

A MOUNTAIN COMMUNITY BY BOSA



THE RESIDENCES
AT LYNN VALLEY

A TRIBUTE TO THE MOUNTAIN LIFESTYLE

An unforgettable place to visit and an extraordinary place to live. Lynn Valley's amazing natural setting and strong community spirit are what inspired our vision for The Residences. Homes are at sky level, with oversized windows and large balconies looking out to stunning mountain and valley views. The Residences celebrate a way of life we feel honoured to bring to this community.



NAT BOSHA

LYNN VALLEY IS HOME TO THE NORTH SHORE'S MOST MEMORABLE EXPERIENCES OF NATURE: THE FOREST'S TOWERING TREES, WATER CASCADING OVER RIVERSTONE, THE SUNLIGHT REFLECTED ON THE STREAMS.

AT THE RESIDENCES, THE NATURAL WORLD IS AT YOUR WINDOW AND YOUR DOORSTEP—A LEGACY PRESERVED FOR FUTURE GENERATIONS TO CALL HOME.



NEWPORT VILLAGE
Port Moody

HONOURING THE NATURE OF COMMUNITY

For over 30 years, Bosa Development has been earning the trust of its customers and neighbours by building quality homes and creating thriving communities. It requires true sensitivity to see the potential of a place while honouring the integrity of what already exists, and Nat Bosa's vision is fuelled with a local's love of the landscape and respect for the culture.

DYNAMIC, DESIRABLE
COMMUNITIES THAT BRING
PEOPLE TOGETHER. BUILT BY
BOSA DEVELOPMENT.



PORTICO
South Granville



CITYGATE
Vancouver

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THE WARMTH OF COMMUNITY / THE BEAUTY OF NATURE

IN THE SPIRIT OF LYNN VALLEY

With approximately 350 homes and several public gathering spaces, The Residences fosters community and preserves the warm neighbourhood culture. The six buildings range from four to a stately twelve storeys, with expansive windows that put you in the centre of panoramic mountain and valley views.

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A MASTER-PLANNED COMMUNITY BY BOSA

Lynn Valley's first master-planned community is designed by the award-winning Chris Dikeakos Architects to express the natural grandeur of this unique landscape. Concrete construction, overheight ceilings and expansive windows pay tribute to the mountains, while rooftop gardens and bike lanes complement Lynn Valley's lifestyle.

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WEST COAST MODERN, MOUNTAIN-INSPIRED

The dramatic timbers and steeply pitched rooflines deliberately echo the surrounding landscape. Spacious homes have generous room to accommodate families, and oversized balconies are like dining rooms in the sky.

GROCERIES, BAKERIES AND CAFES ARE JUST STEPS AWAY.

QUIET STREETS LINK HOMES WITH SHOPS, GARDENS, AND PUBLIC SPACES.



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Lynn Valley is defined by a breathtaking environment, an active outdoor character and an authentic way of life. Evoking the spirit of a mountain resort, the gathering places at The Residences create opportunities to share stories and memories. On these quiet streets

and public plazas, generations of Lynn Valley residents might celebrate the first snowfall. Neighbours can welcome summer with a barbecue on the roof garden. Everything you need—and much of what your heart desires—is at your front door.

Pick up fresh produce and groceries from the local markets. Bring home bread still warm from the bakery. There's a gourmet deli, liquor store, dry cleaners, drug store, and florist. A taste of the city in the mountains, within a few steps of your door.

HEART AND SOUL OF LYNN VALLEY

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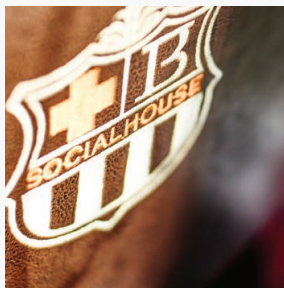


ANCIENT FOREST, MODERN COMMUNITY

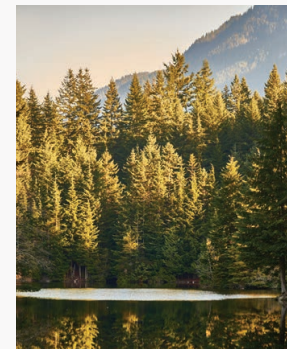
Nature and culture weave a unique tapestry that makes this community extraordinary. The forest surrounding Lynn Valley is more than a 1000 years old, encompassing the remarkable Lynn Canyon and its suspension bridge. Trails lead to the crystal-clear 30-foot Pool, tranquil Rice Lake, spectacular Twin Falls, and beyond.

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WITHIN A FEW STEPS, YOUR NEIGHBOURHOOD LIBRARY AND YOGA STUDIO. STORY TIME FOR THE KIDS, FOLLOWED BY PILATES CLASS FOR YOU.



AFTER A RIDE IN THE WOODS OR WALK AROUND THE LAKE, MEET FRIENDS AND FAMILY FOR BRUNCH OR TAPAS.



THE MOST ENVIED BACKYARD

There is nowhere quite like this neighbourhood, where profound connections to wilderness merge with the convenience of a city high street: cafes, supermarkets, yoga studios, and a stunning, modern library. Lynn Valley is already loved for its natural beauty and active lifestyle. Soon, The Residences will add cosmopolitan character to this mountain community.

- LYNN VALLEY CENTRE**
- 1 Save On Foods
- 2 Kin's Farm Market
- 3 Winners
- 4 BC Liquor Store
- 5 Shoppers Drug Mart
- 6 Westlynn Bakery
- 7 Westlynn Meat & Seafood
- 8 Lynn Valley Dental Centre
- 9 CIBC
- DINING & CAFES**
- 2 Brown's Social House
- 3 Black Bear Pub
- 4 Tommy's Cafe
- 5 Delany's Coffee House
- 6 Waves Coffee
- 7 Starbucks
- CONVENIENCE & LIFESTYLE**
- 8 Lynn Valley Medical & Travel Clinic
- 9 TD Canada Trust
- 10 Scotiabank
- 11 Vancity Credit Union
- 12 YYoga
- 13 Zazou Salon and Spa
- 14 Sugar & Co. Sweet Shop

- COMMUNITY & NATURAL AMENITIES**
- 15 Lynn Valley Main Library
- 16 Karen Magnussen Community Centre
- 17 Mollie Nye House Community Centre
- 18 Lynn Valley Community Rec Centre
- 19 Lynn Canyon Park & Suspension Bridge
- 20 30 Foot Pool
- 21 Twin Falls
- SCHOOLS**
- 22 Argyle Secondary School
- 23 Lynn Valley Elementary
- 24 Sutherland Secondary School
- TRAILS**

MOLLIE NYE HOUSE COMMUNITY CENTRE

KAREN MAGNUSSEN COMMUNITY CENTRE

THE RESIDENCES AT LYNN VALLEY

LYNN VALLEY CENTRE

LYNN VALLEY COMMUNITY RECREATION CENTRE



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NATURAL FINISHES,
LUXURIOUS MATERIALS, AND
EARTH TONES CREATE ROOMS
THAT INVITE RELAXATION.



INVITING LUXURY / AT HOME IN THE MOUNTAINS

MODERN MOUNTAIN AESTHETIC

Cristina Oberti Interior Design Inc. has designed interiors she describes as "rustic modern," with high-end finishings that evoke the relaxing warmth of a mountain resort. Sleek and minimalist, these rooms bring the surrounding elements of nature into your living space, with wide plank engineered hardwood floors and a palette of earth tones. Sleek integrated Bosch appliances and air conditioning provide touches of luxury to enhance your comfort.

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VIEWS AS VAST AS THE MOUNTAINS THEMSELVES

Mountains, forests, and sky.
As far as the eye can see.



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SIMPLE LUXURIES, RESORT STYLE

HOMES

- Quality concrete construction by Bosa Development built to LEED® Gold equivalency
- Distinctive contemporary architecture designed by Chris Dikeakos Architects
- Stylish interiors by Cristina Oberti Interior Design including two designer colour schemes
- Astounding panoramic views overlooking the North Shore mountains
- Expansive outdoor space
- Central air conditioning and heating
- Individually metered for gas

LUXURIOUS INTERIORS

- Imported Italian cabinetry in kitchen and bathrooms
- Engineered hardwood flooring in entry, kitchen, living, dining, and dens
- Plush carpeting in bedrooms
- Custom roller blinds with framed valances in every home
- Smooth finish over height ceilings
- Engery Star Washer and Gas Dryer

KITCHENS

- Premium quartz countertops with waterfall edges
- Solid slab backsplash
- Premium Integrated Bosch appliance package
- Gas cooktop
- Contemporary Kohler modern rectangular undermount sink
- Sleek contemporary Grohe faucet

BATHROOMS

- Premium quartz vanity countertops
- Built-in custom medicine cabinet uppers
- Porcelain 12"x 24" floor tiles and wall tile for tub surround and shower wall
- Kohler dual flush toilet with quiet-close seat
- Luxurious Hytec bathtub
- Enclosed glass shower in select ensuite
- Soothing pressure balancing showerhead

PEACE OF MIND

- Comprehensive industry-leading warranties backed by WBI Home Warranty Ltd provides:
 - 2 years workmanship, materials, and labour
 - 5 years building envelope
 - 10 years structural defects
- Double-glazed Energy Star® windows with Low-E glass for increased insulation and UV protection
- Hard-wired smoke detectors in every home
- Private gated underground parking for home owners

PRIVATE AMENITIES

- Fully equipped fitness studio featuring his and her changing rooms
- Expansive Social Room, with Kitchen, Wet Bar, Entertainment Area and Outdoor BBQ Patio
- Dog Wash Room
- Bike Services Room

NOTES

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INSPIRED BY NATURE / BUILT BY BOSA

A DEVELOPER WITH A VISION

As both a developer and a homeowner, Nat Bosa knows what it's like to put money down when there's nothing but an idea. By being the first to see a location's potential, Nat and his Bosa Development team have transformed city skylines across North America. And in four decades of business, the trust and faith displayed by city planners and his Bosa customers has never been overlooked by Nat. This is why Bosa Development is where it is today, building places we're proud you call home.



magnum
projects Ltd.

Since 1991, George Wong and the Magnum Projects team have established an impeccable track record. From Vancouver's Coal Harbour to the Fraser Valley to the Okanagan, Magnum Projects has consistently delivered impressive results for developers and purchasers. A rigorous, market-driven approach, efficient, effective, marketing programs and highly personalized sales techniques combine to create demand and maximize return on marketing investment. From waterfront luxury to first time buyers, Magnum Projects sets the standard for project marketing success.

CDA
CHRIS DIKEAKOS
ARCHITECTS INC.

CDA's popular appeal and the uniqueness of its projects has positioned the firm as one of North America's leaders in multi-unit and Hi-Rise residential design. Highly respected for its proficiency in all facets of the design process, CDA surpasses its clients' needs and tailors its solutions from start to finish including concept and design development, construction drawings and site services, site capacity studies, master planning, urban design and rezoning work.

CO

CRISTINA OBERTI INTERIOR DESIGN INC.

Cristina Oberti Interior Design is an interior design firm that specializes in multi-unit residential developments and commercial designs. Whether the project is a modern hi-rise, a corporate office or a marketing centre, we offer our clients leading industry experience, extensive knowledge and a systematic design process. Because each project has its own story, we create interiors that convey a unique, coherent yet stylish message.

LYNNVALLEYRESIDENCES.COM
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