

Live Your Dream



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The Developer

Southgate Home

The locals are calling Edmonds the new heart and soul of South Burnaby... and for very good reasons! With the recent development of the new Highgate Mall, our Southgate development brings something special to an area already blooming with life. Just blocks away from the new mall, transportation at your doorstep, and located in the centre of the master-planned Edmonds community, The Southgate offers 55 finely crafted townhomes with one, two and three bedroom plans.



[• Click here to see a larger view •](#)

The Southgate's true appeal is evident as soon as you walk through our show home. Floor plans carefully planned so that each square foot is usable by the entire family. Generous bedroom sizes. 9-foot ceilings in your living area. Luxurious granite kitchen countertops with stainless steel appliances. V-groove laminate flooring throughout the entire living area. A built in TV alcove above your fireplace. These are wonderful options for any home...but they come standard at the Southgate.

We feel that each homeowner should only be responsible for their fair share of strata costs. That's why each home has its own hot water tank and heat-radiating fireplace, so the only costs you pay for are your own.

Each of our two and three bedroom homes comes with two bathrooms with contemporary designer tiles, and generous sized countertops.

It's great to have underground storage, but it's even better to have in house storage. Available on most of our two level suites, there is ample room under the staircase for those things you just can't throw away.

When you invest in the Southgate, you are investing in a growing future. As it's one of the fastest growing communities in the Lower Mainland, you'll know that your investment is secure. Whether you're a first time homeowner or someone who's just downsizing, you'll know your best choice is the Southgate.



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



may change from the artist's conception and are intended as a general reference only. Not to scale.

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Location



The Southgate is centrally located. With Ernie Winch Park, Powerhouse Park, and the popular Ron Mclean Park just a few blocks away, you can always find a place for recreation. Or of course you may want to relax with a barbeque on your own outdoor patio once in a while, but that's entirely up to you.

Schools are just minutes away with both Stride Elementary and Burnaby South in this popular school district.



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■ ATTRACTIVE, EASY-CARE EXTERIOR

- Attractive, breathable, low maintenance vinyl siding
- Latest rain screen technology
- Colour matched asphalt shingle roof
- ½" double glazed windows
- Gorgeous interior courtyard walkways with professionally landscaped surroundings

■ COMFORTABLE URBAN INTERIORS

- 3 separate buildings to choose from
- Spacious 9' ceiling heights on first and second levels
- Contemporary box style windows (in most plans)
- Several contemporary plans to choose from
- Two professionally designed interior colour schemes
- Quality V-groove laminate flooring in living areas
- Plush, stain resistant nylon carpeting in bedrooms
- Decora light switches throughout
- 3" Wood baseboards in living area
- Heritage style doors and casings
- Electric fireplace with overhead built in cabinet (on most plans)
- Decorative brush finish lever handled door locks and hardware
- High speed cable and telephone outlets in most rooms
- 1" Window blinds throughout

■ PROFESSIONALLY DESIGNED KITCHENS

- Solid 42" shaker cabinets in maple style wood grains
- Drawer banks roller guide drawers
- Raised breakfast eating bar (available in most units)
- Urban halogen track lighting
- Solid granite flush mounted countertops with designer backsplash
- Double stainless steel sinks with vegetable spray and sleek single level faucet
- Garburator
- Quality stainless steel appliances
- Contemporary, designer ceramic floor tiles

■ BATHROOM FINISHINGS

- Rim to ceiling designer ceramic tiles
- modern shaker cabinets in maple style wood grains
- Pressure balanced shower valves
- Full sized vanity mirror with decorative lightbar
- Solid granite countertops, top-end basins with double lever faucets
- Contemporary, designer ceramic floor tiles

■ SECURITY FEATURES

- Secured underground parking
- Pre-wired for security alarm
- Metal insulated exterior door with deadbolt
- Hard wired smoke detectors
- Dehumidifier control
- 2-5-10 year home warranty package from National Home Warranty



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Warranty

With a full 2•5•10 Warranty backed by National Home Warranty, you can purchase at the Southgate with complete peace of mind.



The National is a new home warranty provider which offers you great service and mandated warranty benefits. You can visit their web site [here](#). For a complete description of your warranty benefits, check your policy.

In brief: if you are an owner in a Strata corporation, your benefits are broken down into two parts to include firstly your own unit and secondly the common property:

- In your home, a one-year warranty against defects in materials and labor.
- In your home, a two-year warranty against defects in the major systems in your home, the exterior cladding and the Building Code.
- If you are required to move out of your home while repairs are being made, the National will cover your reasonable expenses to a maximum of \$100.00 a day.
- With your common property, a fifteen-month warranty against defects in materials and labor.
- With your common property, a two-year warranty against defects in the major systems in your home, the exterior cladding and the Building Code.
- With your common property, a five-year warranty against building envelope defects.
- With your common property, a ten-year warranty against structural defects.
- The maximum protection available to you is \$100 thousand for your home and \$2.5 million for your common property.



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Thind Holdings Ltd. has a range of projects underway across Greater Vancouver. They are committed to quality, and to providing the highest value to their customers.



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In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, and prices without notice. Renderings are artists' conceptions only. All floor areas are approximate. Deck areas and landscaping may change from the artist's conception and are intended as a general reference only. Not to scale.



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SOLD OUT



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Would you like more information?

Have one of our sales staff to contact you immediately to arrange an appointment:

First Name:

Last Name:

Email Address:

Phone Number:

[Request Information](#)



Southgate

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Southgate - Live Your Dream



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[Click here](#) to see a detailed map using Google



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