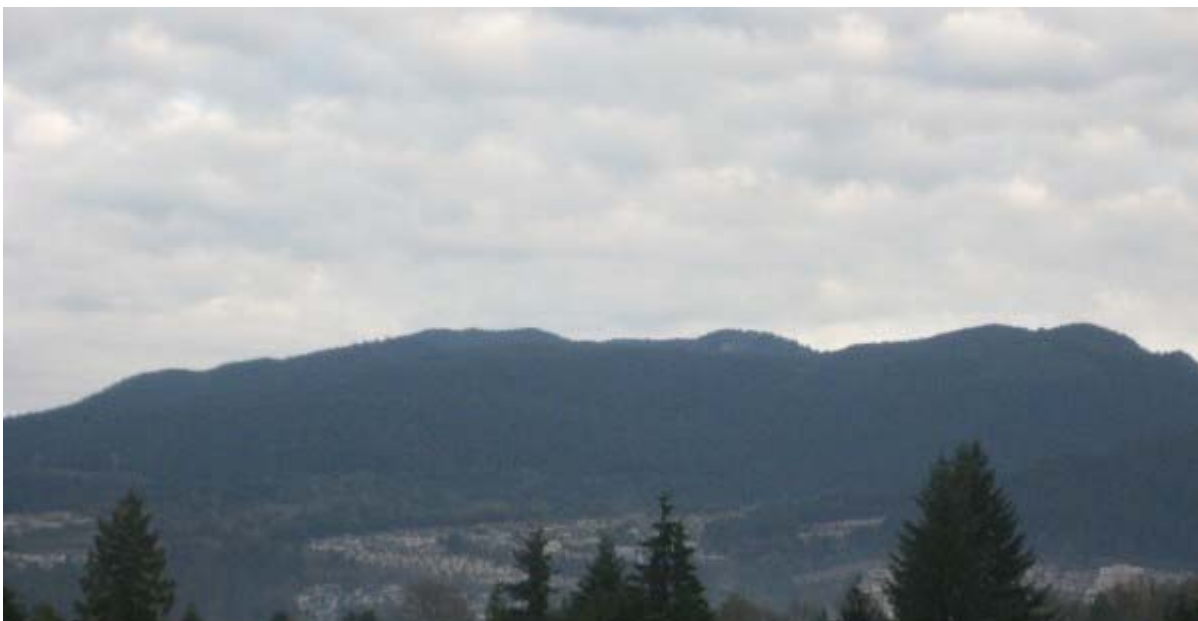
Below, you can see that **WESTWOOD** homes #28-35 have been housewrapped in protective waterproof membrane. ([See the first WESTWOOD Construction Progress blog for more information on protective house wrap.](#)) These homes will be ready for homeowners to move in next spring.





WESTWOOD Homes #28 – 25

When walking around the **WESTWOOD** community, it quickly becomes apparent that these homes are not only situated within minutes of shopping, schools, and major transit routes, but are also surrounded by stunning mountain views and beautiful forested trails and parks. Just look at these photos we captured yesterday while touring construction!



Northern views of the mountains from WESTWOOD



WESTWOOD Homes are adjacent to ample forested trails and parks

Watching the homes come to life makes us very excited for the first of our new **WESTWOOD** homeowners to begin moving in and filling this community in the new year. In the mean time, keep in touch and let us know what you think!



B C C O N D O S . N E T





An Outdoor Living Room

September 15th, 2010 [melanie](#) [Leave a comment](#) [Go to comments](#)



Open Outdoor Space Extends Your Living Room

Moving into a WESTWOOD Rowhome doesn't mean having to make sacrifices with your entertaining plans. Take for example the way the deck serves as an outdoor extension of your living room. The oversized deck spans the full width of your home and accommodates full sized patio furniture including room for a large BBQ.

My husband and I were MOSAIC Homeowners for many years and loved indulging in patio breakfasts with a stack of weekend edition newspapers, followed by an afternoon lounge with the dogs. Our friends and neighbours knew our deck for the over-the-top barbeque gatherings.





Table for 4 or more on the veranda

What is your favourite deck moment?

How do you use your deck?

What's on it right now?



B C C O N D O S . N E T

