

...from our home to yours



December 17, 2009

New LOCAL Home.com

Develop an Affinity for Bosa

You've found the home you love. It offers sweeping views in every direction and it takes two minutes to walk to Holdom SkyTrain station. You're only 20 minutes (by SkyTrain) to downtown Vancouver, and you can walk to nearby restaurants, shops and nature trails. Plus, the above-standard quality of the entire project speaks for itself.

You've fallen in love with Affinity, a new highrise residential development that is now underway in the Brentwood area of Burnaby.

A Bosa Development Corporation project, Affinity will eventually feature two towers, 24 and 29 storeys each, which will offer 291 homes in total. Known for its high-quality highrise construction throughout Canada

and the U.S., Bosa Development has been involved in construction and development for more than 30 years. Company president Nat Bosa has returned to Metro Vancouver - after focusing on U.S. developments - to build Affinity.

"The views from here are unbelievable," says Bosa Development sales and escrow manager Lisa

Murrell. "It's central to downtown Vancouver and only one SkyTrain stop to Brentwood Mall ... the whole neighbourhood is really an up-and-coming area."

Murrell notes homebuyers will benefit from an initiative to revitalize the area into a vibrant residential neighbourhood.

Many finishings that are considered upgrades elsewhere come standard at Affinity, such as granite countertops, stainless steel appliances, Kohler plumbing fixtures and glass mosaic backsplashes.

The 291 suites range from studios to two-bedroom-plus-den, from 430 square feet to 1,085 sq. ft. (penthouses:1,565 to 1,985 sq. ft.).

Having such a wide range of floorplans and suite sizes allows all interested homebuyers to own a home at Affinity, Murrell says, including potential first-time homeowners. Units will be priced in the low \$300s, with "a handful" of homes priced in the mid-to-high \$200s. Both towers will feature fitness studios, zen gardens, putting greens, fully landscaped courtyard gardens and lounges (with kitchens) for residents.

Excavation is scheduled for January and completion of the first phase (24-storey tower, 134 homes) is expected in late 2011 or early 2012. Pre-register at www.affinitybybosa.com.



Affinity rendering.

Home sales climb by 165%

November busy for Metro Vancouver, reports BCREA

TRICIA LESLIE

It was a busy month for home sales in B.C. According to a B.C. Real Estate Association report released last week, residential sales continued at a 'torrid' pace throughout the province in November, climbing 165 per cent to 7,182 units for the month compared to the same month last year.

November also posted the highest number of residential sales for the month since 2005, when 7,721 units changed hands, says the BCREA.

"B.C. home sales remained at an elevated level in November," says BCREA chief

economist Cameron Muir. "Low mortgage interest rates, pent-up demand and strong consumer confidence continue to be key drivers in the market."

The rapid pace of home sales in the Fraser Valley, Vancouver and Victoria have propelled the provincial total to near-record levels, but consumer demand is expected to moderate in 2010 and higher home prices will likely erode affordability, says the BCREA report.

The Canada Mortgage and Housing Corporation also released a report last week that shows overall housing starts were up across the country in November.

In Metro Vancouver, however, starts showed an 18 per cent decrease from the same time last year, the CMHC reports.

Of the 793 new homes underway for the month, Surrey led the way with a total of 331 housing starts, followed by Langley, where foundations were poured for 90 new homes.

Total home starts for the year were still 60 per cent below last year's pace, with multiple-unit construction accounting for most of the decline. Single-detached home building was down by one quarter; multiple-family starts declined nearly 70 per cent.

"The number of completed and unoccupied new homes has been declining for several months. This, combined with a sustained uptick in the resale home market, should spur new home building going forward," says CMHC senior market analyst Robyn Adamache.

"CMHC is forecasting a moderate increase in housing starts in 2010."



Cameron Muir



Season's greetings

The festive spirit in Metro Vancouver is sparkling as brightly as this showhome at ParkLane Homes' Bedford Landing in Fort Langley. New Local Home gives heartfelt thanks for all the support through the year, and wishes you and yours a safe and happy holiday season. Rob Newell photo

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Timing is Everything.

Is now the right time to buy a new home? Absolutely! Buyers with a good sense of timing are buying now. With mortgage rates still historically low, and great values being offered, why wait? Visit a Polygon community this weekend and we'll help you find a home that's right for you.



All Sales Centres will be closed December 21st and will re-open January 2nd.



SOUTH SURREY

- Arts and Crafts designed four bedroom homes in South Surrey's Morgan Heights neighbourhood
- Country Club living in a natural wooded setting featuring private clubhouse with pool and spa
- Minutes to Morgan Creek Golf Club, White Rock beaches, and abundant urban conveniences



2738 158th Street, Surrey
Telephone: 604.541.7383
Polygon Cathedral Grove Townhomes Ltd.



COQUITLAM

- Sophisticated three and four bedroom townhomes at the master-planned community of Dayanee Springs
- Located at the base of Coquitlam's Westwood Plateau, steps from shops, schools and Town Centre Park
- Timbers Club – 7,500 square foot private amenity with pool



1357 Purcell Drive, Coquitlam
Telephone: 604.552.3003
Polygon Tyneridge Homes Ltd., Polygon Whitetail Lane II Homes Ltd., Polygon Dayanee Springs Development Ltd.



SOUTH SURREY

- Three and four bedroom seaside-style townhomes in sunny South Surrey
- 7,500 square feet of resort-style amenities including outdoor pool, spa, hockey room, fitness studio, and theatre
- Minutes to new village-inspired lifestyle shopping centre with trendy shops, market, and restaurants



2729 158th Street, Surrey
Telephone: 604.541.4246
Polygon Kaleden Townhomes Ltd.



NORTH DELTA

- Featuring welcoming East Coast shingle-style architecture
- A collection of three and four bedroom townhomes at Sunstone, Polygon's popular master-planned community in North Delta
- Exclusive membership to the Sunstone Club, a 12,000 square foot clubhouse
- Central North Delta location close to commuter routes, schools, shopping, walking trails and more



For more information, call 604.871.4189 or visit sunstonecommunity.com

Polygon Spyglass Homes Ltd., Polygon Nordel Development Ltd. This is currently not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E.



COQUITLAM

- The second collection of one, two and three bedroom residences at Windsor Gate, Polygon's master-planned community in Coquitlam
- Located just steps from the shops and services of Coquitlam Town Centre
- Exclusive membership to a grand clubhouse featuring over 15,000 square feet of resort-style amenities



For more information, call 604.552.1113 or visit polyhomes.com

Polygon Larkin House East Development Ltd., Polygon Windsor Gate Ltd. This is currently not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E.



NORTH VANCOUVER

- Charming Craftsman-style architecture with contemporary interior design features
- Exclusive collection of three and four bedroom executive townhomes
- Convenient location just minutes from shopping, schools, commuter routes and all the natural North Shore amenities including Lynn Creek Trails and Mount Seymour



For more information, call 604.871.4226 or visit polyhomes.com

Polygon Wedgewood Homes Ltd. This is currently not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E.

polyhomes.com

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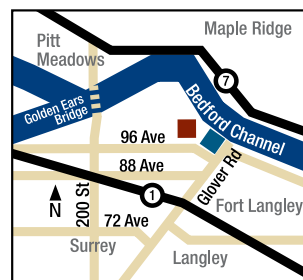


Premier 3 & 4 bedroom homes right on the river
NOW selling from \$823,900

Happy Holidays

ParkLane Homes hopes you have a joyful holiday season and a healthy New Year! And invites you to come down to Bedford Landing at night to see our Christmas light displays on our showhomes.

Our sales centres and showhomes will be closed for the holidays from December 21st to January 1st.



Single Family Sales Centre
23015 Billy Brown Rd, Fort Langley
Open daily 12 ~ 5pm | 604.888.2176

Apartments Discovery Centre
9275 Glover Rd, Fort Langley
Open daily 12 ~ 5pm | 604.888.2793
All prices subject to GST & applicable taxes



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www.bedfordlanding.com