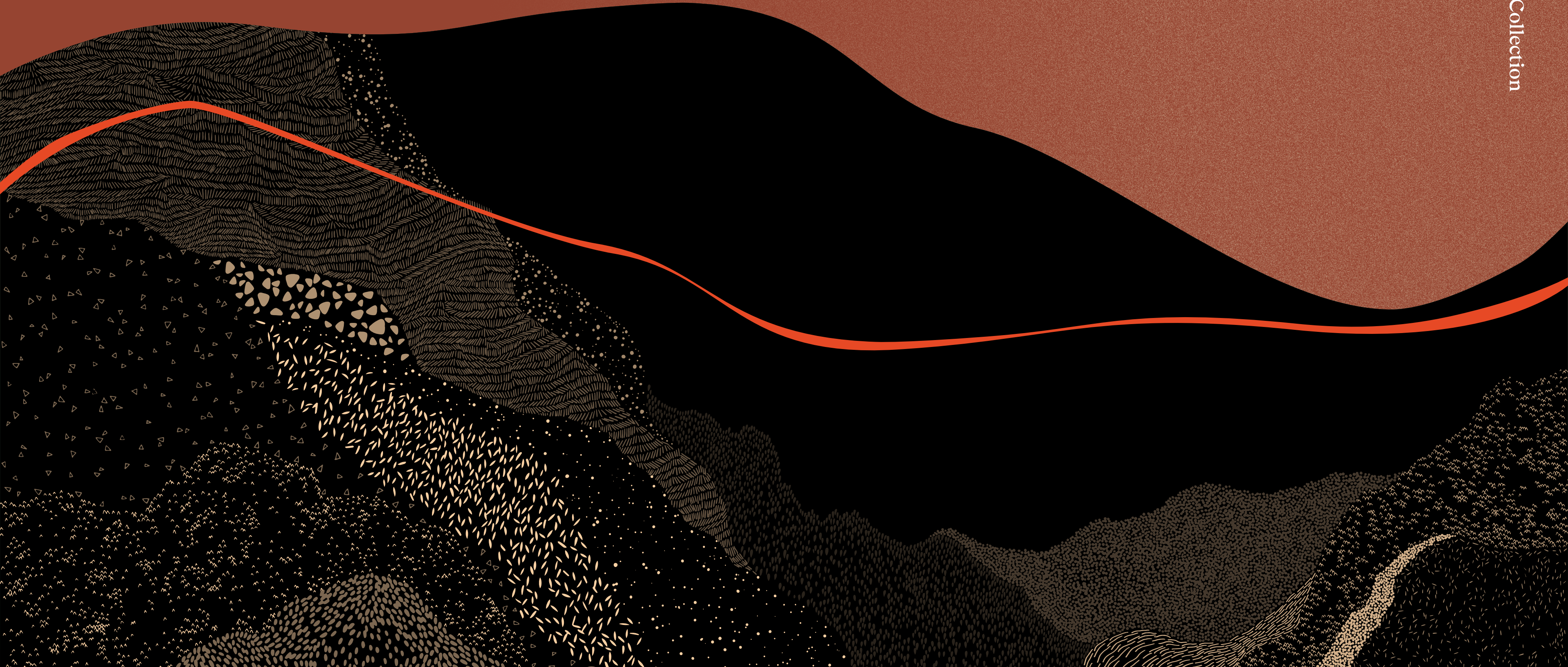


VERSANT



Versant is a modern community shaped by the striking landscape that surrounds it. Refined in their simplicity, these three- and four-bedroom townhomes offer the space and connection that families need to thrive. Embrace a life immersed in nature—alongside a community of people seeking the same.

An Elegant Reflection of Nature





THE SETTING

Versant sits on a serene mountain slope with views that stretch across the Pitt River to Golden Ears Peak and even Mount Baker.







SPACE TO GROW

Functional, generous layouts suit growing families, as well as those looking to simplify while maintaining close family bonds.



This corner of Coquitlam offers a rare chance to have a mountain life in the midst of a city. Outdoor experiences abound: hundreds of hiking trails, 65 kilometers of mountain biking routes and easy access to Buntzen Lake, Sasamat Lake and Minnekhada Regional Park. Yet Versant is only 10 minutes from the city centre—and from Coquitlam Centre’s shops, restaurants and services.

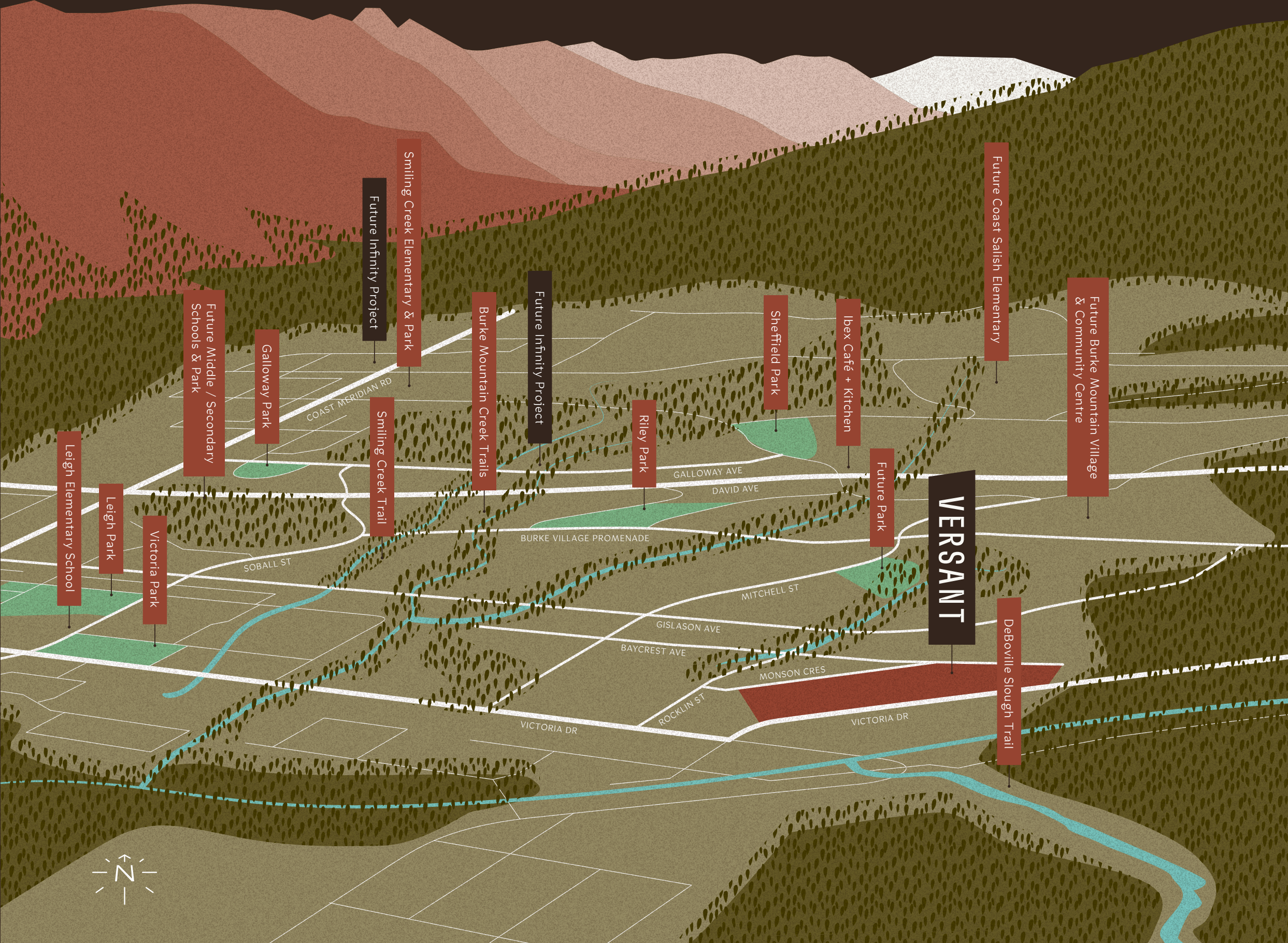
A Mountain Ecosystem

10
Minutes to Coquitlam City Centre, the SkyTrain and the West Coast Express.

80,000
Square feet of amenities in the Northeast Community Centre and Burke Mountain Village, slated to open in 2028.

65+
Kilometres of local trails for mountain biking, running, hiking and snowshoeing.

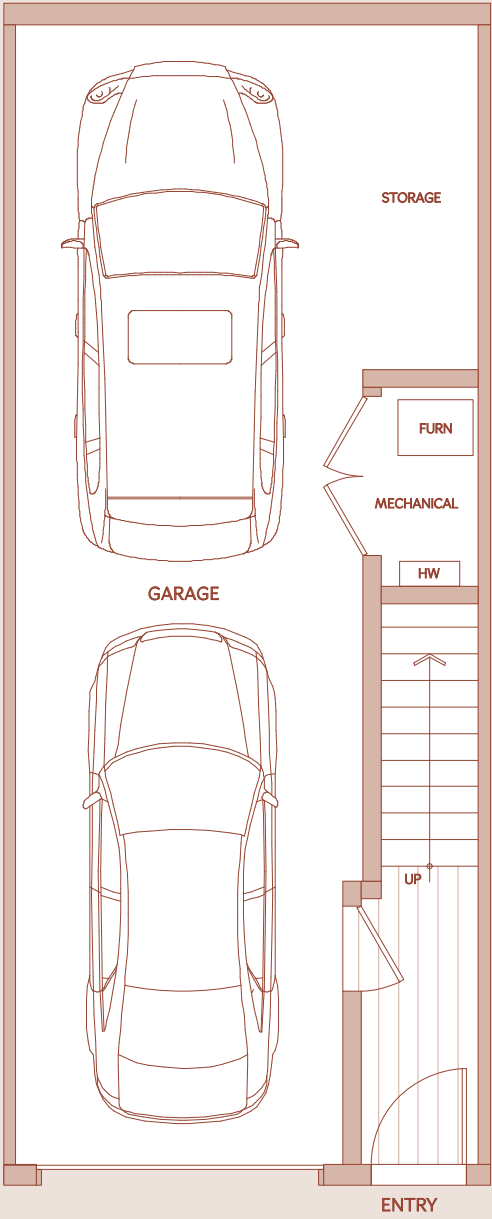
93,900
Acres of backcountry forest in Pinecone Provincial Park, including fourteen peaks and numerous lakes.



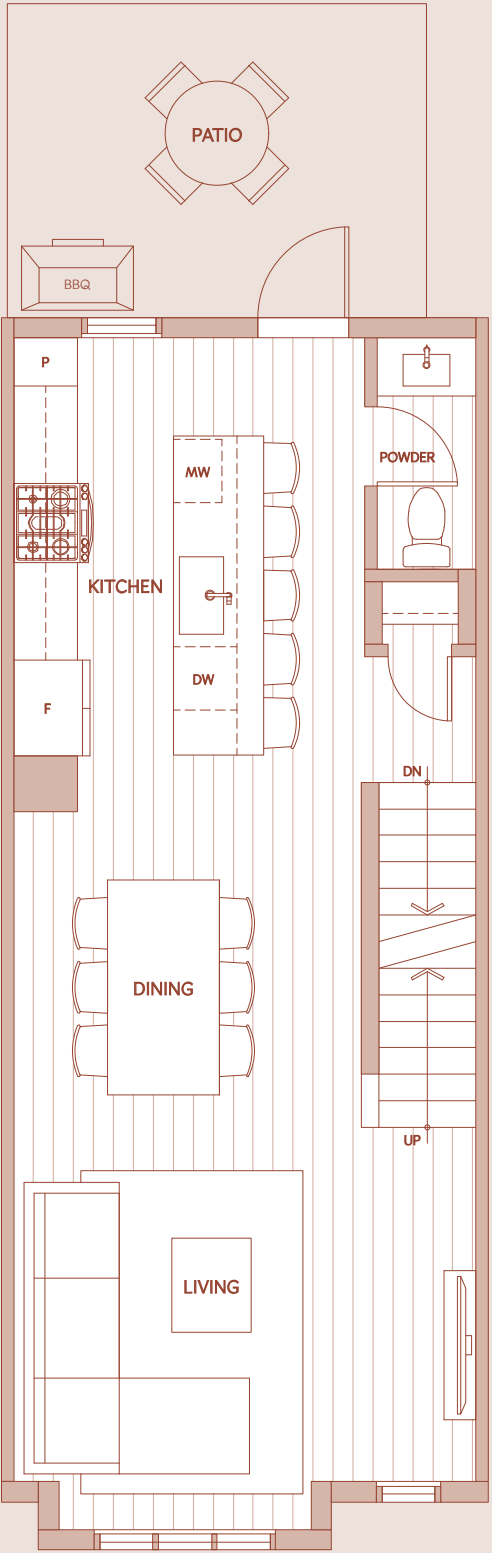
A

3 BEDROOM
2.5 BATH

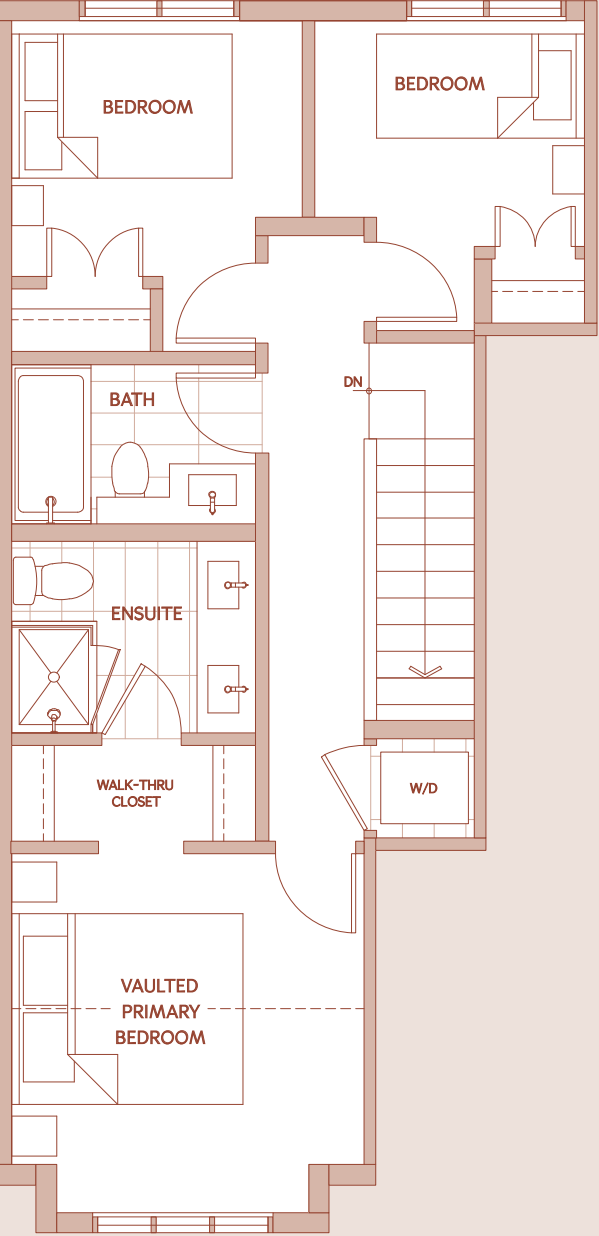
1,263 SF



LOWER



MAIN

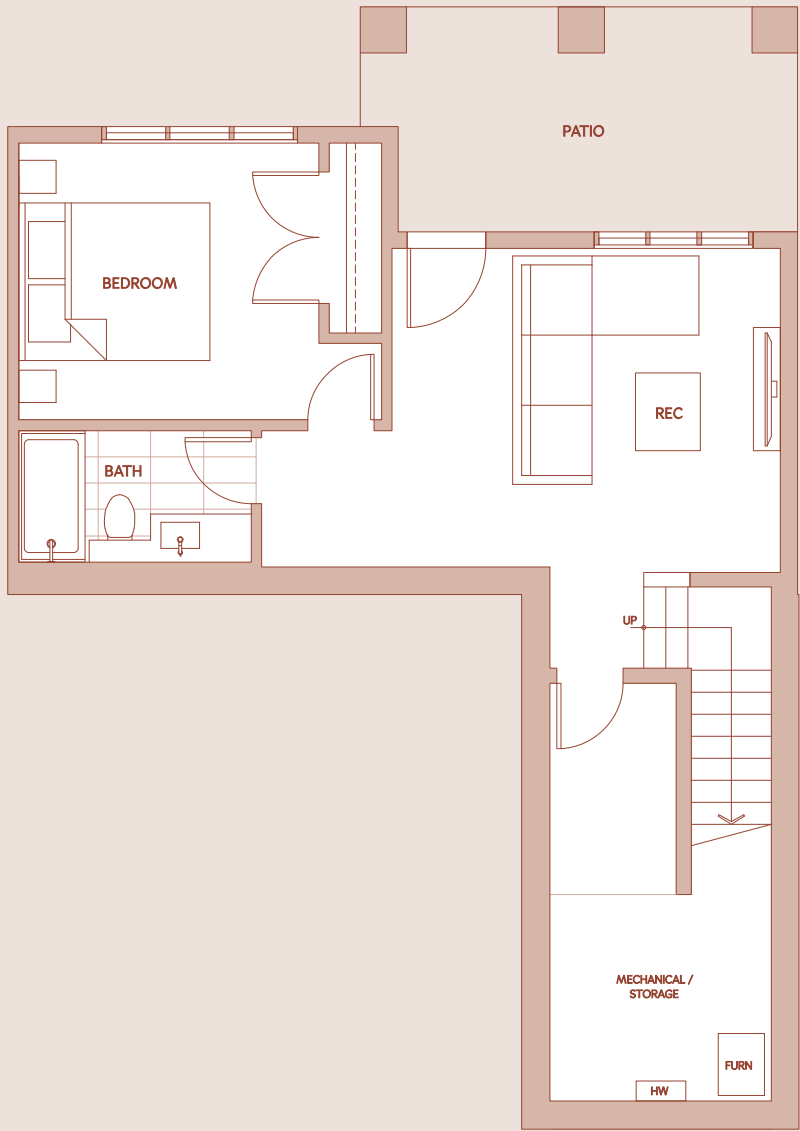


UPPER

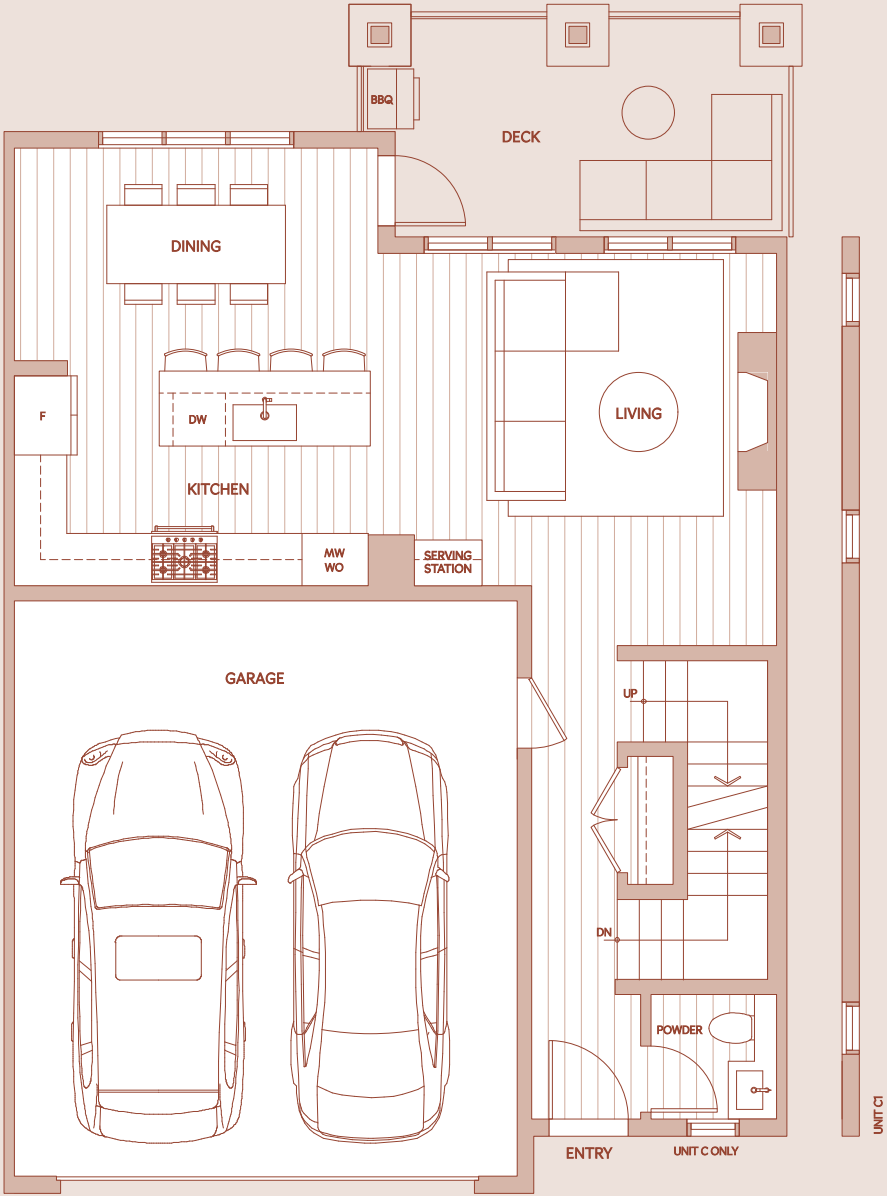
C/C1

4 BEDROOM
3.5 BATH

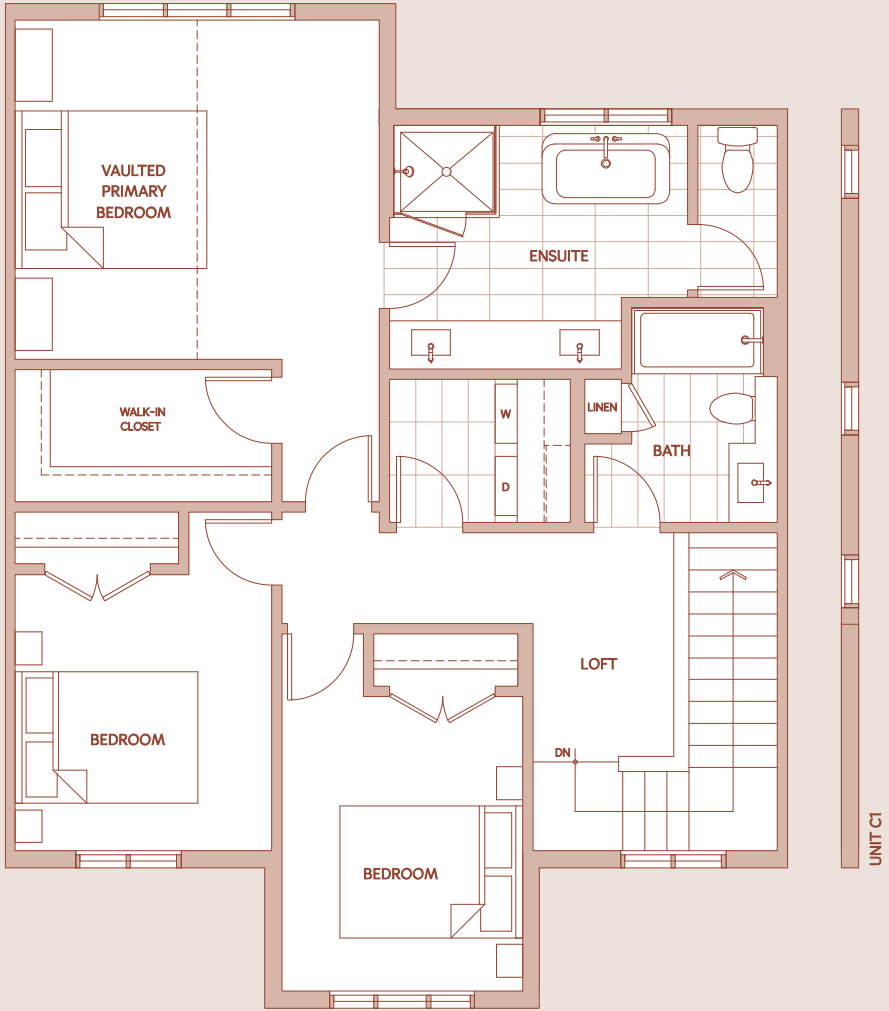
2,314 — 2,328 SF



LOWER



MAIN

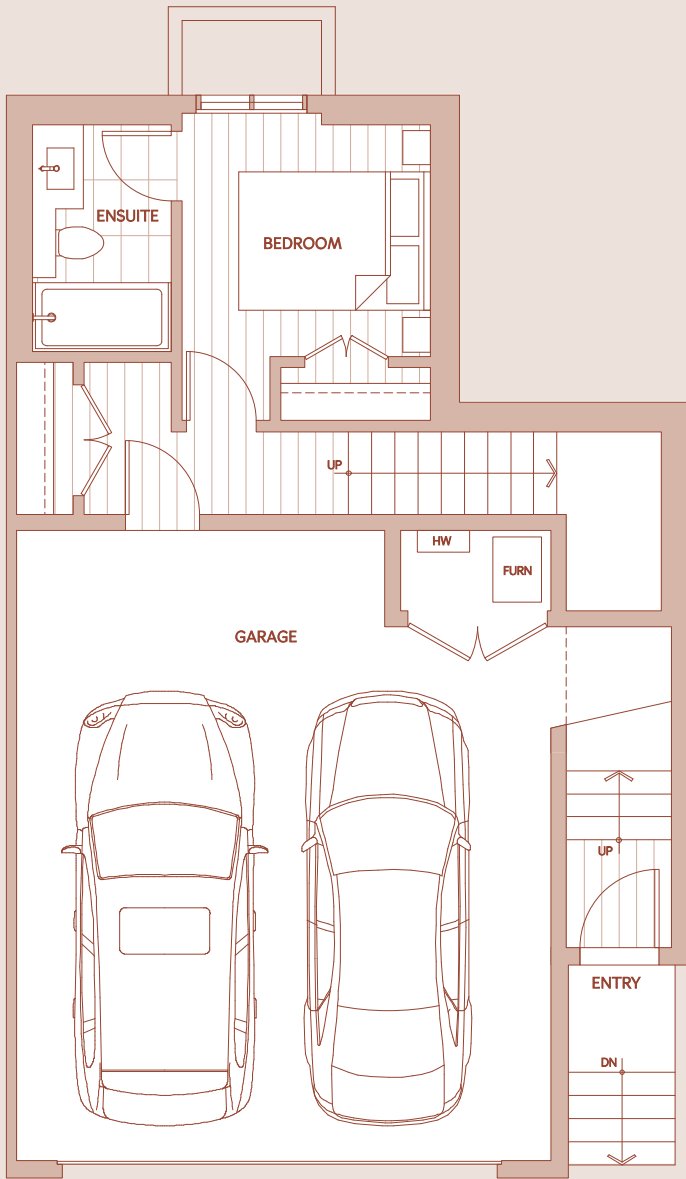


UPPER

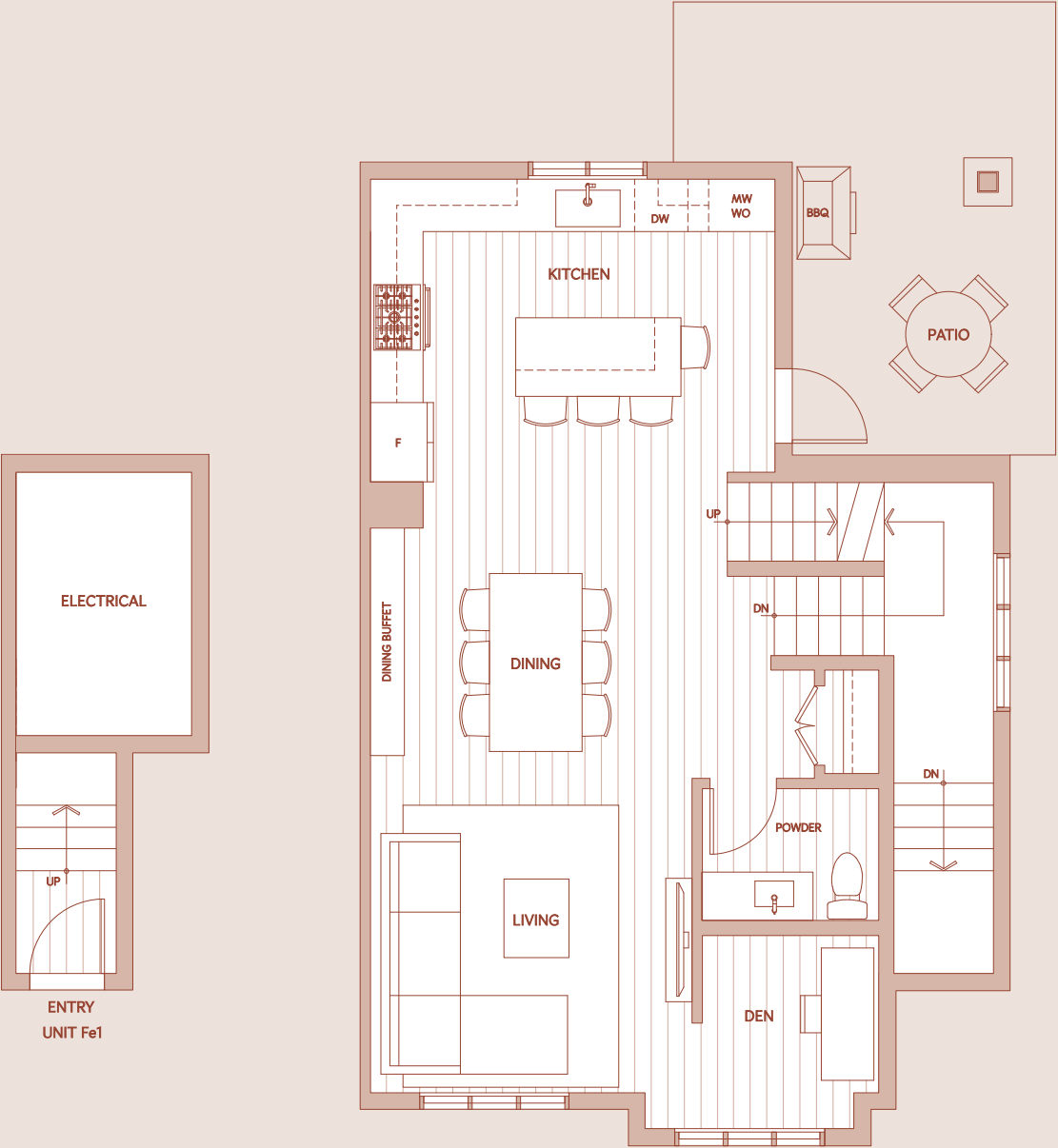
Fe/Fe1

4 BEDROOM
+ DEN
3.5 BATH

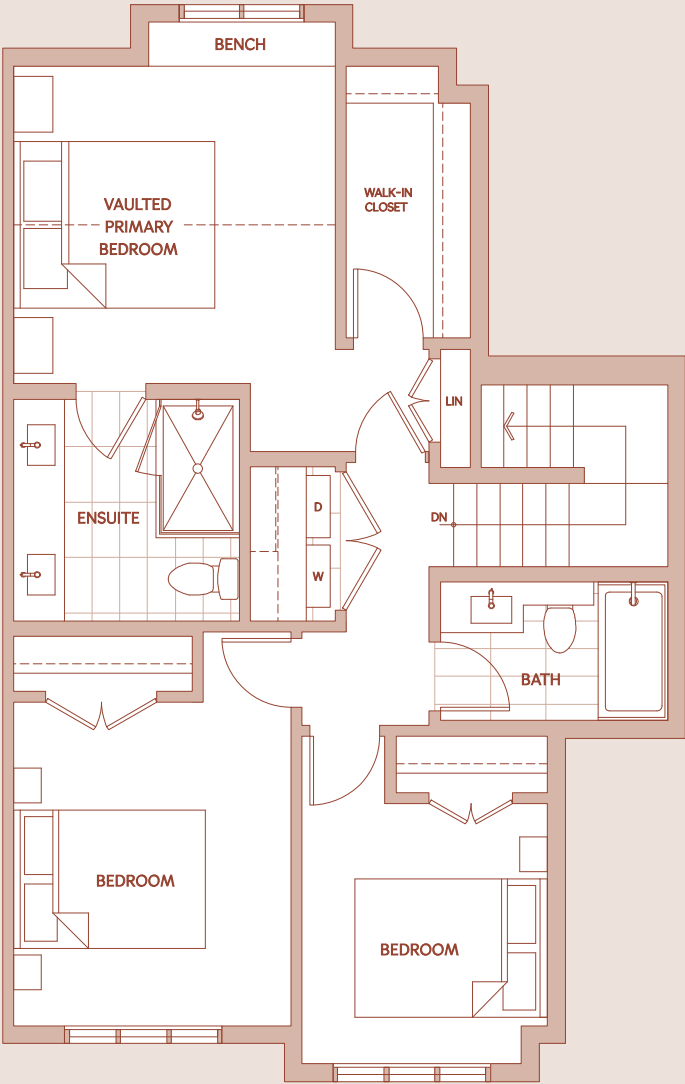
1,822 — 1,859 SF



LOWER



MAIN



UPPER

Features & Finishes

EXTERIORS

Craftsman architecture with a modern flair inspired by the unique topography and character of Burke Mountain.

Durable James Hardie board siding with board and batten and brick accents.

Over height 8’ garage doors with remote opener

Convenient front and rear hose bibs

Fully fenced yards and spacious decks and/or patios with natural gas BBQ box

Lush landscaping with mature trees, flowering shrubs, plants and grasses

INTERIORS

Choice of two curated designer cabinet colours in white or grey & wood

Elegant 9’ ceilings on main floor and upper levels

Brushed nickel plumbing fixtures, accessories, and hardware throughout

Large ENERGY STAR windows flood homes with natural light

Added privacy and light control with roller blinds on windows and sliding glass doors

Durable laminate wide plank floors throughout main floor living spaces

Plush carpeted floors in bedrooms and stairs

Contemporary flat stock baseboards and door casings

Rheem Gas Tankless Water Heater

Air conditioning rough-in and coil

Efficient natural gas forced air heating system

Samsung white front-loading washer and dryer

Fireplaces in select units

Vaulted ceilings in primary bedrooms

KITCHENS

Stainless steel appliances by Samsung, including:

Slide-in gas range with air fry (A & B plans)

Self-clean wall oven with digital touch controls (C & F plans)

5 burner smart gas cooktop with illuminated knobs (C & F plans)

Flush installed countertop microwave with trim kit

24 cu.ft. French door counter-depth refrigerator with autofill water

Digital touch control dishwasher

30” slide out hood fan with 300 CFM motor

Sleek and convenient designer serving station (C plans)

Custom dining buffet millwork (F plans)

Custom cabinets with your choice of modern, flat panel or contemporary, slim profile shaker doors

Touch latch hardware, soft-close doors and drawers

Your choice of stacked vertical or brick tile backsplash

Undermount single bowl, stainless kitchen sink

USB receptacle

Lazy Susan (C & F plans)

Under cabinet puck lights

Champagne bronze kitchen faucet & cabinet pulls

BATHROOMS

Main floor powder room with board and batten feature wall and floating vanity & mirror

Polished quartz countertops with undermount sink and over height backsplash

Skirted white bathtub in main bath

Elegant freestanding tub in ensuite (C plans)

Frameless glass shower enclosures with handheld shower head in ensuite

12”x24” tile floors and shower surrounds

Contemporary, slim profile shaker style cabinets with soft-close doors and drawers

Premium Moen plumbing fixtures in brushed nickel

BUILT PROUD

Built by award-winning Infinity Properties, a trusted builder from the Fraser Valley with over two decades of experience.

Low maintenance exterior materials with rain-screen technology

2” x 6” exterior wall construction

Hardwired smoke and carbon monoxide detectors

Dedicated 40 Amp / 240V circuit for future electric car charger in garage

Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:

2 years on materials and labour

5 years on the building envelope

10 years on the structure

AMENITIES

2 beautifully landscaped outdoor amenity spaces including:

Climbing course, playhouse, play slide, lounging chairs, car spring rider, ping pong table, picnic tables, and bike channel

3 new walking trails enhance Versant's outdoor connectivity:

Freemont multi-use pathway on the east, running from Victoria Drive to Baycrest Avenue

Central pathway connects Victoria Drive to Monson Crescent, bisecting the development

Coast Meridian walkway to the west, connecting to two outdoor dog parks easily accessible by Versant residents

CUSTOM OPTIONS

Quartz countertop in laundry room with upper cabinet and hanging rod in select homes

Heated tile floors with thermostat in ensuite

Kitchen island cylindrical flush mount lights

Garburator

Finished central air conditioning

Epoxy coated garage floor

Smart home technology package including Weiser lock, Nest video doorbell, and Nest thermostat

Built in vacuum available in select units

Fireplace millwork (C/C2 plans)

Ominia Calacatta Dorato Quartz on kitchen island

Wireless security system

Infinity Properties is a proud BC-born community builder. For over 20 years, we have collaborated with emerging municipalities across the Fraser Valley to craft high quality homes and vibrant communities.



At Infinity, We Believe Community is Strongest When It’s Built Together

LOCAL

— UNDERSTANDING THE POWER OF PLACE

From the landscape to the residents, no two places are exactly alike. That’s what makes our work meaningful. Every project is a chance to collaborate with the community and contribute to its vision for the future.

AUTHENTIC

— DRIVEN BY OUR VALUES, ALWAYS

Humble and hard-working, but never too serious—our culture is shaped by our shared sense of purpose. Every decision, big and small, is measured against our company values of respect, work ethic and spirit of play.

PROUD

— ONLY THE HIGHEST STANDARDS

We know how meaningful a home is. That’s why we build with integrity and only work with partners who do the same. We stand behind everything we do so our homeowners can take pride in their homes.



INFINITY

P R O P E R T I E S



BREAKSIDE
REAL ESTATE GROUP