



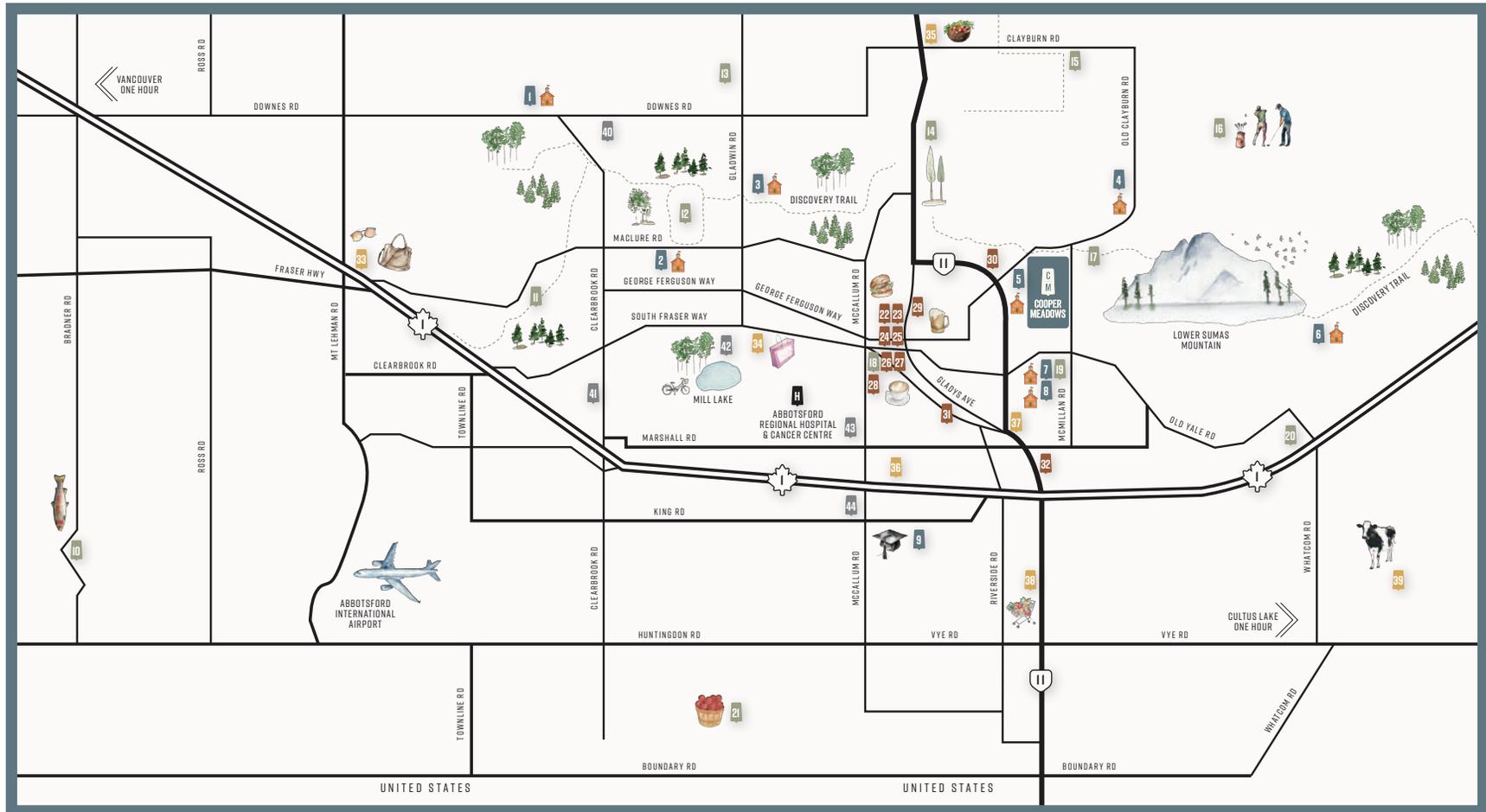
# WEST FIELD

COOPER MEADOWS



## COME HOME TO THE HEART OF THE VALLEY

West Field at Cooper Meadows offers the best of Valley living, combining nature with urban convenience in a prime Abbotsford location. Surrounded by parks and walking paths, West Field provides beautifully crafted homes for every stage of life in a desirable neighbourhood.



## ADVENTURES AT YOUR DOORSTEP

### SCHOOLS

1. MENNONITE EDUCATIONAL INSTITUTE
2. W.J. MOUAT SECONDARY
3. CHIEF DAN GEORGE MIDDLE
4. ABBOTSFORD CHRISTIAN MIDDLE & SECONDARY
5. MARGARET STENERSEN ELEMENTARY
6. ABBOTSFORD SCHOOL OF INTEGRATED ARTS
7. YALE SECONDARY
8. WILLIAM A. FRASER MIDDLE
9. UNIVERSITY OF THE FRASER VALLEY

### RECREATION

10. SILVERBROOK FARM
11. DISCOVERY TRAIL ROUTE
12. ABBOTSFORD EXHIBITION PARK
13. VALLEY GOLF CENTRE
14. WILLBAND CREEK PARK
15. CLAYBURN VILLAGE
16. LEDGEVIEW GOLF CLUB
17. CASSIAR PARK
18. ABBOTSFORD FARM & COUNTRY MARKET
19. ABBOTSFORD RECREATION CENTRE
20. CASTLE FUN PARK
21. TAVES FAMILY FARMS

### RESTAURANTS & CAFÉS

22. THE HABIT PROJECT
23. ANN MARIE'S CAFÉ
24. OLDHAND COFFEE
25. DUFF & GO BAKEHOUSE
26. BOW & STERN
27. THE POLLY FOX
28. BANTER ICE CREAM
29. LOU'S GRILL
30. CAFE AMARTI
31. FIELD HOUSE BREWING CO.
32. CACTUS CLUB CAFE

### SHOPPING

33. HIGHSTREET SHOPPING CENTRE
34. SEVENOAKS SHOPPING CENTRE
35. LEPP FARM MARKET
36. BASS PRO SHOPS
37. ABBOTSFORD VILLAGE
38. COSTCO
39. BIRCHWOOD DAIRY

### PLACES OF WORSHIP

40. NORTHVIEW COMMUNITY CHURCH
41. THE GATHERING CHURCH
42. SEVENOAKS ALLIANCE CHURCH
43. ST ANN'S CATHOLIC CHURCH
44. CENTRAL HEIGHTS CHURCH



# TIMELESS DESIGN. MODERN COMFORT.

This vibrant community showcases Su Casa-designed single-family homes inspired by modern farmhouse architecture, blending timeless character with modern conveniences such as double-car garages with EV outlets, Telus Smart Home, and energy-efficient systems designed for today's lifestyles.



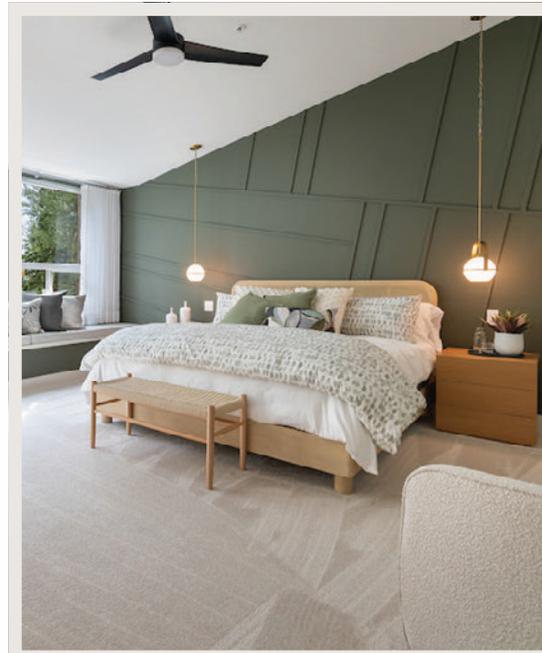
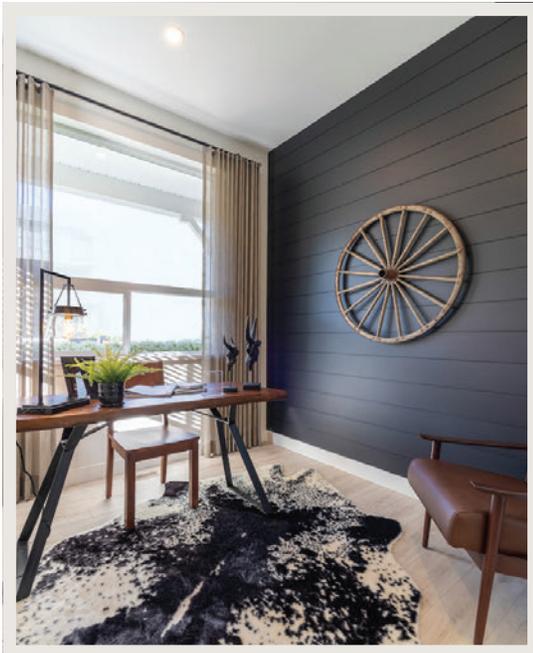


## YOUR PRIVATE RETREAT

Front and back yards are professionally landscaped, with fully fenced back yards that provide both security and a private retreat for outdoor living.



DESIGNED FOR LIVING



## ROOM TO BREATHE

Step inside to enjoy bright, style-forward interiors with thoughtfully designed three- and four-bedroom floorplans ranging from 2,841 to 2,910 square feet. Light pours in through expansive windows, while 10' ceilings on the main floor and open-concept layouts amplify the sense of space. Natural gas fireplaces with quartz surrounds bring warmth and elegance, creating inviting spaces where family and friends will naturally gather.

## SU CASA

The mission at Su Casa is simple: to help people love where they live. Founded by Andy Friesen in his hometown of Abbotsford, Su Casa grew from a lifelong passion for residential design—first expressed through childhood sketches, then shaped through formal training in drafting technology, and refined through two decades of practice. Since 2005, Su Casa has specialized in designing custom homes that reflect the character and values of the families who live in them. Today, their award-winning work can be found across Canada, recognized for its thoughtful flow, practical function, and timeless beauty. With dozens of awards at the local, provincial, national, and international levels, Su Casa is proud to bring that same level of design excellence home to Abbotsford—and is pleased to partner with Morningstar at Cooper Meadows.



Nelson & Grove MISSION

## MORNINGSTAR PROMISE

Morningstar has established itself as one of the leading builders of single-family homes in British Columbia, having successfully built over 2,400 homes across more than 40 neighbourhoods throughout the Lower Mainland. We are proud to be an associate of Polygon Homes Limited, one of the region's top homebuilders. Since 1980, Polygon and its associated companies have built more than 34,000 homes, drawing on decades of experience to provide homeowners—at any stage of life and in any Lower Mainland municipality—with the confidence and peace of mind that comes with purchasing a well-crafted home. Morningstar is committed to upholding and expanding upon Polygon's strong reputation for quality design, durable construction, and exceptional customer service. Plan your next move with us—we promise to make your experience truly exceptional.



Nelson & Grove MISSION

# NOW SELLING

3038 Brigette Street, Abbotsford BC V2S 0P5

604 219 4163

[westfield@mstarhomes.com](mailto:westfield@mstarhomes.com)

[mstarhomes.com](http://mstarhomes.com)

**MORNINGSTAR**



# FLOORPLANS & FEATURES

# Ascott

TOTAL AREA 2910 SQ FT (INCLUDING UNFINISHED BASEMENT)



## WEST FIELD

COOPER MEADOWS



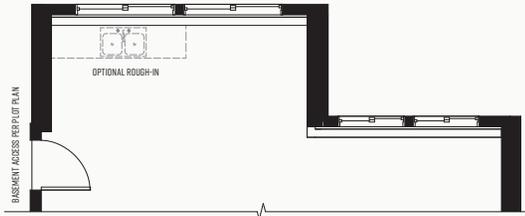
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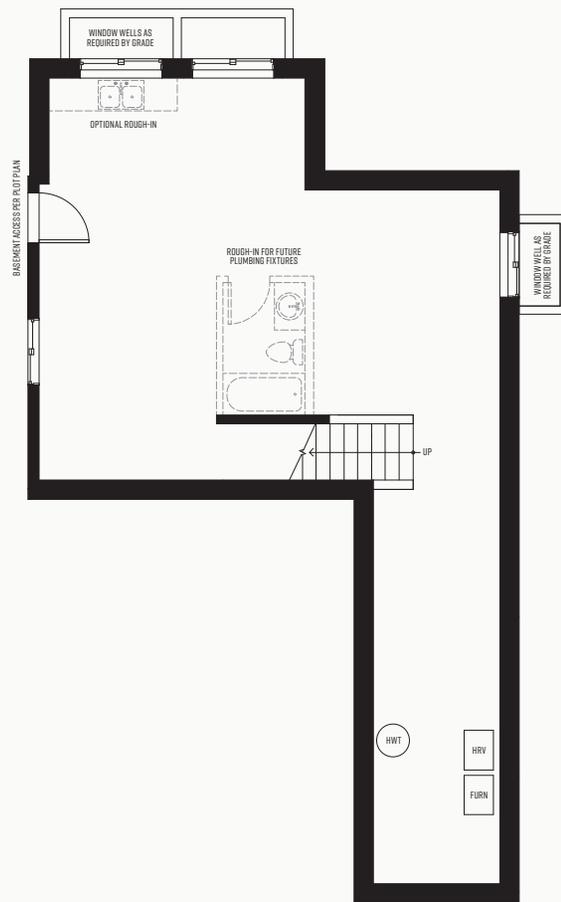
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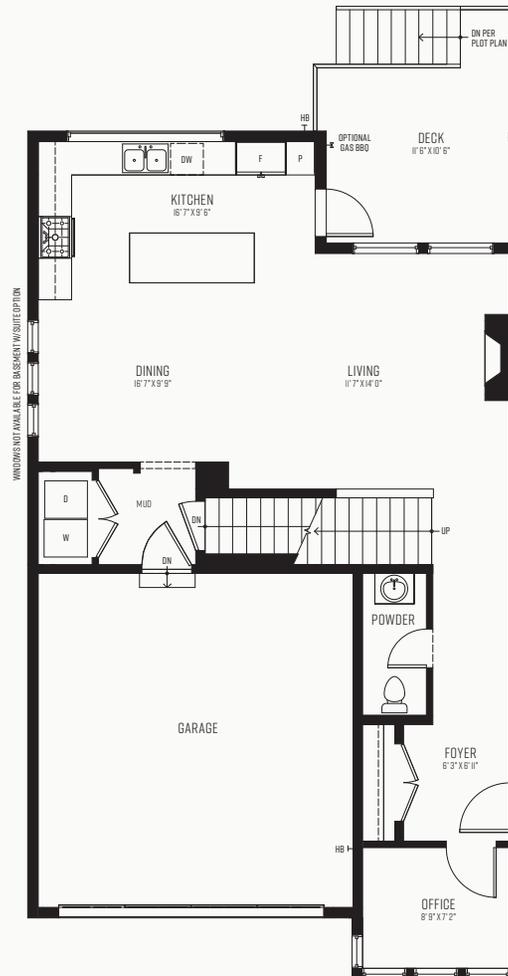
C



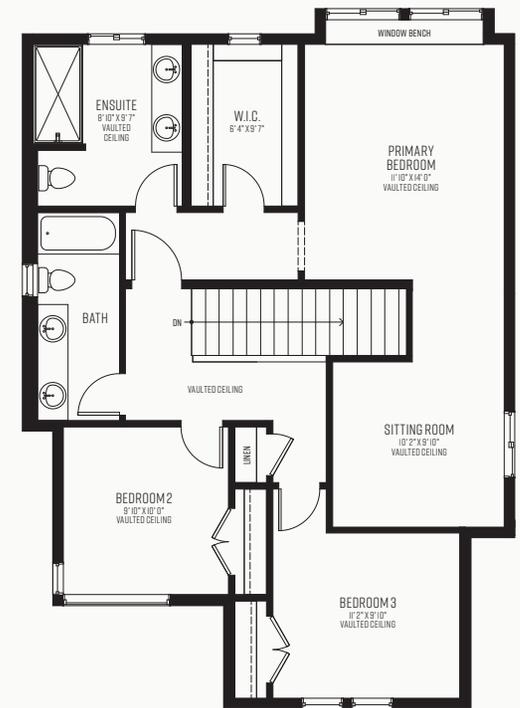
UNFINISHED DAYLIGHT BASEMENT



UNFINISHED BASEMENT  
946 SQ FT

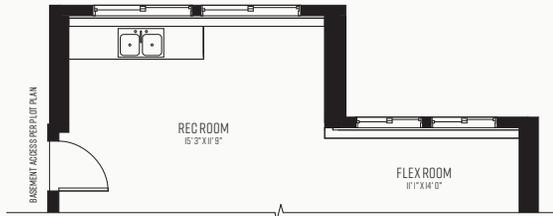


MAIN FLOOR  
946 SQ FT



UPPER FLOOR · SITTING ROOM  
1018 SQ FT

# Ascott BASEMENT OPTIONS



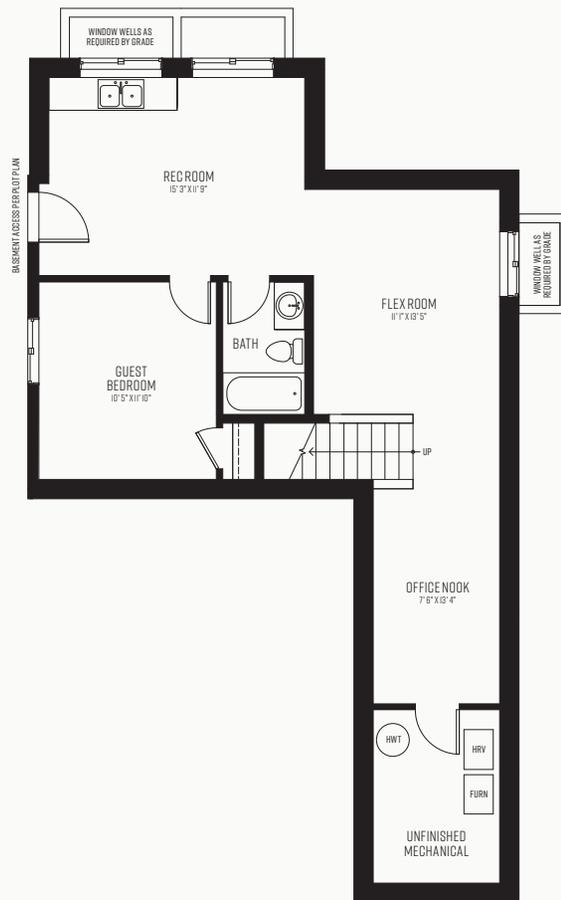
FINISHED DAYLIGHT BASEMENT



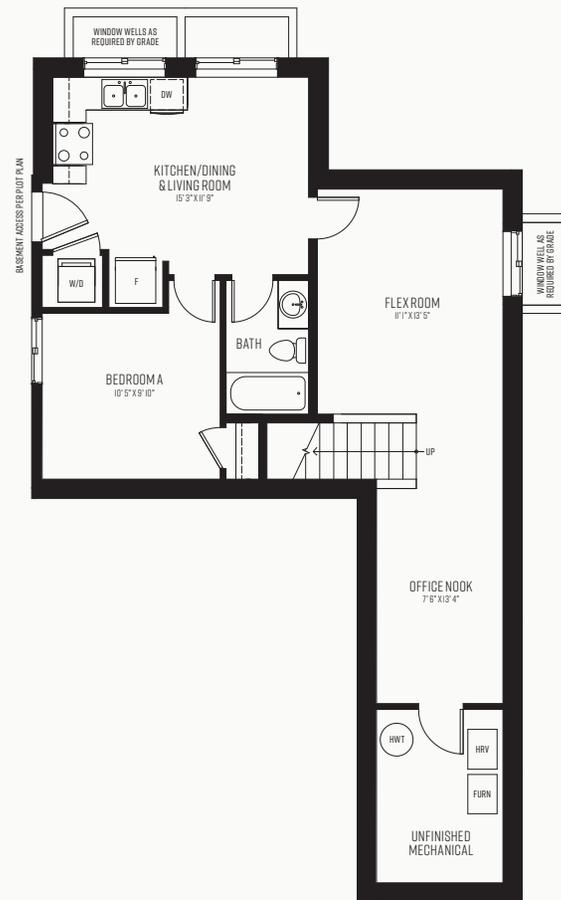
FINISHED DAYLIGHT BASEMENT  
WITH 1 BEDROOM SUITE



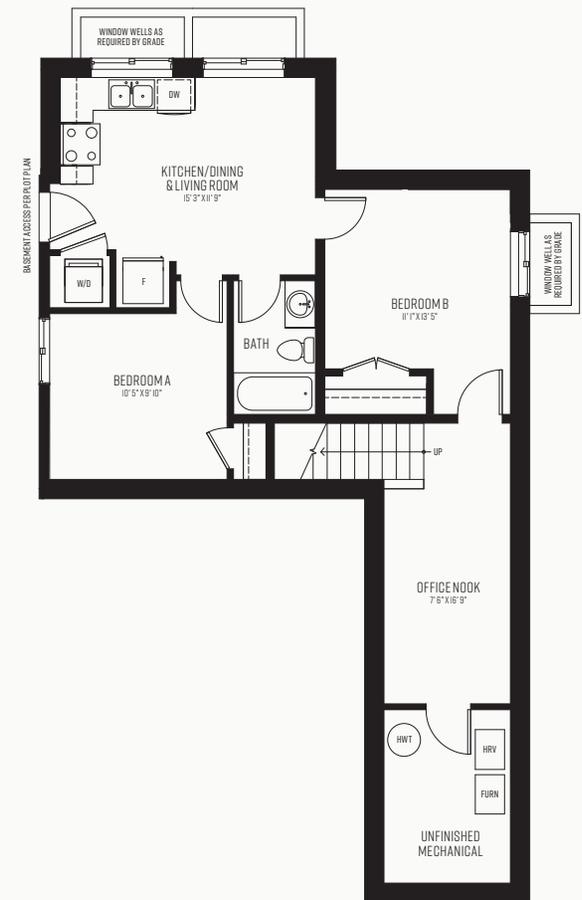
FINISHED DAYLIGHT BASEMENT  
WITH 2 BEDROOM SUITE



FINISHED BASEMENT  
946 SQ FT

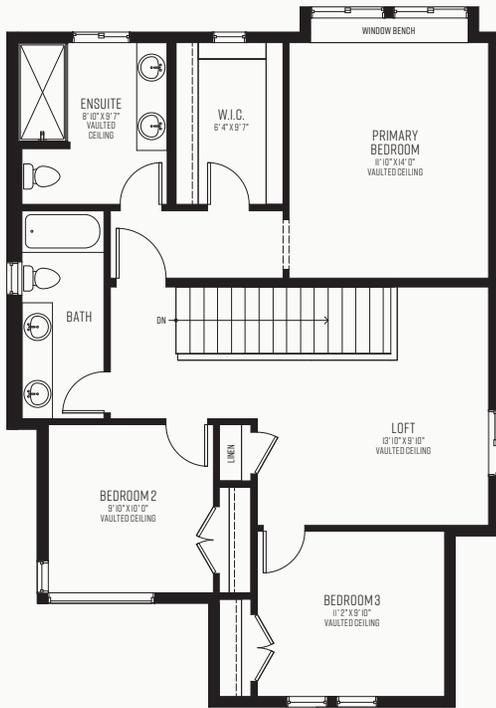


FINISHED BASEMENT · 1 BEDROOM SUITE  
SUITE 444 SQ FT · BASEMENT 502 SQ FT

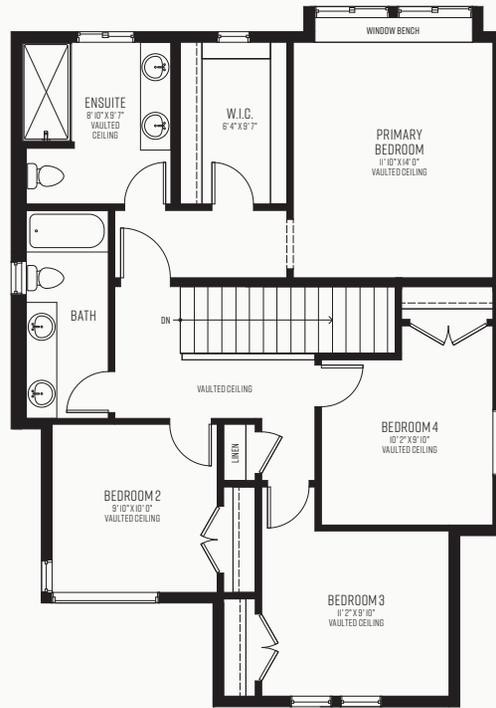


FINISHED BASEMENT · 2 BEDROOM SUITE  
SUITE 633 SQ FT · BASEMENT 313 SQ FT

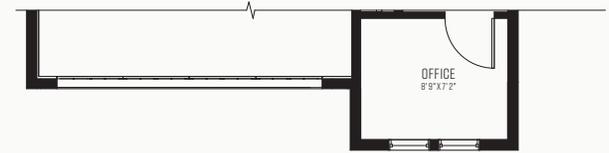
# Ascott UPPER & MAIN OPTIONS



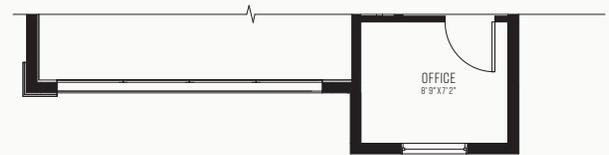
UPPER · LOFT  
ASCOTT A · 1018 SQ FT



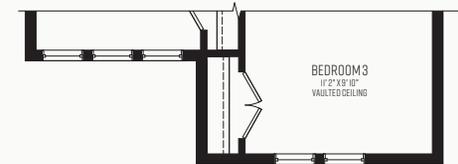
UPPER · 4 BEDROOMS  
ASCOTT A · 1018 SQ FT



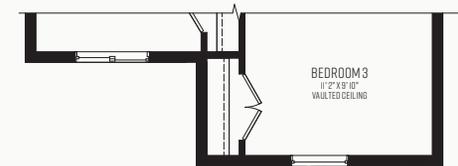
MAIN · ASCOTT B



MAIN · ASCOTT C



UPPER · ASCOTT B



UPPER · ASCOTT C

The developer reserves the right to make modifications to floor plans, elevations, features and/or finishes without notice. Sizes are based on architectural measurements E. & O.E. All landscaping elements for illustrative purposes only. Refer to plot plan.

**MORNINGSTAR**

MORNINGSTAR WEST FIELD HOMES LTD.  
COOPER MEADOWS DEVELOPMENTS LTD.

# Everett

TOTAL AREA 2898 SQ FT (INCLUDING UNFINISHED BASEMENT)



## WEST FIELD

COOPER MEADOWS



A

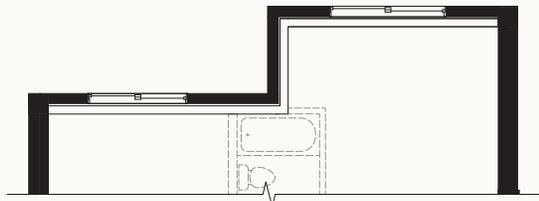


B

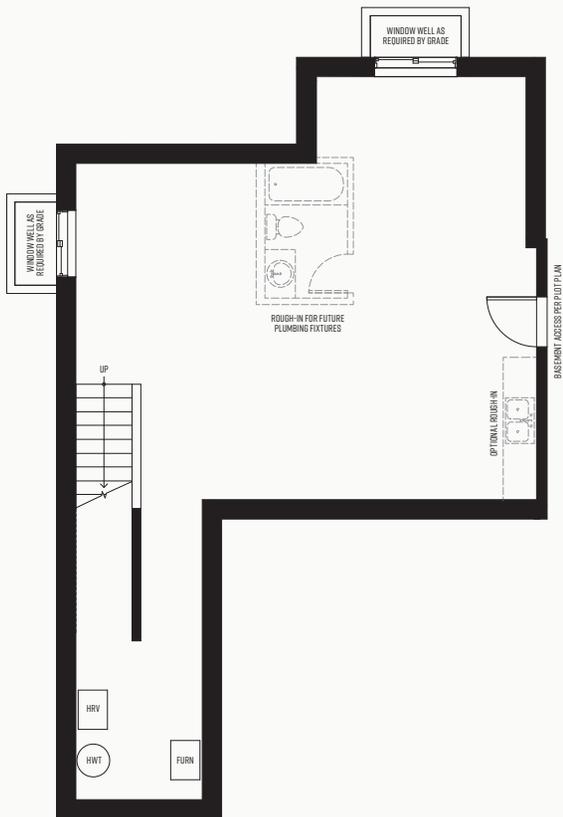


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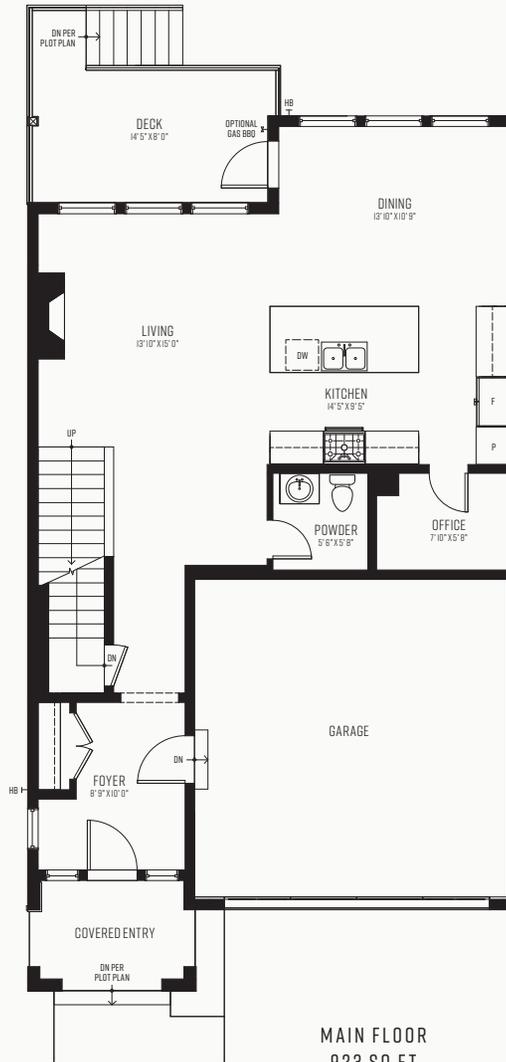
# Everett FLOOR PLAN · EVERETT A



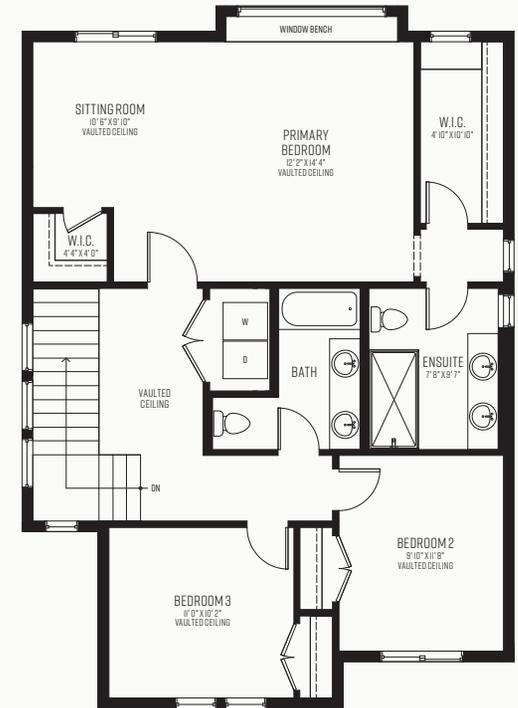
UNFINISHED DAYLIGHT BASEMENT



UNFINISHED BASEMENT  
923 SQ FT

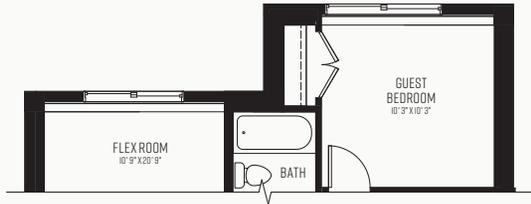


MAIN FLOOR  
923 SQ FT

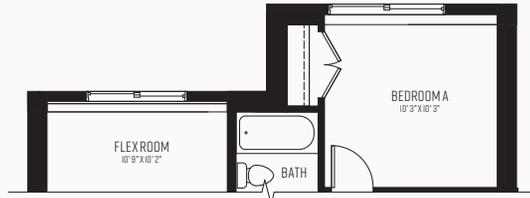


UPPER FLOOR · SITTING ROOM  
1052 SQ FT

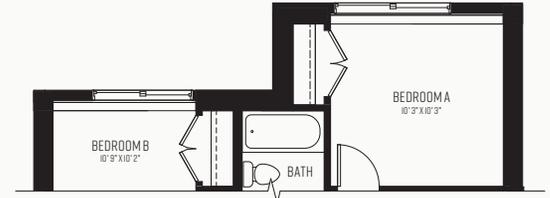
Everett BASEMENT OPTIONS



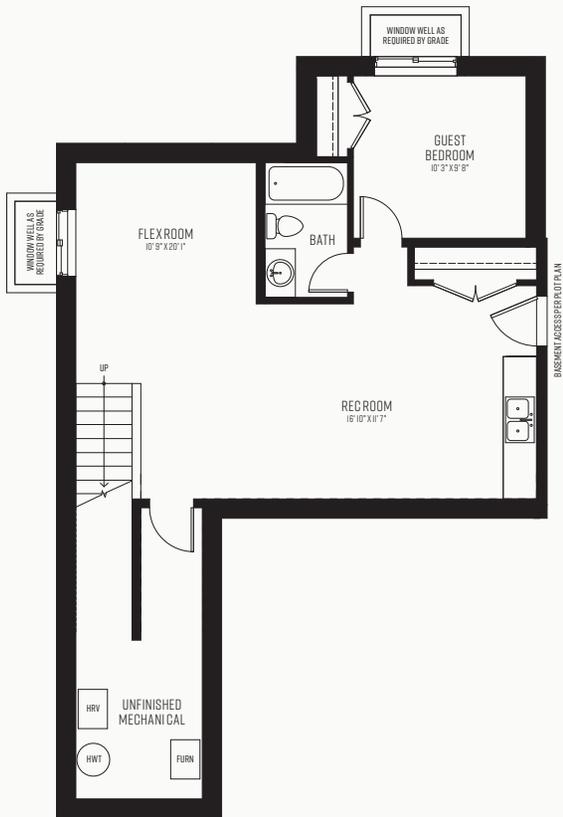
FINISHED DAYLIGHT BASEMENT



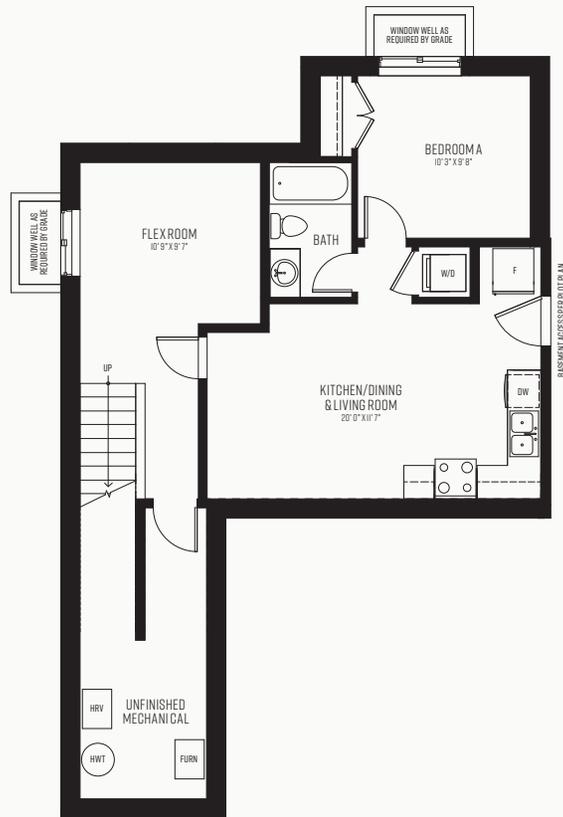
FINISHED DAYLIGHT BASEMENT WITH 1 BEDROOM SUITE



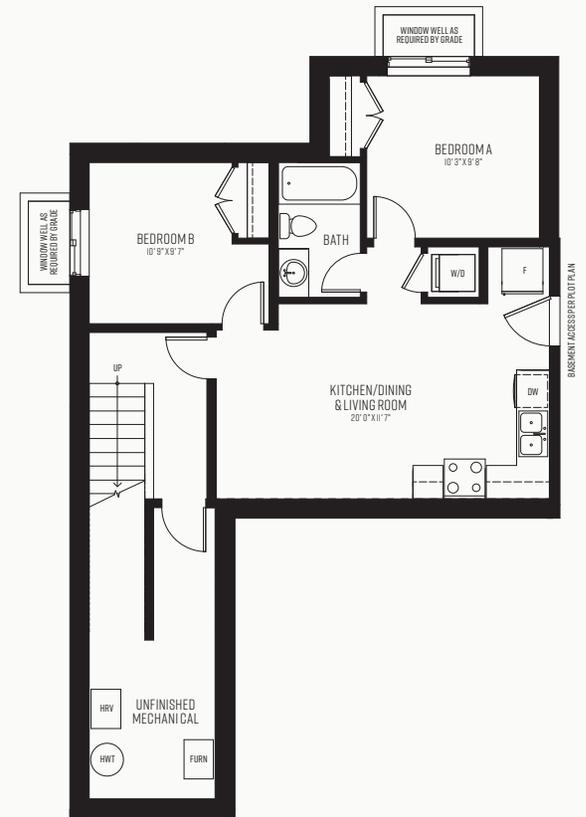
FINISHED DAYLIGHT BASEMENT WITH 2 BEDROOM SUITE



FINISHED BASEMENT  
923 SQ FT



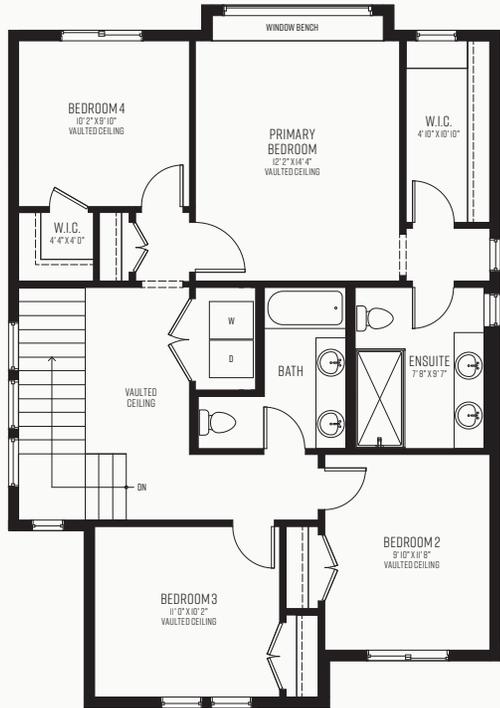
FINISHED BASEMENT • 1 BEDROOM SUITE  
SUITE 500 SQ FT • BASEMENT 423 SQ FT



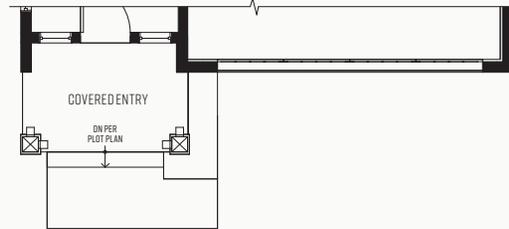
FINISHED BASEMENT • 2 BEDROOM SUITE  
SUITE 639 SQ FT • BASEMENT 284 SQ FT

# Everett

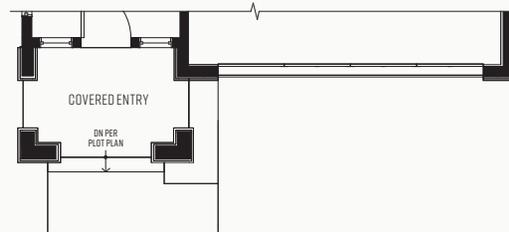
UPPER & MAIN OPTIONS



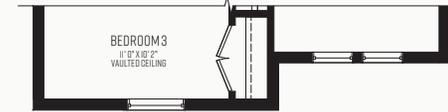
UPPER · 4 BEDROOMS  
 EVERETT A · 1052 SQ FT



MAIN · EVERETT B



MAIN · EVERETT C



UPPER · EVERETT B



UPPER · EVERETT C

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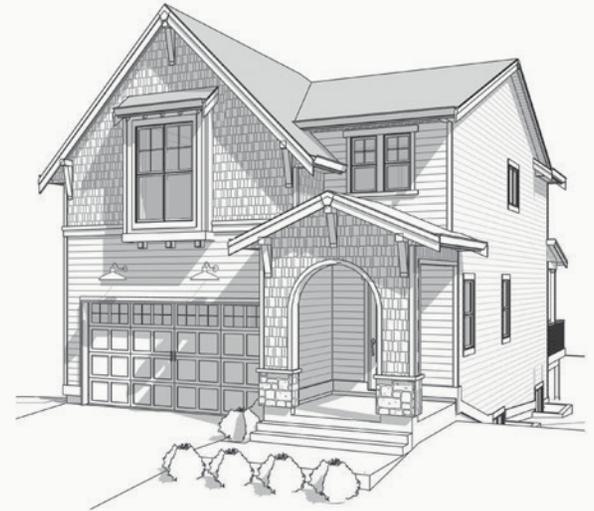
# Glenridge

TOTAL AREA 2841 SQ FT (INCLUDING UNFINISHED BASEMENT)



## WEST FIELD

COOPER MEADOWS



A



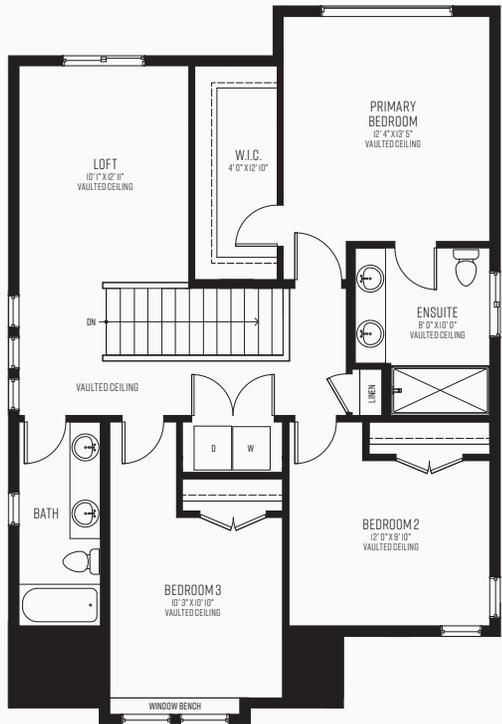
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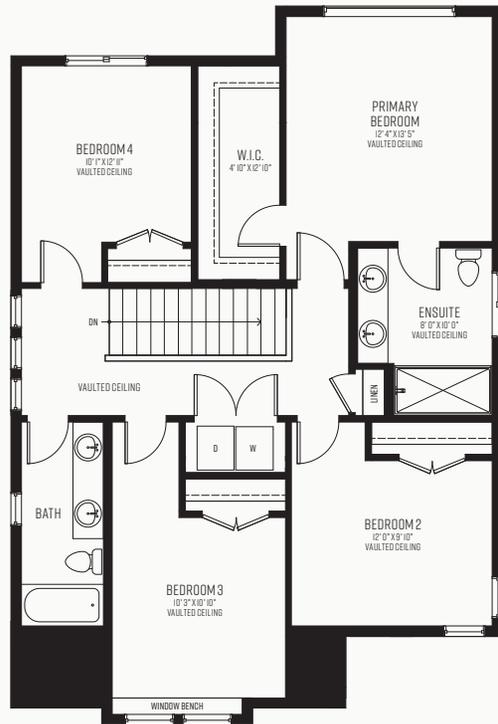
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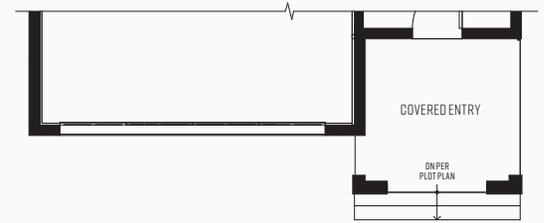
# Glenridge MAIN & UPPER OPTIONS



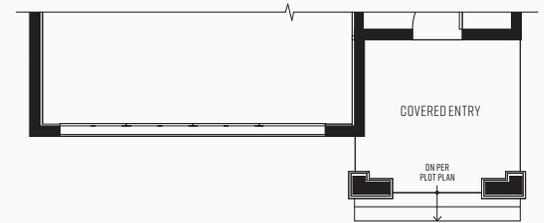
UPPER · LOFT  
GLENRIDGE A · 1073 SQ FT



UPPER · 4 BEDROOMS  
GLENRIDGE A · 1073 SQ FT



MAIN · GLENRIDGE B



MAIN · GLENRIDGE C



UPPER · GLENRIDGE B



UPPER · GLENRIDGE C

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## WEST FIELD

COOPER MEADOWS

# FEATURES

## EXTERIORS

- 9 distinctive architectural elevations
- Hardie board siding, shingle, board & batten, brick or stone (per elevation) with wood detailing
- 8' contemporary flush-glazed entry door with iron black handle set
- Double garage with smart automatic door opener
- Driveway with broom finish concrete
- Professionally landscaped front and back yards
- Fully fenced back yards

## SPA-LIKE BATHROOMS

- Powder Room vanity with quartz countertop, matte black widespread dual-lever faucet, black-framed mirror, pendant light, and durable laminate flooring
- Main Bath with dual-sink vanity, quartz countertop, matte black single-lever faucets, relaxing soaker tub, and ceramic tile flooring coordinated with wall and accent tiles (per colour scheme)

- Primary Ensuite with elegant dual-sink vanity and quartz countertop, matte black widespread dual-lever faucet, extra-large frameless glass shower, and ceramic tile flooring with coordinated wall and accent tiles (per colour scheme)

## THOUGHTFUL DETAILS

- TELUS wireless smart security system: Includes control panel, keypad, motion sensor, window and door contacts, leak detection devices, smart doorbell, smart lock, smart garage door opener, and a rear-yard turret camera mounted under the soffit
- Roughed-in garburator
- Two exterior hose bibs
- Two exterior electrical outlets
- Telephone outlet on each floor
- Cable T.V. outlet in living room
- USB combo outlet on each floor
- 40 amp, 240 volt EV outlet in garage

## INTERIORS

- Choice of 3 signature Su Casa interior colour schemes
- 9' basement, 10' main floor, and 8' upper floor ceilings with vaulted areas (per model)
- Spacious open-concept layouts
- Durable laminate flooring on main floor
- Plush carpeting on stairs and upper floor
- Contemporary matte black door hardware
- Staircase with half-wall and wood cap
- Natural gas fireplace with quartz surround

## GOURMET KITCHENS

- Premium appliance package:
  - Sleek integrated Fisher & Paykel refrigerator
  - Built-in Smeg wall oven
  - Built-in Smeg gas stove
  - Smeg hood fan
  - Panasonic microwave
  - Integrated Samsung dishwasher
  - Samsung washer & dryer

- Quartz countertop (per colour scheme)
- Shaker & flat panel cabinets (per colour scheme) with soft close hinges
- Oversized islands with eating bar and storage
- Full height ceramic tile backsplash
- Matte black single lever pull-down faucet with matching natural composite sink

## QUALITY CONSTRUCTION

- Gas condensing furnace with heat pump and HRV
- Energy efficient, 76 US gallon, electric water heater
- Low E, vinyl windows
- Low VOC paint and adhesives
- 30 year asphalt laminate shingle roof
- Smoke & carbon monoxide detectors
- Engineered joists with 2x6 exterior wall construction
- 2-5-10 year warranty with Travelers Guarantee

# SITEPLAN



## WEST FIELD

COOPER MEADOWS



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**MORNINGSTAR**

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COOPER MEADOWS DEVELOPMENTS LTD.