



AT SOMERSTON LANE... BETTER THAN NEW! PAY NO GST!

The proximity to Traboulay PoCo, a stunning network of trails, parkland and river ways, in addition to every urban amenity that homebuyers and investors are looking for, is attracting a lot of attention at Somerston Lane.

Somerston Lane is one of Port Coquitlam's most exciting and affordable townhome enclaves, where you can buy a stylish home in a nice neighbourhood, close to excellent schools, all from under \$409,900.

"These are better than new and buyers have purchase options. Purchase price includes a fully renovated home featuring new stainless steel appliances, granite countertops, new flooring throughout, as well as having been professionally painted, to mention just a few of the improvements," says Brian Lamb, Marketing & Associates, Royal LePage. "In addition there is no GST."

As a first time buyer, you also don't have to pay the Property Transfer Tax (PPT), saving thousands of dollars that can be used to decorate your new home!

Welcome to this selection of "virtually new" townhomes, ranging between 1570 to 1689 square feet. These contemporary West coast homes are distinguished by open interiors with laminate flooring, sprawling windows to bring the outdoors in, large open kitchens and attached garage.

Some of the homes feature full sized bedroom and bathroom on the lower floor while the main floor has a large kitchen, powder room, dining area, living room

with fireplace and a deck. Upstairs, there are two large bedrooms and two full bathrooms with the convenience of a laundry closet.

You are within walking distance to great shopping at big box retailers, boutique stores, malls, as well as the brand new Walmart and Costco. In addition, you are minutes away from restaurants, parks and other amenities, all in the heart of Port Coquitlam's family and pedestrian friendly Riverwood neighbourhood.

"Home owners can walk to some of the best schools in the city, including Terry Fox Secondary, Archbishop Carney regional school and Blackburn elementary," adds Lamb.

This summer, entertain family and friends on your covered sundeck or in your beautifully landscaped fenced yards – with plenty of parking for your guests.

For those outdoor enthusiasts, head over to the surrounding playing fields and pools, or tee up at Carnoustie Golf Club.

When you look at the entry price-point level and the quality finishings that have been put into the spacious homes, this is excellent value. Here is your opportunity to buy in one of Port Coquitlam's most exciting neighbourhoods. To find out more about Somerston Lane, call 604-474-1500 or visit www.somerstonlane.com. The sales centre is located at #7 - 1268 Riverside Drive Port Coquitlam and is open daily 1-5 p.m. and weekends noon to 5 p.m. (closed Friday).

