

[HOME](#)
[LOCATION](#)
[FEATURES](#)
[STYLES](#)
[VIEWS](#)
[FLOORPLANS](#)
[BUILDER](#)

Once in a lifetime...
The opportunity to live with the
grandeur, the elegance, and the style
you have always wanted

now it is
yours to own.



GRAND CENTRAL



BCCONDOS.NET



REGISTER CONTACT

LOCATION

AREA AMENITIES

TRANSIT MAP

DRIVING DIRECTIONS

life is truly grand
when you live in a
central location.



it's easy to get
everywhere.

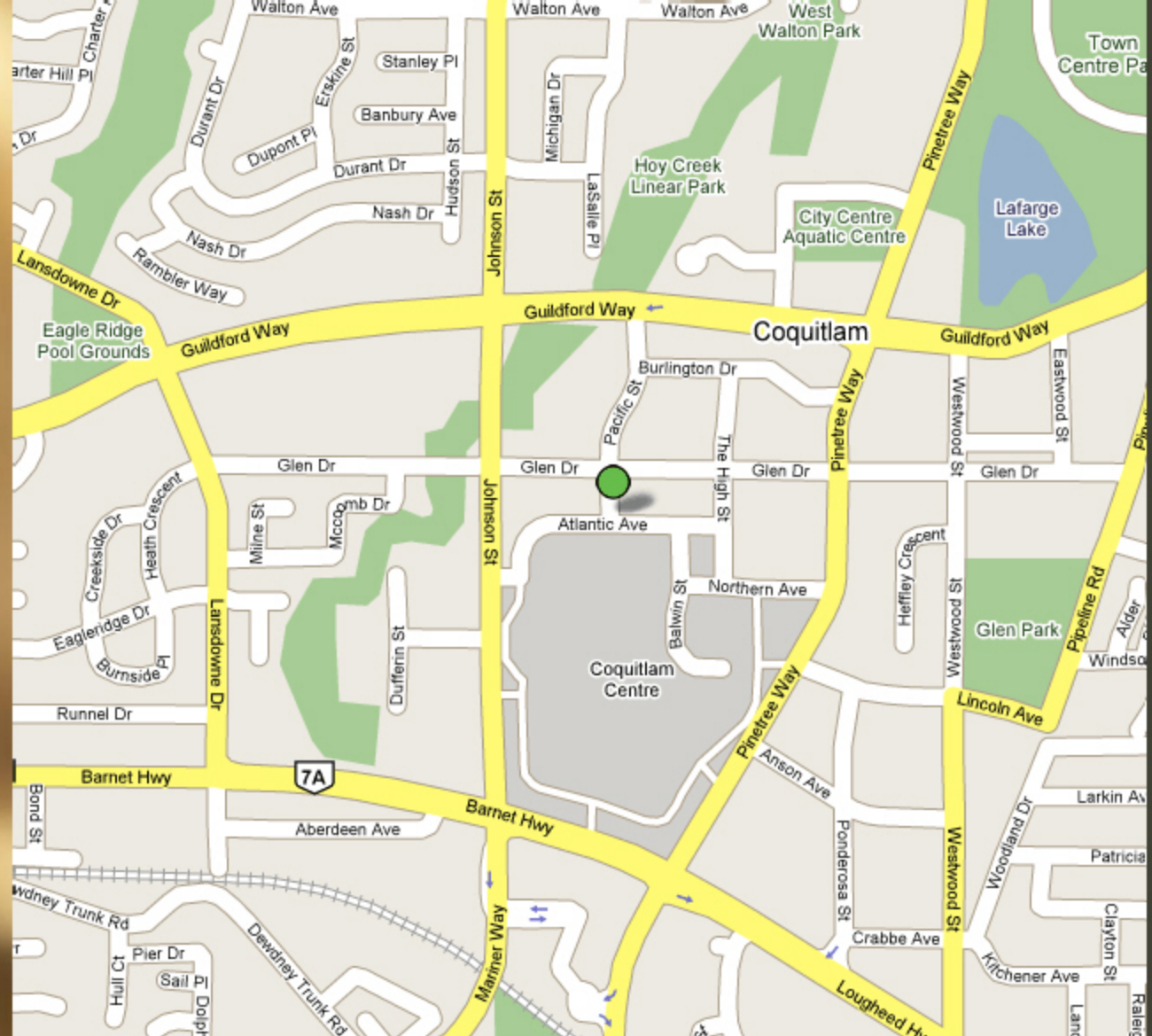
- LOCATION
- AREA AMENITIES
- TRANSIT MAP
- DRIVING DIRECTIONS



- Proposed Evergreen Line
- West Coast Express Line
- Millennium Line
- Expo Line

drive.

LOCATION
AREA AMENITIES
TRANSIT MAP
DRIVING DIRECTIONS



convenient

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

We can sum up Grand Central with one word: Convenient. Shops and services are right on your doorstep. And you can walk to everything you need anytime you like.



GRAND CENTRAL



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on-site

[FEATURES](#)[GROUNDS](#)[BUILDING](#)[GOING GREEN](#)[LOBBY](#)[LOUNGE](#)[FITNESS](#)[ROOF GARDEN](#)[HOME](#)[FEATURES & SPECIFICATIONS](#)

Only a project as grand as Grand Central could have so many on-site amenities. Lushly landscaped grounds. Children's playground. Swimming pool. Rooftop garden. Even a stainless steel grill. And that's just the beginning.



GRAND CENTRAL



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experience

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

Thoughtful planning and years of experience have helped make Grand Central a unique world unto itself.



GRAND CENTRAL



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



VIRTUAL TOUR REGISTER CONTACT

it's good to go green

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

Given everyone's concerns about the environment and global warming, it's nice to know Grand Central includes double-glazed energy efficient windows, natural ventilation, bike storage and an innovative "green" roof.



GRAND CENTRAL



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



REGISTER

CONTACT

luxury

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

When you arrive, plate glass doors open onto a luxurious lobby with super-high ceilings. Then specially secured high-speed elevators whisk you to your floor.



GRAND CENTRAL



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



REGISTER

CONTACT

entertain

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

Think of the Grand Central lounge as your private club and the perfect place for evening entertainment.



GRAND CENTRAL



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



REGISTER CONTACT

fitness

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

Automatic membership in a first-class fitness facility is just one of the many benefits of owning at Grand Central.



GRAND CENTRAL



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



VIRTUAL TOUR REGISTER CONTACT

delicious

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

Grand Central's rooftop gardens are more than mere decoration. You can actually plant your favourite herbs here to make your meals even more delicious.



GRAND CENTRAL



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REGISTER

CONTACT

new

FEATURES

GROUNDS

BUILDING

GOING GREEN

LOBBY

LOUNGE

FITNESS

ROOF GARDEN

HOME

FEATURES & SPECIFICATIONS

The nice thing about a new home is that everything actually is new. And that includes our fine living features and new technology too.



GRAND CENTRAL



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REGISTER CONTACT

so much to do,
so close to home.

- LOCATION
- AREA AMENITIES
- TRANSIT MAP
- DRIVING DIRECTIONS

SHOPPING/DINING

1

Coquitlam Centre

2

Westwood Mall

3

T & T Supermarket

4

Henderson Centre

5

Sunwood Plaza

6

Poco Place

7

Pinetree Village

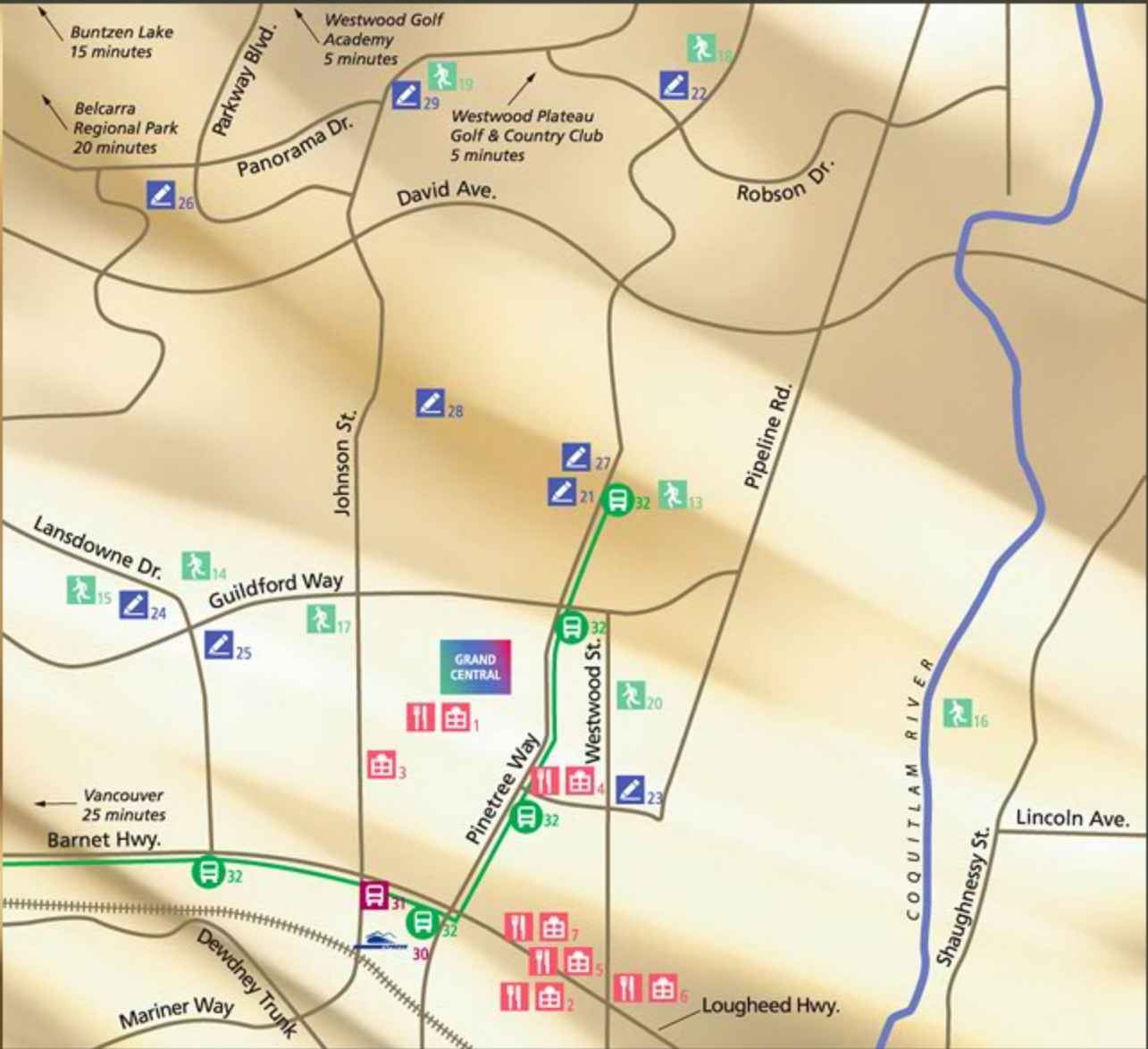
COMMUNITY SERVICES

8

Coquitlam Public Library

9

City Centre Aquatic Centre



Features & Specifications

FEATURES & SPECIFICATIONS

A team of talented interior designers has been brought together to provide the fashion-forward fixtures and finishes found within Grand Central.

A SPECTACULAR SENSE OF ARRIVAL

- lower exterior walls consist of solid concrete construction
- innovative architecture by Laurence Doyle Architects
- double-height entry lobby furnished in grand style
- spacious balconies and terraces for everyday enjoyment

EXQUISITE INTERIORS

- energy saving double-glazed wide windows with stunning views
- three designer-selected contemporary colour palettes
- durable carpeting throughout all homes
- wood door casings and baseboards
- decora-style rocker light switches
- horizontal mini-blinds provide privacy and style
- thermostat-controlled electric baseboard heating

CONTEMPORARY KITCHENS

- elegant slab granite countertops and easy care backsplash
- stylish wood veneer cabinetry
- stainless steel sink with italian single-lever faucet
- stainless steel appliance package: fischer paykel fridge
jenn-air gas cooktop
jenn-air oven
jenn-air dishwasher
jenn-air otr microwave with integrated hood fan
- convenient in-sink waste disposal system
- breakfast bar for light refreshments

BEAUTIFUL BATHROOMS

- contemporary style wood grain cabinetry
- elegant granite countertop with full length mirror
- durable 17 x 24" ceramic tile flooring
- tub surround to complement italian faucets
- soaker tub designed for maximum relaxation
- full-size washer and dryer

PEACE OF MIND

- comprehensive warranty program: 2-year workmanship and materials warranty, 5-year water penetration warranty, 10-year structural warranty
- round-the-clock property management for maximum convenience
- hard-wired smoke detectors in every home
- equipped with fire sprinklers and pre-wired for alarm system
- intercom and video surveillance at main entrance
- exclusive entrance security for individual floors
- common areas protected by proximity lock system
- gated underground parking accessible only with remote opener
- central gas-fired hot water system

PURE PLEASURE

- fully equipped amenity area with billiards, table tennis, multimedia room, and party room with kitchen

The developer reserves the right to make modifications or change to plans, specifications and features should they be necessary. Certain facilities will be completed in the latter stage of construction. Please contact your GRAND CENTRAL representative for clarification.

high style

[STYLES](#)[COLOR SWATCHES](#)

A team of talented interior designers has been brought together to provide the fashion-forward fixtures and finishes found within Grand Central.



views

VIEWS

choose your building,
choose your floor,
and choose your view.

CLICK ON BUILDING FOR VIEWS




GRAND CENTRAL



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



VIRTUAL TOUR REGISTER CONTACT

EXPRESSIONS

GRAND CENTRAL

FLOORPLANS

Years of experience are built into our floorplans, helping us make the best possible use of interior space



HOME PLANS

DOWNLOAD PDF



PENTHOUSE PLANS

DOWNLOAD PDF

intergulf

DEVELOPMENT GROUP

BUILDER

Recognizing the social impact that a responsible residential and commercial builder can make, we consciously endeavour to build distinctive communities that respect and enhance the environment.

We provide homes designed to be enjoyed. Homes built with attention to detail, with superior quality materials and craftsmanship in keeping with our tradition of excellence.

We provide excellent service and lasting value in every home, essential elements in earning our customers' loyalty and trust. We respect our customers because they look to Intergulf as their builder of choice.

WWW.INTERGULF.COM




GRAND CENTRAL



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[REGISTER](#) [CONTACT](#)

contact

CONTACT

2929 Atlantic Avenue,
Coquitlam, BC

Tel: 604.868.7368

homes@grandcentralnow.com



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REGISTER CONTACT

Grand Central Phase 2

By [Intergulf Development Group](#)

2929 Atlantic Ave. [Coquitlam](#) from \$294,900 to over \$629,900

Grand Central Phase 2 is a new condo project by [Intergulf Development Group](#) currently in preconstruction at 2929 Atlantic Ave. in [Coquitlam](#). The project is scheduled for completion in 2012. Available condos range in price from \$294,900 to over \$629,900. The project has a total of 160 units.



DEVELOPMENT NAME Grand Central Phase 2

DEVELOPER(S) [Intergulf Development Group](#)

PROJECT TYPE Condominium

ADDRESS 2929 Atlantic Ave.

NEIGHBOURHOOD/CITY Coquitlam

STATE/PROVINCE British Columbia

SALES CENTRE PHONE # 604.936.1888

SALES CENTRE ADDRESS 2929 Atlantic Avenue, Coquitlam

SALES CENTRE HOURS daily, 12-5 pm, closed fridays

CONSTRUCTION STATUS Preconstruction

ESTIMATED COMPLETION Summer 2012

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 160 units

UNIT SIZES From 631 to 1581 Square Feet

PRICES(AVAILABLE UNITS) From \$294,900 To over \$629,900

COST TO PURCHASE PARKING included in the purchase price



[Grand Central](#)

Posted by MetroVanCondo.com On November - 21 - 2010 Comments Off

Conveniently located at 2978 Glen Drive, Coquitlam real estate market place (in the new Town Centre community), the second of [Grand Central Coquitlam condo](#) development is releasing the new homes for sale. This is the 2nd phase of the three high-rise Coquitlam [condo](#) tower development that is now accepting priority registration. Offering a variety of one and two bedroom floorplans, the pre-construction Coquitlam Grand Central [condos for sale](#) will have exclusive amenity spaces in each tower that will have a fitness facility, theatre screening room and multi-function clubhouse. The entire Coquitlam real estate development at Grand Central condo high-rise towers will also have an [outdoor swimming pool](#), hot tub, children's play area and garden plots for homeowners to grow their own flowers and herbs.

In addition, the pre-construction Coquitlam Grand Central condos for sale are conveniently located within walking distance to shopping, restaurants, parks and the [West Coast Express](#) that will take you to downtown Vancouver in less than 20 minutes. For more information about Phase 2 of Grand Central Coquitlam condos for sale, please visit [grandcentralnow.com](#). Appropriately named, Grand Central Coquitlam Condos is ideally located within the heart of this booming city, just steps away from all the local conveniences that you desire as a homebuyer.

These refined luxury condominiums located in Coquitlam real estate market is launching Phase 2 tower residences and caters to not only first time homebuyers, but also real estate investors, families, couples and downsizers looking for the lock and go lifestyle. The contemporary architecture and finishes are attractive, and the timeless beauty of the new Coquitlam Grand Central condos for sale make it a great long term investment. Some of the amenities close by include the T&T Supermarket, Coquitlam Town Centre shopping and tonnes of recreational facilities. In addition, the planned SkyTrain [Evergreen Line](#) will be just next door to the presale Coquitlam Grand Central condos for sale. Also close by includes Douglas College and the Coquitlam Aquatic Complex. New pricing for remaining suites at Phase 1 of Grand Central Coquitlam condos for sale has been released, and homebuyers can now save more than eighty thousand dollars at pre-construction prices. Please see below for more details about this incredible offer for Phase 1 suites.





GRAND CENTRAL 2 - CONSTRUCTION HAS BEGUN! HST is now included on select suites here at this best selling Coquitlam condo development by Intergulf. Only 5% initial deposit is required to get you started so that you can own from as little as \$12,450 for a limited time offer! BUY SMARTER at Grand Central 2 Coquitlam condos. 5 easy steps to your first Coquitlam condo home: 1. Come see Grand Central Coquitlam real estate community and fall in love with one of the homes; 2. Own with a low 5% initial deposit when you write your contract; 3. Pay your mortgage - not your landlord; 4. Pay a second 5% deposit in January 2011; 5. Pay nothing more until you move into the new Coquitlam Grand Central 2 condo tower expected to be complete around summer 2012. The presales Coquitlam condos at Grand Central 2 include one beds from \$249,000 and two bedroom floorplans from \$339,000. Visit 2929 Atlantic Avenue, [Coquitlam BC](#) today for more information about current promotions and purchaser incentives right here at the Grand Central Coquitlam [condo project](#).



“This Is It Sale” - Coquitlam Grand Central 1 Presents BEST Condo Value of 2010! Also, Register for VIP Previews of Presale Coquitlam Grand Central Phase 2 Condo Tower Today!

Grand Central Coquitlam Condominiums - New Release of Homes in Phase 2!

Conveniently located at 2978 Glen Drive, Coquitlam real estate market place (in the new Town Centre community), the second of Grand Central Coquitlam condo development is releasing the new homes for sale. This is the 2nd phase of the three high-rise Coquitlam condo tower development that is now accepting priority registration. Offering a variety of one and two bedroom floorplans, the pre-construction Coquitlam Grand Central condos for sale will have exclusive amenity spaces in each tower that will have a fitness facility, theatre screening room and multi-function clubhouse. The entire Coquitlam real estate development at Grand Central condo high-rise towers will also have an outdoor swimming pool, hot tub, children's play area and garden plots for homeowners to grow their own flowers and herbs. In addition, the pre-construction Coquitlam Grand Central condos for sale are conveniently located within walking distance to shopping, restaurants, parks and the West Coast Express that will take you to downtown Vancouver in less than 20 minutes. For more information about Phase 2 of Grand Central Coquitlam condos for sale, please visit grandcentralnow.com. Appropriately named, Grand Central Coquitlam Condos is ideally located within the heart of this booming city, just steps away from all the local conveniences that you desire as a homebuyer. These refined luxury condominiums located in Coquitlam real estate market is launching Phase 2 tower residences and caters to not only first time homebuyers, but also real estate investors, families, couples and downsizers looking for the lock and go lifestyle. The contemporary architecture and finishes are attractive, and the timeless beauty of the new Coquitlam Grand Central condos for sale make it a great long term investment. Some of the amenities close by include the T&T Supermarket, Coquitlam Town Centre shopping and tonnes of recreational facilities. In addition, the planned SkyTrain Evergreen Line will be just next door to the presale Coquitlam Grand Central condos for sale. Also close by includes Douglas College and the Coquitlam Aquatic Complex. New pricing for remaining suites at Phase 1 of Grand Central Coquitlam condos for sale has been released, and homebuyers can now save more than eighty thousand dollars at pre-construction prices. Please see below for more details about this incredible offer for Phase 1 suites.

GRAND CENTRAL 2 - CONSTRUCTION HAS BEGUN! HST is now included on select suites here at this best selling Coquitlam condo development by Intergulf. Only 5% initial deposit is required to get you started so that you can own from as little as \$12,450 for a limited time offer! BUY SMARTER at Grand Central 2 Coquitlam condos. 5 easy steps to your first Coquitlam condo home: 1. Come see Grand Central Coquitlam real estate community and fall in love with one of the homes; 2. Own with a low 5% initial deposit when you write your contract; 3. Pay your mortgage - not your landlord; 4. Pay a second 5% deposit in January 2011; 5. Pay nothing more until you move into the new Coquitlam Grand Central 2 condo tower expected to be complete around summer 2012. The presales Coquitlam condos at Grand Central 2 include one beds from \$249,000 and two bedroom floorplans from \$339,000. Visit 2929 Atlantic Avenue, Coquitlam BC today for



more information about current promotions and purchaser incentives right here at the Grand Central Coquitlam condo project.

BEST VALUE REAL ESTATE! Coquitlam Grand Central 2 VIP Opening



Now previewing with sales starting May 8th, you can swing by and pick up your free \$25 Boulevard Casino Chip just by visiting the sales centre at the new Coquitlam Grand Central 2 condo project! Some sample prices for the pre-construction Coquitlam condos for sale include a 2 bedroom, 854 sf unit at just \$337,000 or a one bedroom at 631 sf at only \$248,000. Great for long term investment, these new coquitlam Grand Central 2 condos for sale are absolutely priced for today's market. It really does not get any better than this! A prime Coquitlam Town Centre real estate address steps away from all the great shopping as well as all the conveniences and services of every day life, the best value Coquitlam real estate is coming soon to the Grand Central 2 Condo tower. The solid concrete construction and residences that are stylish, spacious and inviting are the selling features for Grand Central Coquitlam condos. With over one hundred and sixty coquitlam homes for sale under \$400,000, there is clear value here. Luxury is redefined through Grand Central Phase 2 release. You just can't get any better Coquitlam real estate value than this! Views of Westwood Plateau, the Fraser River and the community below are presented here at the pre-construction Coquitlam Grand Central 2 condos for sale which feature floor to ceiling glass windows, large outdoor living spaces and open concept floor plans. The kitchens have vertical grain cabinets in addition to angular undermount sinks and cabinet depth storage space. In addition, there are luxurious ensuites with large soaker tubs and separate showers in addition to bright and sunny living spaces here at Phase 2 Grand Central Coquitlam condos for sale. The details and finishes in this second tower at Grand Central Coquitlam real estate development are superb and with prices starting from just \$250,000, there is no better condo value than this project. Just steps from the West Coast Express as well as lots of shopping, the Grand Central 2 Coquitlam Condo Grand Opening is May 8th for pre-sales. However, you can take a sneak peek at the finished furnished suite at the presentation centre right now as it is open for previews. The first 500 visitors will also receive a free \$25 Boulevard Casino Chip just for visiting!



Coquitlam Grand Central 2 Grand Opening - See it this Saturday!

CLEAR VALUE STARTS AT \$250,000 here at the new Coquitlam Grand Central 2 Condo Tower release of new suites. SEE IT NOW - BUY IT MAY 8th, 2010! GRAND CENTRAL 2 BRAND NEW PRESENTATION CENTRE OPEN FOR PREVIEWS THIS SATURDAY, APRIL 24th! Grand Central 2 Coquitlam condos for sale is CLEAR VALUE, with new homes starting from just \$250,000, there is no better time for home ownership. With 160 new Coquitlam homes priced under \$400,000 Grand Central 2 condo tower offers CLEAR VALUE. What does this mean to you? CLEAR VALUE means you pay less but still get more. Beautiful designer kitchens featuring granite countertops, stainless-steel appliances, a children's play area, swimming pool, and an unbeatable "steps to" Coquitlam Centre location are all yours for an affordable price here at the pre-construction Coquitlam Condos at Grand Central 2. Visit <http://forms.rennie.com/GrandCentral/Survey.htm> for "VIP STATUS". We will know to keep you posted on more great early buyer incentives and inclusive offers here at the Grand Central Coquitlam condos for sale! The Grand Central 2 Condo Presentation Centre is open daily 12-5pm, except Fridays and is located at 2929 Atlantic Avenue, Coquitlam. For more information please call us at 604.936.1888 or visit online at grandcentralnow.com. Hope to see you soon! PS - Save the Date for our pre-construction Coquitlam Grand Central 2 Grand Opening on May 8 - where our first 500 visitors that day will receive a free \$25 casino chip to Boulevard Casino! The Grand Central Coquitlam Condo Sales Team is at 604.936.1888 or homes@grandcentralnow.com. *This is not an offering of sale. The pre-construction Coquitlam Grand Central 2 Grand Opening Day Promotion is limited to the first 500 visitors to the Presentation Centre on May 8, 2010. Visitors must be over 19 years old and have valid ID to qualify. Limit one \$25 gift per household. Please see a Grand Central sale representative for details.

Coquitlam Grand Central Phase 2 Condos

Thank you for your interest in Grand Central Coquitlam real estate project by Intergulf Development Group. Perfectly situated in the heart and hub of Coquitlam, a home at Grand Central Phase 2 condos offers a classic West Coast lifestyle that is central, convenient and highly desirable - at an incredible value. Move in today at Grand Central Coquitlam Condos Phase 1. Or, wait for the VIP preview of Coquitlam Grand Central Phase 2 this Spring 2010! Compare and see the advantage of Grand Central Coquitlam condos for sale, where it's clear value. For more details please contact our sales team at 604.936.1888, check us out at grandcentralnow.com or visit our Grand Central Coquitlam Condo Display Suites located at 2306 - 2978 Glen Drive at High Street, we are open 12-5PM daily, closed Fridays. We look forward to seeing you soon! The Presale Coquitlam Grand Central Condo Sales Team - Open daily 12-5PM, closed Fridays at 2306-2978 Glen Drive, Coquitlam - t. 604.936.1888 - w. grandcentralnow.com - e. sales@grandcentralnow.com. The new Coquitlam condos at Grand Central Phase 2 by Intergulf Developers features large open plan kitchens, exterior balconies, terraces, patios, floor to ceiling windows and panoramic views from many rooms. Also, the Grand Central Condominiums feature such things as green space, children's playground, landscaped courtyard and a private swimming pool. Purchase your own new Coquitlam condominium here at Grand Central Phase 2 today by visiting the presentation centre located at 2929 Atlantic Avenue, Coquitlam or visit grandcentralnow.com or call 604.936.1888 for additional details. This Coquitlam real estate development is marketed by Rennie.



“This Is It” The Best Coquitlam Real Estate Condo Value of 2010!

New 2010 pricing for Phase 1 suites has been released for the Grand Central Coquitlam condos for sale. Save up to an additional \$80,000 and own with just 5% down payment today (Some conditions apply. Savings are based on previous pricing levels. Please ask a Grand Central Coquitlam condo sales rep for details. The Developer reserves the right to make modifications to the information contained herein. Prices and availability are subject to change without notice). Representing the best New Westminster condo value, the Grand Central Phase 1 condos for sale feature two bedroom suites starting from the \$360' s as well as spacious three bedroom layouts from just \$440' s. The new 2010 condo pricing for the new economy means new home ownership at the presale Phase 1 Coquitlam Grand Central condo tower has never been more affordable. Take advantage of this incredible alignment of the right Coquitlam home for sale, the right price, and the right time. Hurry - this special Grand Central Coquitlam Phase 1 condo offer won' t last long so come early for the best selection of floor plans and available suites! There are two bedroom suites that are 834 sf at just \$394,000 while a southeast 1047 sq ft three bedroom suite is priced at just \$504,000. Phase 1 Grand Central Coquitlam penthouse suite facing south is priced at just \$720k and is a spacious 1163 square feet in size. These incredible prices have just been released by Rennie Marketing Systems, and won' t last long. These are presale prices for Phase 1 Grand Central Coquitlam condo tower, which will be followed by the Phase 2 launch in Spring 2010. Over 75% of the Phase 1 condominium tower has been sold out, but there still remains some great deals. Move in today and get special mortgage rates. The Grand Central 1 Coquitlam condos for sale are just steps to transit and the Coquitlam Town Centre. Both quality and value are at the highest here. The display suites are located at 2306 - 2978 Glen Drive, Coquitlam, BC and is now open daily from noon to 5 and closed Fridays.

Move in today! With over 75% sold, Grand Central 1 is clear value and quality in Coquitlam real estate' s most desirable location right next to Coquitlam Centre. The new Coquitlam Grand Central 1 Condo Tower features beautiful open kitchen layouts accented with granite countertops and stainless steel appliances complemented with spacious balconies to take in the panoramic views. Spend free time working out in the fully-equipped fitness centre or enjoy the convenience of Coquitlam Town Centre Park and community amenities at your doorstep. The new economy means irreplaceable new Coquitlam condo pricing is now available! Combined with record low interest rates, the advantage is yours. Visit our display suites at 2306 - 2978 Glen Drive, Coquitlam or online at www.grandcentralnow.com. Click and save big at the new Coquitlam Grand Central 1 final release of homes by clicking on this link:

<http://forms.rennie.com/GrandCentral/Click%20+%20Save.pdf>. *Promotional offers at Grand Central Coquitlam condo tower are limited to new contracts completing prior to June 30, 2010. Offers, prices and availability are subject to change without notice. Savings based in previous pricing levels. Please see a Coquitlam Grand Central 1 sales representative for details.



Grand Central at Glen Drive & Johnson St, Coquitlam Center, new development by Intergulf, Sales by Rennie

Buying 'the fundamentals' in Coquitlam

Claudia Kwan *Sun* Monday, May 10th, 2010



Grand Central 2Project location: Glen Drive and Johnson St, Coquitlam Centre



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



Project size: 32-storey tower, 195 residences

Residence size: 1 bed 631 sq. ft.; 1 bed + den 640 - 669 sq. ft.; 2 bed 842 - 867 sq. ft.; penthouses 1,103 - 1,581 sq. ft.

Prices: 1 bed, from \$239,000; 1 bed + den, from \$255,000; 2 bed, from \$329,000; penthouses from \$629,000

Sales centre: 2929 Atlantic Avenue

Hours: noon - 5 p.m. Sat — Thu

Telephone: 604-936-1888

Web: grandcentralnow.com

Developer: Intergulf Development Group

Architect: IBI Group

Interior design: Cristina Oberti Interior Design

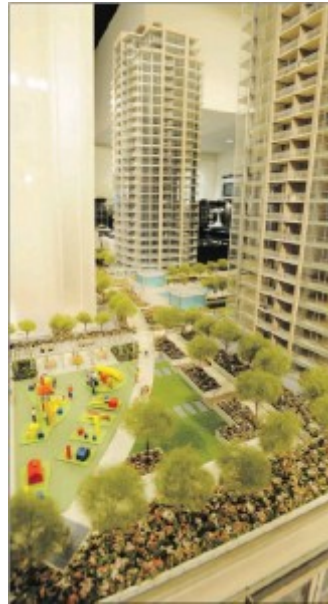
Occupancy: Summer/Fall 2012

The real estate agents who attended a recent agents' open house at Coquitlam's Grand Central 2 got more than a sneak peek at the coming/ forthcoming tower — they also got a preview of Bob Rennie's speech to be given later this month to the Urban Development Institute.

"I'm Mr. Positive, it's always easy to put a positive spin on something, but when you look at the fundamentals — the actual numbers — you'll see developers coming back into the market and an upswing in construction prices, anywhere from \$15 to \$50 a square foot," Rennie said.

He also believes the market is poised to have a shortage of new housing inventory by 2012, the same year Grand Central 2 is scheduled to complete construction. He's basing his theory on past history.

"After the dot.com bust and 9/11, developers ran away and there was a shortage of housing



Grand Central is a three-tower proposition. The Tower 1 homes are occupied. The developer has scheduled Tower 2 occupancy for 2012 and Tower 3 for 2014. Eventual amenities will include a children's playground, an outdoor swimming pool with changing rooms and a gym.



Appliances clad in stainless steel, counters topped with marble, backsplashes faced with glass mosaic



supply for years. That's what drove prices up," Rennie says. "Well, with this recession, developers ran away too. In fact we told people to get out if they hadn't already broken ground. So we're going to see that same shortage of inventory."

The problem, Rennie says, lies not with any true instability in market conditions; rather, it's with a lack of confidence within the real estate industry, from both purchasers and providers of housing.

He believes the faltering now will lead to future problems — but also opportunity.

As Rennie sees it, the influx of foreign investors into downtown Vancouver — and continuing upward climb in prices there — will ultimately mean downtown becoming an exclusive neighbourhood for the rich. Locals who want to still live an urban lifestyle with easy access to transit, restaurants, and shopping will be pushed out to the suburbs. His underlying message? Buy now. That's where projects like Grand Central 2 come in.

As the name indicates, it's the second of three proposed towers at a site literally a stone's throw from the Coquitlam Centre shopping mall. It's so close, the easiest way to get to the Grand Central sales centre is through the mall's parking lot. Construction on Tower One finished in July 2009; Tower Three is slated to be ready around spring of 2014.

In addition to retail and grocery stores, the project's proximity to Coquitlam Centre also means easy access to bus routes and the West Coast Express. It's a half-hour ride to downtown Vancouver, and eventually, the future Evergreen line is scheduled to provide a rapid transit commute.

So far, Rennie says interest in the project has been coming from empty nesters and first time home buyers, particularly since 86 of the 195 homes available are priced below \$300,000. That's factoring in a rebate on the Harmonized Sales Tax, which is expected to come into effect July 1. Maintenance fees work out to about 25 cents per square foot, which is a fraction of what property tax and upkeep would be on a single family residence.

Cristina Oberti Interior Design has done a number of other condo projects both downtown and in other suburbs; there's no shortage of urban style here, with the requisite stainless steel appliances, granite countertops, and glass mosaic tile backsplashes. Cabinetry comes in high gloss white or walnut. The granite countertops make a reappearance in the bathrooms, along with soaker tubs and undermount sinks.

tile, and cabinetry doors in high gloss white, or walnut, are among the material requisites of urban-apartment residency. They look great in a suburban apartment, too, and, bonus, without the closer-to-the-centre house prices.

'The prices are so good!' one real estate agent commented during a visit to the Grand Central 2 sales centre. PHOTOS BY RIC ERNST/ PNG



The amenities include a children's playground, a top of the line gym, and the Grand Central lounge and bar with multimedia equipment. There's also an outdoor swimming pool open during certain times of the year, with his and her outdoor change rooms.

Bottom line, according to Rennie? Those with a "wait and see" attitude to buying, will see prices come back up sharply if they wait too long.

As they nibbled on fruit kebabs of strawberry, watermelon, cantaloupe and pineapple, falafel mini burgers, and grilled vegetable and cheese panini, the audience nodded and listened attentively — but it's hard to imagine a tougher crowd for a speech about real estate trends than a room full of real estate agents. So did the sell work on them?

Malek Karim of Sutton Centre Realty says she will likely bring two clients after sales officially begin today. "The prices are so good!" she exclaims with a smile. "They (the clients) have been looking for something in Coquitlam, and this is a good fit, especially for downsizers and first time buyers."

Although having the Rennie name attached to condo projects and Rennie's words may have weight with some real estate agent David Li, also of Sutton Centre Realty, says he doesn't feel the same way.

"Rennie does a lot of marketing in downtown Vancouver, but he doesn't really do much in Coquitlam," Li points out. "It's more about this specific building, whether it's a good fit. At the end of the day, the product has to sell itself on location and price."

Still, he will likely get more information for a client who is looking for a one-bedroom apartment in the area. So, the sell may have worked.

A few more prognostications from Rennie: he's not worried about either the HST or the fact that members of the public may soon be able to start listing their homes for sale on the MLS, without the aid of a real estate agent.

"Even if the recall petition (led by Bill Vander Zalm and the Fight HST group) is successful, it could take years to settle the legal battle," says Rennie.

"We're going to have to deal with the HST. As long as it affects everyone, it becomes a market force that everyone has to deal with."

He does expect to see demand for previously occupied homes, which are not subject to GST or HST, to rise slightly. The current gap between new and used is about five per cent; he expects that to change to between nine and 12 per cent.

Finally, Rennie doesn't believe competition from the "for sale by owner" sector to have a really big impact on real estate agents; he says once people realize the level of legal and other complications involved in the sale of a home, they'll be more than happy to leave it in the hands of trained professionals.

But then, as Rennie cheerfully admits, his job is to find a silver lining in everything. Whether or not you buy it is up to you.

