

imagine...

*...living in a forest
with a beautiful creek running through your backyard,
close to nature yet within steps of all your urban needs.*



Leeside

ON BYRNE CREEK

7128 - 17th Ave., Burnaby



Leeside

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7128 - 17th Ave., Burnaby

Leeside is an exclusive offering of 12 architecturally designed, side-by-side townhomes.

The homes at Leeside offer the finest in workmanship and materials.

Each home comes with secure underground parking, separate storage, a central courtyard and private decks.

Owning a home at Leeside is more than an investment in exceptional design & craftsmanship, it's a sound investment in your future.

members of:



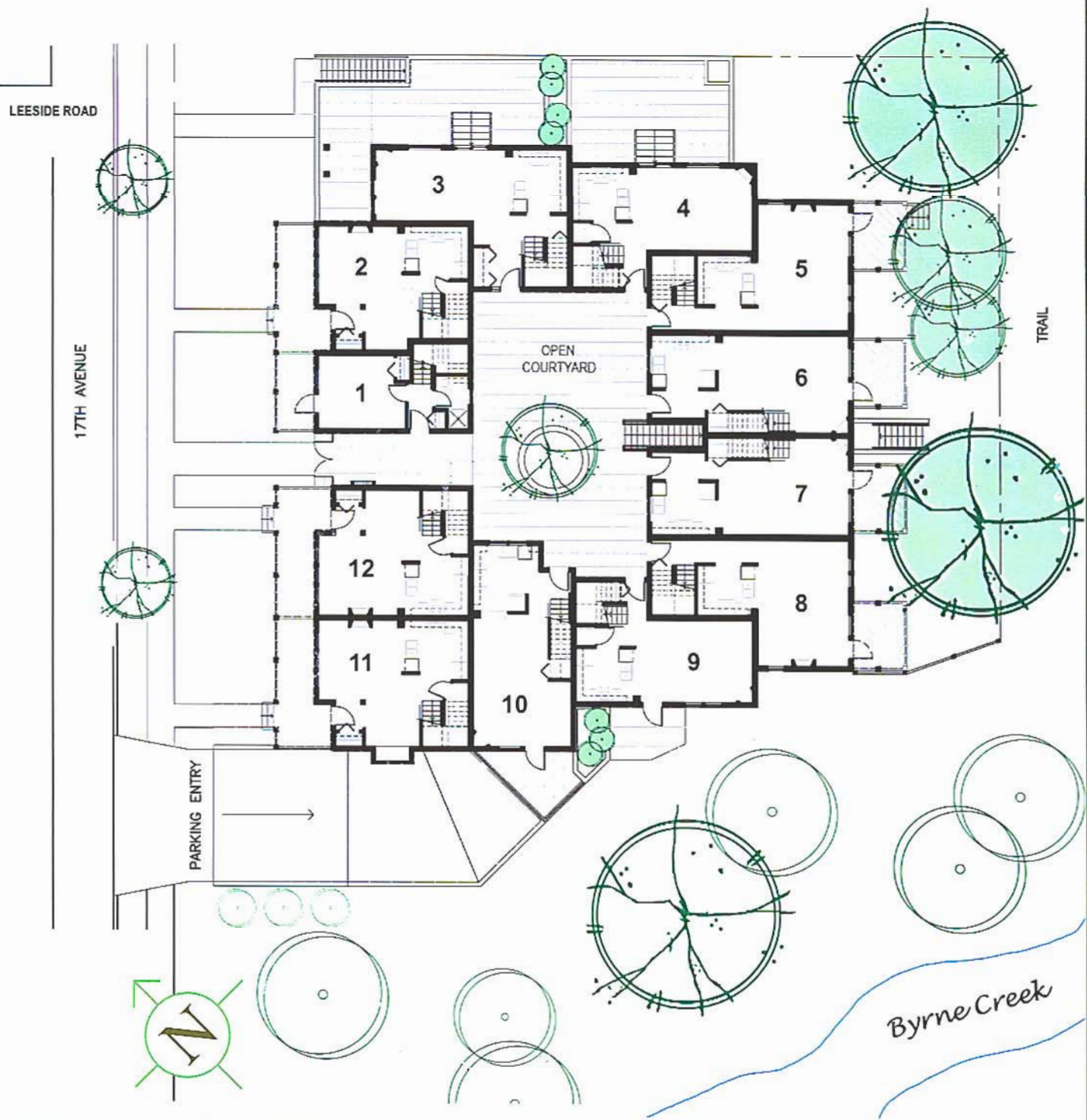
developed by:

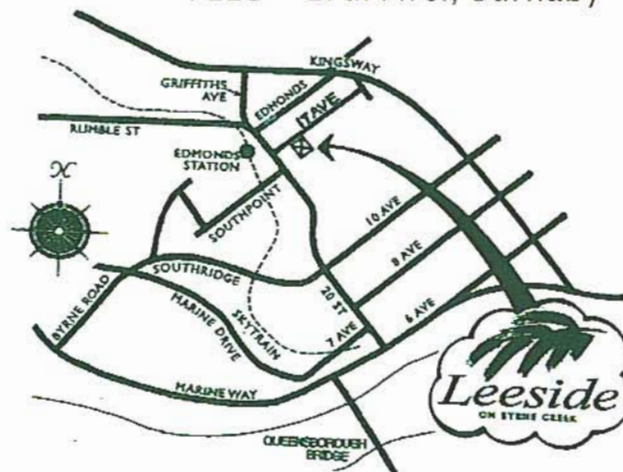
Bryne Creek Developments Ltd., a division of



SPRINGBANK
DEVELOPMENT CORP.

site plan





** In a continuing effort to improve our product we reserve the right to change plans & specifications without notice. Layouts & unit sizes on the plans may vary slightly from final survey.*

townhome 1

total area: 1,201 sq. ft.



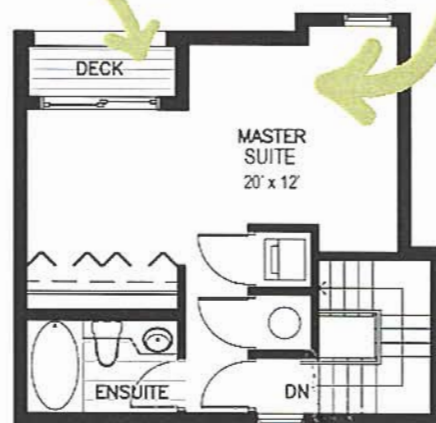
1,201 sq. ft.
2 bedroom,
2 bath home

*ideal for home
office or in-law
suite*

MAIN FLOOR



SECOND FLOOR



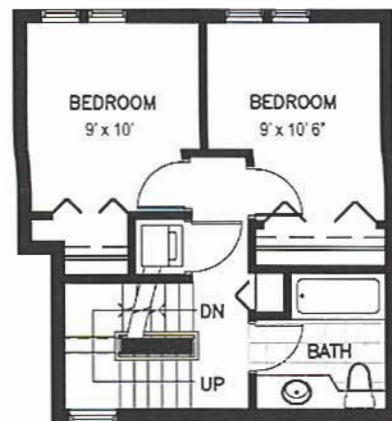
THIRD FLOOR

townhome 2
total area: 1,190 sq. ft.



MAIN FLOOR

1,190 sq. ft. 3 bedroom, 2 bathroom home,
PLUS an additional 20 sq. ft. storage area



SECOND FLOOR



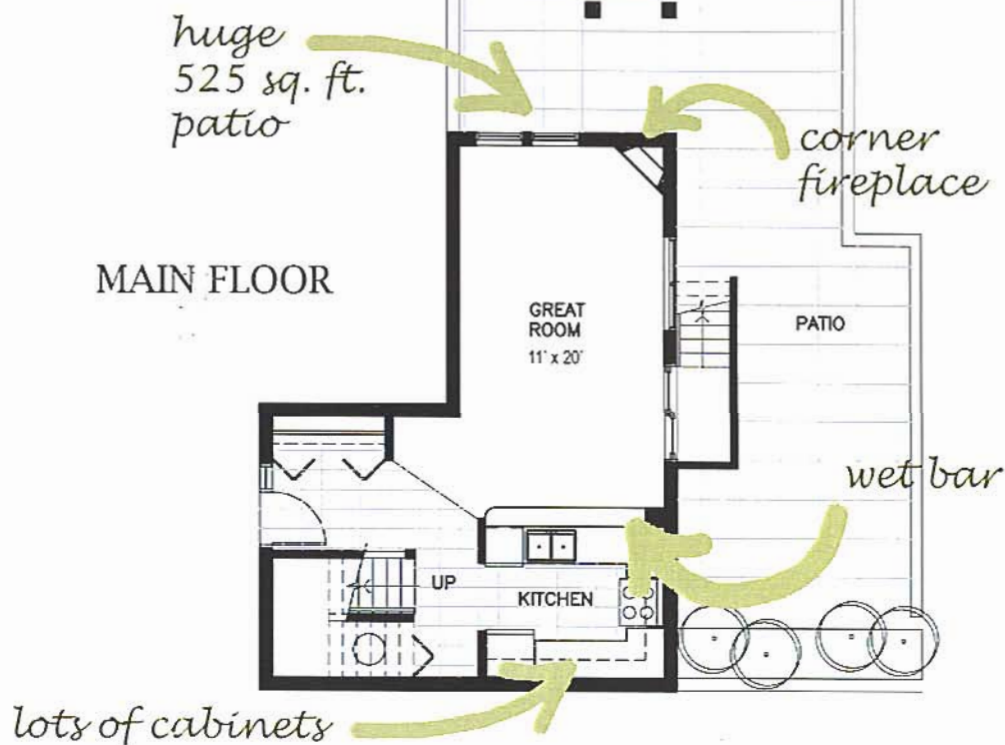
THIRD FLOOR



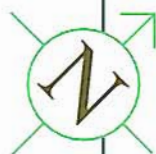
townhome 3

total area: 1,342 sq. ft.

MAIN FLOOR



1,342 sq. ft. 3 **bedroom**,
2 **bathroom** home PLUS
an additional 154 sq. ft.
storage space



enclosed
deck
11' 6" x 7'



SECOND FLOOR

huge
11' x 14'
storage
space



THIRD FLOOR

townhome 4

total area: 1,284 sq. ft.

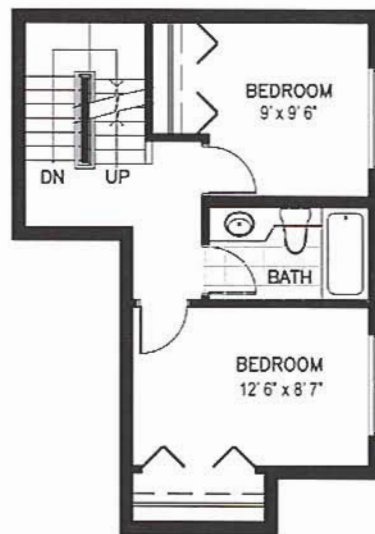
MAIN FLOOR



1,284 sq. ft. 3 bedroom,
2 bathroom home

*large
385 sq. ft.
patio*

*generous
walk-in
closet*



SECOND FLOOR



*huge
bedroom*

THIRD FLOOR



townhomes 5 + 8
total area: 1,324 sq. ft.

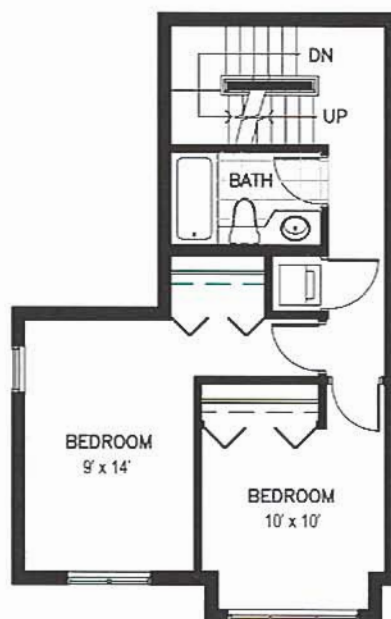
MAIN FLOOR

1,324 sq. ft. 3 *bedroom*,
 2 *bath* home

**PLEASE NOTE: home 5 is
 the reverse of this plan*



SECOND FLOOR

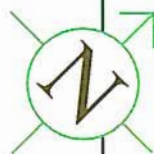


THIRD FLOOR

*private
 deck*

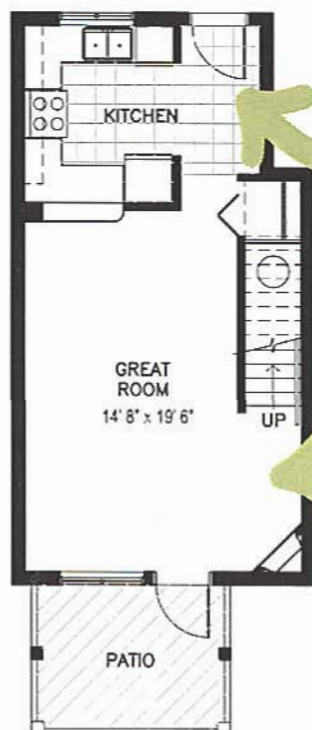


*park
 views
 everywhere*



townhomes 6 + 7

total area: 1,221 sq. ft.



MAIN FLOOR

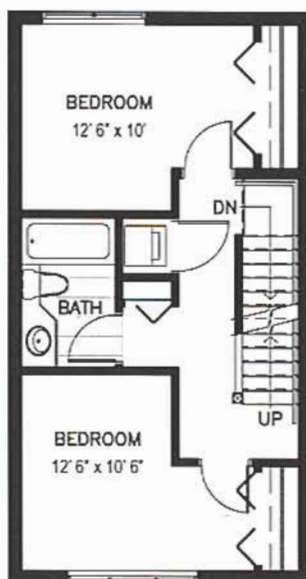
big kitchen

1,221 sq. ft. 3 *bedroom*,
2 *bath* home

**PLEASE NOTE: home 6 is
the reverse of this plan*

open plan

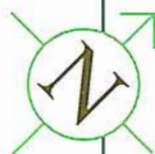
SECOND FLOOR



THIRD FLOOR

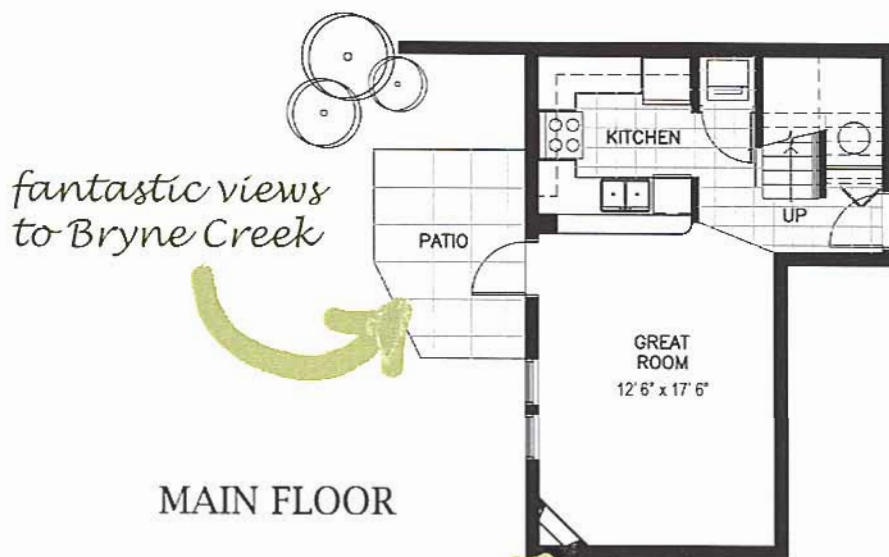


*forest
views
everywhere*



townhome 9

total area: 1,256 sq. ft.



MAIN FLOOR

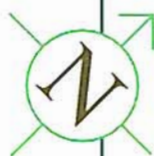
1,256 3 bedroom, 2 bathroom home



SECOND FLOOR



THIRD FLOOR



townhome 10

total area: 1,230 sq. ft.



MAIN FLOOR

1,230 sq. ft.
3 bedroom, 2 bath home

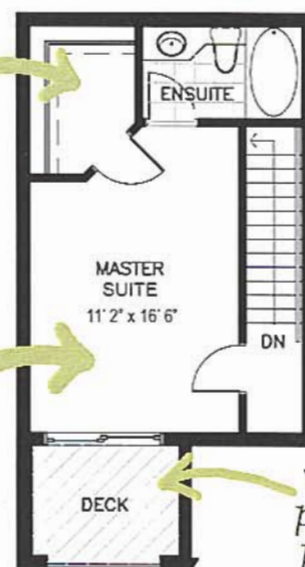
open plan

patio overlooks
Bryne Creek

corner
fireplace



SECOND FLOOR

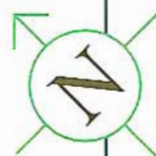


THIRD FLOOR

big
walk-in
closet

huge
master
suite

view to
park off
private
deck



townhome 11

total area: 1,235 sq. ft.

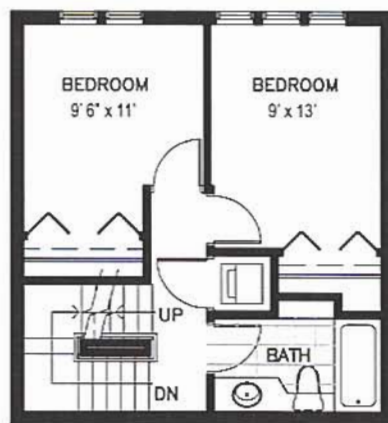


MAIN FLOOR

separate living and dining areas

nice view to park from bay window

lots of additional storage space



SECOND FLOOR



THIRD FLOOR

1,235 sq. ft. **3 bedroom, 2 bath** home
PLUS an additional 67 sq. ft. of storage

townhome 12

total area: 1,232 sq. ft.

1,232 sq. ft. **3 bedroom,**
2 bath home PLUS an
additional 80 sq. ft.
of storage space

*open
plan*



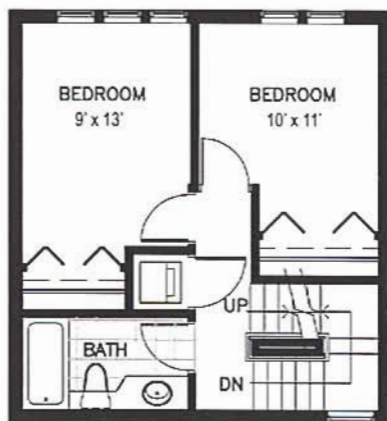
MAIN FLOOR

*separate
dining*



walk-in closet

*huge additional
storage space*



SECOND FLOOR



THIRD FLOOR

features of your Leeside home

Welcome Home...

- Rarely found forest setting with a striking Creek in your back yard. Each floor plan in this unique development is designed to accentuate its place in relationship to Byrne Creek.
- Renowned Townhouse Architect, Hywel Jones has designed an exclusive enclave of Arts and Crafts inspired homes that are easy to maintain and manage. "Your home is completely finished, ready for you to move in and enjoy."
- Lushly fenced and landscaped yards featuring a central courtyard that will be the heart of this elite community.
- Spacious patio decks off the main level to enjoy the outdoors with balconies off the Master Bedrooms.
- Walk out to walking Trails, Parks, Schools, the Skytrain, Recreation, Shopping and other Services.

Sizzling Kitchens...

- Custom designed sleek modern cabinetry in a light honey maple coloured finish with elegant satin chrome pulls.
- High-pressure laminate countertop in warm tones to accentuate the hand-set tile backsplash.
- Raised laminate bar visually separates the kitchen from the dining area.
- Five quality appliances including a 20.5 cubic foot frost free refrigerator with glass shelves, 6 program built-in dishwasher, 30" easy clean electric range, ½ hp garborator and heavy duty low profile exhaust hood vented to the exterior.
- Convenient cabinet features including a built-in microwave shelf and bank of drawers.
- Double stainless steel sink with quality brand name single lever washerless chrome faucet and vegetable spray.
- Beautiful Ceramic tile floor for durability and ease of maintenance.

Gorgeous Bathrooms...

- Full width vanity mirrors and mirrored medicine cabinets.
- GFI circuits and built-in bath fans vented to the exterior.
- Custom designed cabinetry in a sleek white melamine design with satin chrome pulls.
- High-pressure laminate countertops with a banjo extension over the water closet.
- Quality brand name polished chrome single lever washerless faucets with

pressure balanced valves for all tubs and showers.

- Luxurious oval soaker tub in the Ensuite.
- Hand-set ceramic tile tub surrounds above all bath tubs with accent tiles in the Ensuite.
- High Quality resilient vinyl flooring and classic polished chrome towel bar, curtain rod and paper holder.

Safe and Sound...

- Extra attention has been paid to the construction of the double party wall system to assure your home is quiet and private.
- Heavy duty deadbolts on the front and rear entry doors in brushed chrome finish.
- Peep holes in all front entry doors.
- Adequate lighting around the site and all front and rear entries.
- Wired-in smoke detectors.
- Pre-wired ready for the installation of your own individual home security system.
- Fire alarm in the common areas.
- Secured gated access to the court yard and parkade.
- Sprinkler system, bright lighting and painted white walls in the parkade and storage room area.
- Individual lockable storage lockers.

Built-to-Last Quality with Minimum Maintenance...

- Rain screen technology featuring maintenance free vinyl siding, soffits and corner trim with pre-finished metal flashings.
- Thoughtful architectural details such as pre-finished wood fascia, trim boards, window and door trims, deck support posts, gable end vents and flat roof dentals.
- Energy efficient and noise reducing double glazed vinyl windows and sliding doors.
- Insulated and pre-finished exterior metal doors.
- Asphalt roof shingles with 30 year warranty c/w R28 ceiling insulation.
- 2 ply membrane flat roof system c/w R30 rigid insulation
- 2" x 6" exterior walls with R12 insulation.
- Double 2" x 4" insulated party walls between suites.
- 5/8" tongue and groove plywood floor sheathing, nailed, glued and screwed.
- 50 gallon electric hot water tank.
- Electric baseboard heat on separate thermostats to minimize moisture and

provide heat only where required.

- Concrete sidewalk paving blocks in courtyard and patio area's over waterproofed concrete parkade slab for ease of maintenance and service.
- 60 mil vinyl decks on the 2nd & 3rd floors with pre-finished metal railings.
- Pressure treated wood decking, joists and posts on main floor patios with pre-finished railings.

Peace of Mind...

- Architecturally designed open floor plans for today's lifestyles that take into account the placement of the suite on the site to maximize light and exposure.
- 2nd floor laundries and most suites come with 2nd floor linen closets.
- Easy access to the courtyard, parkade, storage lockers, garbage room, bike racks, car wash facility, visitor parking, the front street and back walking trail.
- Automatically irrigated yards with low maintenance walks, curbs and planters.
- Customer service team dedicated to make living in your new home worry free.
- Ten year Marathon Warranty Corporation coverage including two years on materials and labour, five years on the building envelope and ten years on the structure.

Extras Inside...

- Cozy energy efficient electric fireplaces with modern and sleek surrounds, hearth and mantle.
- All entries and kitchens come with hand-set ceramic tile flooring.
- Plush 35oz carpets in living/dining area and all bedrooms.
- Pre-finished panel doors with brushed chrome hinges and hardware.
- Painted baseboards, trim and window and door casings.
- European wire shelving in all closets.
- One coat tinted primer plus two coats eggshell painted finish on walls, semi gloss in bathrooms.
- Decora type light switches and outlets throughout.
- Beautiful contemporary light fixture package in brushed chrome finish.
- Cable and telephone outlets in the living room and bedrooms. An additional telephone outlet is located in the kitchen.
- CAT5 wiring for high speed internet access in the Living room and bedrooms.
- Mini blinds for all windows.



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