

REFLECTIONS



About

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Developer

Contact



Your chance to own in Burnaby's most anticipated tower.

Reflections is a collection of dynamic, high-rise residences within an exciting, sleek tower, located in the Edmonds neighbourhood of South Burnaby.

Ranging in size from one bedroom to three bedroom homes and a limited selection of city homes, Ledingham McAllister's latest tower will set the new standard for living in this exciting neighbourhood.

See yourself here.



This is not an offering for sale. Any such offering can only be made by way of disclosure statement.

Recent Updates

Why rent?

We understand that many factors contribute to the decision to purchase a particular home, from the reputation of the builder, to location and affordability. We are confident that the homes at Reflections meet all of those requirements – a builder with over 100 years experience, a quiet park-side setting with amazing views and prices that will make people wonder ... [Read More](#)

Google Map



[View Larger Map](#)

Captivating Design

- Stunning contemporary glass and concrete high-rise designed by award-winning Buttjes Architecture
- Adjacent to Byrne Creek, an expansive park featuring over 3 acres of open green space highlighted by a tranquil watercourse meandering through a richly landscaped setting
- Formal entry set with decorative paving, and a beautifully designed water fountain leading to the main lobby
- Striking concrete canopy over entry makes an impressive design statement
- Soaring double height lobby greets your arrival in high style
- Elegant seating in lobby area

The Height of Luxury

- Hand-set porcelain tile flooring in the entry foyer, kitchen, ensuite and main bathrooms
- Stylish flat-panel suite entry doors and interior doors with hardware by Taymor
- Airy over-height ceilings in Penthouses
- Choice of two custom-designed colour schemes –Traditional or Contemporary
- Pre-wired for custom light fixture in dining room
- Contemporary electric fireplace with custom mantle lit by ceiling accent lighting
- Vertical cloth blinds throughout
- Durable 40 oz nylon textured cut-pile carpeting in living room, dining room and bedrooms
- Decora-style rocker light switches throughout
- Expansive windows capture dramatic views
- Sleek wood baseboards and door mouldings throughout
- Spacious private balconies for outdoor living and entertaining

Savour the Style

- Cabinets in traditional, white shaker-style or contemporary flat-panel wood-grain fitted with stylish brushed nickel pulls
- Granite or stone composite kitchen countertops paired with hand-set ceramic tile backsplash complements your chosen colour scheme
- Pendant lighting over sink and breakfast bar peninsula
- Convenient cabinet features including stacking bank of drawers and a corner lazy susan



- Superior quality stainless steel appliances by Whirlpool:
 - Self-cleaning slide-in gas range
 - 18.6 cubic foot bottom drawer refrigerator with glass shelves
 - Space saving over-the-range microwave / hood fan
 - Energy-efficient “Dura Wash” dishwasher with soft-touch four-cycle control pad
- Premium quality under-mount double bowl stainless steel sink
- Single-lever faucet in polished chrome with integral pull-down spray nozzle by Kohler
- Convenient in-sink waste disposal
- Adjustable, pewter, halogen track lighting that puts light where you need it

Pamper Body and Soul

- Private master ensuite features a luxurious soaker tub with ceramic tile surround. (Penthouse suites enjoy the luxury of a Kohler full tub and shower combination.)
- Granite or stone composite vanity top in ensuite with Ladena undermount sink and wide-spread faucet with lever handles in polished chrome.
- Sleek profile, elongated Wellworth water closet by Kohler
- Decorative brushed nickel pulls on traditional heritage white shaker or contemporary flat-panel wood-grain cabinets

- Single-lever pressure balanced shower control and tub spout in polished chrome
- Brilliantly designed Aurora Series chrome accessories by Taymor
- Contemporary square-edge laminate countertops and backsplash in main bath with drop-in Kohler Stinson sink and wide-spread lavatory faucet with lever handles
- Large vanity mirror and stylish light fixture reflect your good taste

Thoughtful Details Abound

- Conveniently located cable and telephone outlets in living room, kitchen, each bedroom and work space or den keep you well connected
- Pre-wired for high-speed internet access and digital cable entertainment channels
- Spacious walk-in closet in master bedroom
- Convenient built-in closet shelving
- Laundry closet with a full-size stacking washer and dryer by Whirlpool
- Thermostat controlled electric fireplace and baseboard heating system
- Private balconies with captivating views for warm weather living

Fully Protected for Peace of Mind

- Exterior wall assembly of metal, glass and concrete with the latest moisture protection system



- Pre-wired for in-suite security system
- Heavy duty deadbolt lock and viewer on suite entry door
- Hard-wired smoke detectors
- Energy-efficient double-glazed windows and sliding glass doors with thermally broken aluminum frames
- Two personally coded entry devices for access to entry lobby, elevators and individual residential floors
- Bicycle storage locker provided for each home
- Entry phone outside main lobby with security camera allows you to pre-screen visitors using your TV set
- Bright lighting along outdoor pedestrian walkways
- Secure underground parkade with emergency alert buttons
- Traveler’s Guarantee providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Customer service team dedicated to make living in your home as enjoyable and worry free as possible

Private Residents-Only Amenities

- Spacious social lounge for informal gatherings with kitchen and bar setting complete with billiards table for fun get togethers
- Fully equipped fitness centre with dramatic views over the park offers an inviting place to stay in shape
- Conference room for when business is on the agenda
- Sprawling terrace with a park-side view perfect for outdoor entertaining with friends and family
- Hotel-style guest suite for out-of-town visitors

Irresistible Upgrade Options (SEE SALES TEAM for MORE DETAILS)

- Two piece front-load washer and dryer
- Engineered hardwood flooring in entry, kitchen, dining and living areas
- Security system (upper floors)



REFLECTIONS



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Reflections Media Coverage

We're not the only ones who are excited about Reflections. Read what other's have had to say about us below:



[Click to download the full article \(PDF\)](#)



[Click to download the full article \(PDF\)](#)

recent updates

Reflections Will Sell Out

When we held our Grand Opening event at Reflections way back in October, we were thrilled with the turn out and the positive feedback. Our guests immediately commented on Reflections' incredible value, and at the end of the weekend, we were already 50 per cent sold!

[Read More](#)

google map



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Features

Reflections sets a new standard for living. An expansive open-concept kitchen and living room mean you can entertain in style. Here, you can do your cooking in the kitchen and your eating in the dining room. Polished chrome Kohler fixtures, hand-set porcelain tile and sleek pendant lighting add that final refined touch.

In the master ensuite, look forward to a luxurious soaker tub with ceramic tile surround and a granite or stone composite vanity top with Ladena undermount sink and wide-spread faucet with lever handles. Your possibilities for a little rest and relaxation also include a beautifully landscaped terrace, fitness centre and social lounge complete with kitchen and billiards table.

Outside, stunning views public parks and an extensive network of trails help to define what it means to live here.

Take a look at the features below. You can easily see they reflect Ledingham McAllister's commitment to quality and exceptional long-term value, and our dedication to delivering landmark projects.

 [Download Reflections Feature Sheet PDF](#)



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Floorplans

Here is a sample of the floorplans that Reflections has to offer.
For a full selection of the plans please contact our sales team.



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Ledingham McAllister Building BC Since 1905



With early projects dating back to the construction of the Hudson Bay store in downtown Vancouver, the Granville Street Bridge, and the original infrastructure for the Vancouver International Airport, Ledingham McAllister has long been recognized as a leader in the construction industry in British Columbia. What began as a small excavation company that worked out of George W. Ledingham's backyard would soon grow to become one of BC's largest road-building and underground utilities companies. By 2004, Ledingham McAllister had become the second largest builder of woodframe condominium homes in British Columbia.

The company is continuing this tradition of excellence, now developing a solid reputation for building trendsetting high-rise towers throughout the province.

When you purchase a home from Ledingham McAllister, you buy with the true confidence that comes from choosing a builder that has been in business for four generations a history that guarantees you consistent quality, integrity, and industry-leading performance. Ledingham McAllister's commitment to exacting standards of design, engineering, construction, and fine finishes ensures a home of enduring quality and superior value. At Ledingham McAllister, we are dedicated to the art building of quality homes in superior locations and providing our customers with long term value in the process. Our past was built on it. Our future depends on it.

[View Ledingham McAllister's Past Projects](#)



recent updates

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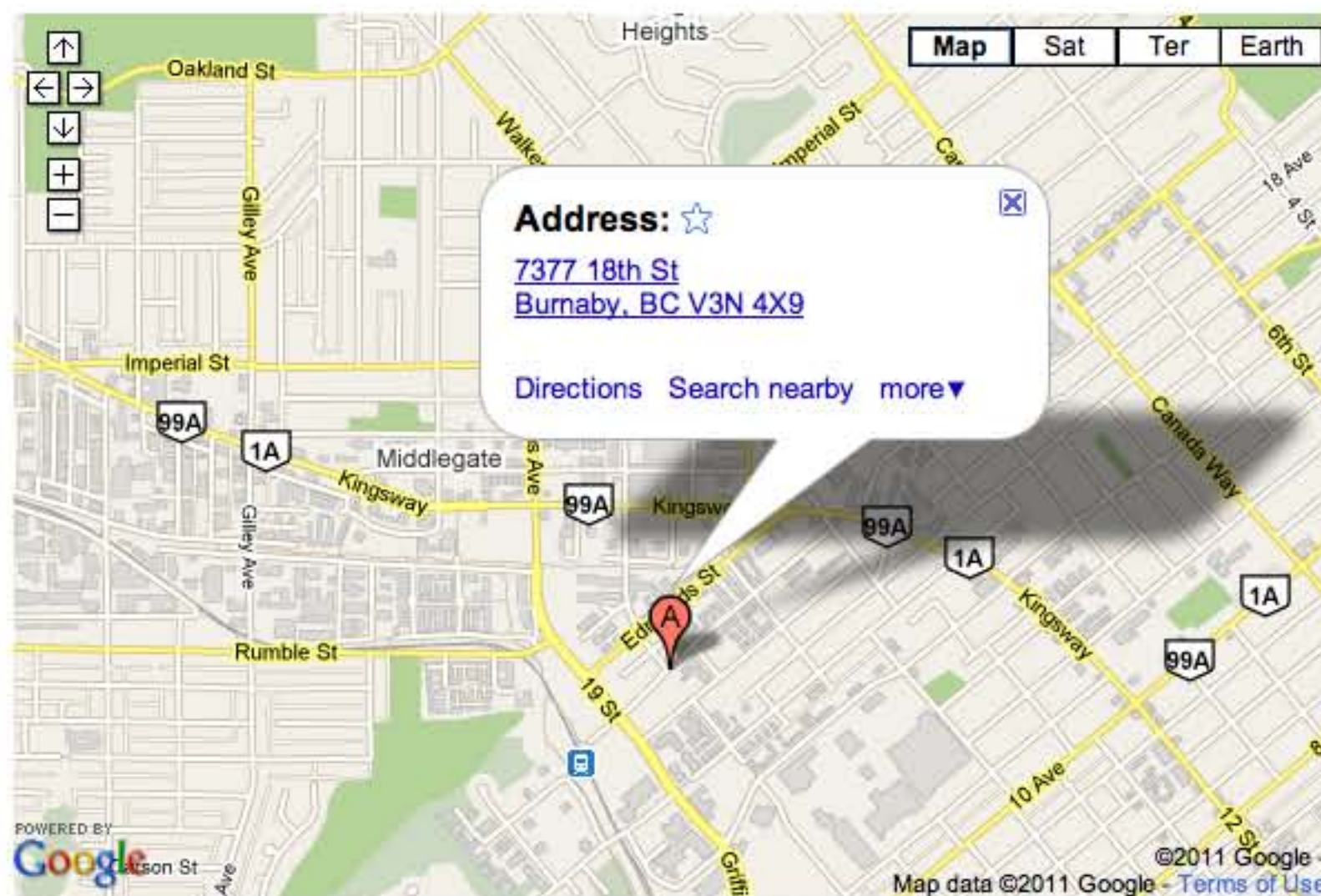


Contact Us

7377 18th Street, Burnaby, BC
Phone: 604.525.8496
Email: reflections@ledmac.com

Open Noon-6pm Daily (except Fridays)

Location



recent updates

Reflections Will Sell Out

When we held our Grand Opening event at Reflections way back in October, we were thrilled with the turn out and the positive feedback. Our guests immediately commented on Reflections' incredible value, and at the end of the weekend, we were already 50 per cent sold!

[Read More](#)

The Value of a Trusted Developer

When you purchase a home from Ledingham McAllister, you buy with the true confidence that comes from choosing a builder that has been in business for four generations.

[Read More](#)

october 23 grand opening



Click on the above to view photos from our October 23rd Grand Opening event



REFLECTIONS LEDINGHAM MCALLISTER 7090 EDMONDS, BURNABY

Sun

Saturday, October, 06, 2012

Built in a "park-side" rather than a "mall-side" location, Reflections by Ledingham McAllister represents 29 storeys of glass and concrete, containing 212 condominiums and six ground-oriented townhomes in a tranquil, fully-treed setting adjacent to Byrne Creek City Park in South Burnaby's Edmonds neighbourhood. The developer placed its emphasis on creating a walkable community with transit connectivity and lifestyle convenience. Reflections is indeed a calm and peaceful place to call home.

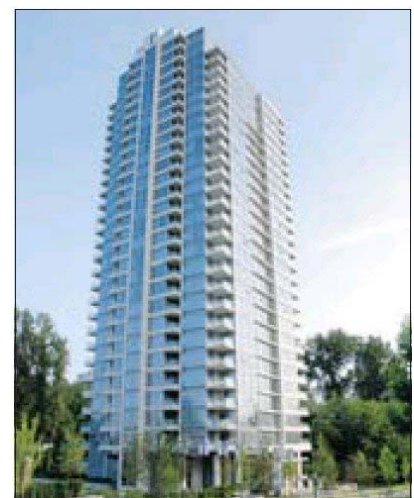


More than one-third of the site was to be transferred back to the City of Burnaby in order to expand the existing Byrne Creek Park, and provide environmental protection to a sensitive riparian area and ravine.

The net result is that Ledingham McAllister was not only successful in reducing the size of development footprint on the environment, but undertook both the redevelopment and eco-restoration of Byrne Creek within the adjacent park, while further integrating the protection of an extremely rare and significant mature davidia (dove tree) specimen.



While Reflections is truly nestled in one of the greenest pockets in Burnaby and thereby connected to its extensive urban trail network, it is also within a quick walk of the Edmonds SkyTrain station and a mere two stops from the bustle and activity of Metrotown. The idyllic setting of Reflections is further enhanced by a dramatic reflecting pond and multi-tiered cascading water feature that flanks the entire front facade of the tower entry, and is very much a nod to the natural watercourse which the Ledingham McAllister team was so instrumental in protecting. The entire community of 218 homes was sold out in two years.



Reflections By Ledingham-McCallister

Get Outdoors And Enjoy A Network Of Walking/Nature Trails
Close By In This Lush, Green Neighbourhood

Sun

Saturday, November, 26, 2011



Reflections is slated for occupancy in March 2012.



When it comes to marketing and selling homes, creating a compelling story is very important. To promote Reflections, a 33-storey concrete and glass highrise in south Burnaby, Ledingham McAllister's team posed a simple question - "Why not live park-side rather than mall-side?"



One of the last highrises in the area, Reflections' views are one-of-a-kind.

This subtle dig suggests that not all condo-shoppers want to live in Metrotown, and that an alternative exists farther along the SkyTrain Line in the South Burnaby neighbourhood of Edmonds.

Elva Kim, Ledingham McAllister's Director of Sales and Marketing, says it's an approach that is definitely working. "We have a lot of interest from people who have lived for a long time in this community. Some are cautious first-time homebuyers who want to ensure that they're making the right move.



Interiors are bright, crisp and modern in style.

The demographic of our first-time buyers are slightly older, in their late twenties and early thirties. We have a lot of single working professionals in this category that have been renting in the area for quite some time. We're also finding a lot of parents helping out their children with the purchase of their first home, as well as downsizers that are choosing to stay in their favoured neighbourhood. There's a great story with everyone that buys at Reflections. It's going to be a community of happy neighbours."

The "park-side" angle refers to three acres which Ledingham McAllister donated adjacent to Reflections to protect Byrne Creek, a small tributary of the mighty Fraser River. A network of walking/nature trails is close by.

Kim adds, "This lush, green neighbourhood is surrounded by trees. In autumn, you can stand in any one of our homes and get a 360-degree view that is just a riot of fall colours, and you're in the middle of a residential area."

One of the last available highrise sites located in the Edmonds neighbourhood, Reflections offers a whole new view of the Highgate area. It's close to the amenities of Highgate Village, but minutes away from the recreational opportunities of Deer Lake Park. This sleek looking tower is a short distance from bustling Metrotown and offers easy access to the SkyTrain.

Each Reflections home is built to the highest standard; Ledingham McAllister has been in the construction business in British Columbia since 1905 - a track record that no other builder in the province can claim. Each home features an expansive open-concept kitchen, dining and living room for entertaining in style. The superior quality stainless steel Whirlpool set includes a self-cleaning slide-in gas range, 18.6 cubic foot bottom drawer refrigerator with glass shelves, space-saving over-the-range microwave / hood fan, energy-efficient Dura Wash dish-washer.



To enhance a sense of community, Reflections' comprehensive amenity package includes a spacious social lounge with a kitchen and bar. (There's even a fireside billiards table!)

A fully-equipped fitness centre with dramatic views over the park offers an inviting environment for your daily workout. The sprawling, park-side terrace is perfect for outdoor entertaining with friends and family, and a hotel-style guest suite can accommodate short-stay, out-of-town visitors.

Slated for occupancy in March of 2012, Elva Kim is excited about what she calls "a sweet project," and adds another compelling reason for considering Reflections.

"This is the last opportunity for pre-completion pricing. We are making it easier for our first-time buyers to purchase, and absorbing the cost of their net HST for a limited time. This added incentive definitely makes Reflections the best value in the Central Burnaby."

Call today at 604-525-8496 to speak to a member of their experienced sales team about these details, or better yet, please drop in to visit the Reflections Presentation Centre at 7377 - 18th Street in Burnaby. Open every day (except Friday from 12 p.m. 'til 5 p.m.) to help you find the perfect home!

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REFLECTIONS

WHY SETTLE FOR METROTOWN

BY SUSAN M BOYCE

Pssst. Looking for a fresh, distinctly urban-chic, and definitely spacious condominium home in Central Burnaby? One that's surrounded by lush, natural greenery yet just steps to shopping at HighGate Village, the Burnaby Public Library, and Edmonds SkyTrain?

Well get ready to be wowed big time, because Reflections is here. And since day one, this dazzling, 33-storey glass and concrete tower has been winning accolades from savvy buyers on the quest for something just a little different... starting with the location.

LIFE BY THE PARK

"We know it's a bit cheeky, but we asked the question: why settle for Metrotown? Why not live park-side rather than mall-side?" says Manuela Mirecki, Ledingham McAllister's senior vice president of marketing, with a mischievous grin. "At Reflections you're part of quiet, long-established, and popular residential neighbourhood that's right next door to Burnaby's trail network, yet you're only one SkyTrain stop from Metrotown. It's like having Metrotown in your backyard — just without the noise and traffic."

And because Reflections is adjacent to an extensive conservation park, you know this tranquil setting will never be compromised. Mind you, with typical attention to detail, Ledingham McAllister is lending Mother Nature a helping hand onsite with lavishly landscaped grounds and a reflection

pond wrapping around two sides of the building: elegant, dramatic, contemporary.

SPACE FOR YOUR STYLE

"We designed all Reflection homes so they're livable for the long term — whether you're downsizing from a single-family house or up-sizing from a rental suite," Manuela says. She points out the display home's well-appointed kitchen, the dining room table that comfortably seats eight, the gas fireplace, and the balcony that's so large it's practically begging for a summer time, al fresco dinner party. "We believe space shouldn't be a luxury," she adds. "It should be a requirement."

VALUE TO LAST

And if you think all this translates to "expensive," here's something else to entice. "Our prices start in the low \$300,000s," Manuela says. "Quite simply, Reflections is the best value you'll find anywhere in Central Burnaby."

With construction well underway (the crane will be coming down any day and the final concrete pour will be soon), Reflections is on schedule for occupancy in early spring 2012. The presentation centre and display suite are open noon to 6 p.m. daily except Fridays at 7377 – 18th St. in Burnaby. For more information call 604.525.8496 or visit ledmac.com/reflections.





REFLECTIONS

COME HOME TO A COMFORTABLE MORTGAGE.

It's never been easier to own in Burnaby's hottest new community, where Metrotown is in the neighbourhood, but not your next-door neighbour. It's park-side living, not mall-side living, with Edmonds SkyTrain just steps from home.

TYPE	SIZE (Sq. Ft.)	PURCHASE PRICE (Starting from)	ESTIMATED MONTHLY MORTGAGE*	ESTIMATED MONTHLY RENT (Based on comparables)	VS. ESTIMATED MONTHLY MORTGAGE WITH APPLIED PROMO*
1BD + DEN (23 rd FLOOR)	689 - 698	\$354,800	\$1,147	\$1,250	\$850
2BD CORNER	898 - 904	\$425,800	\$1,400	\$1,700	\$890
2BD (26 th FLOOR)	819 - 821	\$422,800	\$1,363	\$1,600	\$1,030

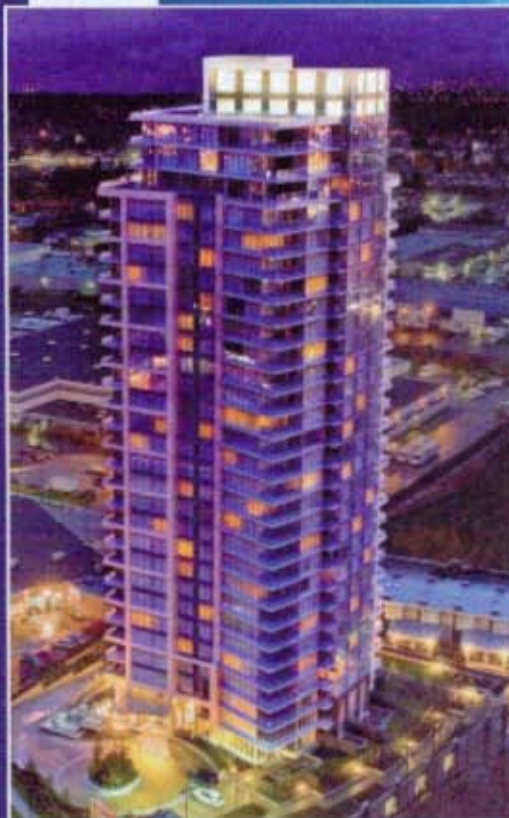
*Curious what that means? Come see us today!

TWO BEDROOM FROM \$890* PER MONTH!

7377 18th Street, Burnaby. Open daily Noon-5pm (except Fridays)

T: 604.525.8496 | W: ledmac.com/reflections

*All rates used on the mortgage calculation were based on a 5 year posted rate of 3% effective August 8, 2011 with a 28% down payment calculated over a 30 year amortization on select homes. All mortgage calculations were prepared by a representative of TD Canada Trust and the Developer holds no responsibility for accuracy. The Developer makes no representations or warranties with respect to the contents of this calculation, including but not limited to the rental potential of the property and mortgage rates available to the Purchaser. The Purchaser should consult itself exclusively as to all matters set out on this worksheet and relating to the Purchaser's purchase of the property.



Perspectives

WHY WAIT? MOVE IN NOW!

This is the one and only property by Burnaby's largest builder that you can physically see, touch, and experience first hand, at a price that offers the best value in Brentwood. Seeing is believing. Move in today!

THE FACTS

TYPE	SIZE (SQ. FT.)	STARTING PRICE	YOUR SAVINGS*
2BD + 2BTH (Plan B, E1)	853 - 863	\$438,900	\$29,890
2BD + 2BTH (Plan C, C1, C2, C3, C4, C5)	941 - 978	\$436,900	\$29,758
PENTHOUSE (2BD or 3BD)	1170 - 1345	\$699,900	\$55,338

*Curious what that means? Come see us today!

101 - 2133 Douglas Road, Burnaby. Open daily Noon-5pm (except Fridays)

T: 604.294.4995 | W: ledmac.com/perspectives

Proud partner of the Zajac Ranch for Children.



WWW.ZAJACRANCH.COM

The developer reserves the right to make changes and modifications. Prices subject to change without notice. Renderings are artist renderings only. E. & O. E.



Burnaby living at its best



Find a fab home at Reflections

Finding a new home in a quiet Burnaby neighbourhood that is close to all amenities yet removed from the clamour of city life may seem impossible.

But with prices starting from \$295,800, Ledingham McAllister's latest offering, Reflections, fits the bill in an affordable manner.

Reflections is the last of the high-rises to be built in the Edmonds neighbourhood of South Burnaby, meaning the panoramic views are protected.

Close to shopping and SkyTrain, Reflections offers convenience to its residents in the most tranquil setting possible.

"Reflections is situated on a beautiful, quiet, gem of property, tucked away from the noise of the city but within walking distance of every kind of shop and service residents need to access including SkyTrain," says Manuela Mirecki, senior vice-president of marketing for Ledingham McAllister Properties Ltd.

Mirecki notes that Ledingham McAllister donated three acres to the municipality to protect Byrne Creek, which runs through the property, so homeowners are able to take advantage of the richly landscaped green space.

The location of Reflections is ideal for the sports enthusiast with pools, golf courses, recreation centres and playing fields all located nearby.

Homeowners who'd rather stay in can do a serious workout in the fully equipped gym. Education is easily accessible – local schools, from kindergarten to post-secondary, are excellent.

And the homes themselves are attractive, inside and out.

The exterior is a stunning combination of concrete and glass; a soaring lobby with an impressive fireplace welcomes its residents home.

The attention to detail continues in each home, with expansive windows



Ledingham McAllister's Reflections offers new homes starting from \$295,800 in the quiet, yet connected South Burnaby neighbourhood of Edmonds. Homes feature amazing views, high-quality construction and upscale features in a location that is close to SkyTrain, transit and transportation routes as well as all community amenities imaginable. Reflections homeowners also have access to a fully equipped gym if they prefer exercising indoors.



'Gem of a property'

Reflections homes offer more

CONTINUED FROM P.4

to capture the views, hand-set porcelain tile flooring in the entry foyer, kitchen, ensuite and master bathroom, flat-panel suite entry doors and interior doors with hardware by Taymor, and a choice of two custom-designed colour schemes – traditional or contemporary to fit each homeowner's personal taste.

In the living room the elegance continues with a contemporary electric fireplace with custom mantle, perfect for cozy winter nights; all baseboards and door mouldings are wood throughout, while a private balcony invites outdoor living.

The kitchen comes with cabinets in a choice of traditional, white shaker style, or modern, flat-panel wood grain fitted with stylish brushed-nickel pulls.

Granite or stone composite counter-tops paired with hand-set ceramic tile backsplashes complement each colour scheme.

A premium quality under-mount double-bowl stainless steel sink with convenient in-sink waste disposal finished with a single lever faucet by Kohler is enhanced with a pull-down spray nozzle.



BCCONDOS.NET



CONTINUED ON P.7

Reflections homes come with contemporary electric fireplaces that can make cold winter evenings cozy.

Choose a lifestyle to love

Affordable Burnaby living

CONTINUED FROM P.6

The stainless steel appliance package by Whirlpool is second to none, and includes a self-cleaning slide-in gas range and an 18.6 cubic foot bottom drawer refrigerator with glass shelves.

There are no compromises in the master bedroom, which is big enough for a king-size bed and comes with a walk-in closet with built-in shelves that offer extra storage.

The ensuite features a luxurious soaker tub with ceramic tile surround, complemented by a single-lever pressure balanced shower control and tub spout in polished chrome.

The vanity countertop is granite or stone composite with an undermount sink.

All homes come pre-wired for an in-suite security system and a security camera allows residents to pre-screen visitors.

With its large master bedroom and dining area that is spacious enough to take the family dining table, a Reflections home is a home any family can settle into for the longterm.

Reflections homes are priced from \$295,800.

Visit www.ledmac.com for more information.



BCCONDOS.NET



Kitchens come with stainless steel appliance packages second to none, granite or stone composite countertops, and hand-set ceramic tile backsplashes.

Ledmac Celebrates Reflections' Topping Off!

Ward McAllister is often heard saying that his favourite moment in a development project is when the crane goes up and his second favourite is when the crane comes down, and with good reason! The crane coming down is a sign that the building is almost complete. But before the crane is taken down, it is used to haul the last bucket of concrete to “Top Off” the building. And THAT is reason for us to celebrate with a Topping Off Ceremony!!



Wikipedia says that in building construction, topping out or topping off is a ceremony held when the last beam is placed at the top of a building. The history of “Topping Off” goes back a long way. It is considered to be similar to [ship naming and launching](#) ceremonies and was perhaps done to placate the gods and to shield the building from harm. The practice of “topping out” a new building can be traced to the ancient [Scandinavian](#) religious practice of placing a tree on the top of a new building to appease the tree-dwelling spirits of their ancestors that had been displaced. The practice migrated to England with Scandinavian invaders and took root there. Years later, It has evolved into more of a formal ceremony than a religious one. And for us at Ledmac, it is a great excuse to thank everyone who contributed to the building with a good old- fashioned pig roast!





On July 15th, 2011, Ledingham McAllister, together with Marcon Construction, celebrated the topping off of Reflections in Burnaby with all of the hardworking men and women who contributed to achieving this important landmark in construction. We were honoured to be joined by Mayor Corrigan of the City of Burnaby and Council members Colleen Jordan and Paul McDonnell. Their support over the years has helped make Reflections, and all our communities in Burnaby such wonderful places to live.



We started the day by loading everyone into the freight elevator and riding to the top of the tower. If you've never been in a construction lift before, trust me, it's just like a ride at Playland - not for the faint of heart! The sky was scattered with clouds but you could still take in the 360 degree views with awe. (Soon, our homeowners will be enjoying these views in their



finished homes)! While we waited for the last bucket of cement to be poured on the top of the tower, our feast was being prepared on the ground. And little did we know at the time, but a handful of guys at Marcon had been working since 5am on it! And what a feast it was. The line-up for lunch was a mile long as Ward McAllister shook hands and thanked every person who had worked on the building. Words of recognition were given by Ledingham McAllister President and CEO Ward McAllister and Marcon Construction President Marco Paolella in praise of the Site Superintendent, Mike Meneghello and his crew.





A great day was had by all! Thank you to Mike, Kevin and Brian from Marcon for roasting the pig and thank you to Ward and Marco for putting on such a great party!!

We' ll see you at the next one!



Why rent?

We understand that many factors contribute to the decision to purchase a particular home, from the reputation of the builder, to location and affordability. We are confident that the homes at Reflections meet all of those requirements - a builder with over 100 years experience, a quiet park-side setting with amazing views and prices that will make people wonder why they are still renting. You CAN purchase a two bedroom home at Reflections and still enjoy your current lifestyle. Let us show you how:



TYPE	SIZE (SQ. FT.)	PURCHASE PRICE (STARTING FROM)	ESTIMATED MONTHLY MORTGAGE*	ESTIMATED MONTHLY MORTGAGE FOR 2 YEARS (WITH APPLIED PROMO*)	VERSUS ESTIMATED MONTHLY RENT (BASED ON COMPARABLES)
1BD + DEN (23rd FLOOR)	689 - 698	\$354,800	\$1,147	\$850	\$1,250
2BD (26TH FLOOR)	819 - 821	\$422,800	\$1,383	\$1,030	\$1,600
2BD CORNER	898 - 904	\$425,800	\$1,400	\$1,045	\$1,700

TYPE	OWN FOR LESS THAN YOU RENT	ON-SITE AMENITIES	QUALITY FINISHINGS	PARK-SIDE SETTING	QUIET, SAFE COMMUNITY	CLOSE TO SHOPPING, & TRANSIT	VIEW OPTION	10-YEAR WARRANTY ASSURANCE	BUILT BY A WELL TRUSTED BUILDER
2BD + 2BTH	✓	✓	✓	✓	✓	✓	✓	✓	✓





We encourage you to call us today at **604-525-8496** to speak to a member of our experienced sales team about these details or better yet, please drop in to visit us at the **Reflections Presentation Centre at 7377 - 18th Street in Burnaby**. We are here everyday except Friday from 12pm until 6pm to help you find the perfect home!

*All rates used on the mortgage calculation were based on a 5 year posted rate of 3% effective August 8, 2011 with a 20% down payment calculated over a 30 year amortization.

**All mortgage calculations were prepared by a representative of TD Canada Trust and the Developer holds no responsibility for accuracy. The Developer makes no representations or warranties with respect to the contents of this calculation, including but not limited to the rental potential of the property and mortgage rates available to the purchaser. The Purchaser should satisfy itself exclusively as to all matters set out on this worksheet and relating to the Purchaser's purchase of the property.

***Prices and incentives are subject to change without notice. For more details, please contact a sale person. E. & O.E.



Own at Reflections and Still Enjoy Your Current Lifestyle

We understand that many factors contribute to the decision to purchase a particular home, from the reputation of the builder, to location and affordability. We are confident that the homes at Reflections meet all of those requirements - a builder with over 100 years experience, a quiet park-side setting with amazing views and prices that will make people wonder why they are still renting. You CAN purchase a two bedroom home at Reflections and still enjoy your current lifestyle. Let us show you how:

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TYPE	SIZE (SQ. FT.)	PURCHASE PRICE (STARTING FROM)	ESTIMATED MONTHLY MORTGAGE*	ESTIMATED MONTHLY MORTGAGE FOR 2 YEARS (WITH APPLIED PROMO*)	VERSUS ESTIMATED MONTHLY RENT (BASED ON COMPARABLES)
1BD + DEN (23rd FLOOR)	689 - 698	\$354,800	\$1,147	\$850	\$1,250
2BD (26TH FLOOR)	819 - 821	\$422,800	\$1,383	\$1,030	\$1,600
2BD CORNER	898 - 904	\$425,800	\$1,400	\$1,045	\$1,700

TYPE	OWN FOR LESS THAN YOU RENT	ON-SITE AMENITIES	QUALITY FINISHINGS	PARK-SIDE SETTING	QUIET, SAFE COMMUNITY	CLOSE TO SHOPPING, & TRANSIT	VIEW OPTION	10-YEAR WARRANTY ASSURANCE	BUILT BY A WELL TRUSTED BUILDER
2BD + 2BTH	✓	✓	✓	✓	✓	✓	✓	✓	✓



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Reflections in Burnaby

By [Ledingham McAllister](#)

18 Ave. and 18 St. [Burnaby](#)

from \$354,800

Reflections in Burnaby is a new condo and townhouse project by [Ledingham McAllister](#) currently in preconstruction at 18 Ave. and 18 St. in [Burnaby](#). Available condos/townhouses start at \$354,800.



DEVELOPMENT NAME Reflections in Burnaby

DEVELOPER(S) [Ledingham McAllister](#)

PROJECT TYPE Condominium, Townhouse

ADDRESS 18 Ave. and 18 St.

NEIGHBOURHOOD/CITY Burnaby

STATE/PROVINCE British Columbia

SALES CENTRE PHONE # 604-525-8496

SALES CENTRE ADDRESS 7377 18th Street, Burnaby BC

SALES CENTRE HOURS Open Daily 12pm-6pm (except Fridays)

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Selling

NUMBER OF STOREYS 29 storeys

UNIT SIZES From 684 to 1116 Square Feet

PRICES(AVAILABLE UNITS) From \$354,800



Spectacular Reflections Burnaby Condo Tower &
Boutique Townhomes Now Selling! Ledingham
McAllister Presents the New Highgate South
Burnaby Condominiums at Reflections by Ledmac
South Burnaby Reflections Condo High-Rise Tower
& Family Townhomes

REFLECTIONS



Launching! Ledingham McAllister is launching a new South Burnaby high-rise condo tower by the name of Reflections at the corner of 18th Street and Edmonds Street. Featuring a fine collection of South Burnaby condos for sale in addition to family townhomes, Reflections by Ledingham McAllister will be opening its doors to pre-construction pricing and presales in the Fall 2010. Located in the South Burnaby real estate district, the Reflections Condos will stand tall at 29 storeys in height and will provide sweeping views of the city and beyond to the mountains and water. Not only that, but the new Reflections Burnaby condos will provide floor plans that are unmatched in terms of functionality and



spaciousness. The interiors will be modern and contemporary and the South Burnaby Reflections condo tower will be made of sleek concrete and glass architecture. From the Byrne Creek Ravine Park just next door to nature trails and walkways surrounding your new neighbourhood, the Reflections Burnaby townhomes will also feature private roof top gardens for those nature lovers. Homeowners at Reflections Burnaby condos and townhomes will have the confidence that their real estate investment is sound and secure. This comfort comes from owning a home developed by a BC owned and operated company with over 100 years of experience! Ledingham McAllister's most recent successes in Burnaby have been the master planned community Brentwood Gate and the two high-rise developments, Silhouette. To see more of our past communities in Burnaby real estate market before the South Burnaby Reflections condo project, please visit our website at www.ledmac.com. As a Priority Registrant we will be contacting you again shortly with updates and information on Reflections Burnaby condos and townhomes as it becomes available, prior to the general public. You will also be invited as a VIP guest to visit our South Burnaby Reflections Sales Centre and display home. In the meantime, should you have any questions please feel free to leave us a message at 604.525.8496. Sincerely, REFLECTIONS COMMUNITIES LIMITED PARTNERSHIP.

Highrise Living in Burnaby

Steps from the Burnaby Public Library and Highgate Village, the newest skyline addition to the Burnaby real estate market is at Reflections by Ledingham McAllister. This striking glass tower will rise 33 storeys and will be located in the Highgate South Burnaby real estate market. Featuring spacious and functional 1 to 3 bedroom floorplans, the grand opening at Reflections Burnaby condos for sale is now happening. On site amenities and great interior finishes are presented at these limited condominium homes in one of the best and most convenient neighbourhoods. Priced from \$295,800 only too! Located in the Edmonds Burnaby Reflections condo tower will also be close to the SkyTrain station, a large conservation park and will be built by one of Greater Vancouver's biggest builders. The highrise tower is elegant, dramatic and contemporary.





The Burnaby Reflections Tower Featured in the Vancouver Sun

Here is more information regarding the new Burnaby condo tower at Reflections. The tentative completion date is set for mid 2012 and there is a total of 218 presales Burnaby apartments and townhouses in a thirty three storey condominium tower in the heart of South Burnaby real estate market. Reflections features one bed/one bath floorplans from 684 square feet, 1 bed and den units from approximately 700 square feet and two bed/two bath floor plans between 819 to 904 square feet. The presales Burnaby apartments range from just \$295,800 and the developer for this South Burnaby high-rise condo tower is Ledingham McAllister. The Sales Centre is now open to the public and is situated at 7377 18 Street Burnaby. The high-rise tower is designed by Buttjes Architecture. The presales pricing here at the Reflections Burnaby condos for sale range from about \$430 to \$440 per square foot which is very competitive and reasonable for the area. The developer is well established and experienced in multi-family condo building as well as townhouse projects and the location is revamping very quickly with new residential, retail and commercial. Situated close to Bryne Creek and many other great parks and greenspaces, the new Burnaby Reflections condos are all about affordable and sustainable city living.

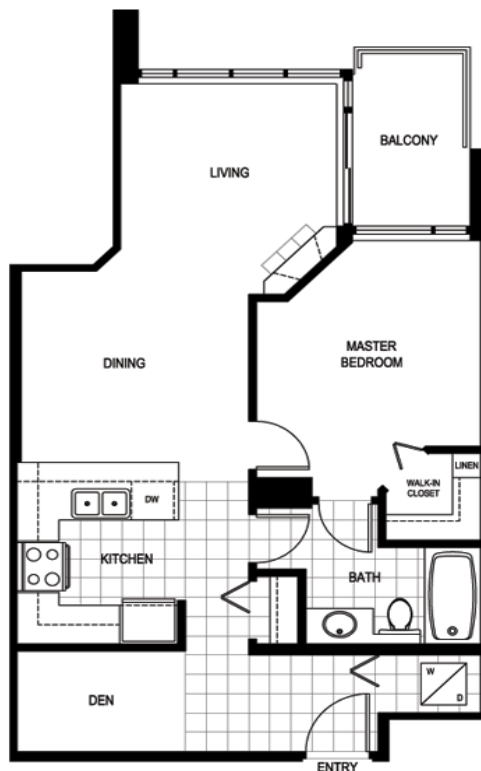


Ledingham McAllister's Newest Stunning Building at Reflections Burnaby Condo Tower

We would like to take a moment to update you on the very successful week we have had. We encourage you to visit us, as we have great pre-construction Burnaby condo pricing along with great grand opening Reflections Burnaby condo promotions to offer you for a limited time before we open to the public.

- 1 bedroom Burnaby condos starting @ \$295,800
- 2 bedroom Reflections Burnaby condos starting @ \$335,800
- Reflections Burnaby Penthouse suites starting @ \$620,800
- Burnaby Reflections Townhomes starting @ \$569,800

Located in the Highgate neighbourhood of South Burnaby real estate market, Reflections condo tower will offer a mix of one to three bedroom pre-construction condominium homes ranging from 684 to 1,116 square feet. The Highgate Burnaby real estate district offers local amenities, shopping and is just a few blocks to the skytrain. Please make an appointment to view the pre-construction Burnaby Reflections condo tower at 604.525.8496. Our sales centre is open 12 - 6pm daily (except Fridays).



DRAFT

Unit A - 301 - 3101
Level 3-31 - 1 Bedroom + Den
693 sq ft
Reflections

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change plans and specifications without notice. All dimensions and sizes are based on architectural plans. Final surveyed areas may differ. Refer to disclosure statement for specific details. E&O.E.

The New View on Burnaby's Urban Condo Lifestyle

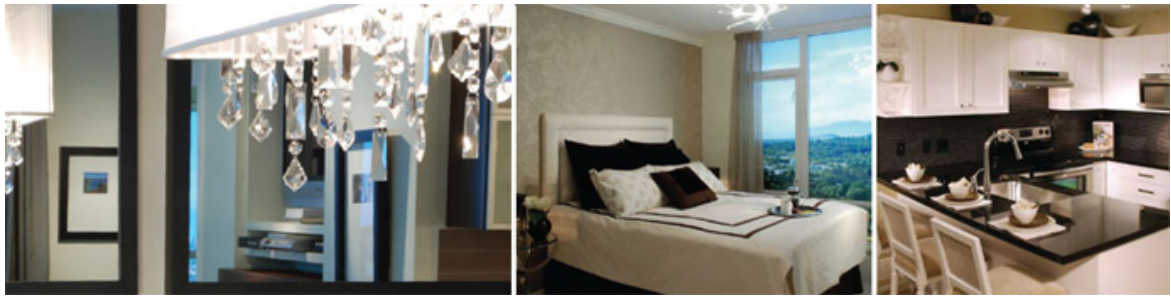
Homebuyer flocked to the grand opening of the latest Ledingham McAllister condominium tower in South Burnaby real estate market this month. The grand opening of the Reflections Burnaby condos for sale was a huge success, marked by the presales of over 50% of the suites in this master planned multi-family housing development by this leading developer. The glass and concrete Burnaby condo tower in the Highgate neighbourhood of South Burnaby real estate market marks a significant achievement in presales, even during a time when many project launches struggle to hit 10% sales in the opening weekend. But not here! Almost 400 prospective homebuyers attended the official grand opening of Reflections Burnaby condos for sale and a day before that, more than 100 local residents gave the development rave reviews during a VIP preview party. The Edmonds/Highgate Burnaby real estate district is being transformed by urban condos and townhouses that are high-end yet affordable in addition to being well situated close to downtown Vancouver. The architecture is striking, with elegant, dramatic and contemporary lines of concrete and glass. There is a reflecting pond in addition to a boutique selection of executive Burnaby Reflections townhomes for sale as well. Inside, the interiors are inviting and warm. The floorplans are spacious and the kitchens are chef inspired with high-end appliances, counters and cabinetry. The spacious bedrooms can easily accommodate king sized beds. Also, the presales Burnaby Reflections condos for sale present great outdoor living spaces and master ensuites that are spa inspired. This is Ledingham McAllister's signature finishes that have been carefully designed and detailed just for you. The Reflections Burnaby presales condos are next to a conservation park, numerous hiking and biking trails, shopping, dining and local services. In addition, residents are close to the New Westminster Quay, the Burnaby Public Library, Edmonds SkyTrain station and HighGate Village. There is still a great selection of presales Burnaby Reflections condos and townhomes available between one and three bedroom layouts. The Burnaby presales condo pricing starts from under \$300k making them very affordable for new homebuyers.

GRAND OPENING IS OCTOBER 23, 2010!

A great selection of homes starting from \$299,900 will be available in late October here at the South Burnaby Reflections Condo Tower. Your chance to own in Burnaby real estate's most anticipated tower, Reflections by Ledingham McAllister will soon soar above the Highgate neighbourhood of South Burnaby. Choose from one bedroom to three bedroom Reflections Burnaby condo homes and a limited selection of townhomes for sale. Located on a park side setting, these Reflections Burnaby condos are dynamic high rise residences that are conveniently situated next to the



Skytrain, shopping and much more. PREVIEW APPOINTMENTS ARE ON NOW! To book your preview appointment at the Highgate Burnaby Reflections condo tower by Ledingham McAllister, call or visit the sales centre today at 7377 18th Street, Burnaby, BC. They are open daily from noon to six except Fridays.

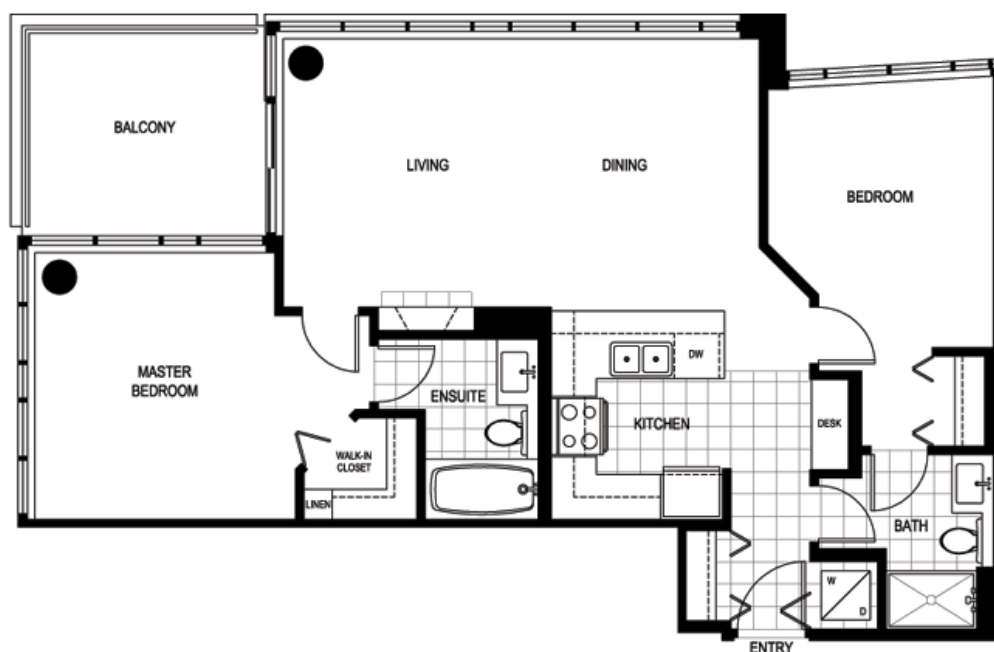


Newly Released Information About Reflections Burnaby

The Reflections by Ledingham McAllister Burnaby real estate development consists of a highrise tower and lowrise townhomes for sale in the Highgate, Edmonds neighbourhood of South Burnaby, BC. The project location is situated at 7377 18th Street, Burnaby and the presentation centre is on site with hours from noon to 6pm daily except Fridays. The project size for the new Burnaby Reflections condos and townhomes is 212 units in the highrise condominium tower and only six townhouses for sale. The highrise is 33 storeys, making it one of the tallest landmark Burnaby condo towers in the city and the floorplans will range from one to three bedroom layouts from 684 sq ft to 1116 square footage. The prices will start from under \$300k, making them affordable for first time homebuyers. The designer interiors at the Reflections Burnaby condos for sale include contemporary electric fireplaces with custom mantel lit by ceiling accent lighting, vertical cloth blinds throughout and your choice of two custom designed colour schemes which are called Traditional or Contemporary. The gourmet kitchens at Ledmac's Reflections Burnaby condos will introduce granite/stone composite kitchen counters, hand set ceramic tile backsplash, convenient cabinet features like stacking bank of drawers and corner lazy Susan in addition to a Whirlpool appliance set. Bathrooms at the new Burnaby Reflections condo tower will have private master ensuites with luxurious soaker tubs/ceramic tile surround, granite/stone counters with Ladena undermount sink and sleek profile, elongated Wellworth water closet by Kohler. The Reflections South Burnaby real estate development will also have spacious private balconies, two personally coded entry devices for entry lobby access; elevators to individual floors as well as bike storage locker provided for each home. This sleek glass tower at Reflections Burnaby is on the park-side setting and is now under construction in the Highgate neighbourhood close to the SkyTrain,



shopping, conveniences and parks. Tucked away in a quiet neighbourhood full of nature parks and trails, Reflections by Ledingham McAllister is the last highrise in Burnaby.



DRAFT

Unit C - 302 - 3102
Level 3-31 - 2 Bedroom + 2 Bath
904 sq ft
Reflections

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change plans and specifications without notice. All dimensions and sizes are based on architectural plans. Final surveyed areas may differ. Refer to disclosure statement for specific details. E.&O.E.

Great Selection of Homes Starting from \$299,900!

Coming Soon! Your chance to own in Burnaby real estate's most anticipated condominium tower! Reflections by Ledingham McAllister is a collection of dynamic, high-rise Burnaby condo residences located in the Edmonds neighbourhood of South Burnaby real estate market. From one bed to three bedroom pre-construction Burnaby condo homes for sale and a limited number of city homes/townhomes, the Reflections by Ledingham McAllister is a master planned multi-family housing development coming this Fall 2010. The latest Ledmac tower overlooks the protected Byrne Creek Ravine Park. Please priority register today for an exclusive priority showing and for a chance to win a getaway at the Wickaninish Inn in Tofino! The sales centre for the South Burnaby Reflections condos is located at 7277 18th Street, Burnaby, BC. The pre-construction Burnaby condos will range from an affordable price point below \$300k.

Floor Plans for Reflections Burnaby Condominiums



BC CONDOS.NET



As a VIP registrant, the sales centre at the South Burnaby Reflections condo building recently sent the draft floor plans for the 1bedroom, 1bed+den, and 2bedroom homes. The price range and the interior features listing are not yet released and won't be until the preview sales this fall for the new Burnaby Reflections condo tower by Ledingham McAllister. Located in the Edmonds Burnaby real estate neighbourhood, the Reflections condos will hold its Grand Opening on September 18th. Reflections by Ledingham McAllister will offer a mix of one to three bedroom condominium homes ranging from 684 to 1,116 square feet. There will also be large three bedroom city homes which range from 1,287 to 1,400 square feet. Every new Burnaby Reflections home will include quality finishing and high attention to detail that Ledingham McAllister is known for, with many of them offering incredible views from this elegant 29-storey tower. We anticipate that Reflections Burnaby homes will be ready for you to move into spring 2012. If you have any questions about the community and its surrounding Edmonds Burnaby neighbourhood, please do not hesitate to contact me at 604.525.8496. Thank you for your interest in Ledingham McAllister's upcoming community, Reflections Burnaby. Here is more information about the recently released Burnaby Reflections Floorplans:

Draft - A Plan is for Units 301 to 3101 and features a 1 bedroom and den functional layout with 693 square feet in living space, a small balcony, u-shaped kitchen and laundry closet and walk in closet. The living room has an angled fireplace. Unit A1 plan is from 1706 to 3106 and is very similar but slightly smaller at 689 square footage. A larger two bedroom and two full bathroom Reflections Burnaby condo floorplan Unit B is featured with 821 sqft of living space, small balcony, angled fireplace, walk in closet in the main bedroom and a laundry closet near the entry. There is also a desk nook opposite the kitchen. The large C floorplan at Reflections Burnaby tower features an open living/dining space, opposite bedrooms, with a large walk in closet and ensuite for the main, larger balcony and more storage space and windows. It is 904 sq ft. Another impressive layout is Reflections Floorplan C3 on 207 to 3107 and is between 894 to 899 sq ft and similar style to C.





Landmark Highrise in South Burnaby Real Estate Market

Another signature development by Ledingham McAllister has now launched in the South Burnaby real estate district. The name of the highrise tower is Burnaby's Reflections and it consists of condominium residences and a few boutique townhomes. When it comes to recreational facilities, entertainment and shopping, there is no other community like the Edmonds area in South Burnaby real estate market, and now, you can purchase an affordable condo without compromising all of the things that you look for in a new home. The jewel of South Burnaby Reflections condos by Ledingham McAllister is tucked away in a private and quiet green space, yet just seconds away from all the shopping and dining in the Edmonds Highgate South Burnaby district. Built and designed by one of the leading builders in the Lower Mainland in Ledingham McAllister, the Reflections Burnaby condominiums and townhomes for sale are surrounded by parks, playing fields, pools, great schools, entertainment, international cuisine and services in the Highgate Burnaby real estate district. Many of the homes at Reflections tower will also have great views. For outdoor enthusiasts, Reflections Burnaby condos present a perfect home for you. Close to Byrne Creek Park, Powerhouse Park, Deer Lake Park and Queen's Park in New Westminster, the South Burnaby Reflections condo tower is within a great strip of green spaces and outdoor gems. For shopping needs, Highgate Mall is just next door and MetroTown is just minutes away. For public transportation routes, you can't get any more convenient than this. Seconds away from all the fast track highways to downtown Vancouver in addition to the Edmonds SkyTrain station, residents at the new South



Burnaby Reflections condos will be living in a very central area. Also, sports minded homeowners will be pleased to know that the Burnaby 8 Rinks, Canada Games Pool and golf courses are also near by. From the great highrise views to the ultra modern floorplans, the Reflections Burnaby real estate development features high-end kitchens, contemporary living space finishes and masterful ensuite bathrooms. There is lots of in suite storage as well as fine details. The South Burnaby Reflections condo development will feature on site amenities such as a social lounge, fully equipped gym, sprawling terrace with park side view for entertaining, hotel style guest suite and conference room. The floor plans at Reflections Burnaby Edmonds condo tower in Highgate will range from about 700 to over 1400 square feet in size and they will be priced from \$299,900. The South Burnaby Reflections townhomes will be priced from \$569,800.

More Introductory Info About the Reflections Condominiums in Burnaby

Originally launching in Spring 2010, Ledingham McAllister decided to postpone the grand opening launch to the Fall. As a pre-construction Burnaby condo tower, homebuyers will be greeted with a huge plethora of floorplans and interior design for this newest Ledmac high-rise condominium tower that will provide plenty of choices to all purchasers. Situated at the crossroads between Edmonds Street and 18th Street, the Ledingham McAllister Reflections Burnaby condo tower will be a high-rise building standing 29 storeys overlooking the mountains and beautiful city below. Not only that, but these luxurious Burnaby townhomes and Reflections condos will be built and backed by a leading developer in the Lower Mainland so that as a homebuyer, your investment is very safe. Amazing new opportunities will soon be available to new homebuyers as well as purchasers looking to downsize or upsize. There will be an incredible selection of Burnaby Reflections condo floorplans, as well as multi-storey executive and family townhomes for sale. The South Burnaby real estate market has never seen anything like the new Reflections condos and townhome development by Ledmac, so get on the VIP list to learn more about the upcoming grand opening previews and pre-sales events. For more information, visit www.ledmac.com/reflections. Grand Opening Information for Reflections Condominiums - With its sweeping views, breathtaking architecture and expansive trail network, the moment you arrive at Reflections Burnaby real estate development you will realize you are in a very unique community. Ultra-modern floor plans, gourmet kitchens, stainless steel appliances, granite countertops, under cabinet lighting, luxurious soaker tubs and contemporary electric fireplaces are just some of the features that come standard with these beautifully appointed Reflections Burnaby condo homes. Best of all, when you purchase



a home at Reflections by Ledingham McAllister you can be assured you are buying with the confidence that comes from a builder that has been in business since 1905. Ranging in size from 693 to 1400 square feet, Reflections Burnaby condo homes are available in several floorplans from one to three bedrooms designs and are priced from \$295,800 with a limited selection of three bedroom Burnaby Reflections townhomes from \$569,800. We encourage you to bring your friends and family to this grand opening Reflections sales event. If they decide to join you in living in this spectacular South Burnaby neighbourhood by buying a home at Reflections you will be eligible to receive a \$1,000 credit towards the purchase price of your own home at Reflections! It really pays to let your friends know of a good thing! We look forward to seeing you at our presentation centre at 7377 - 18th Street, Burnaby on October 23rd!

