

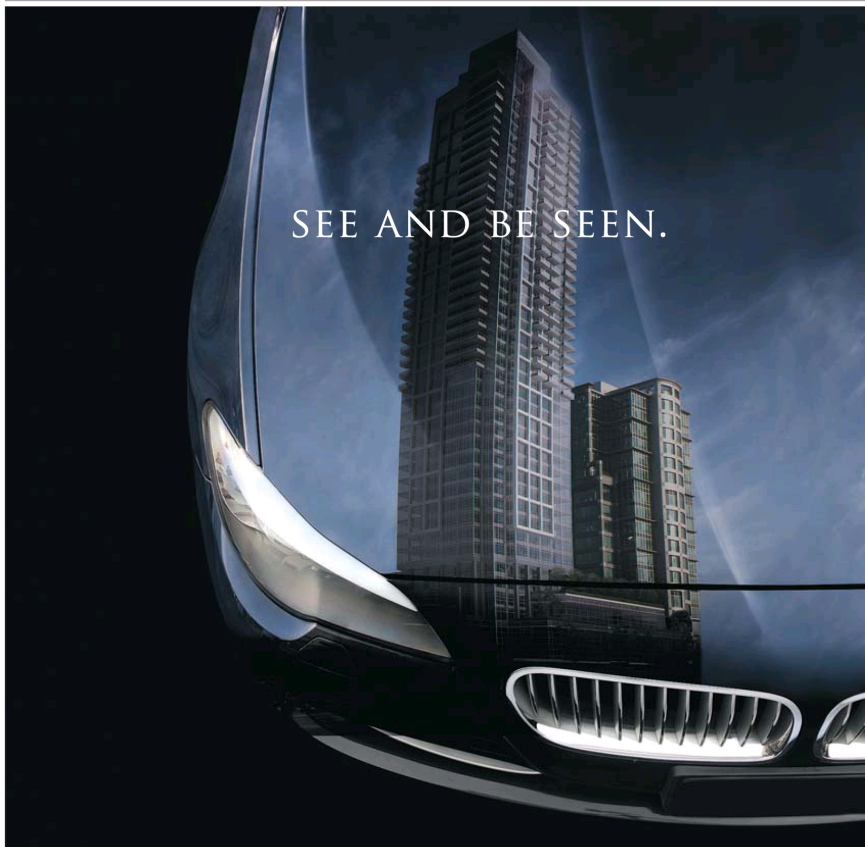
NEW-HOME PROJECT PROFILE

He got a spouse, she got a house

Friend's nuptials pointed woman, 27, to her MacPherson Walk future: 'I walked in and said 'Oh my goodness''



The third phase of the MacPherson Walk North project is just getting underway but potential buyers are often attracted to the development because they know someone in one of the first two phases.



SEE AND BE SEEN.

MacPherson Walk North (Phase 3)
Project location: 5788 Sidley St., Burnaby
Project size: 120 apartments (studios and one- and two-beds) in a four-storey wood-frame building
Residence size: 462 sq. ft. — 898 sq. ft.
Price: From \$224,900
Developer: Hungerford Group
Architect: Robert Ciccozzi Architecture
Interior design: i3 Design Group
Sales centre: 15 — 5771 Irmin St., Burnaby
Hours: noon — 5 p.m., Sat — Thur
Telephone: 604-456-8883 or 604-569-2740
Web: macphersonwalk.com
Email: sales@macphersonwalk.com
Occupancy: Summer 2012

STORY: BARBARA GUNN
PHOTOS: IAN LINDSAY

VANCOUVER.SUN

When a new-home project is nearing completion and three-quarters occupied, and when that new-home project has met with the developer's vision and been feted in the awards circuit, there's little need for an over-the-top advertising blitz.

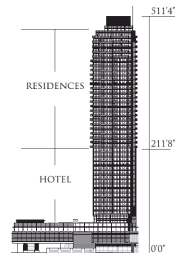
The residents will take care of spreading the word. At least, says one of the principals of the Hungerford Group, that's what's happening at the developer's MacPherson Walk project in South Burnaby's Royal Oak neighbourhood.

In a matter of days, ground will be broken for the community's third and final phase, and 120 new homes will be added to the 345 that have already been installed on the site over the past five years. The big launch for that final phase takes place today. But a significant chunk of the 120 apartments — 20 per cent — have been snapped up. "We've only just started advertising," Michael Hungerford reports. "But on our pre-opening basis, we've sold 26 homes. And I'd say 90 per cent of our purchasers to date have come through a referral."

One of those people would be Paula Do, who was among the first to purchase a phase-three home. The 27-year-old pharmacy manager had been house-hunting for a year, and was quick to snap up a two-bedroom, fourth-floor corner unit — her first home — after being introduced to a similar home owned by a pal she's known since grade school. "He is now married and we were helping him plan his wedding reception, and I kept going to the place," Do says. "I walked in and said 'Oh, my goodness.' When I first saw it, I thought, this is what I'm looking for."

MacPherson Walk, so named because of its proximity to MacPherson Avenue, has frequently been named a finalist or winner in industry competitions, and in 2010 earned the Hungerford Group an award of excellence from the Urban Development Institute for best first project, a citation that was not lost on Do. "It makes me feel a lot better," she says. Comforting, too, was the fact that Do, as a pre-sale buyer, was able to get a clear sense of the community in which she will be living — thanks to the established earlier phases of MacPherson Walk. In other words, even though work has yet to begin on her building, she's been able to see and touch the features of her friend's home that she'll have to her own: the granite countertops, the stainless steel appliances, the bay window and the vaulted ceilings.

LUXURY LIVING COMES TO METROTOWN THIS FEBRUARY.



The tallest building in Burnaby by far, Sovereign sits atop Metrotown's newest hotel — the first level of residences beginning at 211 feet above street level, on the 20th floor. Simply put, these homes offer unequalled views, unparalleled privacy and a level of luxury not offered before. Indeed, these are lofty heights to achieve in elevation, stature and prestige.

SPECIAL PURCHASER FINANCING OFFER
1.9%
 Mortgage Interest Rate*

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom Estates

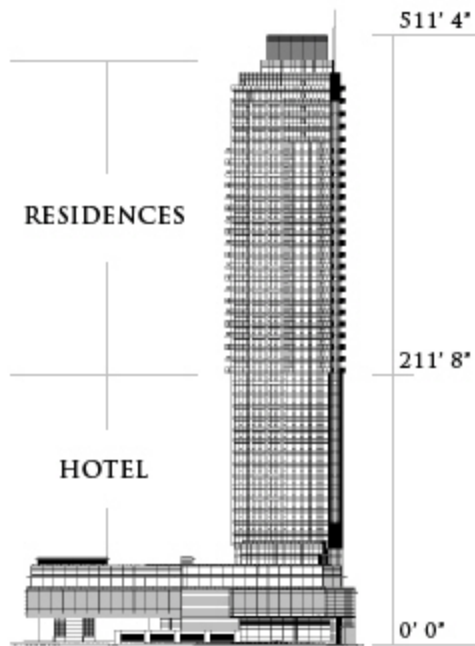
Register now at www.bosaproPERTIES.com or call 604.540.2672

SOVEREIGN
 BY BOSAPROPERTIES

BCCONDOS.NET

BOSA

SEE AND BE SEEN.



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SPECIAL
PURCHASER
FINANCING
OFFER

1.9%
Mortgage Interest Rate

Studio
1 bedroom
2 bedroom
3 bedroom estates

REGISTER NOW

**COMING IN FEBRUARY
to Metrotown**

THIS IS NOT AN OFFERING FOR SALE. E & O E.

REGISTER



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



BOSA
PROPERTIES

UNEQUALLED VIEWS

THIS IS OUR GROUND FLOOR.

440 FT
360 FT
286 FT
214 FT

A STUNNING PANORAMA

This is the view you've been dreaming of, the one waiting for you at Sovereign.

Outside your window, nothing comes between you and stunning vistas. As the tallest high-rise in Burnaby by far, Sovereign brings you breathtaking views as far as Downtown Vancouver, the North Shore mountains to the north, the Fraser River and Mount Baker to the south.



BIRD'S EYE VIEWS



NEIGHBOURHOOD

Rich in many amenities, Sovereign's neighbourhood bustles with more than 550 stores just steps away, including luxury brands like Calvin Kline, A/X Armani Exchange, Coach and Guess just to name a few.

AREA AMENITIES

LOCATION

Perfectly situated at the centre of Burnaby, the third-largest city in British Columbia, Sovereign's location puts you in an enviable position!

SHOPPING:

1. Metropolis at Metrotown
 - T&T Supermarket
 - Real Canadian Superstore
 - Coach, Sephora, Armani Exchange
 - Zara, Guess, Chapters
2. Station Square Mall
 - Save-On Foods
 - Future Shop
 - TD Canada Trust
3. Crystal Square Mall
4. Shoppers Drug Mart
5. IGA Marketplace
6. Best Buy

RESTURANTS:

7. Cactus Club Café
8. Earl's Restaurant

TRANSIT:

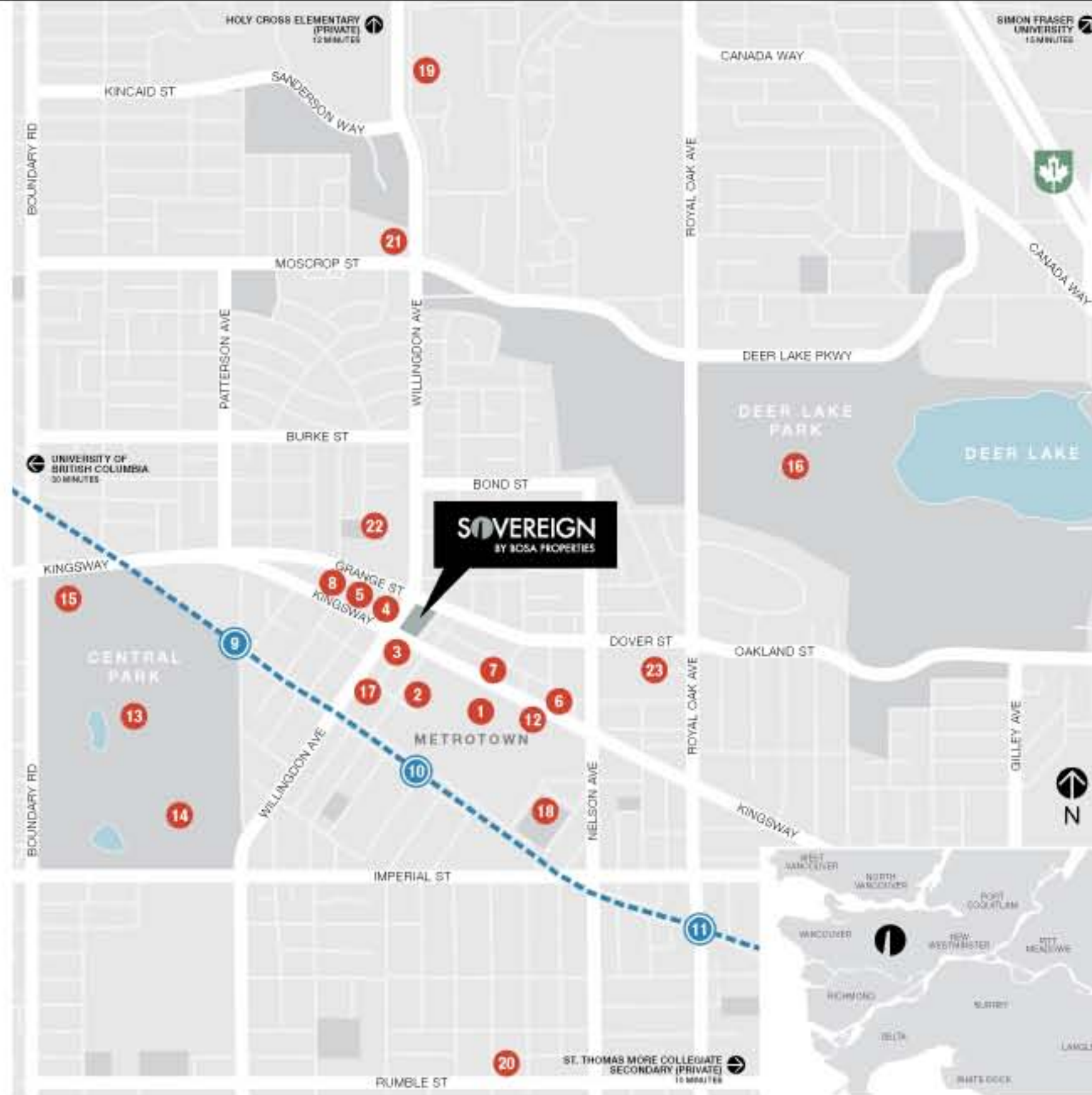
9. Patterson SkyTrain Station
10. Metrotown SkyTrain Station
11. Royal Oak SkyTrain Station

PARKS & RECREATION:

12. SilverCity Metropolis Movie Theatres
13. Central Park
14. Central Park Pitch & Putt
15. Swansgard Stadium
16. Deer Lake Park
17. Burnaby Public Library
18. Bonsor Recreation Complex

SCHOOLS:

19. British Columbia Institute of Technology
20. Bright Star Montessori School
21. Moscrop Secondary School
22. Chaffey-Burke Elementary
23. Marlborough Elementary



Click the map above to enlarge.

AMENITIES



SKYTRAIN RAPID TRANSIT offers daily service every few minutes into the heart of downtown Vancouver in under 15 minutes. [Read more](#)



THE CRYSTAL MALL is the largest Asian-Themed Shopping Mall in Western Canada with more than 200 shops.



METROPOLIS AT METROTOWN boasts more than 450 shops and services, movie theatres and a range of dining experiences.



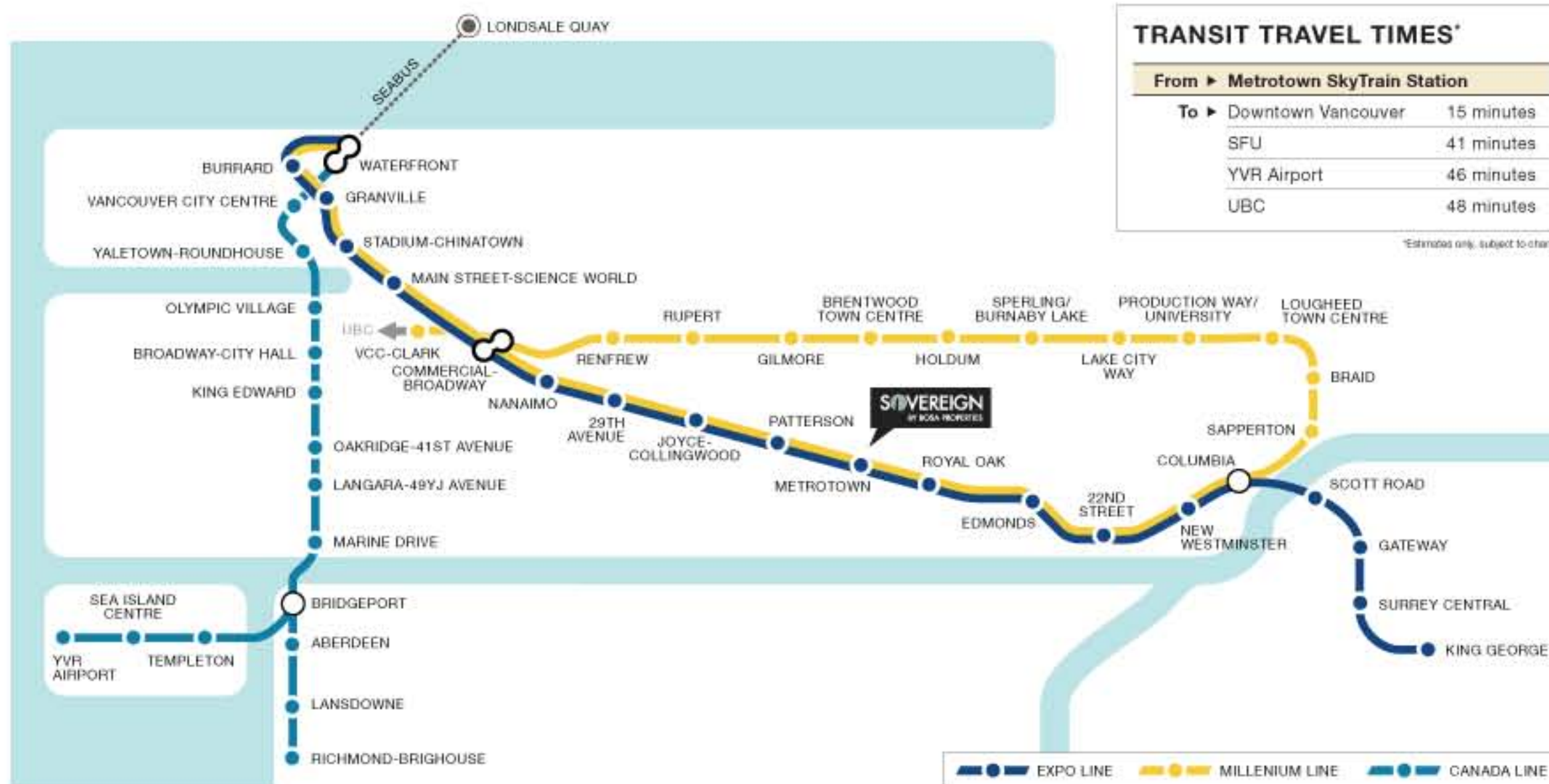
DEER LAKE PARK offers a peaceful natural environment in the heart of the city and no more than a leisurely stroll away.

EASY ACCESS EVERYWHERE

SKYTRAIN RAPID TRANSIT

Spend more time doing the things you love to do, and less time getting there. Sovereign is located just a short walk from Metrotown Skytrain station, but not too close to the hustle and bustle.

The SkyTrain rapid transit system SkyTrain offers daily service every few minutes into the heart of downtown Vancouver in under 15 minutes. The system crosses Burnaby from east to west in two places: the Expo Line (completed in 1986) crosses the south along Kingsway and the Millennium Line (completed in 2002) follows Lougheed highway. The SkyTrain offers closer connections to downtown Vancouver, New Westminister, and Surrey.



UNEQUALLED VIEWS

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440 FT
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286 FT
214 FT

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FLOORPLANS

A HOME FOR ALMOST EVERYONE

We think that you'll be pleased with the wide array of home styles we've designed for Sovereign. We have challenged our architects and award-winning designers to come up with a varied and dramatic selection of suite designs. The result is a collection of homes that really maximize liveability and views.

Click a plan name in the list to view a detailed floorplan (PDF Format)

Residences		Levels	Total sf	Interior sf	Exterior sf
Suite A	2 bedroom	20-39	852	738	114
Suite A1	2 bedroom	20-39	868	750	118
Suite B	1 bedroom + workstation	20-39	618	533	85
Suite B1	1 bedroom + workstation	20-39	680	601	79
Suite C	1 bedroom + workstation	21-39	762	650	112
Suite D	2 bedroom	21-39	1052	910	142
Suite E	2 bedroom + workstation	21-39	1039	949	90
Suite F	2 bedroom + workstation	20-39	877	778	99
Suite G	Studio	20-39	473	388	85

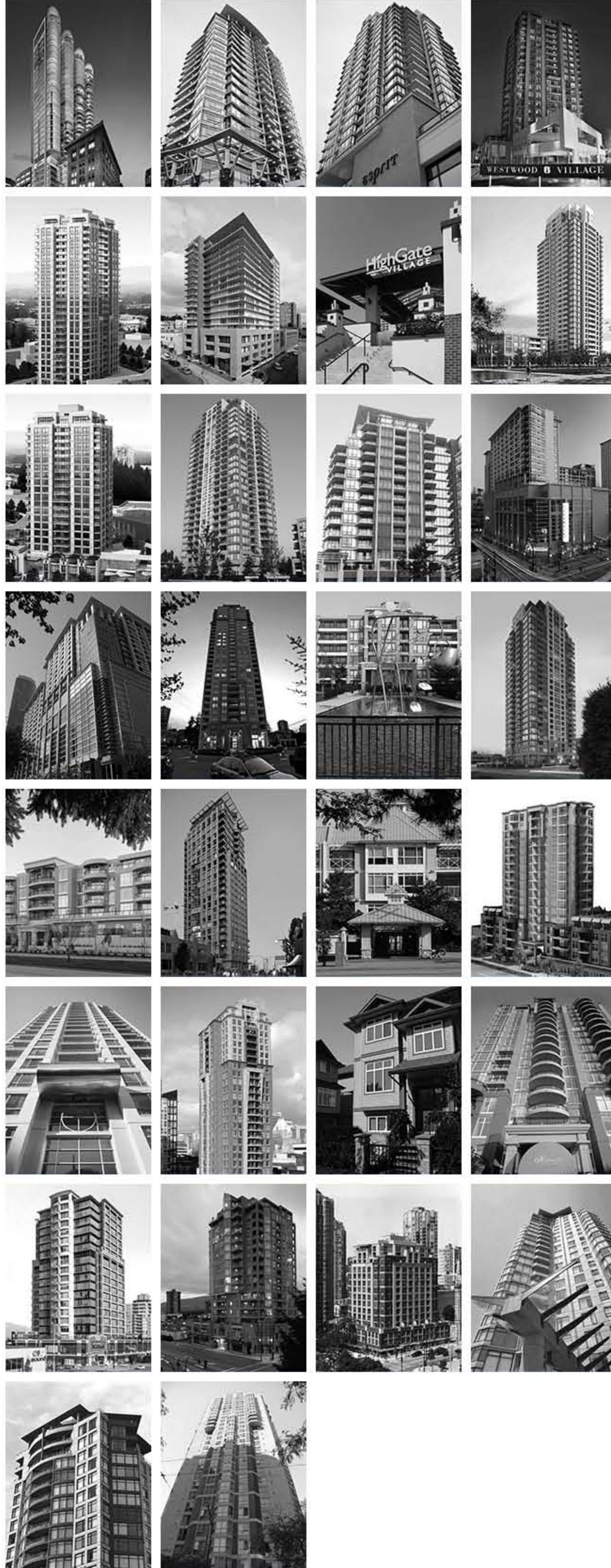
Estates		Levels	Total sf	Interior sf	Exterior sf
Estate A	2 bedroom + workstation	E1-SPH	1175	1061	114
Estate B	2 bedroom + den + nook or 3 bedroom + den	E1-SPH	1647	1366	281
Estate C	2 bedroom	E1-SPH	1283	1116	167
Estate D	3 bedroom + den	E1-SPH	1735	1398	337
Estate E	3 bedroom + storage	E1-SPH	1381	1282	99

EXCELLENCE AND QUALITY

THE BOSA PROPERTIES TRADEMARK

Finely designed, expertly crafted, and perfectly finished homes are a trademark of ours, and one of the many reasons we enjoy the trusted reputation we do.

Click on a photo to view a selection of our past projects



ELEVATED SOPHISTICATION

A STYLISH IMPRESSION

Leaving nothing to be desired—Sovereign raises the standard of luxury above all others.

A modern collection of premium brands paired with progressive space plans and mindfully crafted details ensure that Sovereign delivers a level of luxury not offered before. Entertain with flare in a kitchen friends will envy, while large windows and balconies ensure abundant natural light and intoxicating vistas.

The Miele logo, featuring the brand name in white serif font on a red rectangular background.The Kohler logo, featuring the brand name in a bold, black, sans-serif font.The Grohe logo, featuring the brand name in a blue, sans-serif font above three wavy blue lines.

DISCOVER SOVEREIGN

UNPARALLELED PRIVACY & LUXURY

Leaving nothing to be desired—Sovereign raises the standard of luxury above all others.

At Sovereign the 20th floor is our “ground floor”—ensuring every home has a view. Sovereign offers unequalled views, unparalleled privacy and a level of luxury not offered before in this market. Indeed, these are lofty heights to achieve in height, stature and prestige.

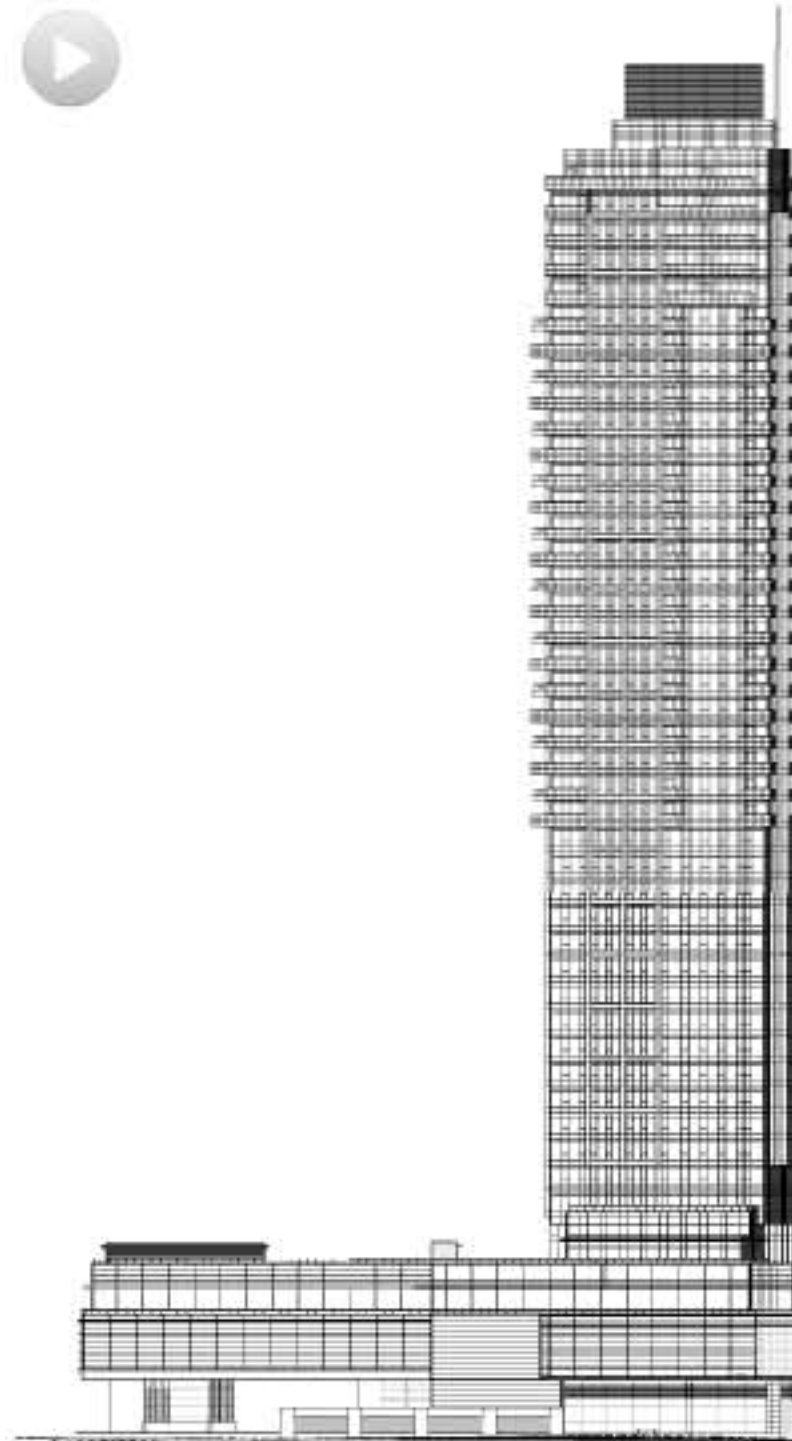
Sovereign is the place in Burnaby to see and be seen.



DISCOVER SOVEREIGN

THE TALLEST BUILDING IN BURNABY BY FAR

The residences at Sovereign by Bosa Properties are perched atop an international hotel—starting on the 20th floor and continuing to intoxicating heights. Sovereign tops out at 900' above sea level—higher than any other high-rise in Burnaby.



511'-4"

202 LUXURY RESIDENCES

211'-8"

INTERNATIONAL HOTEL

0'-0"

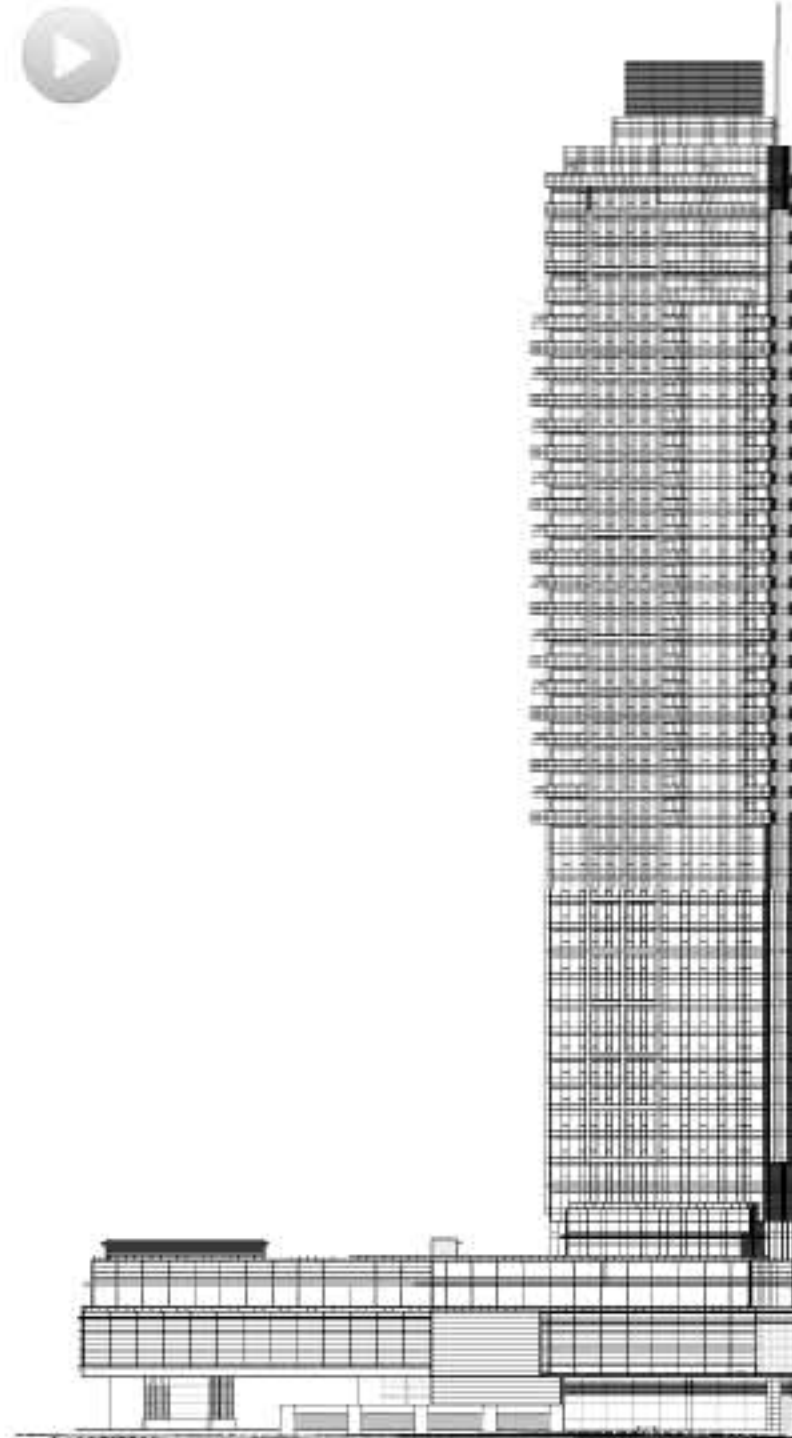
RETAIL & RESTAURANTS



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RETAIL & RESTAURANTS



OUR TEAM

WE'RE PROUD OF THE COMPANY WE KEEP

We value the relationships we have established over the years with our partners. By ensuring that each relationship is founded on trust and commitment, we strive to provide you with the best possible buying and owning experience.



BOSA CONSTRUCTION

The story of Bosa Construction is one of entrepreneurship, commitment and a passion for construction. It is a story that began over four decades ago when Robert Bosa immigrated to Canada as

a young boy along with his young brothers and sisters. Today, Bosa Construction is one of Canada's most respected construction firms, and have developed some of the nation's finest communities and urban villages. And while much has changed since those early days in the 1960's, the principles on which this company was founded remain the same. [Visit Website](#) ▶



CHRIS DIKEAKOS ARCHITECTS

Chris Dikeakos Architects Inc. is an award-winning Architectural firm specializing in hi-rise Residential complexes throughout California and

the west coast of Canada. They have a distinct expertise in designing tall buildings having completed the first residential Hi-rises in Orange County (The Marquee at Park Place), the tallest residential Hi-Rise in San Diego (The Electra) and designed what will be one of the tallest pure residential Hi-Rises in Los Angeles (1027 Wiltshire). And now, they bring their considerable talents to the design of Sovereign – Burnaby's tallest residential building. [Visit Website](#) ▶



BYU DESIGN

BYU's reputation is built on a solid portfolio of multi-unit residential projects ranging in scale from condo conversions, townhouses and low-rise construction, to multi-tower high-rise

projects. All aspects of interior design are addressed including marketing centres and display suites, retail, hospitality and commercial properties. They have been featured nationally in Canadian House and Home, Style at Home, and Canadian Architecture and Design magazines. And have earned awards from the Interior Design Institute of BC for their multi-family work. [Visit website](#) ▶



KIM PERRY & ASSOCIATES

Landscape designers and architects, Kim Perry and Associates, have been recognized with more than 30 awards over the past 30 years. Their projects

are located around the world in places such as Greater Vancouver and Squamish/Whistler regions, the interior of British Columbia, Alberta, California, Texas, Arizona, China, and Mongolia. And now, they have focused their attentions on Burnaby at Sovereign. A world-class building deserves to have every detail attended to. Kim Perry and Associates will ensure that every blade of grass and every leaf is in its proper place. [Visit Website](#) ▶

CONTACT

CONTACT INFORMATION

If you require further assistance in your search for a home at Sovereign, please contact us at your convenience.

p. **604.540.2672**

e. sovereign@bosaproperties.com

Presentation Centre
Opening February

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

