

**NOW OPEN**Open daily 1 – 5pm
(except Friday)

NEW 2 & 3 BEDROOM TOWNHOMES FROM \$329,900 COMING SOON

Priority Register**Presentation Centre**

Open daily 1 - 5pm (except Friday)

1211 Ewen Avenue,
New Westminster

Introducing English Mews, a family-friendly community of new townhomes coming soon to New Westminster's growing Queensborough neighbourhood. These centrally located homes are in the heart of BC's Lower Mainland and walking distance to schools, parks, rapid transit, shops and restaurants at Queensborough Landing. Developed by the Tien Sher Group of Companies, an award-winning developer with a long reputation for quality, English Mews is the perfect home for your family.

Priority register today or call 604-517-1688 to be the first to learn more.

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This is not intended to be an offering or solicitation for sale in any jurisdiction where the project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. The developer reserves the right to make changes and/or modifications without notice. The square footage and room sizes are approximate and have been determined from the architect's measurements. E. & O.E.

**BC CONDOS.NET**

It is intended to solicit properties

English Mews Townhomes

Features

Your new neighbourhood

- Leave your car at home and use SkyTrain to connect to Vancouver, Burnaby, New Westminster, Surrey and Richmond.
- Walk to Walmart, Best Buy, Home Outfitters, Boston Pizza, Starbucks, Tim Hortons plus many more shops, eateries and services at Queensborough Landing.
- There's a medical clinic, dentist and pharmacy right down the road.
- Enjoy a night out at Starlight Casino and enjoy dinner at one of their fine restaurants.
- Get a breath of fresh air down the many trails along the Fraser River or Ryall Park.
- Take advantage of Queensborough Community Centre numerous facilities and services.
- Queen Elizabeth Elementary and Queensborough Middle School are walking distance.
- You're only minutes to New Westminster Quay.
- Be part of a community that's rediscovering itself. Be part of the discovery.

Your personal space and style

- Classic solid entry doors and decorative lighting greet you when you come home.
- Wide open contemporary spaces .
- Gorgeous wood-laminate flooring on the main level.
- Crown moldings add style and class.
- Oversized, double-glazed energy-efficient windows and patio doors bathing your new home in natural light.
- Open air balconies with fully reinforced liquid-applied deck membranes and natural gas BBQ outlets.
- Custom interior-designed colour scheme.
- The everything-you-ever-wanted kitchen:
 - o large, functional 3cm thick quartz slab countertops
 - o attractive wood grain laminate cabinets throughout
 - o ceramic tile backsplash
 - o versatile track & pot lighting
 - o Delta plumbing fixtures throughout including handy pull-out faucet over double stainless-steel sink
 - o Energy Star appliances: Stainless-steel Samsung fridge, gas-range and hoodfan complemented by Maytag stainless dishwasher plus an in-sink disposal
- Bathroom style:
 - o spacious, functional 3cm thick quartz slab countertops & backsplashes
 - o deep soaker tubs
 - o attractive cabinetry with lots of storage



- o 12" x 24" porcelain tile floors
 - o Delta plumbing fixtures over porcelain sink
- Energy Star, front-loading Maytag clothes washer and gas-fired dryer.
- Durable carpets for comfort in bedrooms.

Your new home

- Luxurious townhome living: sophisticated style in your neighborhood and your price range
- Timeless architecture created by award-winning Cotter Architects – capturing the design of tomorrow's homes for today.
- Make your home in the heart of Queensborough's evolving neighbourhood.
- Enjoy the convenience of all amenities being nearby.
- Choose from one of 18 well-appointed new townhomes.

Your shared space

- Street appeal with extensive exterior wood detailing, brickwork, hardi-siding & boards and architectural details.
- Outdoor common area with eco-sensitive dry creek and seating.
- Relaxing, natural landscaping surrounding your home and your neighbors.

Your choice

- Time saving built-in Beam vacuum system with attachments.

Your peace of mind

- Well-lit pedestrian walkways and common areas.
- Completely secured individual garage parking with overhead openers and garage doors.
- Individually-keyed entrance locks.
- Hard-wired smoke & carbon monoxide detectors in every home.
- Built-In Security Systems.
- Premium warranty by Travelers Canada, a third party warranty provider in full compliance with the Homeowner Protection Act.
 - o 2 years coverage for materials and labour
 - o 5 years coverage for building envelope
 - o 10 years coverage for structural defects warranty
- Rainscreen building envelope technology designed especially to handle the West Coast's rainforest climate.
- Durable brick and hardi-siding.
- Energy efficient oversized double glazed windows and patio doors with vinyl frames your comfort and the planet's sustainability.
- Energy-efficient domestic hot water tanks.
- Engineered Party-Wall construction between homes.



**NOW OPEN**Open daily 1 – 5pm
(except Friday)

FLOOR PLANS



CLICK UNIT TO SELECT A FLOOR PLAN

Featuring modern craftsmanship, these centrally located homes are in the heart of BC's Lower Mainland and walking distance to schools, parks, rapid transit, shops and restaurants at Queensborough Landing.

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Marketing and sales by Bob Sethi Personal Real Estate Corporation, REALTOR, Broker/Associate, not intended to solicit properties currently listed for sale.

**B C C O N D O S . N E T****Priority Register**



LOCATION

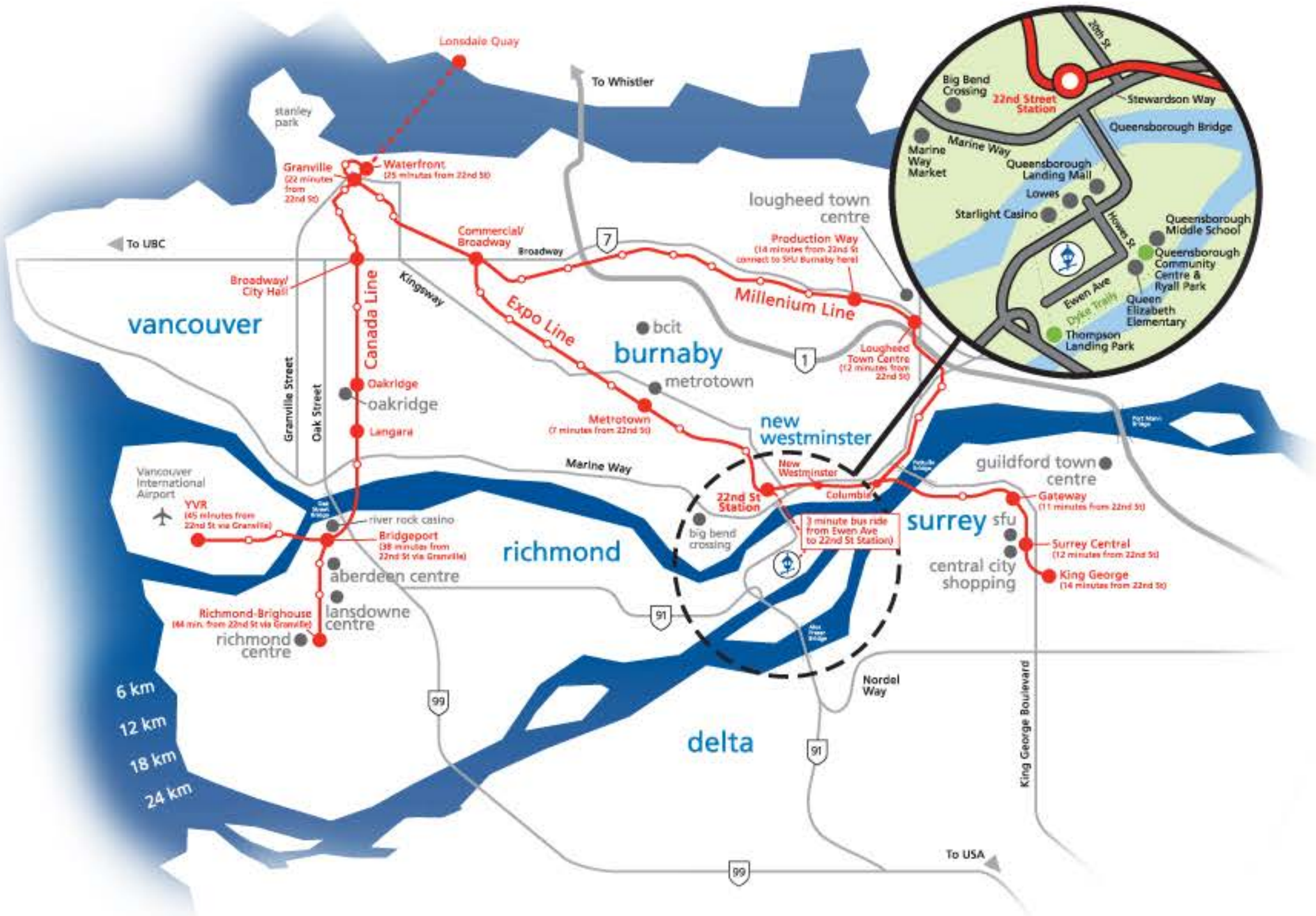
SHOPPING

FOOD & ENTERTAINMENT

SCHOOLS

PARKS

TRANSIT



SHOPPING

Wal-Mart Super Centre,
Best Buy, Home Outfitters,
Lowes, Roots, Guess, Aldo,
Children's Place,
Tommy Hilfiger, Garage,
Bench, Le Chateau,
La Senza, Carter's, BCBG,
GAP, Banana Republic,
Mexx, Quicksilver, DC,
Dynamite, Jones New York,
Liz Claiborne, Point Zero,
Moores, Reebok,
Payless Shoes

RESTAURANTS

Boston Pizza, Starbucks,
Tim Hortons, McDonalds,
Nandos, A&W, Naan Bites,
Tora Sushi, Taco Del Mar,
Opal, Lindt Chocolates,
Marble Slab Creamery,
Redbar Lounge,
Salt and Pepper Cafe,
Schanks, Wok Box,
Kirin, Shang Noodle House

SCHOOLS & PARKS

Queen Elizabeth Elementary,
Queensborough Middle School,
Queensborough Community
Centre, Ryall Park,
Thompson Landing Park,
Dyke Trail System

TRANSIT

3 minutes by bus to 22nd St. Station
22 minutes to Granville Station
25 minutes to Waterfront Station
16 minutes to Commerical Drive Station
14 minutes to Production Way Station
12 minutes to Surrey Central Station
12 minutes to Lougheed Town Centre



**TRAVELERS** 



FINALLY, AFFORDABLE FAMILY HOMES IN A CENTRAL LOCATION

Families searching for the ideal home in Metro Vancouver no longer have to sacrifice location for affordability.

Introducing English Mews - new 2 and 3 bedrooms townhomes starting at \$329,900. Ideally located in the well-established Queensborough neighbourhood where schools, shopping and parks are an easy walk away. Skytrain access is only five minutes from your door connecting you to Downtown Vancouver, Burnaby, Richmond, Surrey's City Centre, New Westminster or the Tri-Cities.

English Mews lets you step back to a gentler time, where you know your neighbours and children walk to school and the doctor, dentist and pharmacy are less than a five minute walk down the street.

Timeless architecture created by award-winning Cotter Architects combines extensive brick and woodwork with natural landscaping to create a classic design seamlessly blending English Mews into historic

for occupancy this August. Compare the price of English Mews to the average of \$503,400 for a resale townhome in Richmond or \$704,900 in Vancouver's West Side and you can see why English Mews will likely sell out very quickly - especially after buyers get a sneak peak at the following features.

All townhomes at English Mews offer open floor plans with hardwood laminate flooring, quartz counter-tops throughout, 9' ceilings on main, crown mouldings, built-in security system and more. An upgraded 7-piece Samsung and Maytag appliance package is included in each home highlighted by a gas kitchen stove and gas clothes dryer. There's even a gas BBQ hookup on the balcony all ready to go!

This is living in the vibrant heart of urban Metro Vancouver. Stroll over to the thriving and popular Queensborough Landing where you can stop in at Starbucks to grab a latte before starting your shopping

or Lowes to name a few. Do you prefer the night life? Head over to Schank's Sports Grill to catch the game or enjoy dinner at Kirin Restaurant or Redbar lounge all at Starlight Casino before heading over to Royal City's new multi-screen theatre for a late night flick!

**Come out and discover your new home at
ENGLISH MEWS**

**Sales Centre Located at:
1211 Ewen Avenue, New Westminster
(cross street Gifford Avenue)**

**Open Daily 1 pm to 5 pm (closed Friday)
For more information phone 604-517-1688
or visit the website at www.englishmews.com**

Limited time promotion:

**0% DOWNEY PAYMENTS FOR 1 YEAR!
move in this August 2012!**

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

BEST BUY, HOME OUTLET, MEXX, BANANA REPUBLIC

Only 18 townhomes are available and will be ready