



An Intimate Collection of One & Two Bedroom Homes

La Via is The Way. The Way to Parks, Trails and Greenspace, to Shopping, Dining and Community. The Way to World-Class Transportation, Downtown Access and Everything at Your Doorstep. The Way to a Home with Value that Lasts, Style that Stands Out and Convenience that Makes Life Easy...

..The Way to a Life With it All.

Learn More.

Email

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LA VIA

My Poco

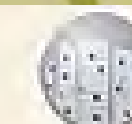
Authentic charm, naturally spectacular and contemporary convenience – Port Coquitlam has it all. It's a world that puts everything on your doorstep. And when you do need to venture further, getting there couldn't be easier with the West Coast Express, future Evergreen Skytrain Line and convenient network of major roads and highways. What this means is that PoCo is a place you can make your own, a world where you have effortless access to everything you want, whenever you need.

My La Via

La Via is just steps away from the Coquitlam River, Gates Park and the Traboulay trail, so getting outdoors to walk the dog, hike, jog, cycle or enjoy a game of softball, soccer or tennis is effortless. La Via also gives you the peace and quiet of living in an established neighbourhood. Close to everything you want, you can walk everywhere. With a location this convenient, La Via is in the best location in Port Coquitlam.

My Home

Set in a community that is rooted in authenticity and natural charm, La Via feels right at home. Each home has been purposefully designed and laid out to make the most of the space available. Kitchens are thoughtfully designed to be functional and to look great. There are large decks for entertaining, 9' ceilings to give you a sense of more space and there are quality finishes throughout. At La Via, each home is both practical and comfortable without sacrificing the style you want – giving you the best value in Port Coquitlam.





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Features

Purposeful Detail

- Craftsman-style four-storey wood frame construction over secure underground parking.
- All homes include a private balcony or large patio for outdoor living.
- Owner's Social Amenity room with attached Outdoor Amenity area.
- Professionally designed landscaped areas with planters, pavers & green space on the exterior of the building & property
- James Hardie Cement Fibre Siding provides a durable and low maintenance option that will outlast any vinyl or wood siding materials typically in use.
- Developed in accordance with the comprehensive Port Coquitlam Eco 'Green' program following the LEED & Built Green sustainability principles.

Quality Interiors

- Hardwood laminate flooring in entry, kitchen and all living spaces.
- Spacious 9 foot ceiling height throughout all living spaces.
- Large windows provide abundance of natural light.

Social Kitchens

- Polished composite quartz counter tops, less porous, and more durable than traditional granite.
- Vertical Grain Wenge GREENLAM (eco-friendly) cabinetry with modern chrome pulls & full extension soft closing hardware.
- Clean & Smooth 4" x 16" backsplash tile for effortless cleaning.
- Stainless steel under mount double-bowl sink.
- Modern brushed nickel pull-down faucet.
- Stainless steel, smooth black ceramic glass top, electric, self-clean 30" range.
- Stainless steel over-the-range microwave-hood fan.

Elegant Bathrooms

- Oversized 12" x 24" porcelain floor and wall tiles.
- Rectangular white above counter sink.
- Single lever polished chrome faucet.
- Comfort Height water-efficient toilets.
- Polished chrome bath accessories.

Ownership Peace of Mind

- Travelers 2-5-10 Home Warranty Coverage.
- 2 Year Materials & Labour.
- 5 Year Building Envelope.
- 10 Year Structural Defects.
- Fire Sprinkler Systems in all homes.
- Convenient wireless parkade button key-fob entry and proximity readers with Video Camera Enterphone panels.
- Well-lit Underground Parking with Security Gate
- Ask about **The Circadian Advantage**



Floorplans

- + Studio
- + 1 Bedroom
- + 1 Bedroom & Den
- + 2 Bedroom
- 2 Bedroom & Den

[Plan C](#)

[Plan D](#)



Plan D

980 Sq.Ft. | 2 Bed + Den + 2 Bath
Balcony | 77 Sq.Ft.
Patio | 235 Sq.Ft.



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With years of Construction and Development experience, we consistently seek to create real value and a positive lasting impact on the communities we are involved in. By designing, developing and constructing each home ourselves, our dedicated team is able to control and effectively manage the entire process, ensuring that every step we take to build your home is in keeping with our exacting standards.

The Circadian Advantage

The advantages of buying a Circadian home extends well beyond the peace of mind from knowing that we have been intimately involved at every stage of the design, construction and development of your home; it also extends to guidance for new homeownership and well into the longterm value of your home.

The Circadian Advantage gives you the assurance that well after you move in, The Circadian Group will be there with 24/7 support, a comprehensive 2-year warranty on materials and labour, a 5-year warranty on the building envelope, and a 10-year warranty on structural defects. The Circadian Advantage is our customer focused belief and program for all of our homeowners.

Each homeowner will be provided with a printed and online portal guide that includes not only all the information, appliances, fixtures and finishes that they now own, but also essential information regarding homeownership, strata membership details, and who to contact.

The Circadian Group was founded and is operated today on very distinct beliefs. These guiding principles lead us into our commitment to you, our homeowners, and all those we work with.

www.TheCircadianGroup.com



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Visit Our Sales Centre

2351 Kelly Avenue, Port Coquitlam

Open Tuesdays – Sundays 12-5pm
and By Appointment 604 475 5100

For more information:

Maureen Seguin | Century 21 In Town Realty
778 772 3695





Livin' @LaViaPoco: The Way to Your New Life

The challenges facing first time home owners are as numerous as they are frustrating. Stretching the budget to acquire a home that genuinely meets the household's needs has often demanded some unpleasant trade-offs. As items are deleted from the wish list, many families have felt the pressure to settle for as they try to settle in: less living space, more fixing up required, or longer commutes and greater distances from family and friends.

LaViaPoco offers a way out of the first-timers' dilemma. Now 100% completed and ready for families to immediately move in, these 34 condos in central Port Coquitlam, offer everything you need or would ever want in your first new home. Whether you are a first time buyer or a downsizer – both are equally impressed with these new one-, two- or two-bedroom-plus-den homes with nine-foot ceilings everywhere, oversized windows for more natural light, spacious bedrooms, cool functional kitchens and a home automated protection system for each new home. Peace of mind plus the lifestyle you want: that's La Via.

Regardless of size, every home in La Via expresses the same approach to design: optimal use of space, carefully chosen materials and finishes for luxurious comfort, and quality and sustainability driving every decision in design and construction for enduring value. The 10 functional floor plans are designed to fit all lifestyles – standard features include engineered flooring, premium stainless steel appliances (including an over-the-range microwave hood fan), under mount double-bowl sinks and polished stone composite countertops in the kitchens and bathrooms. Bedrooms are roomy enough to comfortably accommodate queen-sized – even king-sized beds.

The Circadian team has taken the time to anticipate and include the little things that make a difference. LEED & Built Green sustainability principles have been incorporated throughout the La Via design process. Indoor and outdoor amenity areas provide an added dimension to resident's social lives. Private balconies or large patios cater to the outdoor living prized so much by West Coast residents.

La Via also shows the thought that has gone into the ongoing costs of ownership. Amenities that are often underutilized and expensive to maintain have been avoided in the interest of functionality and simplicity of operation of the building over the long term. Reduced costs, ease of maintenance, and lower strata fees will benefit every La Via home owner for years to come.

Truly "the way" to your new life, La Via is less than 5 minutes from the West Coast Express and just 10 minutes from the Evergreen Line station at Coquitlam Centre. And just outside the door – all that makes Port Coquitlam such a great place to live – the Kelly Avenue Greenway; just steps away Gates Park and the Traboulay Trail give a sense of the possibilities for active recreation along with the nearby recreation centres and pools. A thriving arts and culture scene adds to the fabric of community life. Shopping and dining options are abundant and Poco boasts a full spectrum of professional, financial, and



medical services. People of every age group and diverse walks of life find Port Coquitlam is a place to call home.

It is all in the details, it is said, and there is so much more to the La Via Story. The Circadian Group's Joe Crivici sums it up this way: "Trusted quality, attention to detail and a comprehensive customer care package is integral to every home we build. And La Via is well priced to place it within reach today and to deliver value tomorrow and long after." More information about La Via is available at www.LaViaPoco.com or by contacting the Sales Team at 604.475.5100 or by email info@laviapoco.com. La Via...is The Way to everything you want.

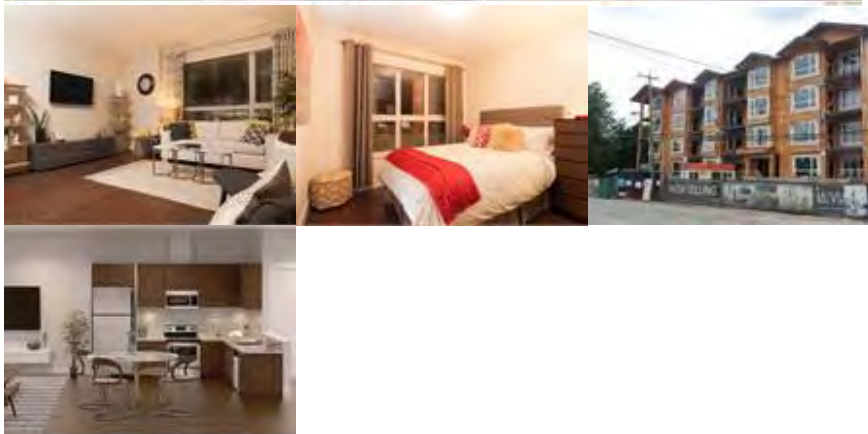


◀ [See more homes](#)



LA VIA Port Coquitlam

By [Circadian Developments Ltd.](#)
2351 Kelly Avenue [Port Coquitlam](#)
Sales from **CAD\$188,800** To over **CAD\$259,900**



LA VIA Port Coquitlam is a new condo project by [Circadian Developments Ltd.](#) at 2351 Kelly Avenue in [Port Coquitlam](#). The project was completed in 2014. Sales for available



BC CONDOS.NET



condos/apartments range in price from CAD\$188,800 to over CAD\$259,900. The project has a total of 34 units.

Project Details

DEVELOPMENT NAME LA VIA Port Coquitlam
DEVELOPER(S) [Circadian Developments Ltd.](#)
BUILDING TYPE Condo/Apartment
OWNERSHIP TYPE Condominium
ADDRESS 2351 Kelly Avenue
NEIGHBOURHOOD/CITY Port Coquitlam
STATE/PROVINCE British Columbia
POSTAL CODE V3C 1Y3
Sales Center Phone # 604-475-5100
Sales Center Address 2351 Kelly Avenue, Port Coquitlam, BC V3C 0C4
Sales Center Hours Open Daily 12:00 to 5:00 PM and By Appointment
CONSTRUCTION STATUS Complete
STATUS Selling
Sales Started Fall/Winter 2013
TOTAL NUMBER OF UNITS 34 units
Number of Stories 4 stories
UNIT SIZES From 512 Sq Ft To 985 Sq Ft
CEILING HEIGHTS 9'0"
SALES COMPANY [Maureen Seguin, Century 21 In Town Realty](#)
ARCHITECT(S) [Atelier Pacific Architecture](#)

\$ Prices

SALE PRICES(AVAILABLE UNITS) From CAD\$188,800 To over CAD\$259,900
C.C. / MAINT \$0.25 Per Sq Ft Per Month
COST TO PURCHASE PARKING Included in the purchase price
(Each home comes with 1 Parking Spot - Extra Spots available)
COST TO PURCHASE STORAGE Included in the purchase price

Current Incentives

Free SHAW TV Digital Cable (including HD Channels) & High-Speed INTERNET
VIP Pricing Available - ask our Sales Team!

Project Summary

An Intimate Collection of Homes, from Studios to large 2 Bedrooms + Den

La Via is The Way. The Way to Parks & Trails, to Shopping, Dining and Community.
The Way to World-Class transportation, downtown access and everything at your



fingertips. The Way to a Home with value that lasts, style that stands out and convenience that makes life easy...

Project Amenities

Close to Gates Park, Shopping, Restaurants, and West Coast Express (and Future Evergreen Line!) | Social Room with Outdoor Patio and Courtyard

Features & Finishes

Gourmet Class Appliances, 9' heights ceilings (everywhere), usable balconies & large patios, higher quality closets feature wood built-ins versus wire shelving, window screens on all windows, stunning West Coast architecture, Home Protection Automation System in each home

