



EDGEMONT

WESTWOOD VILLAGE

PREVIEW DISCOVERY KIT

Draft and Confidential
January 15, 2007



BOSAPROPERTIES.COM | TEL 604 942 BOSA



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





A COMMUNITY TO ADMIRE.

Bosa Properties has pioneered the master-planned community with award winning developments such as Burnaby's HighGate Village, White Rock's Miramar Village, and now Coquitlam's Westwood Village. A masterpiece of urban design, Westwood Village sets the standard for skyscraper living in Coquitlam's new town centre. Rising 26 storeys into the sky, Edgemont commands dramatic views in every direction, and is part of a landmark urban village that outshines anything on the horizon. Given the smashing success of the first two towers of this community, the opportunity to own a home in this thriving downtown Coquitlam community won't last long. The value is clear - Edgemont is the investment opportunity of a lifetime.



This is not an offering for sale. Any such offering can only be made with a Disclosure Statement.
Illustrations are artists' interpretation only and are subject to change E. & O. E.

BOSA
PROPERTIES

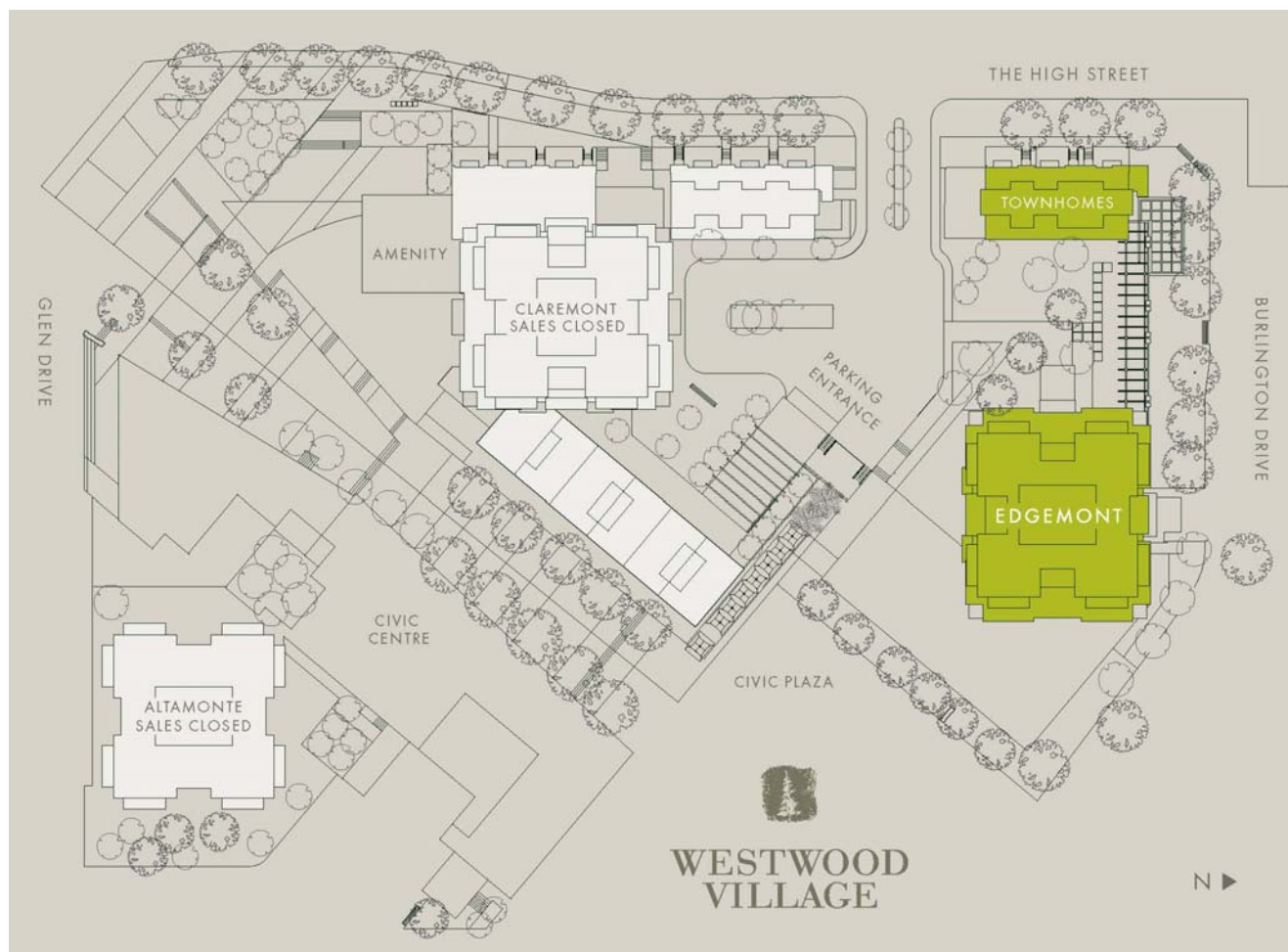


BCCONDOS.NET





WESTWOOD VILLAGE COMMUNITY PLAN



A NEW DEFINITION OF CENTRAL.

Grounded in a welcoming urban village that provides all you need for a balanced lifestyle right at your doorstep, Edgemont is also central to everything in Coquitlam. With the Coquitlam Centre mall a block away, cars are optional here, because the neighbourhood choices for shopping, dining, and recreation are endless. Residents of Westwood Village are also perfectly situated to realize the benefits of beautiful parks, an extensive trail system, great schools, and excellent services all surrounding their urban village. With plans now underway for the new Evergreen Light Rapid Transit Line, connecting the Westwood Village neighbourhood to the Lougheed Mall SkyTrain station and the Westcoast Express, commuting anywhere across the lower mainland will be a breeze.

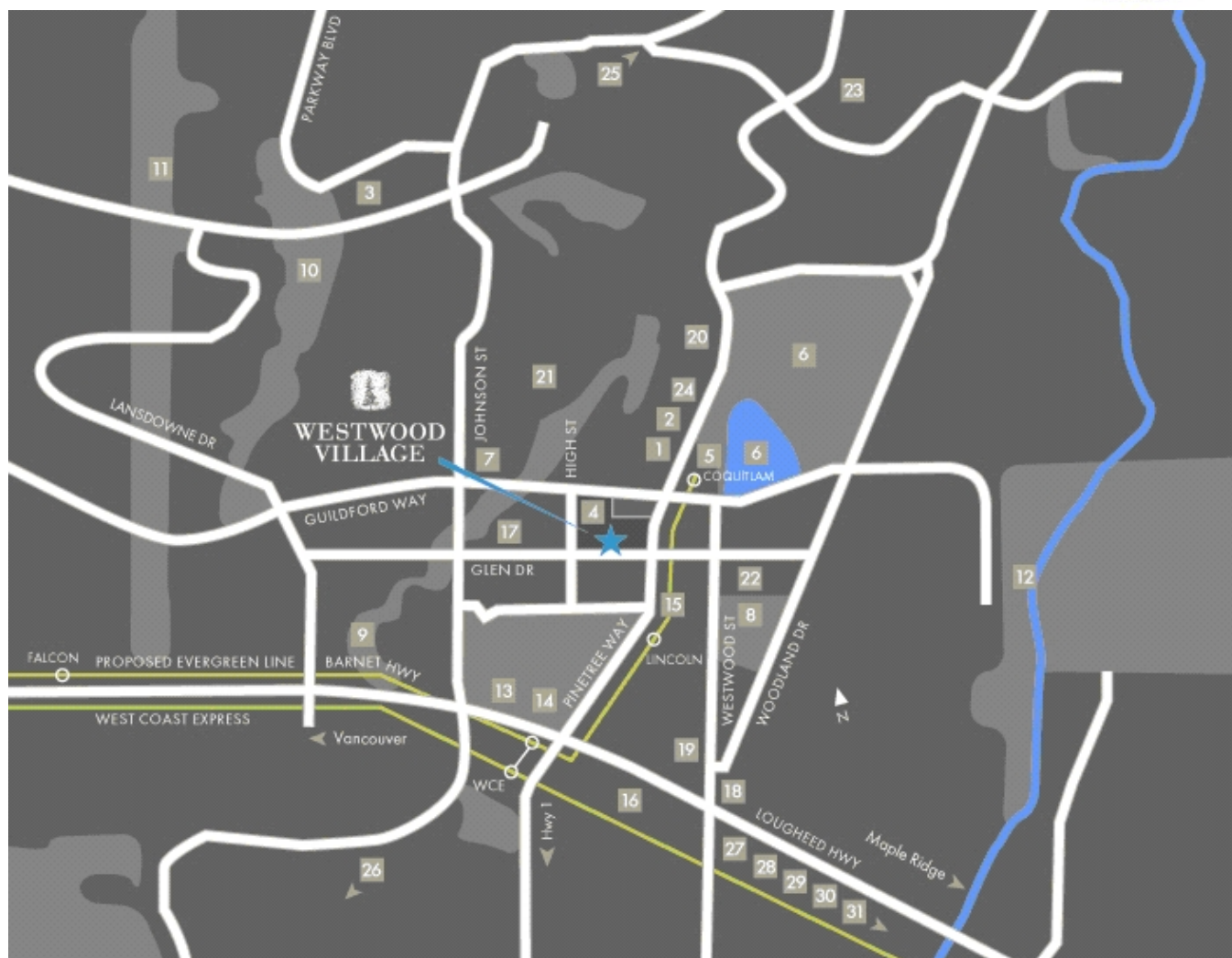
This is not an offering for sale. Any such offering can only be made with a Disclosure Statement.
Illustrations are artists' interpretation only and are subject to change E. & O. E.



BCCONDOS.NET



BOSA
PROPERTIES



RECREATION

- 1 City Centre Aquatic Centre
- 2 Pinetree Community Centre
- 3 Summit Community Centre
- 4 Coquitlam Public Library
- 5 Evergreen Cultural Centre

PARKS & TRAILS

- 6 Town Centre Park & Lafarge Lake
- 7 Town Centre Spray Park
- 8 Glen Park
- 9 Hoy Creek Linear Park
- 10 Scott Creek Linear Park
- 11 Eagle Ridge Linear Park
- 12 Coquitlam River Park

SHOPS

- 13 Coquitlam Centre
- 14 Pinetree Village
- 15 Henderson Place
- 16 Westwood Mall
- 17 Coquitlam Square
- 18 Poco Place
- 19 Sunwood Square

EDUCATION CENTRES

- 20 Pinetree Secondary School
- 21 Walton Elementary
- 22 Glen Elementary
- 23 Pinetree Elementary
- 24 Douglas College
David Lam Campus

GOLF COURSES

- 25 Westwood Plateau Golf
& Country Club
- 26 Vancouver Golf Club
- 27 Carnoustie Golf & Racquet Club
- 28 Swaneset Bay Resort Club
- 29 Golden Eagle Golf Club
- 30 Pitt Meadows Golf Club
- 31 Meadow Gardens Golf Course

This is not an offering for sale. Any such offering can only be made with a Disclosure Statement.
Illustrations are artists' interpretation only and are subject to change E. & O. E.



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



BOSA
PROPERTIES



A HOME TO APPRECIATE.

Handsomely appointed to satisfy the most discriminating taste, yet still warm and eminently livable, Edgemont is designed to maximize space and enhance comfort. The gourmet kitchen is luxuriously finished with double slab edge stone countertops, full height wood grain cabinetry, premium stainless steel appliances and leading edge designer fixtures. Other standard luxuries like cozy fireplaces, deep soaker tubs and generous balconies only further elevate your living space. A grand 26 storey residence, every Edgemont home, from the efficient one bedroom home, to our spacious two bedroom or three bedroom suites offers a panoramic view, whether it spans from the Westwood Plateau to Golden Ears. No exception to the Bosa Properties rule, Edgemont homes offer our legendary attention to detail and signature craftsmanship.



This is not an offering for sale. Any such offering can only be made with a Disclosure Statement.
Illustrations are artists' interpretation only and are subject to change E. & O. E.

BOSA
PROPERTIES



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





EDGEMONT

WESTWOOD VILLAGE

A STYLISH IMPRESSION

- Solid concrete Bosa Wall™ exterior wall construction
- Classic architectural styling by award-winning Rafii Architects of Vancouver
- Large balconies and terraces (most homes)
- Expansive windows to enhance the spectacular views
- Dramatic double-height entry lobby foyer

REFINED INTERIORS

- Imported porcelain tiled entries
- Cozy and energy efficient electric fireplace
- Polished chrome door hardware
- Durable plush carpeting throughout
- Wood door casings and baseboards
- Designer vertical blinds for privacy throughout
- Decora-style rocker light switches
- Full-size stacking laundry centre
- Two dramatic colour palettes by award-winning interior consultants BYU Design

INSPIRED KITCHENS

- Designer stone composite countertops
- Solid wood grain cabinetry with polished-chrome hardware
- Contemporary halogen track lighting and glass pendant lights over breakfast bar
- Convenient breakfast bar in most homes
- Energy-efficient appliances:
 - ~ Integrated bottom-mount fridge
 - ~ Recessed gas cooktop
 - ~ Built-in electric wall oven
 - ~ Slim-line slide out hood fan
 - ~ European ultra-quiet dishwasher
 - ~ In-sink waste disposal
- Undermounted single bowl stainless steel sink
- European single-lever faucet with vegetable spray
- Imported porcelain tile flooring
- Dramatic easy-care porcelain tile backsplash

LAVISH BATHROOMS

- Wood veneer slab door cabinetry with polished chrome knobs
- Polished stone countertops
- Vitreous china undermount sink with polished chrome single-lever European faucets
- Imported ceramic tile tub surrounds and showersplash
- Deep soaker tub with tiled front
- Polished chrome European style shower head
- Vanity mirror with polished chrome lighting
- Pull-out storage drawer in vanity
- Polished chrome accessories

SAFE, SOUND & ENERGY EFFICIENT

- Protection from the elements with the solid-concrete exterior Bosa Wall™
- Fully-secured parking
- Individually secured living floors
- Safety conscious remote parking door opener
- Enterphone outside main lobby with security camera
- Sprinklers in all homes and common areas
- Double glazed, thermally broken aluminum windows
- Central gas-fired hot water system
- Electric baseboard heating throughout with individual thermostat controls
- 10 year structural warranty plus two-year common area warranty by St. Paul

WESTWOOD CLUB

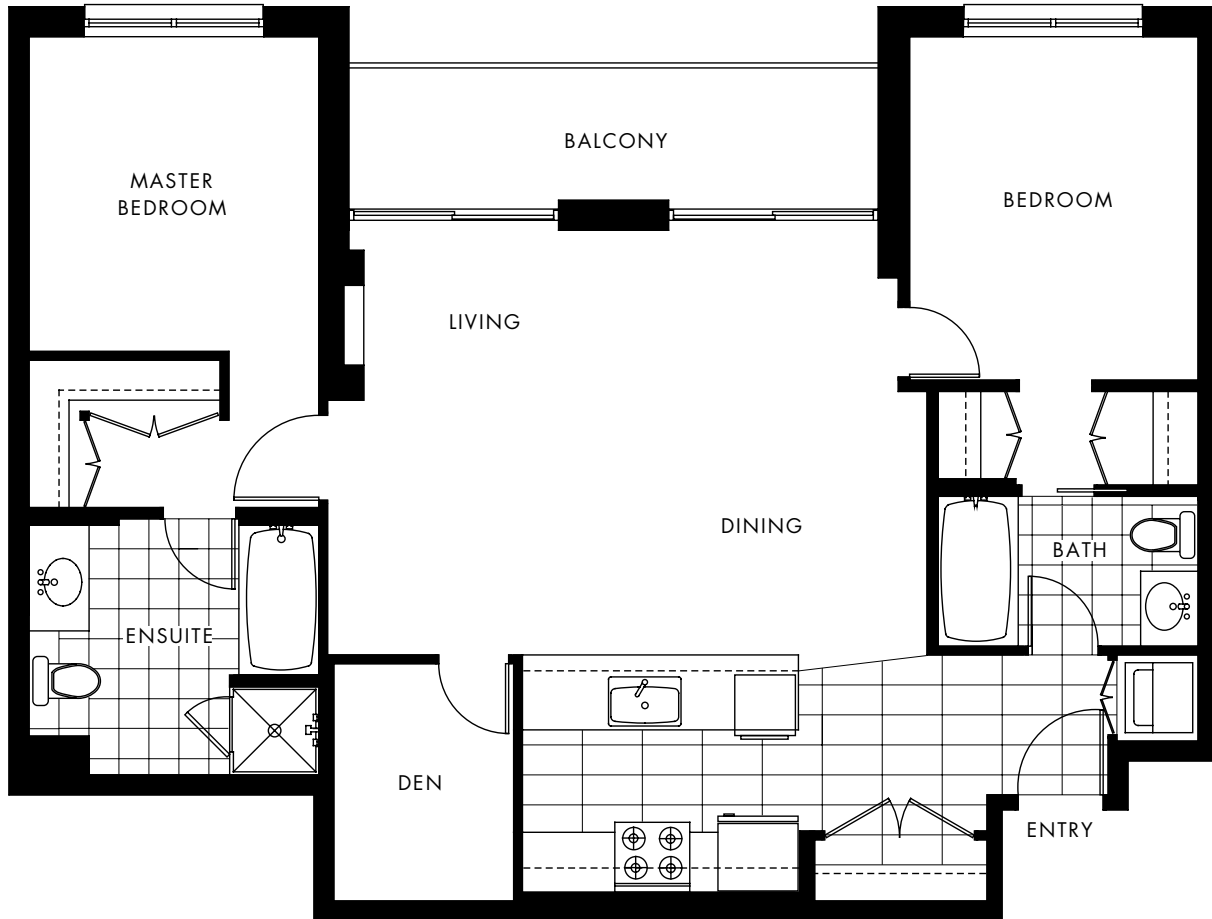
Westwood Village is home to one of the lower mainland's most extensive private amenity collections, including

- Fully-equipped training gym with multi-station equipment and cardio studio
- Private change rooms with lockers
- Private and secure outdoor rooftop barbeque patio
- Dramatic Celebration Lounge with entertaining kitchen
- Theatre room
- Fully furnished guest suite for out of town visitors
- Secure on-site resident manager's office
- Meeting room



EDGEMONT

WESTWOOD VILLAGE



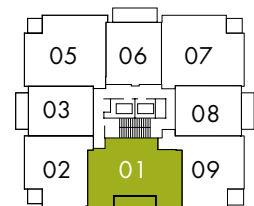
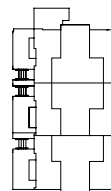
SUITE 01

Floors 3-12

2 Bedroom + Den	1,003 sf
Balcony	90 sf
Total Area	1,093 sf

BURLINGTON DRIVE

THE HIGH STREET





EDGEMONT

WESTWOOD VILLAGE



SUITE 02

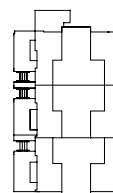
Floors 3-12

1 Bedroom + Den	720 sf
Balcony*	42 sf
Total Area	762 sf

*Edgemont 1202 homes includes a total balcony area of 55 sf

BURLINGTON DRIVE

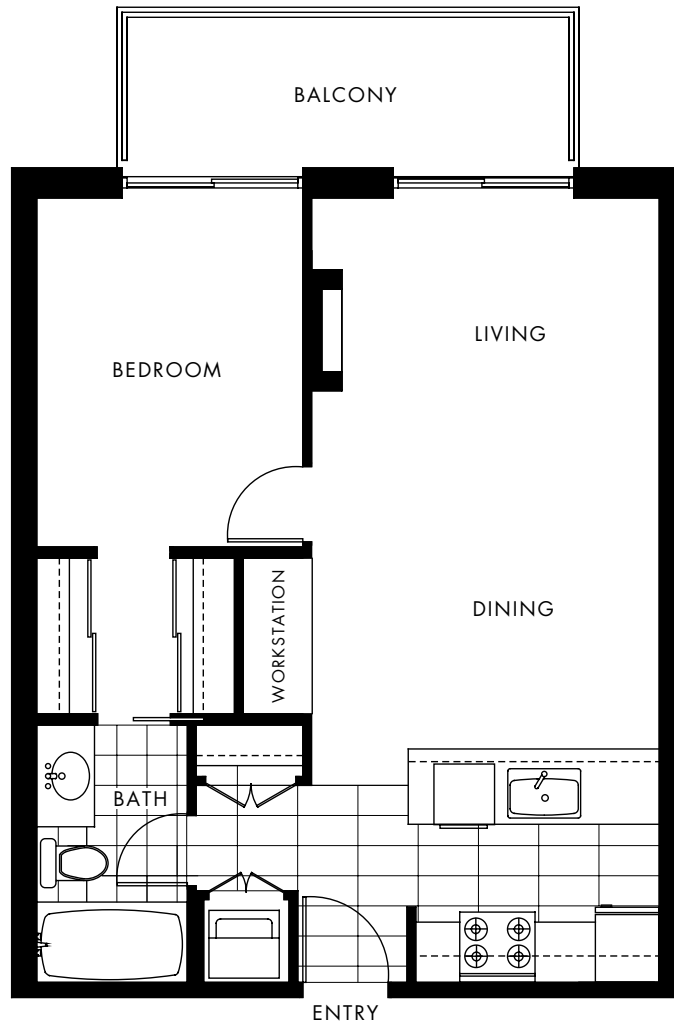
THE HIGH STREET





EDGEMONT

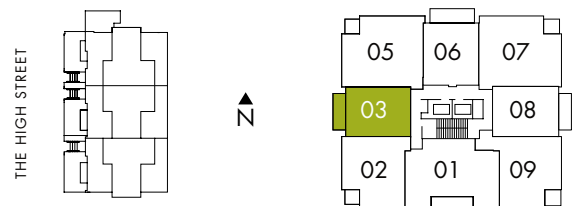
WESTWOOD VILLAGE



SUITE 03

Floors 3-12	
1 Bedroom	580 sf
Balcony	86 sf
Total Area	666 sf

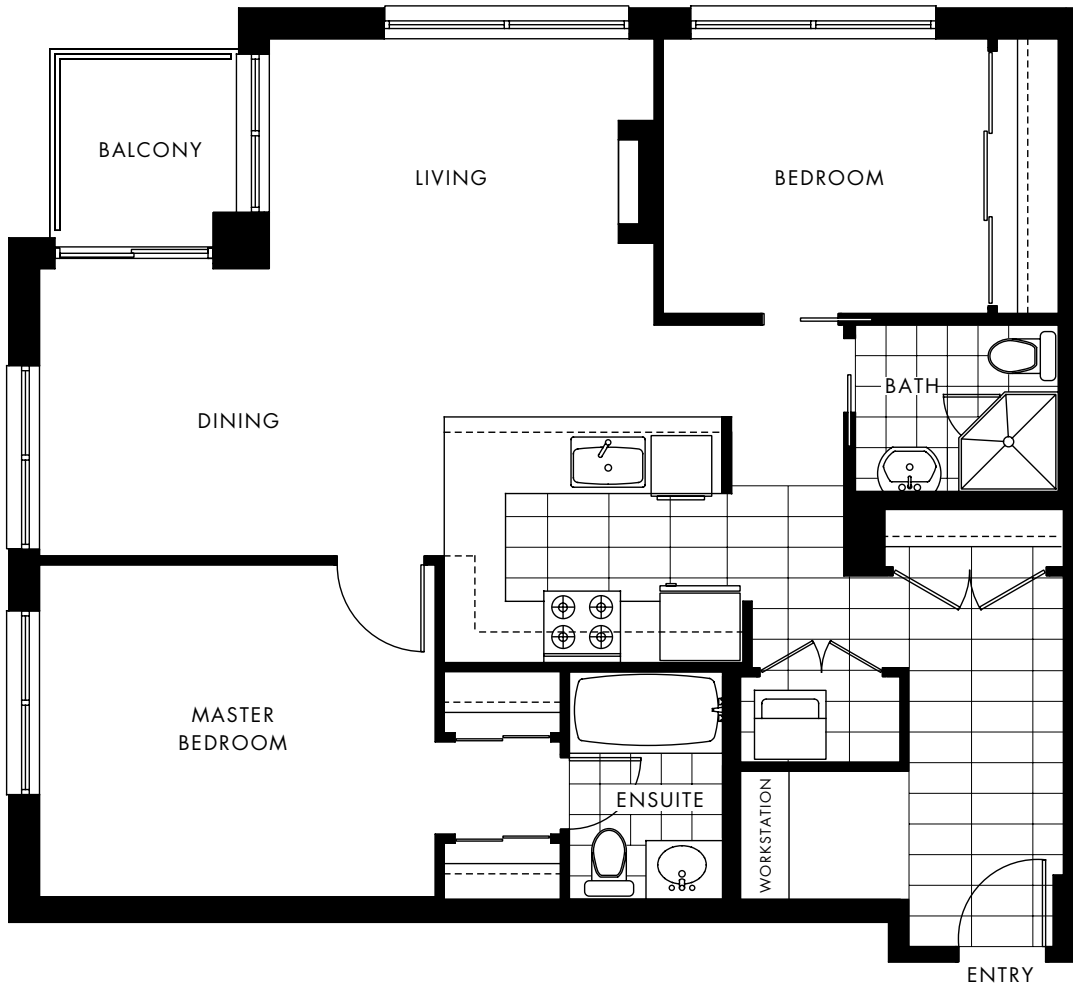
BURLINGTON DRIVE





EDGEMONT

WESTWOOD VILLAGE



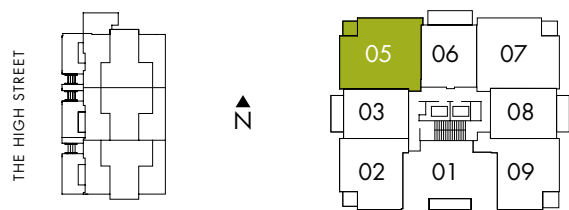
SUITE 05

Floors 3-12

2 Bedroom + Work	955 sf
Balcony*	42 sf
Total Area	997 sf

*Edgemont 1205 homes includes a total balcony area of 67 sf

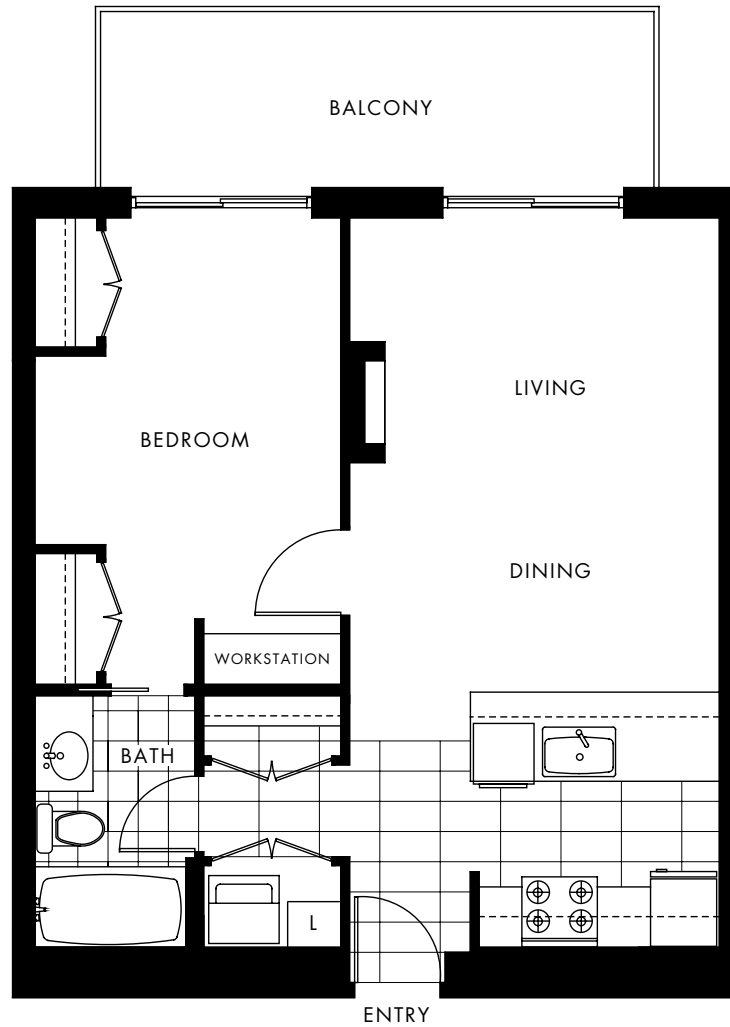
BURLINGTON DRIVE





EDGEMONT

WESTWOOD VILLAGE



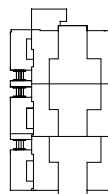
SUITE 06

Floors 3-12

1 Bedroom	604 sf
Balcony	118 sf
Total Area	722 sf

BURLINGTON DRIVE

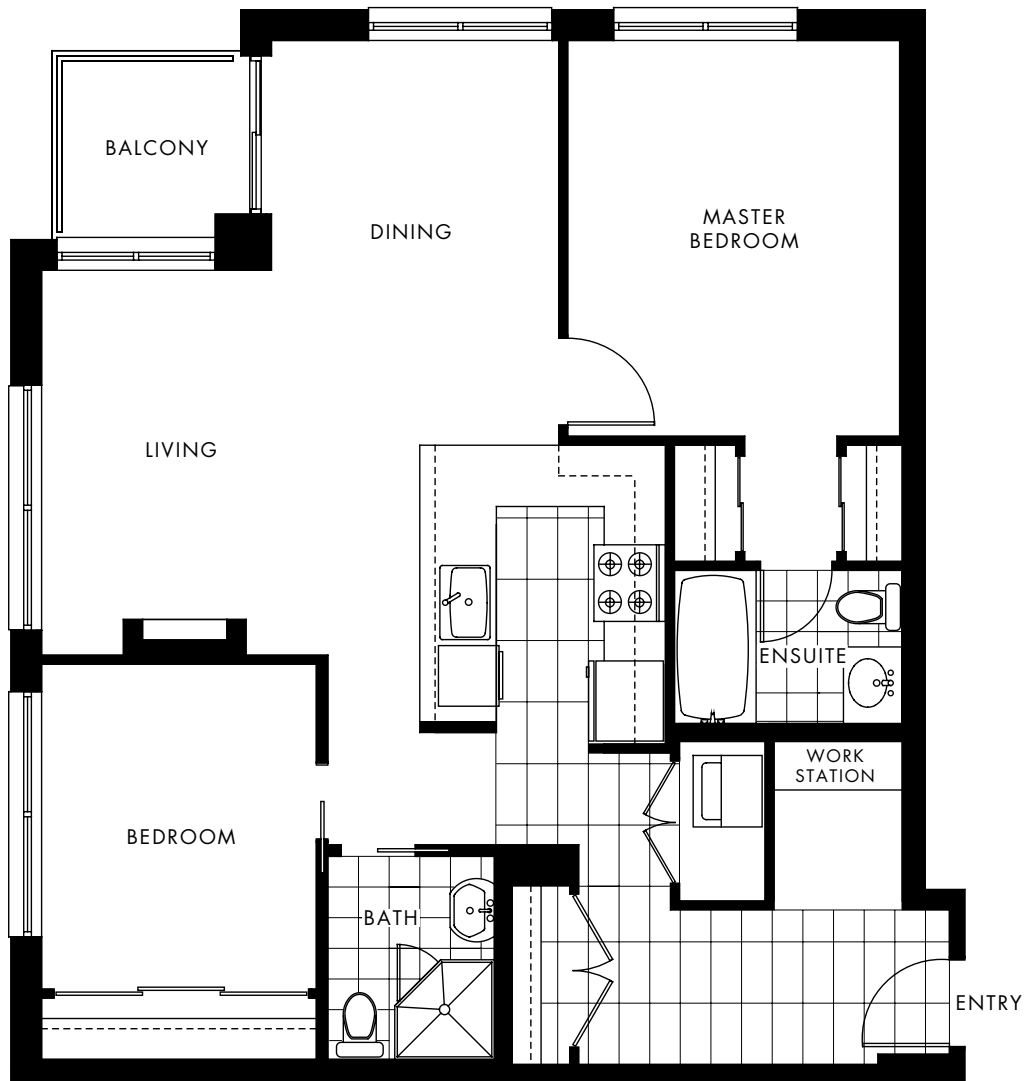
THE HIGH STREET





EDGEMONT

WESTWOOD VILLAGE



SUITE 07

Floors 3-12

2 Bedroom + Work 955 sf

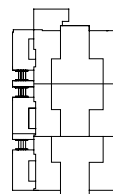
Balcony* 42 sf

Total Area 997 sf

*Edgemont 1207 homes includes a total balcony area of 67 sf

BURLINGTON DRIVE

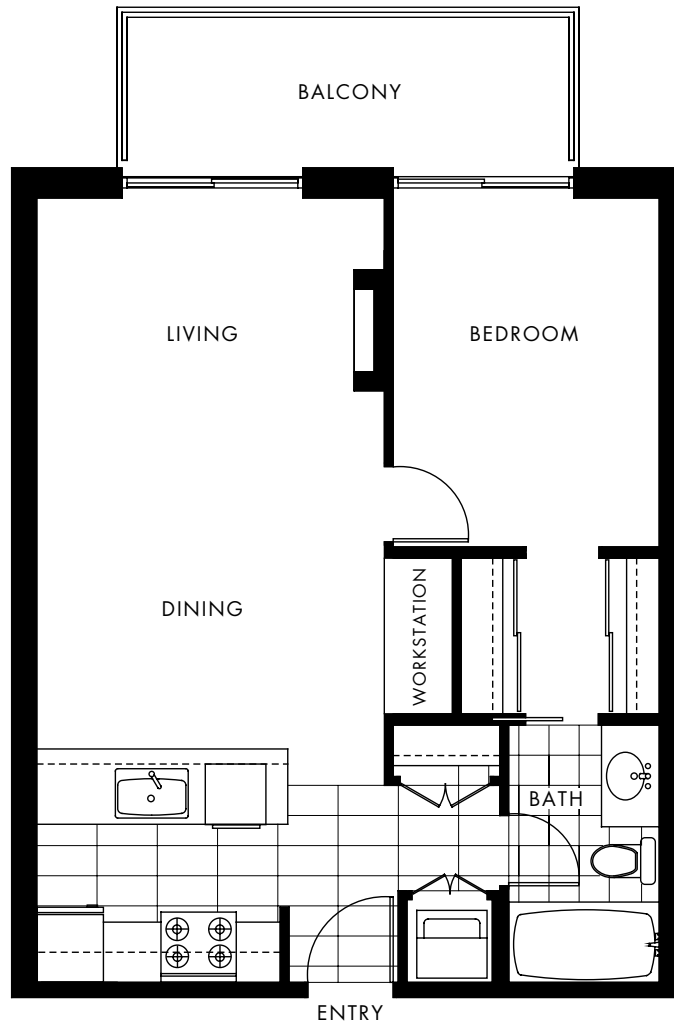
THE HIGH STREET





EDGEMONT

WESTWOOD VILLAGE

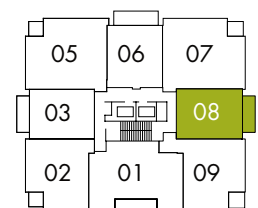
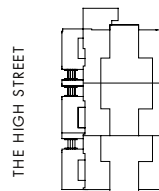


SUITE 08

Floors 3-12

1 Bedroom	580 sf
Balcony	86 sf
Total Area	666 sf

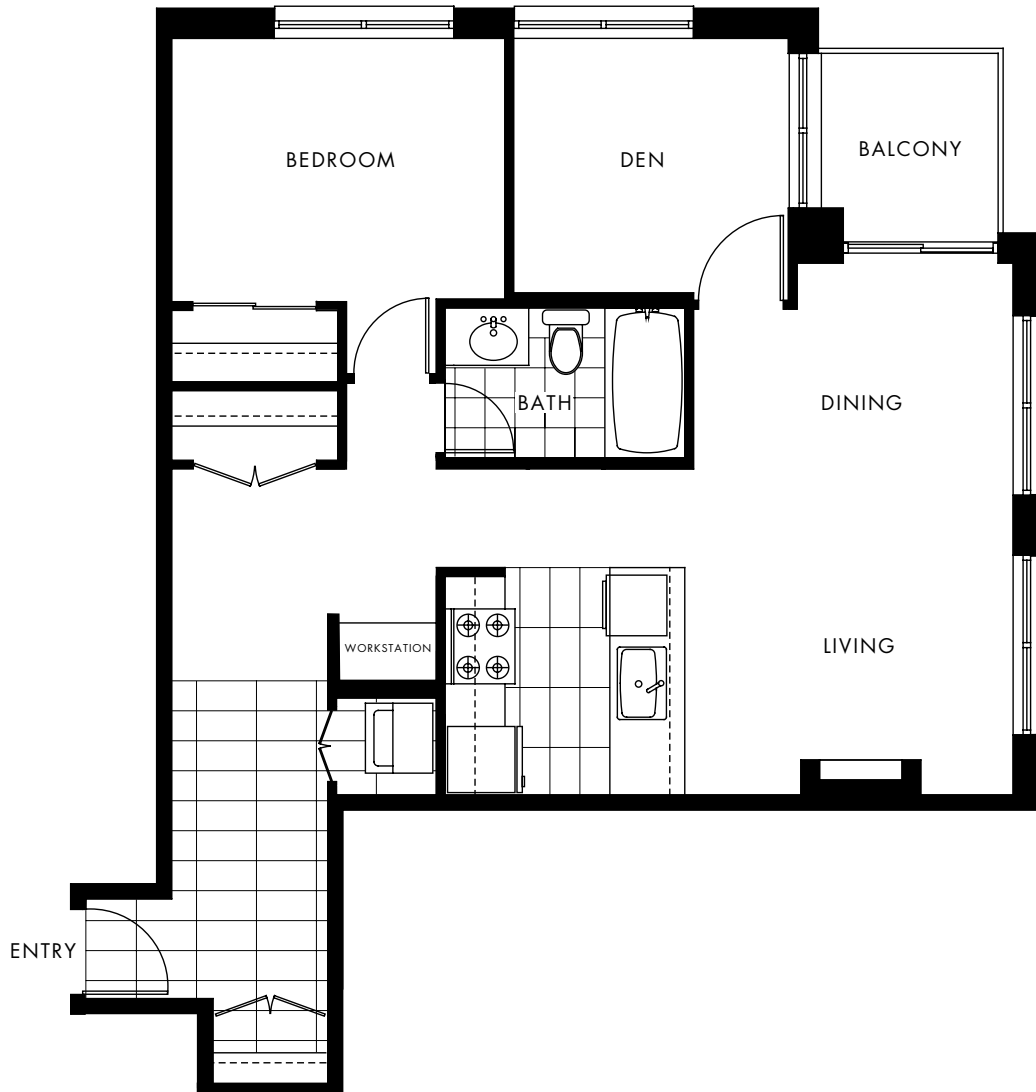
BURLINGTON DRIVE





EDGEMONT

WESTWOOD VILLAGE



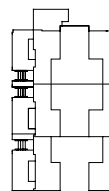
SUITE 09

Floors 3-12

1 Bedroom + Den	779 sf
Balcony*	42 sf
Total Area	821 sf

*Edgemont 1209 homes includes a total balcony area of 55 sf

THE HIGH STREET



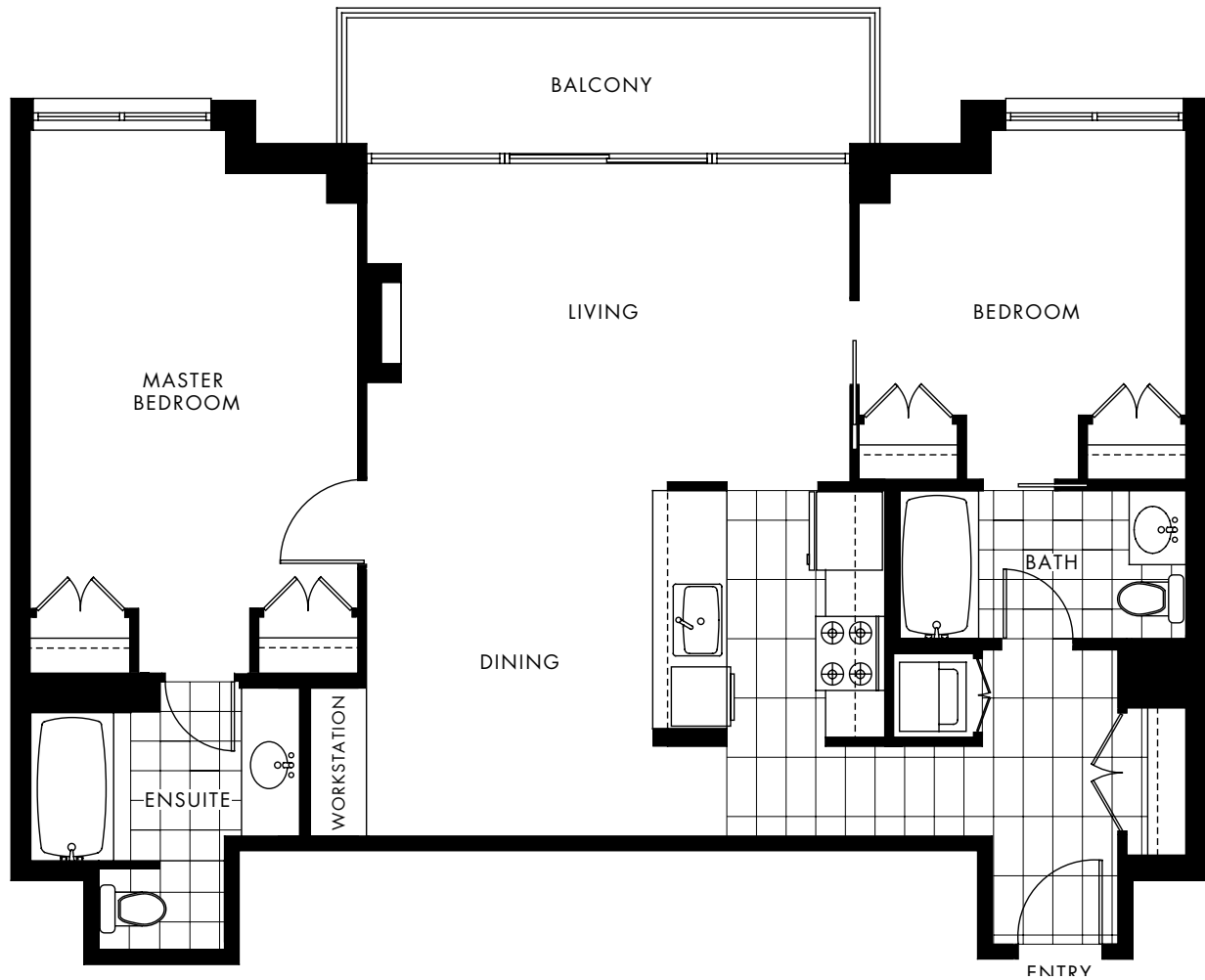
BURLINGTON DRIVE





EDGEMONT

WESTWOOD VILLAGE



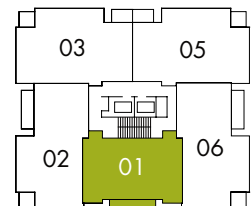
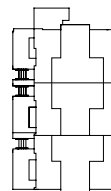
SUITE 01

Floors 14-27

2 Bedroom + Work	990 sf
Balcony	100 sf
Total Area	1,090 sf

BURLINGTON DRIVE

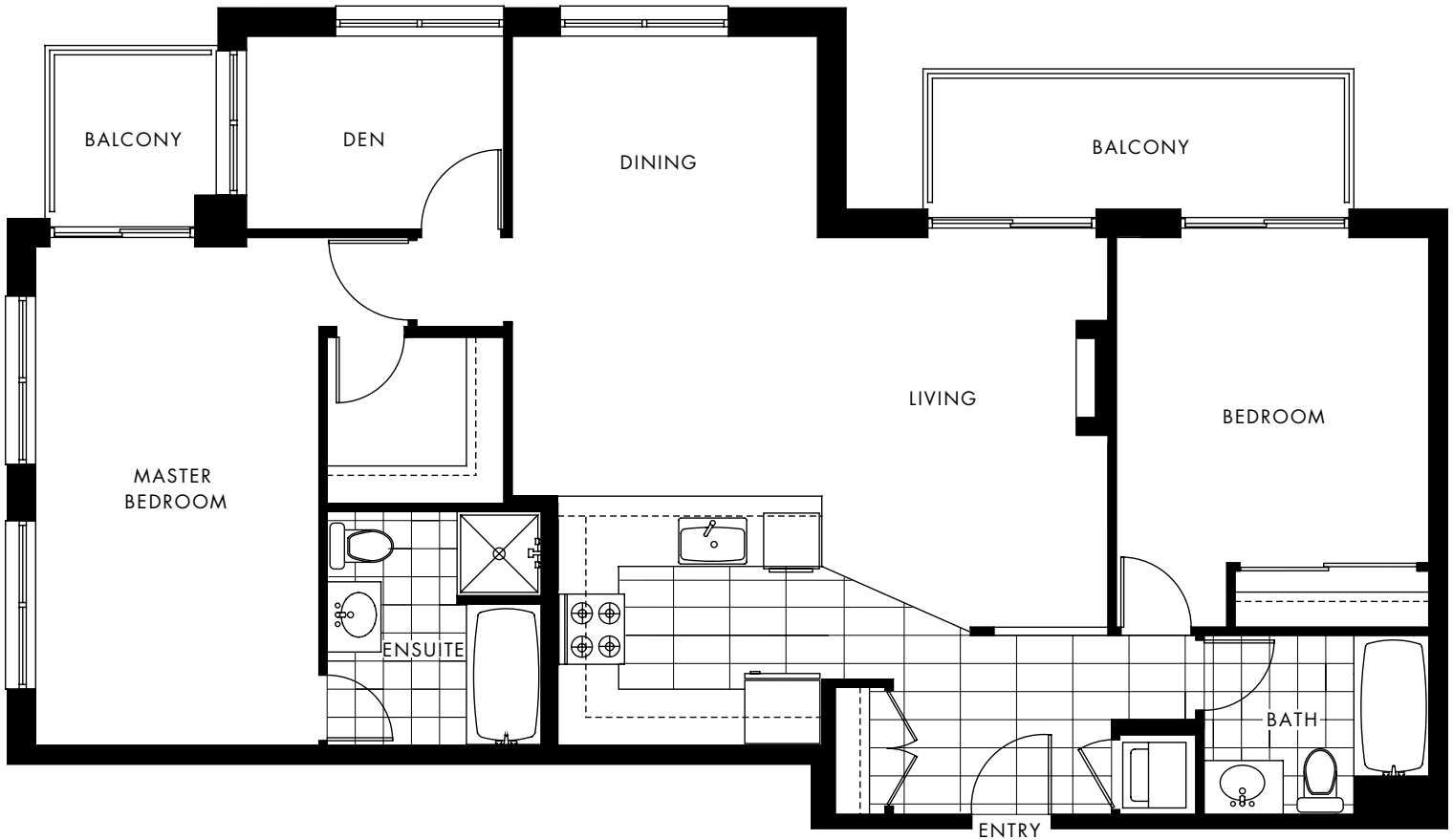
THE HIGH STREET





EDGEMONT

WESTWOOD VILLAGE



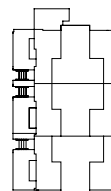
SUITE 02

Floors 14-27

2 Bedroom + Den	1,171 sf
Balcony	128 sf
Total Area	1,299 sf

BURLINGTON DRIVE

THE HIGH STREET



N





EDGEMONT

WESTWOOD VILLAGE



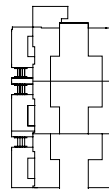
SUITE 03

Floors 14-27

3 Bedroom	1,229 sf
Balcony	84 sf
Total Area	1,313 sf

BURLINGTON DRIVE

THE HIGH STREET



N





EDGEMONT

WESTWOOD VILLAGE



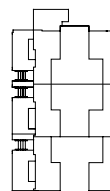
SUITE 05

Floors 14-27

3 Bedroom	1,229 sf
Balcony	84 sf
Total Area	1,313 sf

BURLINGTON DRIVE

THE HIGH STREET



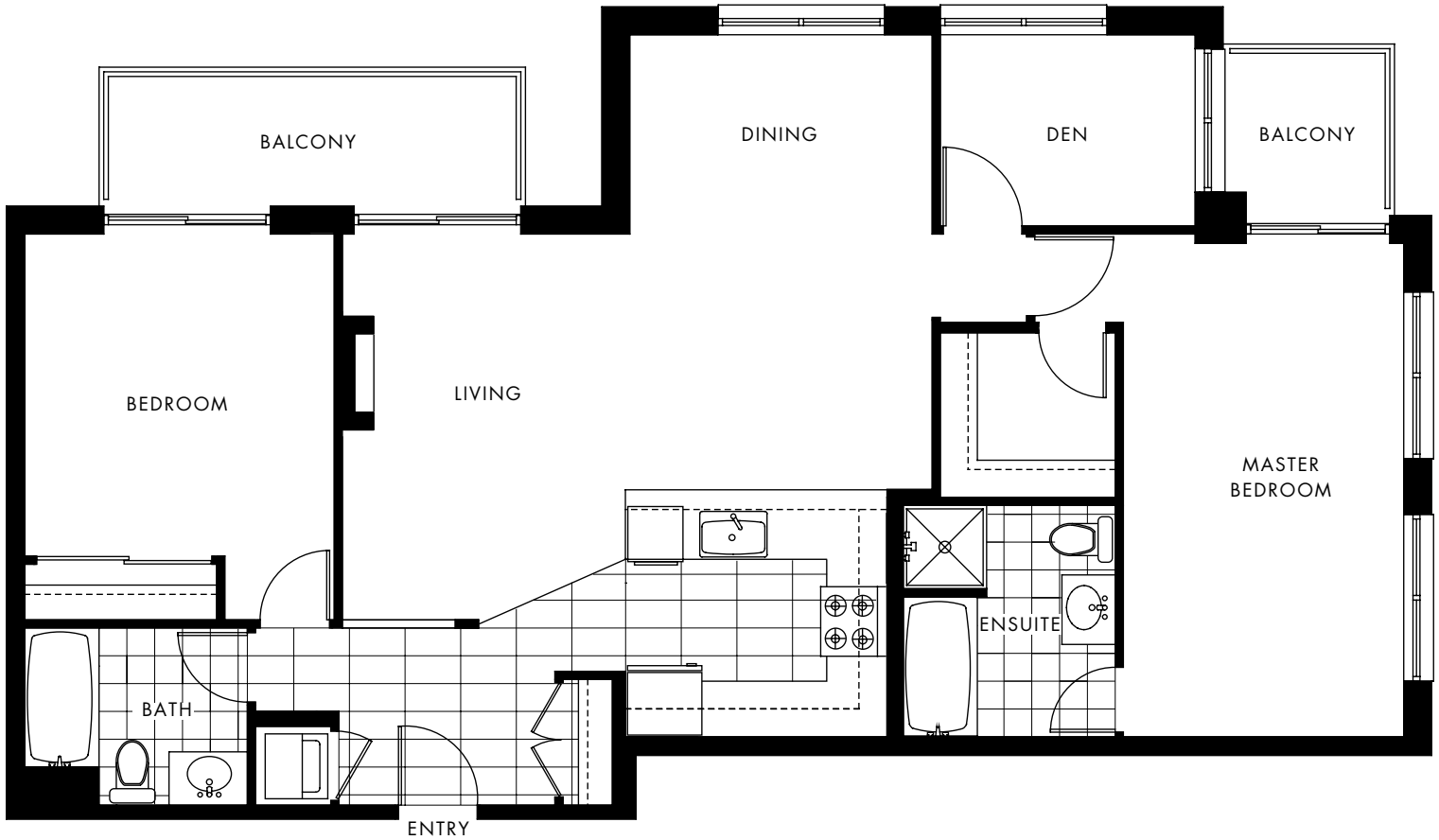
N





EDGEMONT

WESTWOOD VILLAGE



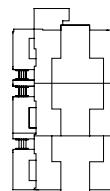
SUITE 06

Floors 14-27

2 Bedroom + Den	1,174 sf
Balcony	128 sf
Total Area	1,302 sf

BURLINGTON DRIVE

THE HIGH STREET



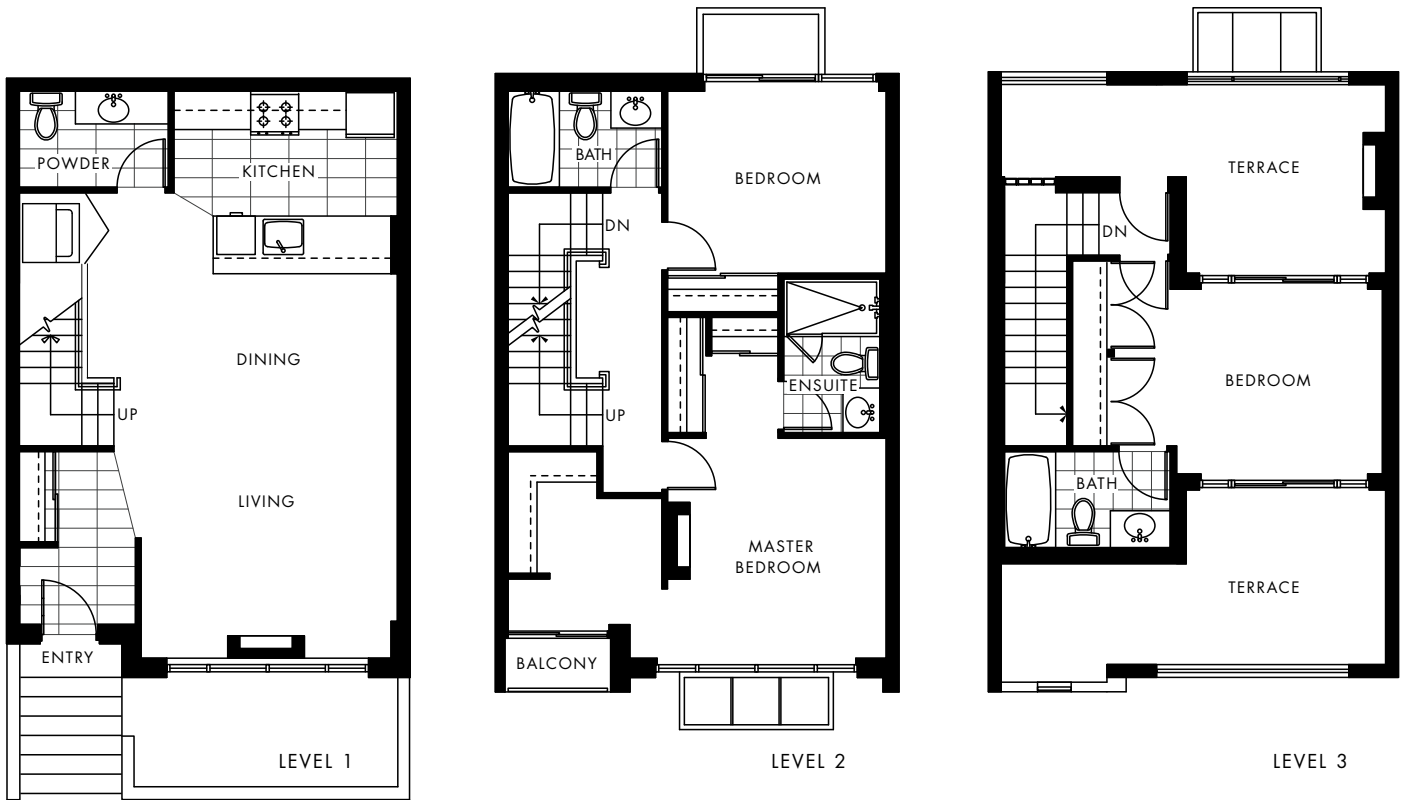
N





EDGEMONT

WESTWOOD VILLAGE



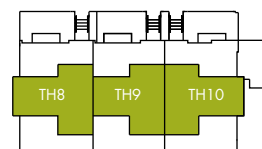
TOWNHOMES B

TH8, TH9, *TH10

3 Bedroom	1,565 sf
Balcony	517 sf
Total Area	2,082 sf

*The Plan for TH10 is a mirror image of the plan shown

THE HIGH STREET



BURLINGTON DRIVE

