

DRAFT



Floor Plan Preview Package

– FOR LIMITED RELEASE –

Plan F

Plan F1

Plan B

Plan B1

Features

Site Map

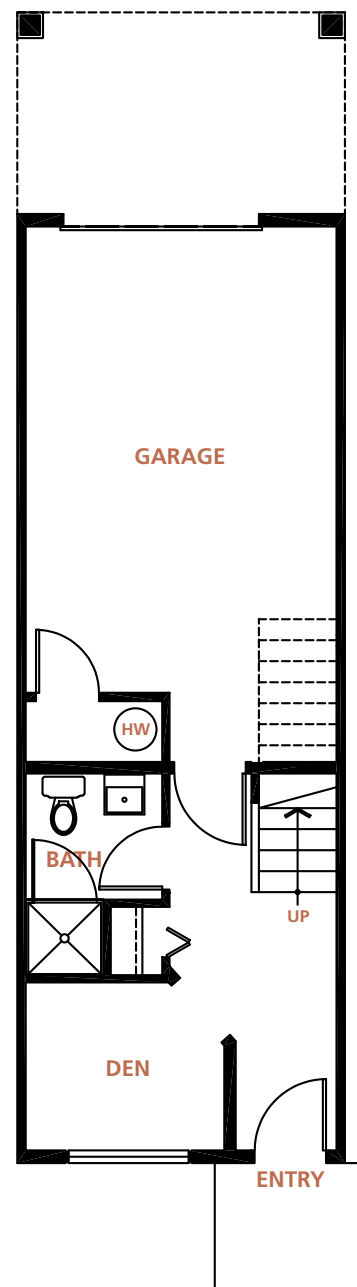
604.460.0369

www.turnstoneatosprey.com

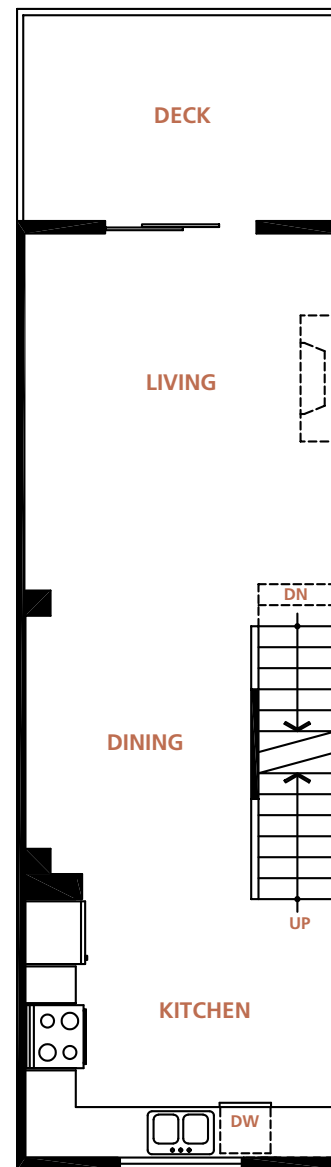


BC CONDOS.NET

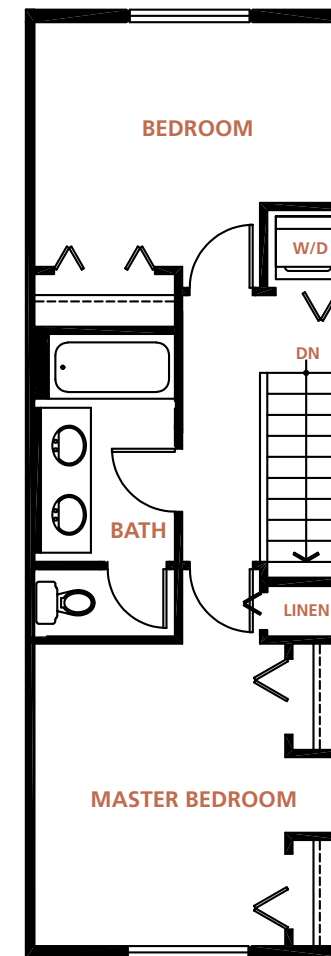




ENTRY LEVEL



LIVING LEVEL



SLEEPING LEVEL

DRAFT



PLAN F

TWO BEDROOM + DEN
APPROX 1,187 SQ FT*

NOTES:

F

*All areas are approximate. In an effort to provide timely information, all marketing materials including specifications, floorplans, and site maps are preliminary and for illustrative purposes only. At time of selection and purchase, precise unit survey measurements will be approved by the buyer.

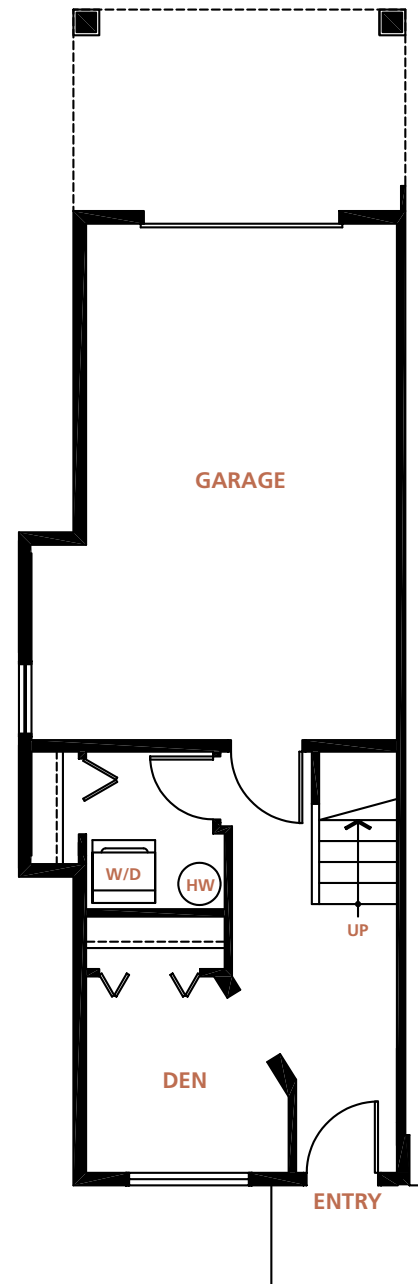


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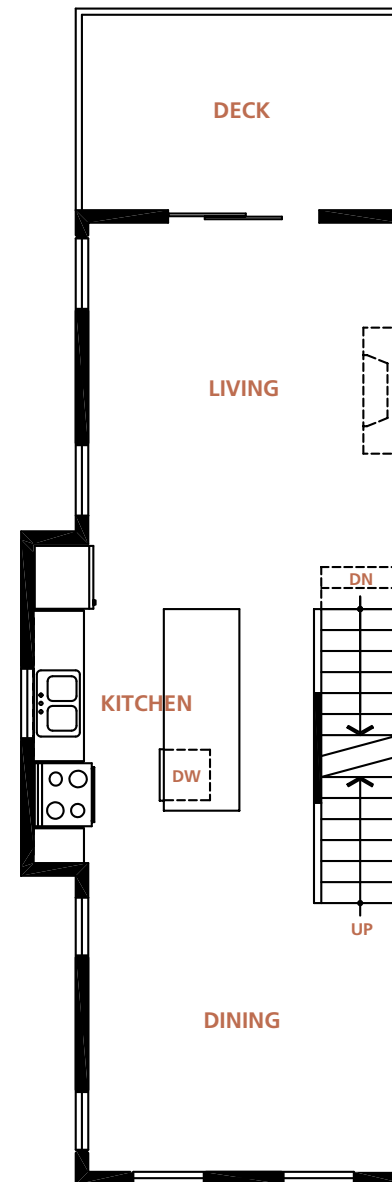


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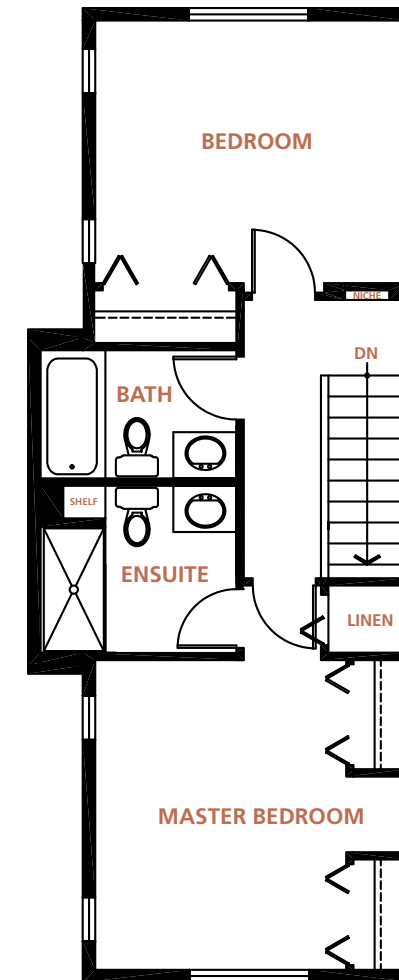




ENTRY LEVEL



LIVING LEVEL



SLEEPING LEVEL

DRAFT



PLAN F1

TWO BEDROOM + DEN
APPROX 1,272 SQ FT*

NOTES:

F1

*All areas are approximate. In an effort to provide timely information, all marketing materials including specifications, floorplans, and site maps are preliminary and for illustrative purposes only. At time of selection and purchase, precise unit survey measurements will be approved by the buyer.



MOSAIC

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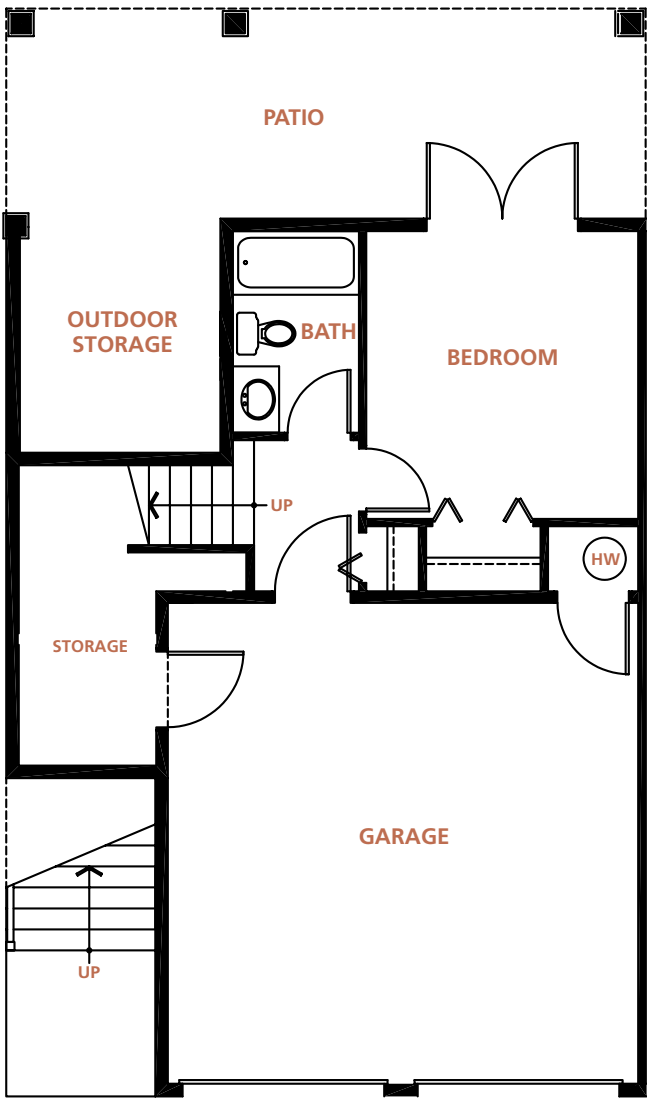


PLAN B
FOUR BEDROOM
APPROX 1,805 SQ FT*

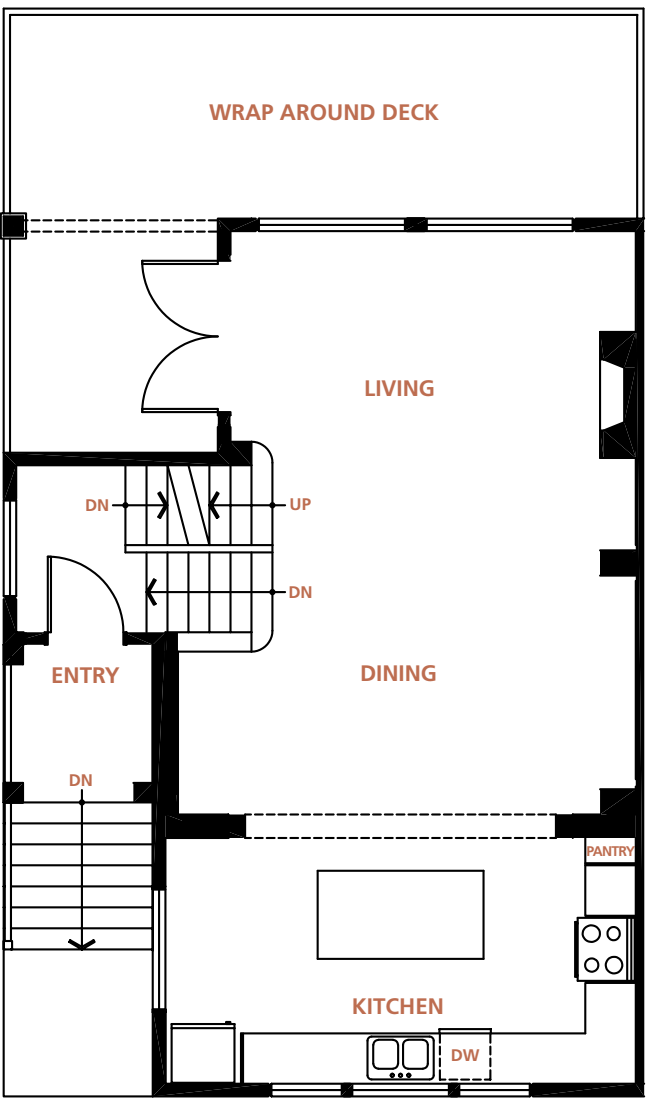
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B

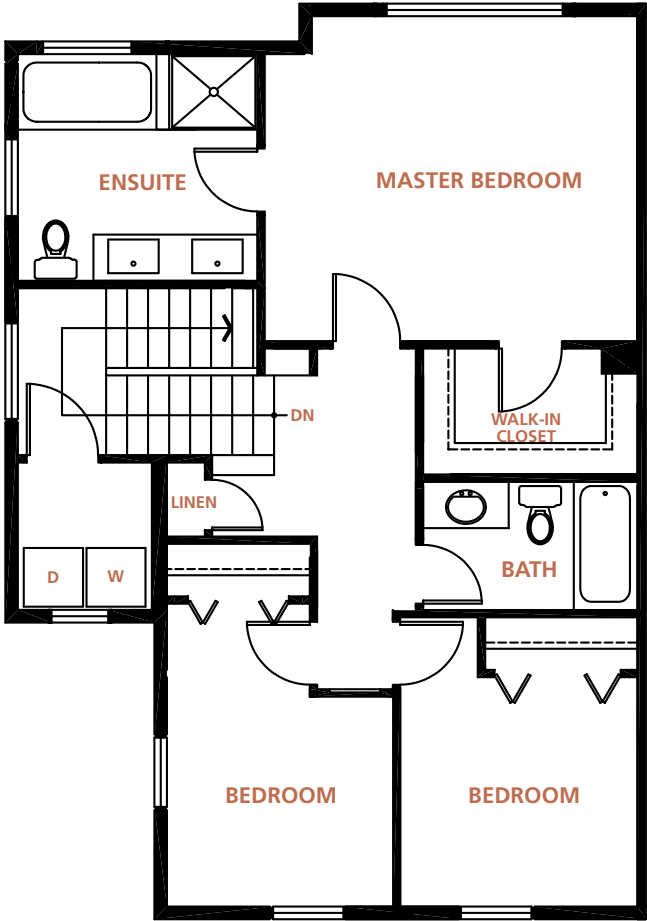
www.turnstoneatosprey.com



ENTRY LEVEL



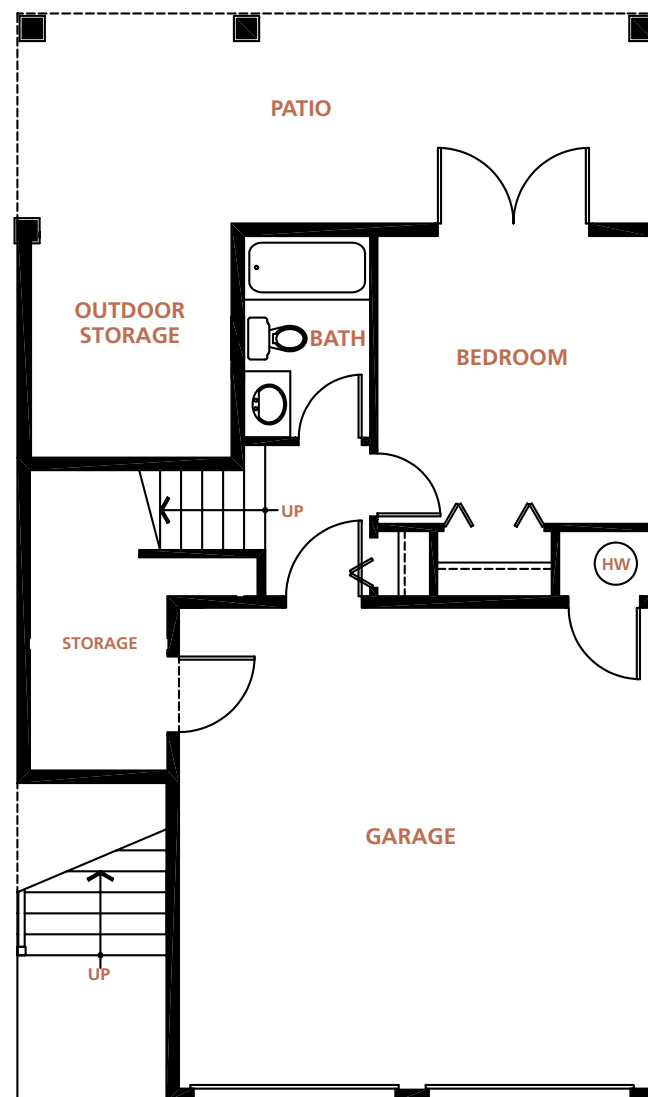
LIVING LEVEL



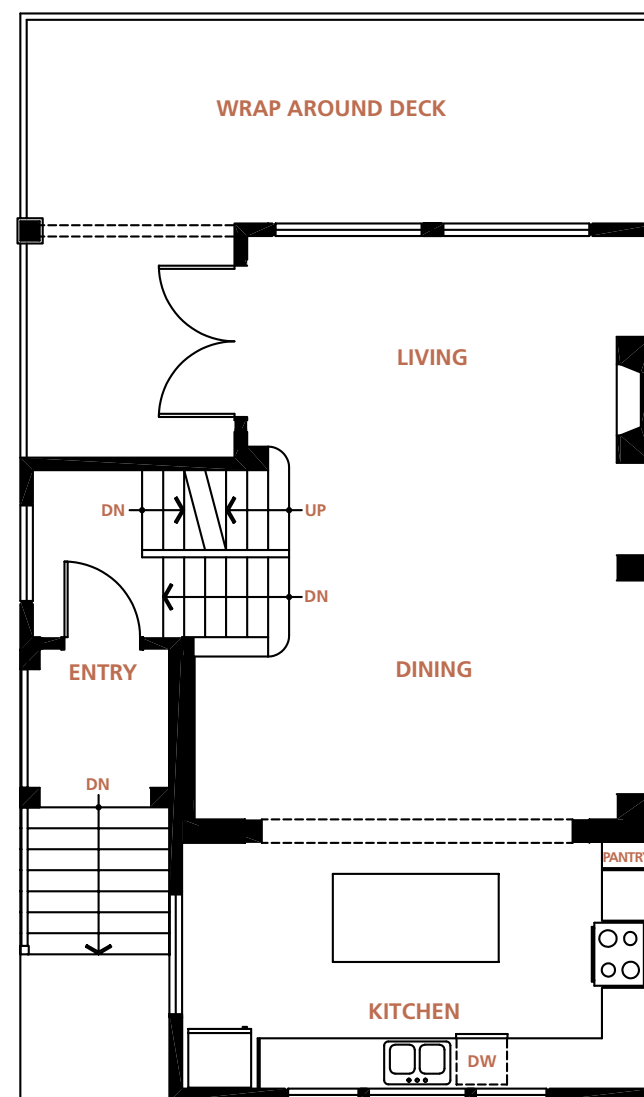
SLEEPING LEVEL

*All areas are approximate. In an effort to provide timely information, all marketing materials including specifications, floorplans, and site maps are preliminary and for illustrative purposes only. At time of selection and purchase, precise unit survey measurements will be approved by the buyer.

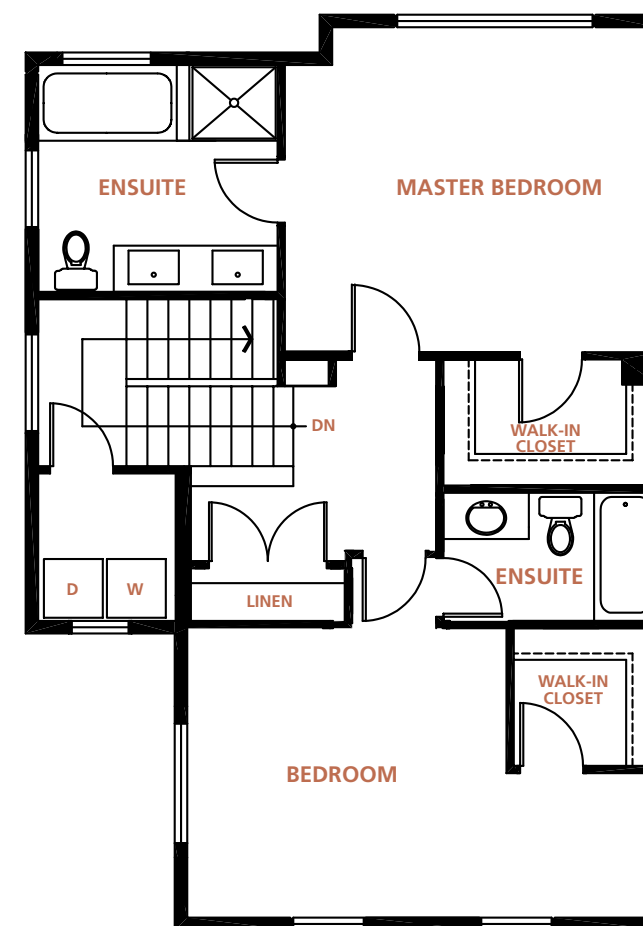




ENTRY LEVEL



LIVING LEVEL



SLEEPING LEVEL

DRAFT



PLAN B1

THREE BEDROOM
APPROX 1,805 SQ FT*

NOTES:

B1

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*All areas are approximate. In an effort to provide timely information, all marketing materials including specifications, floorplans, and site maps are preliminary and for illustrative purposes only. At time of selection and purchase, precise unit survey measurements will be approved by the buyer.



MOSAIC



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DRAFT

INTERIOR

- Open contemporary living spaces
- 3" wood casings surround the windows and doors on the main level
- Oversized wide-opening windows provide maximum light and ventilation
- Airy 9' ceilings on main level
- Pre-wired and anchored niche insets for flat screen TVs (select homes)
- Deep soaker tub and separate shower on sleeping level (select homes)
- Double vanity sinks in ensuite (select homes)
- All homes available with a fireplace in the living area
- Low flow toilets in all homes
- Engineered laminate flooring throughout main floors
- Dramatic kitchens adorned with cabinets in shaker wood or sleek laminate
- Contemporary plumbing fixtures and kitchens with undermount double stainless steel sink (select homes)
- Contemporary track lighting thoughtfully placed
- Granite countertops available in select kitchens
- Master suites with spacious walk-in closets (select homes)


MOSAIC

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

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FEATURES

www.turnstoneatosprey.com

[illegible]

SITE PLAN

www.turnstoneatosprey.com



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



WESTCOAST
HOMES

EDITOR MICHAEL SASGES 604-605-2467

SATURDAY, JANUARY 10, 2009

E-MAIL HOMES@VANCOUVERSUN.COM ☆

E

From diversity, coherence

One of the pleasures of the Westcoast Homes reporting year is a new-home project from Mosaic Homes. Its work has helped introduce Metro Vancouver to an attached residence with little history in Western Canada, the townhouse or rowhouse. Further, it has discharged that pioneering role with inimitable style, by enclosing, or perhaps framing, open-plan, modernist interiors in Georgian and colonial exteriors.

Recently, and at our invitation, Max Bruce, one of the company's founders, sat down with Pamela Groberman, the veteran new-home-project publicist and adviser, to talk about the young company's design and construction commitments. Pam's file follows.

Among the many definitions of the word mosaic is one, a "combination of diverse elements for making a coherent whole," that articulates exactly what Mosaic Homes of Vancouver does: Drawing from the classic — and, therefore, timeless — designs of the past, the company builds innovative and spacious interiors for today.

Founded in 1999, Mosaic is a relatively new kid on a figurative block on which some builders and developers have been around for almost half a century.

But its architecture and imaginative use of space has singled it out for marketplace acceptance and industry competition awards.

"When we first got going we explored a couple of different areas but quickly determined that rowhomes and townhomes presented a great solution for today's home-buyer needs," reports Max Bruce, a Mosaic principal.

"We felt that providing great architecture and functional living spaces for real people with real jobs was a strong formula for success."

How does Mosaic deliver on this formula? By focusing on the principles of good design.

Mosaic sees itself as a design company that happens to be in the housing business. "Simply put, the ideology of design is that a product should be equally perfect in its function and its ability to provide visual delight," Max says.

"As an example, the interior of a well-designed home allows for flexible furnishing layouts with minimal wasted space, while also having beautiful uncluttered site lines regardless of where you stand in the room. Design drives every detail that goes into a Mosaic home."

Additionally, Mosaic's principals and managers treat "functional necessities" as "something-more" opportunities.

"Take plumbing... it's in every house. The big question is how to deal with it in a simple, pleasing way. We achieve this by choosing the right location and sculpting the drywall around it to differentiate space and room functions. This turns a functional element into a design feature."

Another example is casing main-floor windows in wood trim. "We know when people enter a room their eyes gravitate to the windows," Max explains. "The elegant casing gives them a richer, more tastefully adorned view to the outdoors and natural light."

Mosaic's exteriors have drawn heavily on the timeless appeal of the Georgian and Colonial architectural styles and their derivatives.

"Buyers tell us our homes remind them of great cities that they have lived in or visited, and that our homes have a look that will stand the test of time," Max reports.

"Great architecture is the sum of countless small details, details

we toil over."

That in turn explains why every Mosaic home comes with a Restoration Hardware doorbell rather than its more common plastic counterpart.

"The doorbell is the first physical interaction a guest will have with a person's home and therefore it's worth making the investment in something that is both sturdy and attractive to the eye."

Starts with grounds

Landscaped grounds are the first, or perhaps environmental, attraction. Rich architectural details such as tumbled red brick cladding, painted cedar shingles, dormers, arbours, custom designed metal planter boxes are a second. Big kitchens, pre-wired and anchored inserts for flat screen TVs and art niches that permit the household to individualize a home with artwork and personal possessions are another.

"Great design doesn't do much good if no one can afford it," Max acknowledges.

Part of the Mosaic approach, accordingly, is to deliver affordable housing choice. "Our homes start in price below the '\$300s'. A four-bedroom home with panoramic views overlooking a golf course is available in the '\$500s'. The best designs are also ones that are priced within reach."

Another component is "respect for the gravity of the home-buying decision."

"Buying a home typically represents the largest financial purchase a person will make. It represents an emotional mix of people's hopes, fears and dreams. It's an honor to be entrusted with this decision and makes what we do extremely satisfying."

Not changing approach

About current economic conditions, Max says that Mosaic is not changing its strategy.

"We have always been focused on building homes that work well for real people with real jobs. We plan and build for homeowners rather than speculators. We believe that using good design and offering great value is best strategy regardless of market conditions."

When asked what he would want new-home shoppers to know about today's market, Max responds: "Time your life, not the market. Shift your thinking towards buying the best possible home, and less about buying at the best possible time. 'Timing the market, any market, is difficult, uncertain, and best measured in hindsight."

"Buying a well-designed, well-built and well-located home at a price you can afford is always a good long-term investment."

"In today's market environment, there are lots of choices: buyers can look around and do



PHOTOS BY IAN SMITH/VANCOUVER SUN



Among the new-home projects that Mosaic Homes is selling are Links in Port Coquitlam (top, middle right) and Gable in Coquitlam (middle left, bottom). "Time your life, not the market," Max Bruce of Mosaic Homes encourages potential new-home shoppers (while acknowledging the interesting times in which we live). "Shift your thinking towards buying the best possible home, and less about buying at the best possible time."

To find out more about the 137 Links rowhomes, telephone the sales centre at 604-464-9907. To find out more about the 113 Gable residences, telephone 604-939-3358.

their homework, and buy at a time when both reduced prices and interest rates have made home-buying much more affordable."

What's the best way to learn more about Mosaic? Go spend time in a Mosaic show home.

Consider each detail, inside and out. Start with the site, proximity to neighbourhood amenities and then drill down to the outlook from each window.

"We find that most people who choose to buy a Mosaic home have done their homework," Max

says.

Is there a sense of ample space and light? Is there a sense of entry Will exterior appeal stand the test of time? Is the layout well conceived for flexible uses?

"These are important factors in a good long-term home-buying

decision, more important than speculation on short-term market-fluctuations," Max comments.

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pam@pamelagroberman.com



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



Saturday, February 16, 2008

MOSAIC Home Builders Real Estate Portfolio - Currently Selling Pitt Meadows Turnstone Rowhomes and Duplexes

Live on the Fairways. For a Lot Less Green. Introducing the Pitt Meadows Links Fairway Collection of MOSAIC Townhomes for Sale

Golf course homes are rare. And well designed golf course homes at a great value are even more rare. The Pitt Meadows LINKS Fairway Collection of golf course homes reflects the thoughtful approach to home design that MOSAIC is known for. And with a location right on the fairways of Carnoustie Golf Course, these three and four bedroom LINKS Fairway Collection townhomes for sale offer thoughtful design details with an ideal backdrop. All for a lot less than you might expect here at the LINKS Fairway Collection Pitt Meadows townhomes for sale by MOSAIC Homes. So you can live the good life - and make a smart move at the same time. LINKS Pitt Meadows Fairway Collection townhouses now selling.

Turnstone Waterfront Rowhomes and Duplexes in Pitt Meadows



Coming Soon! A riverside community of two bedroom plus den row homes and four bedroom waterfront duplexes are coming soon and offered by leading developer MOSAIC Homes. Located in Pitt Meadows real estate, Turnstone rownhomes and duplexes is your final opportunity to own a riverside pre-construction home in Pitt Meadows within the master planned Osprey Village. Register today at www.turnstoneatosprey.com or call 604.460.0369 today. Turnstone Pitt Meadows Real Estate offering today. MOSAIC Turnstone real estate development is your last opportunity to purchase a new pre-construction rowhome in MOSAIC Home's popular master planned community of Osprey. Offering 21 of their signature two bedroom plus den rowhomes plus a limited collection of four bedroom



waterfront Pitt Meadows duplex homes, turnstone by MOSAIC has all the charming, historic architecture and sizzingly contemporary interiors that this Pitt Meadows real estate developer is so well known for. The presentation centre for Turnstone rowhomes and pre-sale duplexes opens later this fall. The Osprey Pitt Meadows community is located on Fraser Way (take Harris Road south from Lougheed and turn east along the river) in Pitt Meadows real estate. For more information and to priority register to be first in line to purchase, please call 604.460.0369 or visit the Turnstone web site at www.turnstoneatosprey.com for additional details.

MOSAIC Turnstone Waterfront Homes Email Newsletter



Thank you for your interest in the Turnstone waterfront Pitt Meadows community by Mosaic Homes. Turnstone Row Homes is a collection of Georgian Colonial two bedroom and den pre-construction Pitt Meadows MOSAIC rowhomes and a limited selection of four bedroom presale waterfront duplex homes. I will give you the details I have for the Turnstone Pitt Meadows MOSAIC community at this point, but please feel free to email me if you have more specific questions. Construction will start September 2009 and estimated occupancy dates range from Spring 2009 to Fall 2009. Sizes of these pre-sale Pitt Meadow townhomes at Turnstone Osprey Homes will range from 1,200 to 1,900 sq. ft. The two bedroom and den pre-construction Pitt Meadows homes have unfenced front yards and the four bedroom homes have fenced rear yards. All Osprey Pitt Meadow Turnstone row homes have large decks off the main living level with the four bedroom pre-construction homes also having stairs from their deck to the rear yards. The two bedroom and den presale Pitt Meadow townhomes have a single garage with second parking on apron and the four bedroom homes have side by side double garages with additional side by side parking on apron. This is the last pre-sales Pitt Meadows



real estate opportunity to purchase a new home in the Osprey community. The Turnstone MOSAIC riverfront homes have the nicest decks of any other riverfront homes at Osprey to date. This is a great real estate Pitt Meadows waterfront real estate investment opportunity or a great opportunity to get into the market with an affordable ground oriented home. We are hoping to have our MOSAIC Turnstone Rowhome Sales Office open for mid October to begin pre-sales. In the mean time, we will be sure to keep you updated as new information comes out. Warm Regards, Jennifer McGavin, Closing Coordinator Mosaic Homes

The MOSAIC Turnstone Floorplans at Osprey Row Home Community

Located in the Pitt Meadows presale real estate market, the MOSAIC Osprey community has always been a popular choice amongst first time home buyers and young couples. Coming soon to the final release of Osprey homes is the Turnstone Rowhomes and Waterfront Duplexes in Pitt Meadows BC. Here, you will find a plethora of fresh and exciting preliminary floor plans to choose from. Plan F at Turnstone townhomes is a two bedroom plus den unit with approximately 1,187 sq ft while Plan F1 is 1,272 sq ft over three levels. Floor plan B at the Pitt Meadows pre-construction real estate development by MOSAIC Homes is a large four bedroom home of 1,805 sq ft. This unique three level pre-sale Turnstone MOSAIC townhome at the riverfront Osprey neighbourhood in Pitt Meadows real estate market features an entry level with side-by-side double garage, indoor storage, a large outdoor patio and outdoor storage (very unique) in addition to a full bath and bedroom downstairs. On the main living floor of this MOSAIC Pitt Meadows Turnstone rowhome floorplan features a wrap around deck, dining and living room as well as an oversized open concept kitchen with centre island. The top floor features a large master bedroom, walk-in closet and large ensuite with separate soaker tub and shower in addition to double vanities as well as one other bathroom and two bedrooms. The washer and dryer are also located on the sleeping level, which is very convenient. The Osprey neighbourhood Turnstone floorplan B1 is also very similar, but instead of two bedrooms upstairs, there is only the master and one other bedroom making it literally two master suites.

The Exterior Features at the Pre-Construction Turnstone Rowhomes

In many ways, developers forget to explain the important exterior features of a building development. However, with MOSAIC Homes, they present all information to a Pitt Meadows Turnstone rowhome homebuyer so that they can make an informed decision about their purchase. The exteriors at the



pre-construction Turnstone MOSAIC rowhomes include: classic Georgian architecture with brick monuments throughout the community. In addition, these Pitt Meadows Osprey neighbourhood homes at riverfront Turnstone townhouses include tumbled rich red brick exteriors with black metal fittings and adornments which give it a very sophisticated and elegant feeling and curb appeal. In addition, the homes at Turnstone in the Osprey neighbourhood in Pitt Meadows real estate features dramatic oversized windows as well as extensive and thoughtful professional landscaping throughout the Osprey by MOSAIC community. The pre-sale riverfront Turnstone Pitt Meadows rowhomes will also have defined entrances with front-street access to every home in addition to gently winding footpaths in select homes and floor plans which give these residences a more single family detached home kind of feeling. Some other exterior residence features at the riverfront MOSAIC Turnstone Pitt Meadows townhomes include large rear patios with privacy screens between homes whenever necessary. These decks are equipped with BBQ outlets and are very spacious and perfect for outdoor entertainment space all year round. In addition, all floorplans will have two car garages attached to your Turnstone Pitt Meadows home in the MOSAIC Osprey neighbourhood, making it more convenient to get in and out of your home. If you have more than two vehicles or if you have guests over, the new pre-construction Pitt Meadows MOSAIC Turnstone homes will feature a concrete patio that is paved in some floorplans. Only steps to the future Pitt Meadows commercial village of Osprey by MOSAIC in addition to having a winding river walk with views of the river and surrounding mountains, the home owners at the Turnstone rowhomes in Pitt Meadows real estate will be able to experience nature and the pristine surroundings every day. These true Pitt Meadows riverfront homes have panoramic water views of the Fraser River (for some homes) which will never be obstructed by new development. As you can see, the exterior features of these pre-sale riverfront rowhomes is very impressive.

The Interior Finishing of the Riverfront Turnstone Pitt Meadows Real Estate Offering

Some of the classic interior features of these pre-sale Turnstone homes include open concept living spaces and layouts to maximize your functional spaces in addition to three inch wood casings around all windows and the doors on the main level. These are the small details that MOSAIC Homes turns to when building and designing their luxury rowhomes at affordable costs. The pre-construction MOSAIC Turnstone Pitt Meadows row homes also



feature nine foot ceilings, oversized windows with lots of ventilation and light in addition to pre wiring and anchored niche insets for flat screen televisions in select homes. The presale Turnstone at Osprey neighbourhood homes will also feature fireplaces in the living room in addition to low flow toilets to conserve water. The homes also have double vanity sinks in the ensuites and deep saoker tubs and separate showers on the upper levels in most floor plans. The preconstruction Pitt Meadows real estate development also features engineered laminate hardwood flooring throughout the main level in addition to large kitchens with shaker wood cabinetry or sleek laminate. The master suites in some presale homes at the new Turnstone rowhomes at Pitt Meadow' s Osprey MOSAIC community have large walk in closets in addition to contemporary track lighting and contemporary plumbing fixtures in kitchens. Lastly, there are granite countertops in some kitchens as well. The Pitt Meadows Turnstone site plan includes three buildings housing the F floor plans as well as the riverfront Turnstone duplex homes with the B plans along the River Walk facing the Fraser River. [For a complete MOSAIC Preview Package, click here.](#)

Turnstone Pitt Meadows Townhomes, Preview Package

Thank you for your interest in TURNSTONE, Mosaic's final real estate townhome community coming to Osprey, Pitt Meadows. Attached below is the Preview Package for riverfront TURNSTONE Osprey townhomes in Pitt Meadows. There, you will find the Turnstone at Osprey Pitt Meadows master planned community floorplans, the riverfront site map, and the features of our presale homes. Please note that this MOSAIC Turnstone Townhouse pre-construction Preview Package is a draft only and may be subject to adjustments. At this time, it has not been determined which homes will be released for the Private Event coming late October. The MOSAIC Pitt Meadows Osprey Turnstone Rowhomes will be priced from approx. \$299,900! Starting prices for the pre-construction Turnstone waterfront duplexes have not yet been determined. I will be in touch within the next week or two with details on the deposit structure and the steps to secure a pre-sale Pitt Meadows home at riverfront TURNSTONE Rowhomes in the Osprey MOSAIC neighbourhood. I understand that the real estate Developer is looking for a similar deposit structure that of our previous row home communities and may be requesting for approx. \$35,000 down as the total deposit on the F and Fl's. The new Pitt Meadows Turnstone duplexes will be a total deposit of approx. \$50,000. Deposits will be structured over time and Equity Bonds through Travelers Guarantee will be accepted. Specific details still to be finalized. Chris D'Sena with Origin Group will be the in-house mortgage broker for this new Osprey Pitt Meadows community of the Turnstone Rowhomes, waterfront MOSAIC homes and duplexes. If you are in need of a mortgage for this purchase, I recommend giving



Chris a call before the pre-construction Pitt Meadows homes are released. He can offer the benefit of securing current interest rates, locked in until Completion of Turnstone at Osprey, as well as an automatic '120 day lookback' to ensure you truly receive the most competitive interest rates available. Chris can be reached at any time at 604-803-2888. Please contact me if you would like to attend the Osprey Turnstone MOSAIC Launch Private Event. I look forward to being of further assistance. Kind Regards, Bonnie – TURNSTONE Sales Manager | MOSAIC TURNSTONE Home Store at #14 – 19490 Fraser Way, Pitt Meadows, BC V3Y 0B6 | www.turnstoneatosprey.com. Click here for the Private Preview Package for the Turnstone Rowhomes at Osprey Pitt Meadows homes for sale.

Turnstone Previews Begin This Saturday – MOSAIC's Newest Waterfront Community

TURNSTONE ROWHOMES – The Last Waterfront Pitt Meadows Homes at Osprey Village. Starting this weekend, we're offering a select few the opportunity to preview MOSAIC's latest offering at Osprey Village: TURNSTONE Rowhomes is MOSAIC's final addition of riverfront homes to Osprey Pitt Meadows real estate development, offering an exclusive collection of Georgian-inspired two bedroom plus den pre-construction waterfront rowhomes and large three and four bedroom riverfront duplexes. The pre-sales Pitt Meadows TURNSTONE's noteworthy appointments include:

- Redbrick Turnstone Rowhomes from under \$300,000
- Waterfront Pitt Meadows Duplexes from the low to mid \$500s
- Completions for all Turnstone pre-sales townhomes and duplexes from Summer 2009 to Winter 2009
- Floorplan Sizes ranging from approx 1,200 to 1,900 sq. ft.
- Richly detailed traditional exterior architecture
- Open contemporary MOSAIC interiors at the Osprey Village
- Riverfront Turnstone Pitt Meadows duplexes feature unobstructed waterfront views
- Ample storage space and side by side parking (duplex homes)
- Generous decks off the main living level in all MOSAIC homes

With the efficient West Coast Express, soon-to-be-completed improvements to the Pitt River Bridge and the new Golden Ears Bridge, increased connectivity to Pitt Meadows real estate community is making this a highly desirable area. TURNSTONE Private Appointments Now Booking. We have decided to offer a selection of pre-sale Pitt Meadows homes for a short period of time this month to offer our MOSAIC Turnstone homes to a select number of interested parties who have shown interest in the TURNSTONE Osprey community to date. We will be opening our doors to the public next year which makes this an excellent opportunity to have first choice at



available homes with preview pricing. Ask for the Limited Release Turnstone Preview Package. Please call me to make a private appointment starting this coming weekend, October 25th to tour privately through the Village of Osprey and the community of TURNSTONE Pitt Meadows riverfront duplex homes and townhomes for sale and to receive the most up to date information about this valuable and exclusive opportunity.

Osprey Pitt Meadows presents Turnstone Riverfront Rowhomes

Superior quality greets you at the presentation display home at the riverfront Pitt Meadows townhomes at Turnstone Osprey real estate development. Beyond standard features you would find in any other project, the MOSAIC homes Turnstone Pitt Meadows river front homes present an affordable luxury experience for any home buyer from the same developer who attained a record sales at GABLE in Coquitlam just recently. With lifestyle needs changing for those families who need extra room and for retired couples requiring a smaller more convenient house, the Pitt Meadows Turnstone at Osprey rowhomes are set along the river with marvellous views and outstanding interiors. With home buyers being much more well informed than in previous years, the MOSAIC Homes sales representatives find that the Turnstone Rowhomes in Pitt Meadow Osprey neighbourhood present the best value in terms of family townhomes as well as the best quality finishes. With MOSAIC Home's commitment to excellence both outside and in, the long term growth potential for Pitt Meadows real estate and the Osprey neighbourhood's recent launch of pre-construction Turnstone riverfront rowhomes, homebuyers are getting a great deal for their money right now. These pre-sale Pitt Meadows Turnstone Osprey rowhomes and townhomes will have convenient access once the Golden Ears and Pitt River Bridges are complected and will provide a waterfront location that is very hard to come by in new developments these days. Every phase of the Osprey Pitt Meadows neighbourhood has sold out very quickly, and there is no reason why the thirty three remaining pre-construction Pitt Meadows Turnstone rowhomes will be any different. Turnstone is now booking exclusive private viewing appointments. To ensure that you are one of the few lucky homebuyers at this Osprey Village Turnstone Pitt Meadows rowhome development, please call 604.460.0369 or visit www.turnstoneatosprey.com for details.

The Waterfront Pitt Meadows Home You Have Always Dreamed About Owning
The final chapter in the prestigious and most sought after Osprey



neighbourhood in Pitt Meadows real estate is finally here. Named the Turnstone townhomes at Osprey Village in Pitt Meadows, these waterfront/riverfront rowhomes are situated along the banks of the beautiful Fraser River and planned and built by MOSAIC Homes. Turnstone Rowhome's setting within Osprey Pitt Meadows real estate is in the vernacular of today, officially to die for. Twelve duplex homes cozy up directly beside the riverbank while across the street, an additional twenty one red brick Pitt Meadows rowhomes bring all the rich, colonial charm that's become a MOSAIC Homes tradition. More than half of the pre-construction Pitt Meadows townhomes at the Turnstone rowhomes have heritage brick facades with great entrances and much more. The pre-construction Turnstone Pitt meadows duplex homes along the waterfront maximize both outdoor and indoor living space. These waterfront Osprey Turnstone duplex homes will provide incredible views of Mount Baker and beyond and the pre-construction Pitt Meadows duplexes by MOSAIC Homes will also have impressive wrap-around decks. A harmonious flow of open concept spaces inside will present great customizing ability for homebuyers. The Turnstone at Osprey Pitt Meadows community will have meticulous MOSAIC Homes attention to detail, kitchens that are the entertainment heart of these riverfront duplexes and contemporary finishes.

Turnstone Outlook 2009

Located in the growing city of Pitt Meadows, the Turnstone rowhomes and duplex homes are now selling at Fraser Way. Your last opportunity to purchase a new pre-construction Turnstone Pitt Meadows rowhome in the master planned community of Osprey. Located on the banks of the Fraser River, these two bedroom and den pre-sale Pitt Meadows row homes and four bedroom, waterfront Turnstone duplex MOSAIC homes boast all the charming historic architecture plus sizzling contemporary interiors. The pre-sale Turnstone Pitt Meadows homes is known for including art niches, gourmet kitchen appliances and generous liveable outdoor spaces. The property perks for this MOSAIC Pitt Meadows Turnstone row homes development include spectacular river views and easy access to both Golden Ears and Pitt River Bridges, plus parks, shopping and schools.

Turnstone Public Grand Opening Approaches

TURNSTONE Pitt Meadows Townhomes Grand Opening Saturday February 7th! For a Limited Time Only: Payments from \$899/mo. MOSAIC Homes on the Front Page of the Vancouver Sun's Homes Section with a special article about the new pre-construction Pitt Meadows Turnstone rowhomes. Public Grand Opening Saturday February 7th. The Private Release Opportunity has been a big success with over 15 homes sold at TURNSTONE Pitt Meadows row homes so far. On Saturday, February 7th we will be opening Pitt Meadows TURNSTONE town homes to the general public, so the coming weeks represent your final



advance opportunity to select from these Georgian-inspired two bedroom plus den redbrick Pitt Meadows rowhomes from \$279,900 and three/four bedroom waterfront duplexes from the low \$500,000s. Ask about our limited time offer that would see your monthly payments starting as low as \$899/mo.* MOSAIC Homes Builder in the News – In case you missed it, MOSAIC was recently featured on the front page of Vancouver Sun's West Coast Homes Section. The story describes our unique focus and commitment to value, design, and quality. To view a copy of the article, click on this link: MOSAIC in the Vancouver Sun.

https://www.intersoft.ca/crmclients/MOSAIC/dominion/pdf/Vancouver_Sun_-_MOSAIC_Homes_Article_011009.pdf. If you have any questions about the pre-construction Pitt Meadows townhomes at TURNSTONE rowhomes or would like to book a private tour ahead of the Public Opening, we welcome your e-mail or phone call. Warm Regards, Bonnie, Sales Manager | TURNSTONE Home Store at KINGFISHER Located at #14 – 19490 Fraser Way, Pitt Meadows.

Christmas at Osprey Village

The First Annual Osprey Village MOSAIC Christmas Tree Lighting Ceremony! Next Wednesday December 3rd from 6:00pm to 8:00pm MOSAIC will be hosting Christmas at Osprey Village, the new Pitt Meadows real estate master planned row home community along the waterfront! Featuring jolly carolers, Christmas cookies, craft area for the kids, hot apple cider, roasted chestnuts, and a great big brilliantly lit tree. This event is sure to be fun for the entire family at the Osprey Village Turnstone Pitt Meadows waterfront rowhomes! This event will be held indoors in the Osprey Village, so just follow the MOSAIC signs and you'll find us there! Support the Greater Vancouver Food Bank – At this event, we will be collecting donations of non-perishable goods for the Greater Vancouver Food Bank. The Greater Vancouver Food Bank most needed items include: canned meat and fish, meals in a can, peanut butter, pasta and pasta sauce. Brisk Sales at TURNSTONE Row homes Pitt Meadows Pre-Sale Preview Opening. We want to offer you the chance to take advantage of early purchase opportunities as we are not opening to the general public until early next year. With 10 of 33 homes sold to date at the pre-construction Pitt Meadows waterfront real estate development at Osprey Village's TURNSTONE, we're certain this community will continue to be a great success. Preconstruction Pitt Meadows Homes at TURNSTONE are priced within reach from \$289,900. We are available to answer any questions you may have, just let us know how we can be of further assistance. We look forward to seeing you at the First Annual Osprey Village Turnstone Tree Lighting Ceremony WEDNESDAY December 3rd from 6:00pm to 8:00pm.

F Plan Homes at Turnstone Pitt Meadows Nearing Sold Out

Pitt Meadows Amongst BC's Top 10 Places to Invest! Low Interest Rates and



Limited F Plan Homes Remain! Pitt Meadows real estate market is One of BC's Top 10 Places to Invest. The Vancouver Sun recently published an article on the Top Places to Invest in BC. Based on economic fundamentals including quality of life and transportation improvements, Maple Ridge/Pitt Meadows real estate was the #2 city. TURNSTONE Pitt Meadows townhomes for sale are More Affordable Than Ever. With record low interest rates and market-wide price adjustments, home ownership here at the Pitt Meadows Turnstone townhomes for sale has become incredibly affordable. Now is your time to make these great rates work for you and make a home at TURNSTONE a reality. Limited F Plans Remaining. Since opening on February 7th, sales at TURNSTONE Pitt Meadows townhomes for sale have been brisk. Of the 21 F plans released, only 3 opportunities remain. Priced from \$289,900, these highly affordable redbrick rowhomes with payments from \$899/mo* will not last. If you have any questions please do not hesitate to call.

Turnstone Osprey Pitt Meadows Waterfront Model Home Opens Saturday May 23rd

Select Waterfront Homes Remain! Home Store Moves to the Riverfront at the Osprey Pitt Meadows real estate development of Turnstone Row Homes by MOsAIC Homes. Waterfront Model Home Opening – On Saturday, May 23rd at Noon, we will be unveiling TURNSTONE's Waterfront Model Home. These three and four bedroom Pitt Meadows Turnstone duplex homes for sale have truly breathtaking views along the edge of the Fraser and North to the Coastal Mountains. With traditional Georgian-inspired exteriors surrounding open contemporary interiors, the riverfront Turnstone Pitt Meadows rowhomes at TURNSTONE reflect the innovative mix of design and charm that MOSAIC is renowned for. Waterfront Homes From \$529,900 – Designed to take full advantage of their unique Pitt Meadows waterfront real estate setting, these Osprey Turnstone townhomes have large windows and French doors, through which you can see the delicate dance of light on the rippling water highlighting the daily story of the Fraser River. These spacious brick-clad Georgian Duplexes at the MOSAIC Turnstone Pitt Meadows homes for sale measure approx 1729 sq ft with walk-in closets and over-height ceilings in the master bedroom, an open-plan main floor, and an extra bedroom and full bathroom on the ground level. These well designed well built waterfront Pitt Meadows homes for sale are highly connected, close to the West Coast Express and the soon-to-be-completed Pitt River Bridge and Golden Ears Bridge. Turnstone Osprey townhome Store Changing Location – This week, we will be moving our Home Store from the KINGFISHER Community to a new riverside location in the TURNSTONE Osprey Pitt Meadows real estate Community. In the interim, you can reach us on cell at the numbers below if you have any questions regarding the homes at TURNSTONE rowhomes by MOSAIC. TURNSTONE Home Store at KINGFISHER – #22 – 19538 Bishop's Reach,



Pitt Meadows (In Osprey Village)

Pitt Meadows Waterfront Real Estate - Value Based Duplex Homes for Sale

MOSAIC Homes presents the new pre-construction Pitt Meadows waterfront homes for sale with a new model home now open. Value based from the low \$500,000 range, the Turnstone Pitt Meadows waterfront homes for sale is your final opportunity to own on the waterfront at the master planned MOSAIC Osprey Village that is truly one of the most desirable areas in all of the Greater Vancouver real estate district. With shops and services just steps away from your Osprey Turnstone Pitt Meadows waterfront homes, and located along the shores of the Fraser River waterfront, the Turnstone duplex homes for sale features an exciting addition to this vibrant riverside community. Featuring three and four bedroom floor plans, the pre-construction Pitt Meadows waterfront homes for sale at Turnstone by MOSAIC is now available for purchase.



Golden Ears Bridge Opening Soon – Last Remaining Pitt Meadows Waterfront Homes for Sale



www.mosaichomes.com

The Golden Ears Bridge Opening Celebration. A pivotal moment has come to the Ridge Meadows Community with the opening next week of the Golden Ears Bridge in Pitt Meadows. Linking the area with Surrey and Langley, this will bring enhanced connectivity to this already expanding Turnstone Pitt Meadows real estate community. This Sunday, June 14th, Translink will be holding a celebration on the Golden Ears bridge; beginning at 11am with an official ribbon-cutting ceremony at 1pm. There will be entertainment and refreshments available for the whole family. Come join us to celebrate this important addition to the Ridge Meadows Community where Turnstone MOSAIC Homes in Pitt Meadows real estate market are located! TURNSTONE – A Limited Number of Waterfront Pitt Meadows Homes Remain. After a successful Spring and several weeks of beautiful weather, we have only a select number of Pitt Meadows waterfront homes remaining at TURNSTONE MOSAIC Homes! Each of these remaining three and four bedroom waterfront Pitt Meadows duplex homes offers unobstructed views to the river's edge and an open contemporary floorplan. Come see our designer finished waterfront model home today. Kind regards, Julia at 604.313.6158. [More details on other new Pitt Meadows real estate developments.](#)

Waterfront Pitt Meadows Homes for Sale at Turnstone by MOSAIC

One of our favourite Lower Mainland builders is MOSAIC Homes, a well established developer that focuses on building rowhomes and townhouses that are affordable and present well thought out floor plan layouts. The next instalment of property releases by MOSAIC Homes is the Turnstone rowhomes along the Pitt Meadows waterfront real estate market that features a collection of boutique townhomese that total only thirty three. This wildly popular Osprey Pitt Meadows neighbourhood that features that latest release of Waterfront Turnstone rowhomes is selling out quickly because of its unique location along the Fraser River. With the recent opening of the new Golden Ears Bridge that will connect Pitt Meadows with Surrey and other municipalities, the new presale Osprey waterfront Turnstone rowhomes will be another successful MOSAIC Home community. Waterfront Pitt Meadows real estate is hard to come by, and at the Turnstone rowhomes now selling, you can gain not only waterviews, but also 180 degree views from all three levels with vaulted ceilings in the master



bedrooms as well. The spectacular floor plans and attention to detail both inside and out make the MOSAIC Turnstone townhouses an ideal next purchase for couples, retirees as well as growing families. From large and spacious side by side parking to dens/home office space and from lots of storage to in suite laundry, the presale Pitt Meadows waterfront homes for sale at the Osprey Turnstone rowhome MOSAIC community presents a great living experience ideal for all season living. Wrap around decks, BBQ outlets on the outdoor patios and security alarm systems are other details that are offered at the new Pitt Meadows waterfront homes here at Turnstone Osprey. The prices for these luxury MOSAIC waterfront residences now starts from the low five hundred thousand dollar range.

