

Details

Location

7609 Coldicutt, Burnaby BC

Building

4 Detached Strata Homes

Home Type

3 & 4 Bedroom Homes

Average Size

2,130 SF

Builders

ICON Projects

Costar Construction

Sales & Marketing

The Vancouver Life

Sales Commence

January 2026

Est. Completion

Summer 2026

7609 COLDICUTT

This project is a story of collaboration and a testament to what can be achieved through partnerships and shared values. These values have created the foundation on which we have been able to foster education, innovation, creativity, quality and community-building.

Our partnership with ICON Projects and Costar Construction began by navigating the provincial zoning changes (Bill 44). Today, we are building upon that relationships, to expand our practice and bring a bold new project to the upscale Burnaby Crest neighbourhood. Located on a quiet cul-de-sac, 7609 Coldicutt is a rare mix of three and four bedroom detached strata homes — two of them fronting Coldicutt Street and two backing onto a park.

This project is grandfathered from Burnaby Zoning Updates further strengthening this unique offering;

- Large lot size — much bigger than a double duplex lot,
- Internal driveways with attached garages,
- Three level homes include a fourth bedroom on the ground level,
- Two level homes feature expansive second floor with oversized bedrooms & closets,
- Extended backyards — south end of the lot backs onto the park.

These homes have been tailored for multigenerational families and empty nesters, the main floors feature over-height ceilings, a powder room and spacious, custom designed kitchens. The homes include modern perks like air conditioning, EV charging and outdoor gas hookups.

Enclosed you will find advanced information for project sales. We invite you to connect with us to explore 7609 Coldicutt. We look forward to sharing our realtor package, pricing & purchaser incentives with you.

Lola Brkić

Head of Partnerships,
Laidler Capital

Lola@laidlercapital.com

778-885-3152



3 & 4 Bedroom Family Homes in Burnaby Crest

All four homes at 7609 Coldicutt offer bright, open-concept main floors for everyday living and entertaining.

Three-level plans feature a full level of quiet bedrooms above, and a flexible lower level that can function as a media lounge, playroom, or guest suite, these homes adapt as your family's needs evolve. Generous storage, attached parking, and direct connections to the park make school mornings, sports runs, and weekend gatherings effortless, while the vertical layout keeps busy, social spaces separate from calm, private retreats— a place for everyone under one roof.

The two-level homes were designed with downsizers in mind, offering the comfort and presence of a single-family house in a more right-sized, low-maintenance form. With living, dining, and kitchen spaces organized on a generous main floor and quiet bedrooms above, they preserve the familiar rhythm of a traditional home while eliminating the excess square footage, and upkeep of a larger property.

BURNABY CREST

Set in a quiet cul-de-sac, 7609 Coldicutt is a refined collection of family homes programmed with an intimate central courtyard, while the property's prized rear exposure opens directly onto a vast park, offering an expansive green backdrop and effortless access to recreation and trails—an exceptionally rare setting in the coveted Burnaby Crest neighbourhood.



BRENTWOOD

SFU

BRENTWOOD
TOWN CENTRE

HOLDOM STATION

BURQUITLAM

SPERLING BURNABY
LAKE STATION

LAKE CITY WAY

GOVERNMENT ROAD

PRODUCTION WAY

LOUGHEED

BURNABY LAKE

UPPER DEER LAKE

HWY 1

UPPER DEER LAKE

BUCKINGHAM HEIGHTS

7609 COLDICUTT

BURNABY CREST

PATTERSON

METROTOWN

KINGSWAY







HWY 1

LAKE CITY WAY
10 MIN

PRODUCTION WAY
8 MIN

CITY OF LOUGHEED
9 MIN

7609 COLDICUTT

BRAID
5 MIN

ROBERT BURNABY PARK

ARMSTRONG
ELEMENTARY SCHOOL

CARIBOO PARK

ÉCOLE CARIBOO HILL
SECONDARY SCHOOL

CREST SHOPPING
PLAZA

16TH AVE

ARMSTRONG AVE

SECOND STREET
COMMUNITY SCHOOL

10TH AVE

SAPPERTON
ROYAL COLUMBIAN
HOSPITAL
7 MIN

Bird's Eye



Pre-Construction Aerial Photo, November 2025

7609 Coldicutt, designed by Georgie Award–winning architect Raymond Bonter, reimagines the classic family home as a finely calibrated urban infill, with disciplined rooflines and crisp massing quietly elevating the streetscape. Inside, interior designer Mariya Balashova pairs warm, tactile finishes with clean modern lines and meticulously edited details. Together, Bonter and Balashova craft a home that feels both deeply livable and subtly luxurious—contemporary yet timeless, and perfectly tuned to modern West Coast family life.

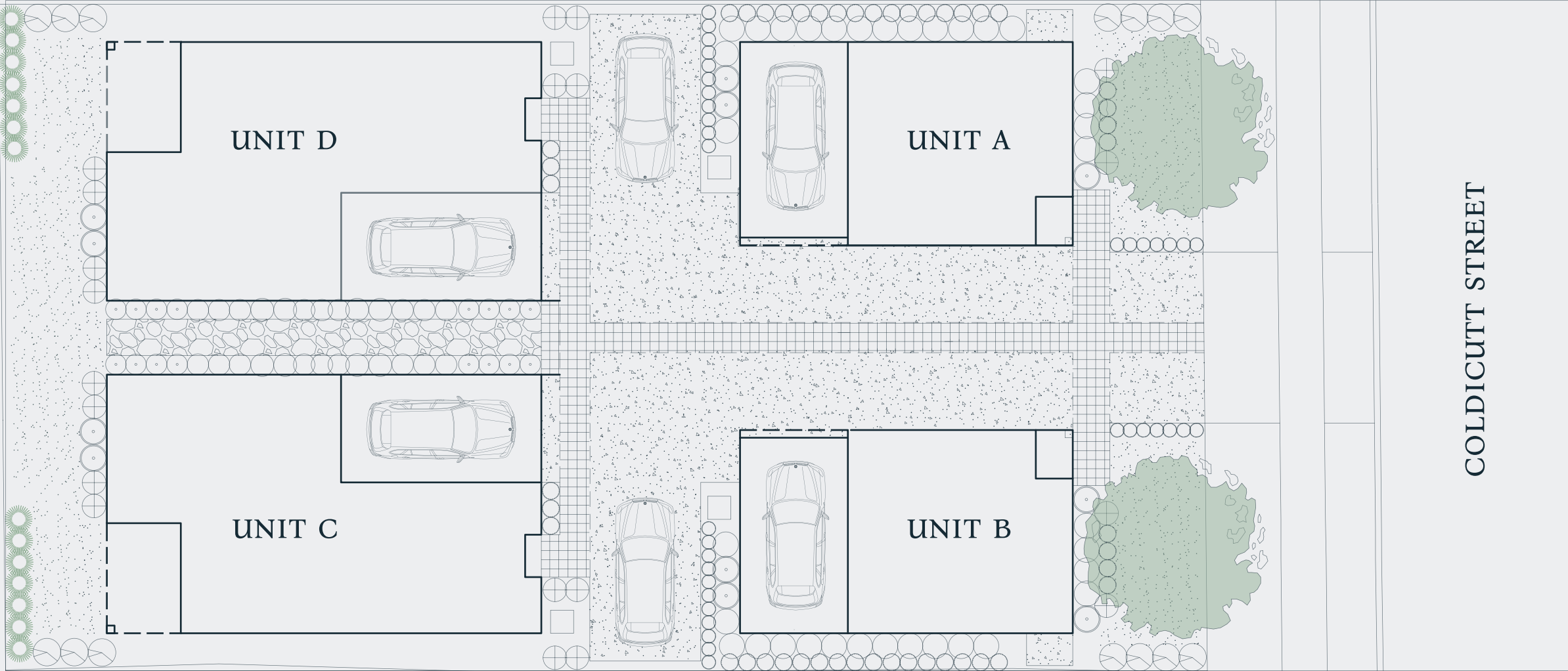




Site Plan



CARIBOO HILL PARK



COLDICUTT STREET

Site Section



- 1 BEDROOM
- 2 BATH
- 3 LAUNDRY
- 4 WALK-IN CLOSET
- 5 ENSUITE
- 6 KITCHEN/DINING
- 7 LIVING
- 8 COVERED DECK
- 9 REC. ROOM
- 10 BEDROOM
- 11 GARAGE



- 1 ENSUITE
- 2 LAUNDRY
- 3 BEDROOM
- 4 FOYER
- 5 FLEX SPACE
- 6 GREAT ROOM
- 7 COVERED PATIO



A

4 BEDROOM + 3.5 BATH

From the street, the house reads as a quietly confident infill home, compact in footprint but composed with the formality of a much larger residence. The front elevation stacks three stories beneath a simple gabled roof, its symmetry gently loosened by a recessed entry porch and a projecting bay of windows. Narrow horizontal siding and finely drawn trim lines give the façade a tailored feel, like a well-cut suit, while the gable treatment hints at a contemporary take on classic Craftsman detailing.

Along the side elevations, the architecture shifts from composure to rhythm. Long horizontal planes are punctuated by carefully placed windows and a modest balcony, breaking up the mass and bringing natural light deep into the interior. The rooflines step and overlap just enough to create shadow and depth without resorting to unnecessary ornament. At the rear, the home opens up more casually, with covered decks and a stronger connection to the yard and park.

It's the language of a modern family house: pragmatic, efficient, but with small moments of generosity—the classic front door, a balcony for morning coffee, a foyer for muddy shoes, a picture window catching late-day light.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

A

4 BEDROOM + 3.5 BATH

Lower Floor Plan: 515 SQ.FT
 Main Floor Plan: 708 SQ.FT
 Upper Floor Plan: 797 SQ.FT
 Garage: 247 SQ.FT

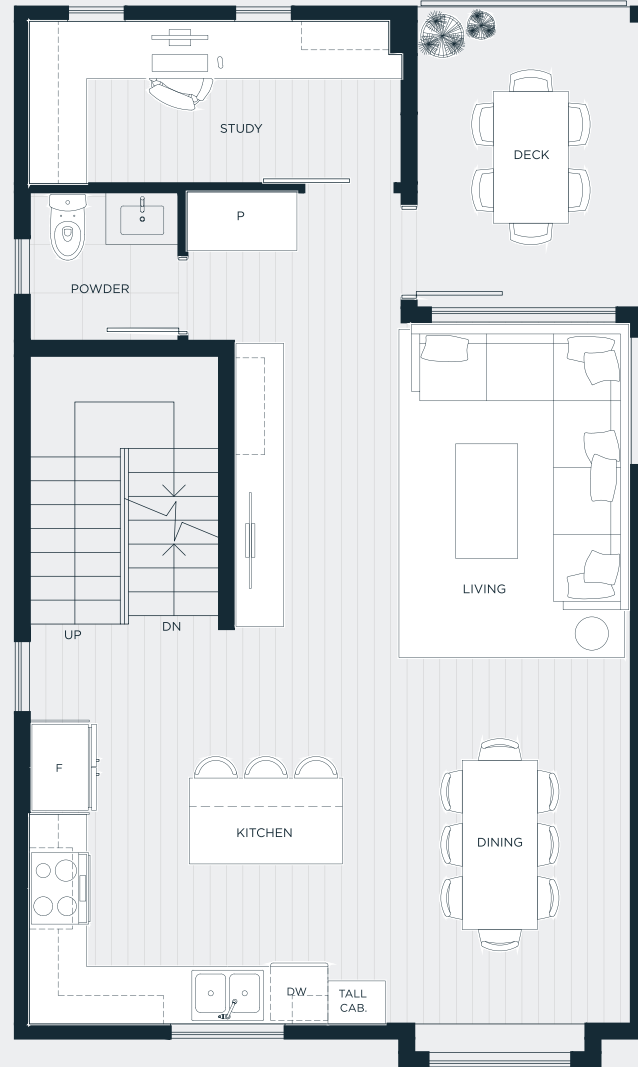
Lower Level
 Covered Entry 5'3" X 4'0"
 Foyer 5'0" X 9'9"
 Bedroom 8'1" X 8'3"
 Rec. Room 10'3" X 13'10"
 Bathroom 5'2" X 7'10"

Main Level
 Kitchen/Dining 21' X 13'10"
 Living 13'10" X 10'9"
 Powder 5'3" X 5'3"
 Study 13' X 5'8"
 Covered Deck 8'0" X 10'6"

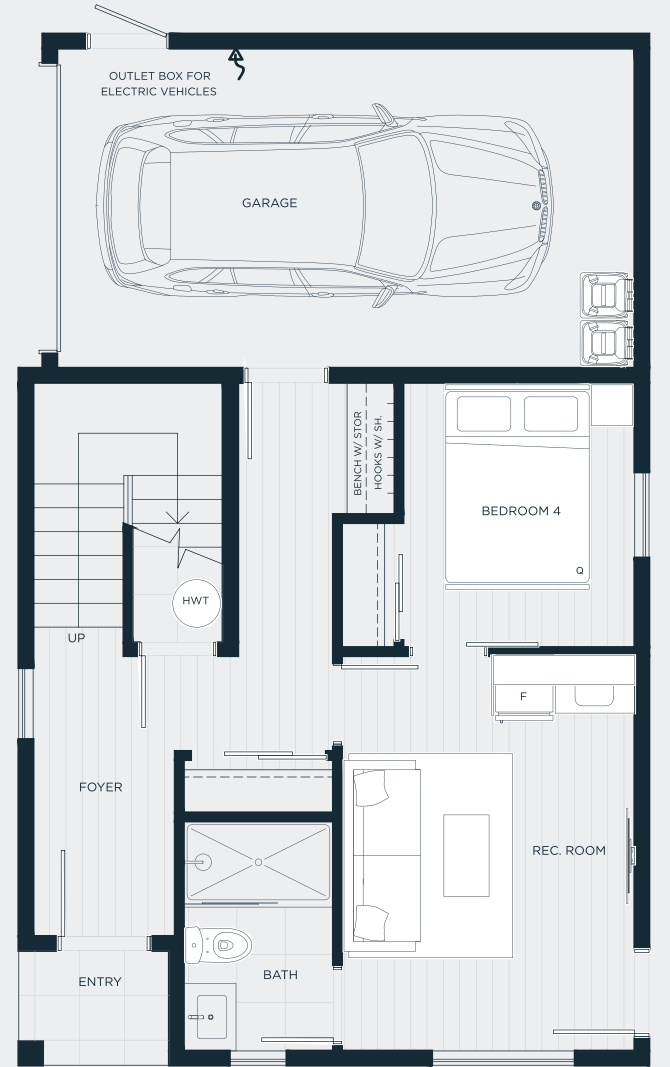
Upper Level
 Bedroom 1 14'1" X 11'2"
 Walk-In Closet 1 6'7" X 6'1"
 Ensuite 1 6'8" X 9'6"
 Bedroom 2 9'2" X 10'4"
 Laundry 5'0" X 8'0"
 Bedroom 3 9'2" X 10'10"
 Bathroom 5'0" X 8'3"



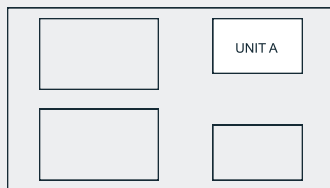
UPPER FLOOR PLAN



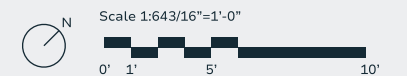
MAIN FLOOR PLAN



LOWER FLOOR PLAN



Individual room measurements are taken from architectural plans and may vary upon completion/ final strata plan. E.&O.E.



B

4 BEDROOM + 3.5 BATH

From the street, the house reads as a quietly confident infill home, compact in footprint but composed with the formality of a much larger residence. The front elevation stacks three stories beneath a simple gabled roof, its symmetry gently loosened by a recessed entry porch and a projecting bay of windows. Narrow horizontal siding and finely drawn trim lines give the façade a tailored feel, like a well-cut suit, while the gable treatment hints at a contemporary take on classic Craftsman detailing.

Along the side elevations, the architecture shifts from composure to rhythm. Long horizontal planes are punctuated by carefully placed windows and a modest balcony, breaking up the mass and bringing natural light deep into the interior. The rooflines step and overlap just enough to create shadow and depth without resorting to unnecessary ornament. At the rear, the home opens up more casually, with covered decks and a stronger connection to the yard and park.

It's the language of a modern family house: pragmatic, efficient, but with small moments of generosity—the classic front door, a balcony for morning coffee, a foyer for muddy shoes, a picture window catching late-day light.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

B

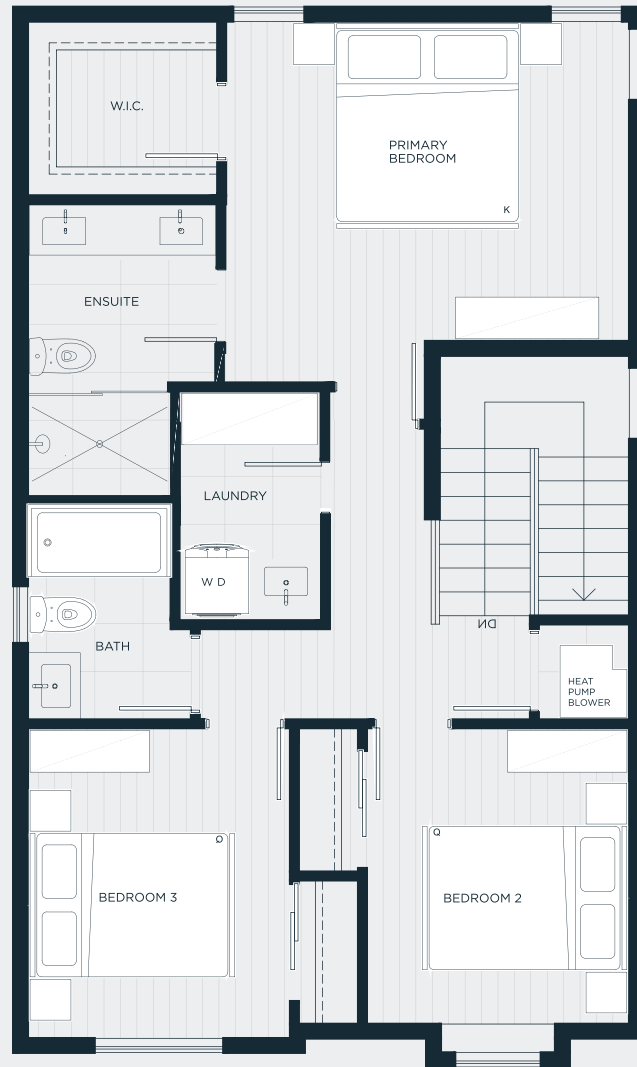
4 BEDROOM + 3.5 BATH

Lower Floor Plan: 515 SQ.FT
 Main Floor Plan: 708 SQ.FT
 Upper Floor Plan: 797 SQ.FT
 Garage: 247 SQ.FT

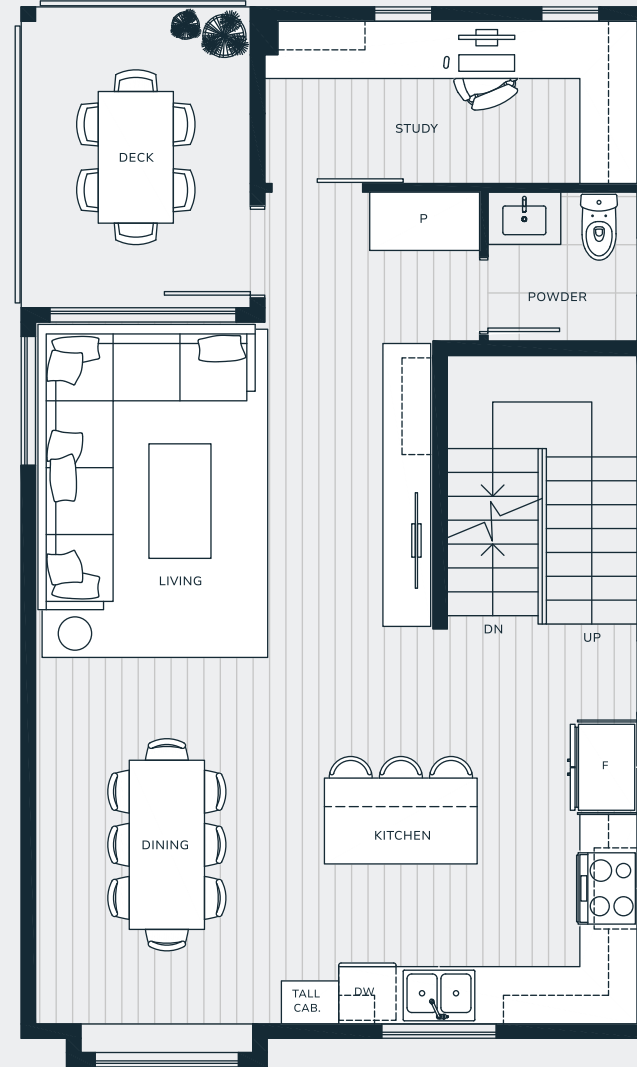
Lower Level
 Covered Entry 5'3" X 4'0"
 Foyer 5'0" X 9'9"
 Bedroom 8'1" X 8'3"
 Rec. Room 10'3" X 13'10"
 Bathroom 5'2" X 7'10"

Main Level
 Kitchen/Dining 21' X 13'10"
 Living 13'10" X 10'9"
 Powder 5'3" X 5'3"
 Study 13' X 5'8"
 Covered Deck 8'0" X 10'6"

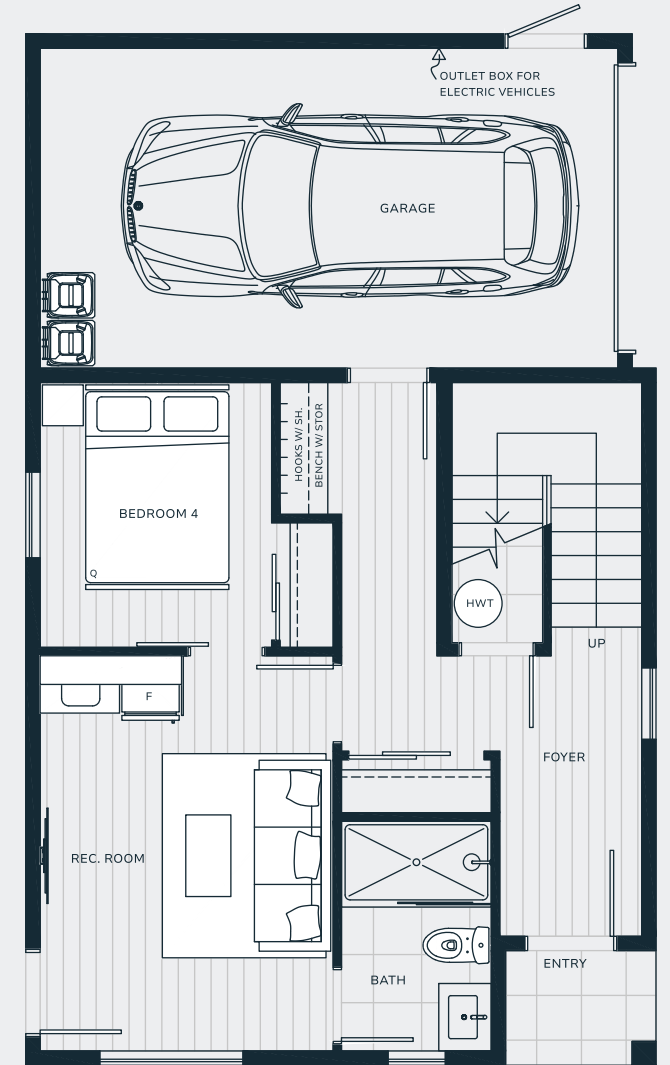
Upper Level
 Bedroom 1 14'1" X 11'2"
 Walk-In Closet 1 6'7" X 6'1"
 Ensuite 1 6'8" X 9'6"
 Bedroom 2 9'2" X 10'4"
 Laundry 5'0" X 8'0"
 Bedroom 3 9'2" X 10'10"
 Bathroom 5'0" X 8'3"



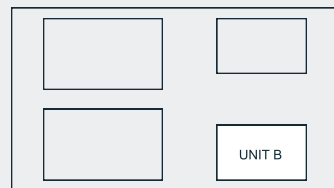
UPPER FLOOR PLAN



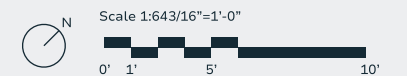
MAIN FLOOR PLAN



LOWER FLOOR PLAN



Individual room measurements are taken from architectural plans and may vary upon completion/ final strata plan. E.&O.E.



C

3 BEDROOM + 3.5 BATH

This two-level home is a quietly confident classic, a finely tailored take on the West Coast family home. From the cul-de-sac, a broad front gable and generous porch assemble a welcoming, almost lodge-like entry, with stone cladding at the base giving the façade a sense of permanence and weight. The garage is visually absorbed into the composition, its detailing echoing the front door so the architecture, not the function, remains the focus.

Along the side and rear elevations, long ribbons of horizontal siding and carefully edited windows create a calm, linear rhythm, hinting at bright, open interiors organized around light and views to the garden. Modest roof projections over secondary doors suggest practical gestures—a covered return from the yard, a sheltered mudroom entry—while the overall silhouette remains simple and disciplined.

It's a home designed to feel instantly familiar yet subtly elevated, the kind of house that can anchor a suburban street today and still feel timeless decades from now.



FRONT ELEVATION



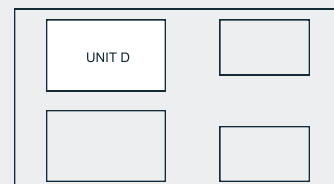
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



C

3 BEDROOM + 3.5 BATH

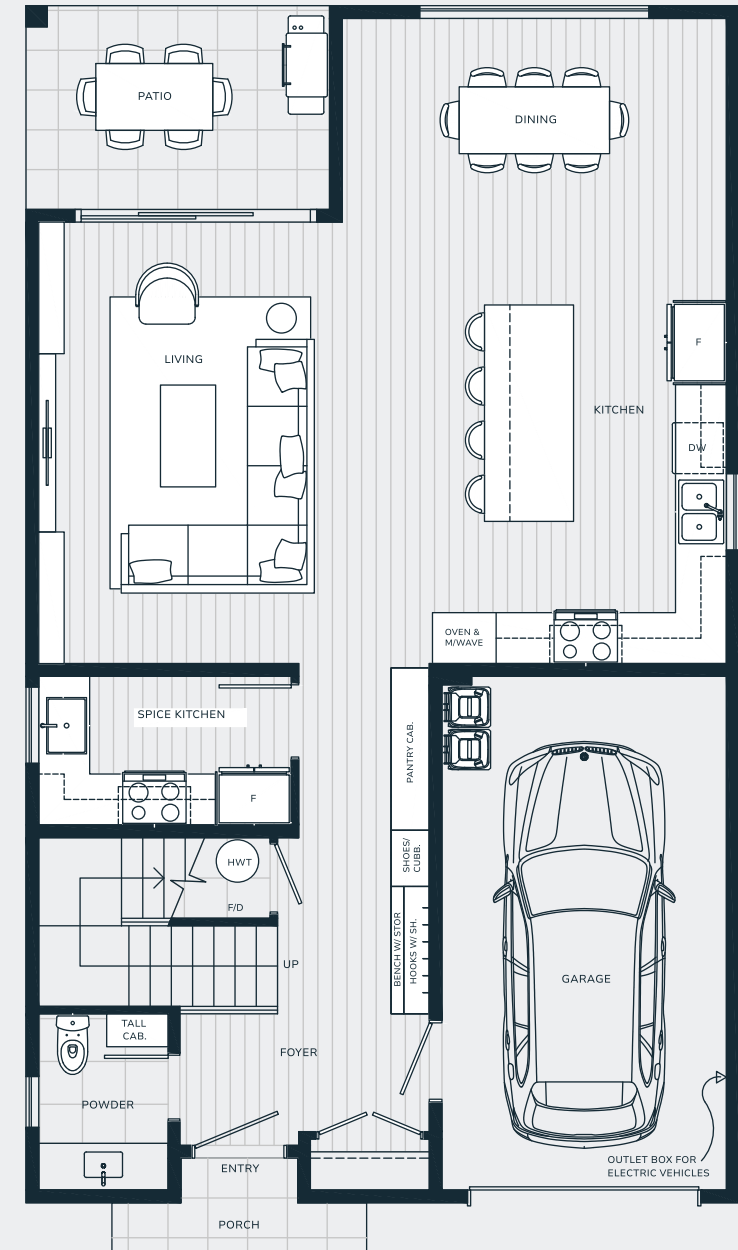
Lower Level: 973 SQ.FT
 Upper Level: 1172 SQ.FT
 Garage: 241 SQ.FT

Lower Level
 Covered Patio 11'11" X 8'0"
 Dining 15'1" X 11'3"
 Great Room 17'6" X 17'4"
 Kitchen 9'6" X 14'1"
 Flex 9'11" X 5"
 Bathroom 5'1" X 6'11"
 Foyer 9'9" X 5'11"

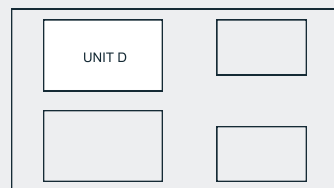
Upper Level
 Bedroom 1 15' X 13'1"
 Walk-In Closet 1 8' X 8'
 Ensuite 1 8' X 9'
 Bedroom 2 11'1" X 12'10"
 Ensuite 2 5' X 8'2"
 Laundry 5'9" X 8'2"
 Bedroom 3 11'2" X 12'5"
 Ensuite 3 10'5" X 6'9"



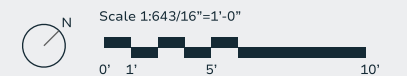
UPPER FLOOR PLAN



LOWER FLOOR PLAN



Individual room measurements are taken from architectural plans and may vary upon completion/ final strata plan. E.&O.E.



D

3 BEDROOM + 3.5 BATH

This two-level home is a quietly confident classic, a finely tailored take on the West Coast family home. From the cul-de-sac, a broad front gable and generous porch assemble a welcoming, almost lodge-like entry, with stone cladding at the base giving the façade a sense of permanence and weight. The garage is visually absorbed into the composition, its detailing echoing the front door so the architecture, not the function, remains the focus.

Along the side and rear elevations, long ribbons of horizontal siding and carefully edited windows create a calm, linear rhythm, hinting at bright, open interiors organized around light and views to the garden. Modest roof projections over secondary doors suggest practical gestures—a covered return from the yard, a sheltered mudroom entry—while the overall silhouette remains simple and disciplined.

It's a home designed to feel instantly familiar yet subtly elevated, the kind of house that can anchor a suburban street today and still feel timeless decades from now.



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

D

3 BEDROOM + 3.5 BATH

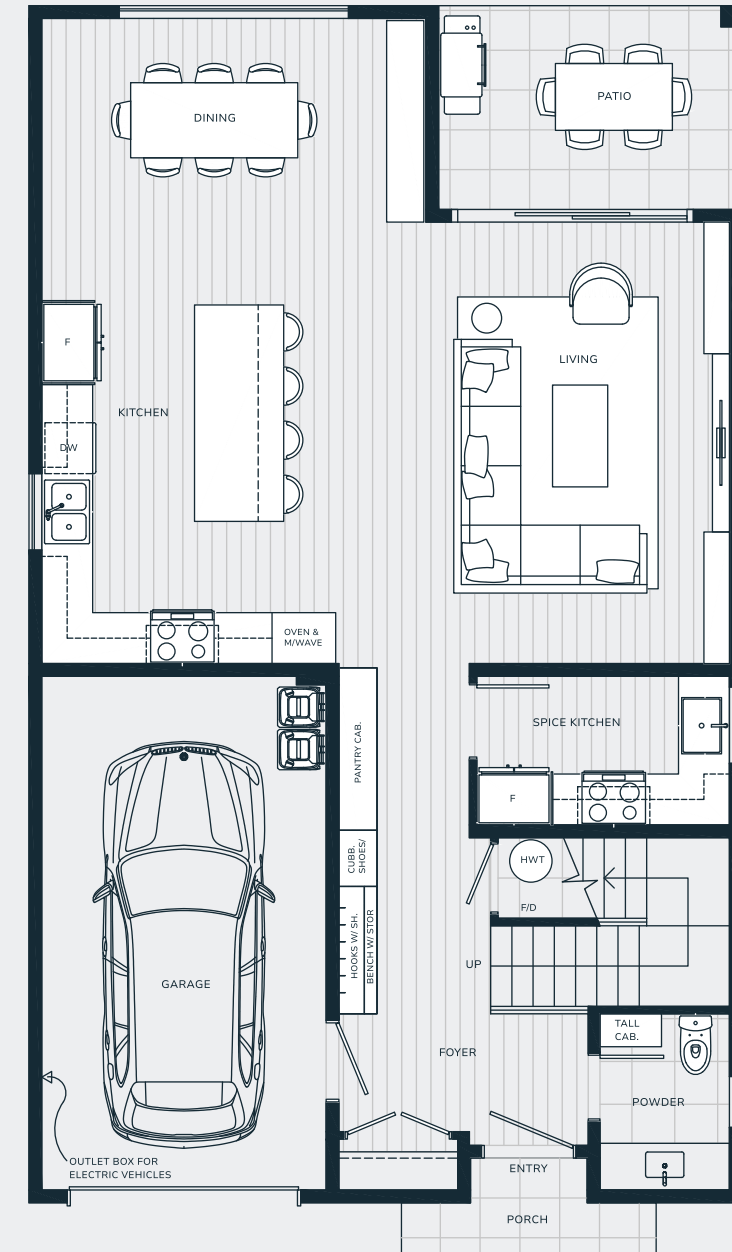
Lower Level: 973 SQ.FT
 Upper Level: 1172 SQ.FT
 Garage: 241 SQ.FT

Lower Level
 Covered Patio 11'11" X 8'0"
 Dining 15'1" X 11'3"
 Great Room 17'6" X 17'4"
 Kitchen 9'6" X 14'1"
 Flex 9'11" X 5"
 Bathroom 5'1" X 6'11"
 Foyer 9'9" X 5'11"

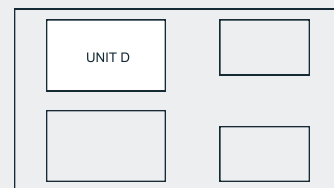
Upper Level
 Bedroom 1 15' X 13'1"
 Walk-In Closet 1 8' X 8'
 Ensuite 1 8' X 9'
 Bedroom 2 11'1" X 12'10"
 Ensuite 2 5' X 8'2"
 Laundry 5'9" X 8'2"
 Bedroom 3 11'2" X 12'5"
 Ensuite 3 10'5" X 6'9"



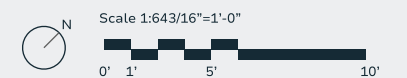
UPPER FLOOR PLAN



LOWER FLOOR PLAN



Individual room measurements are taken from architectural plans and may vary upon completion/ final strata plan. E.&O.E.



PROJECT TEAM

7609 Coldicutt is a collaboration between Costar Construction, ICON Projects and Laidler Capital, an experienced team united around a common goal: creating exceptional living experiences and enduring value for end users. Together, this team has developed a rare offering in an ideal setting, tailored to growing families and discerning downsizers.



Columbia

MOUNTAIN
Special

Costar Construction

Specializing in residential projects, the Costar has built a reputation for delivering high-quality construction with innovative solutions. Known for their attention to detail, Costar Construction recently earned the CHBA BC 2024 Georgie Award for Best Multiplex Residential Home.



Icon Projects

Led by certified master homebuilders, the company has delivered quality housing for over 15 years across the Lower Mainland. Icon is known for combining high-quality construction with thoughtful design that meets the needs of modern multigenerational families.



7609COLDICUTT.COM

Presented by

LAILDLER
CAPITAL

Contact Us

Lola Brkić
Head of Partnerships,
Laidler Capital

Lola@laidlercapital.com
778-885-3152

Project Sales


THE VANCOUVER LIFE
REAL ESTATE GROUP

Sales Enquiries

Dan Wurtele
Personal Real Estate Corporation
dan@thevancouverlife.com
1 (604) 809-0834

Ryan Dash
Personal Real Estate Corporation, BA
ryan@thevancouverlife.com
1 (778) 898-0089