



THE SOUTH
BEND

3 BEDROOM | 4 BATHROOM

CONTEMPORARY COLLECTION OF TOWNHOMES

600 NINTH ST NANAIMO

THE SOUTHBEND

YOUR FUTURE STARTS HERE.



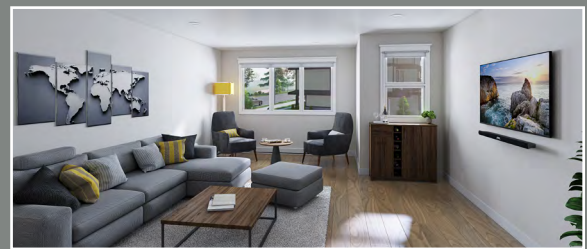
Conveniently situated in the increasingly in-demand south end of Nanaimo on the corner where Ninth Street meets Howard Avenue, The Southbend offers access to pedestrian-friendly recreation with a treed backdrop, adjoining parkland, and a wealth of trails to explore. Boasting a thoughtfully designed land and streetscape that creates an inviting and inspiring environment, this contemporary collection of townhomes features tastefully finished garden access and forest view homes with functional and flexible floor plans.

Offering today's busy households nearly 1,500 sqft of floor space over three storeys, each contemporary townhome boasts three bedrooms and four bathrooms. A garden and yard area, reserved for each owner's exclusive use, extends the living space while a private attached garage and driveway will help with your storage and parking needs. The optimal blend of design and functionality in the perfect setting, The Southbend sets the standard for active, inspired living, making it the ideal place to call home.

OVERVIEW

INDOOR LIVING

- 1,427 to 1,459 sqft of flexible and thoughtfully designed living space over three storeys
- Three bedrooms, two with ensuites
- Four bathrooms, three with four-pieces and a convenient powder room on the main floor
- Two floor plan categories available - Garden Access featuring L-kitchens, and Forest View featuring U-kitchens
- Multi-functional space on the ground level of the garden-access units fronting Ninth Street: bedroom, media room, home office, gym - make it your own
- Two on-trend finishing packages for different budgets - Essentials (interior units) and Premium (corner units)
- Quartz countertops and a stainless steel appliance package in all kitchens
- Quality wide plank laminate in the living area, carpet on the stairs and bedrooms, tile flooring in the bathrooms (vinyl tile in the Essentials package)
- Closet space and private attached garages for your storage needs
- Electric baseboard heating with HRV system for fresh air circulation



OUTDOOR LIVING

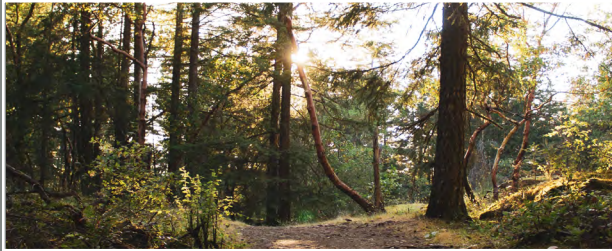
- Exterior colour palette inspired by nature
- Building exteriors feature board & batten, shake, and horizontal vinyl siding with a ledge stone accent on buildings 01 to 06
- Aesthetically pleasing landscaping throughout the property
- Each unit enjoys sizeable LCP designated exclusive use outdoor living space, including a yard, front porch, rear patio, and a deck off the kitchen
- Vehicle driveways designated as LCP for the exclusive use of each unit
- Garden access units fronting Ninth Street offer a convenient direct secondary access
- Forest view units (buildings 09 to 14) back onto either Lotus Pinnatus Park or treed common property
- Barbeques permitted for your outdoor grilling needs



OVERVIEW

COMMUNITY LIVING

- A vibrant collection of 47 contemporary three storey townhomes, including one two-unit, seven three-unit, and six four-unit buildings
- The natural setting provides an inviting and inspiring environment that includes a water feature, a tree protection zone within the common property, and a gazebo for community gatherings
- Visitor parking, including a designated electric vehicle charging station and a community bike rack
- Low maintenance living with lawn and landscape area maintenance included
- Strata management services to be provided by Westcoast Strata Management, with affordable strata fees budgeted at \$220 per month
- Minimal pet restrictions (can't contravene City of Nanaimo bylaws, leashed in certain areas, requirement to remove and dispose of waste, etc.)
- No rental or age restrictions
- R10 Steep Slope Residential Zoning



CONVENIENT LIVING

- Situated on the Harewood Bus route (#6), offering convenient service to shopping, schools (including VIU) and downtown
- Direct trail access to the Nanaimo Parkway Trail and Lotus Pinnatus Park
- Close proximity to all levels of schools: Georgia Avenue Community School (1.8 km), John Barsby Secondary (1.6 km), Vancouver Island University (2.1 km)
- Access to a variety of shopping options nearby: Harewood Heights featuring Quality Foods, a pharmacy, liquor store, and Co-op gas station is located within walking distance (1 km); the recently renovated University Village Mall is 2.1 km away, and the Southgate Shopping Centre is just a 3.1 km drive from home



OVERVIEW

CONVENIENT LIVING (CONT.)

- Spending time in nature has never been easier with the Colliery Dam Park a mere 1.2 km away, the Morrell Nature Sanctuary 3.2 km, and Westwood Lake 6.6 km, while Nanaimo's waterfront Maffeo Sutton Park with parking and access to the picturesque harbourfront seawall walking path is just 4.3 km away
- Active households will appreciate being 1.2 km away from Harewood Centennial Park, featuring a waterpark, playground, skate parks, sports court, lacrosse box, and baseball fields
- A wide variety of take-out and dine-in options, including some of Nanaimo's best downtown restaurants, are all less than a 5 km drive away



- Quick connections to the mainland and beyond with Harbour Air (4.2 km), BC Ferries at Departure Bay (6.9 km) and Duke Point (14.4 km), and from Nanaimo Airport (12.7 km)
- Day trip to some of the Island's most in-demand destinations: Rathtrevor Beach Provincial Park (+/- 30 min), Cowichan Valley Wine Region (+/- 40 min), Mount Washington Alpine Resort (+/- 1.5 hrs), Downtown Victoria (+/- 1.5 hrs), Tofino and Ucluelet (+/- 2.75 hrs)

PROTECTION

- Smoke and carbon monoxide detectors and fire suppression sprinklers to keep your household safe
- Peace-of-mind with the "2-5-10 Home Warranty"

THE BUILDER



A family-owned and operated business with strong beliefs in positive family values, Akers Property Solutions is an Island-based company focused on enhancing communities by setting the bar for quality development and construction services.

LIFESTYLE & LOCATION



EVERYTHING
WITHIN REACH
WEST COAST LIVING
AT ITS FINEST

DINING & DRINKS

1. Gabriel's Cafe
2. The Nest Bistro
3. Big Wheel Burger
4. Panago Pizza
5. Asteras
6. Wolf Brewing Company

SHOPPING

1. Harewood Heights
2. University Village Mall
3. Southgate Shopping Centre
4. Port Place Shopping Centre
5. Rona

RECREATION

1. Nanaimo Aquatic Centre
2. Nanaimo Ice Centre
3. Serauxman Stadium (baseball)
4. Harewood Centennial Park
5. Nanaimo Curling Club

SCHOOLS

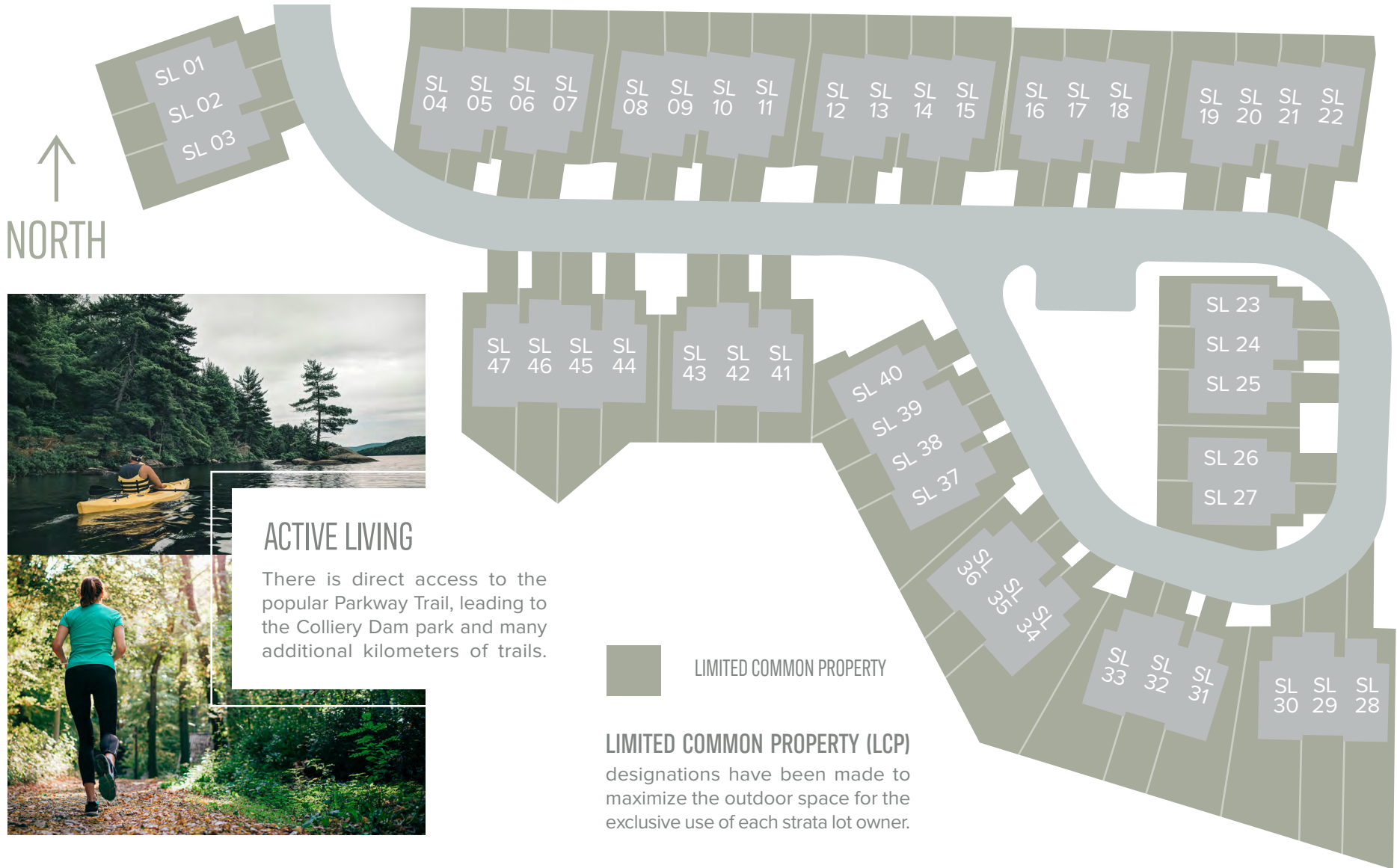
1. Georgia Avenue Community School
2. John Barsby Secondary
3. Vancouver Island University

SITE PLAN



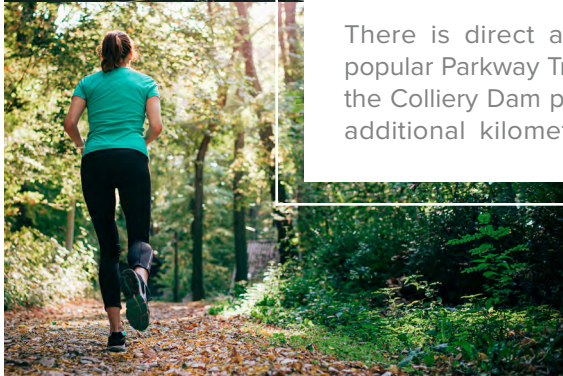
Rendering is an artistic concept and intended as a general reference only, may not accurately depict the development and its surroundings, and may differ from the finished product. The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E.& O.E.

OUTDOOR LIVING SPACE



ACTIVE LIVING

There is direct access to the popular Parkway Trail, leading to the Colliery Dam park and many additional kilometers of trails.

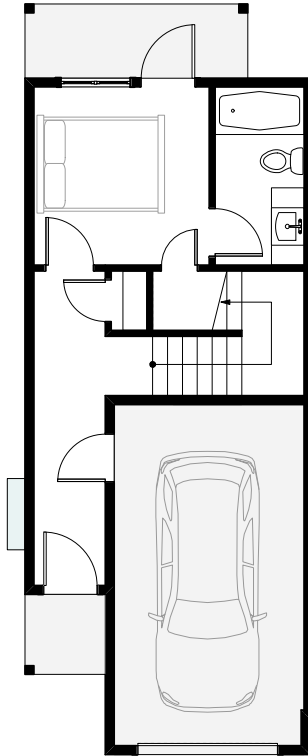
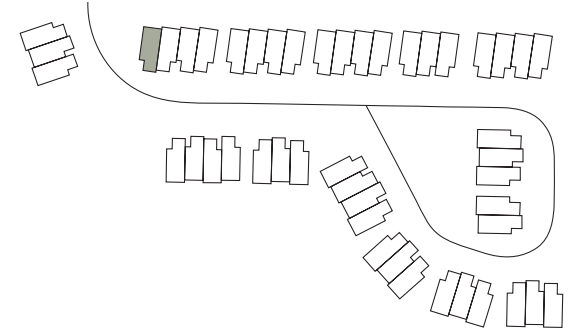


LIMITED COMMON PROPERTY

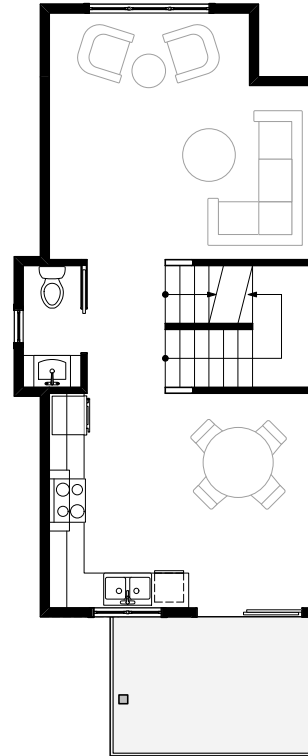
LIMITED COMMON PROPERTY (LCP) designations have been made to maximize the outdoor space for the exclusive use of each strata lot owner.

LAYOUT 01 | PREMIUM

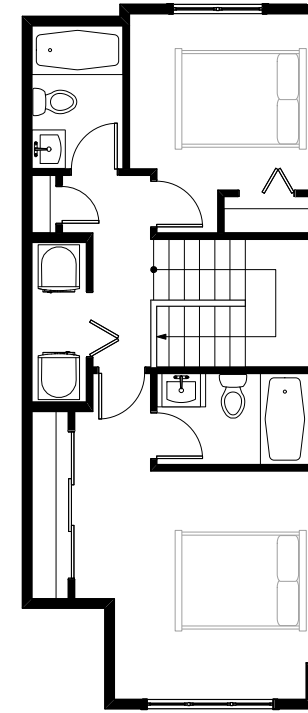
GARDEN ACCESS | +/- 1,439 SQFT | 146



LOWER



MAIN

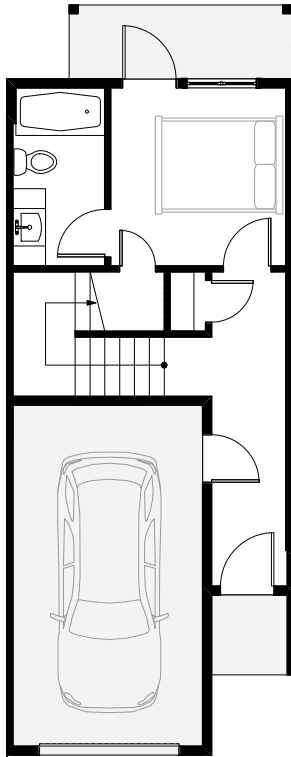
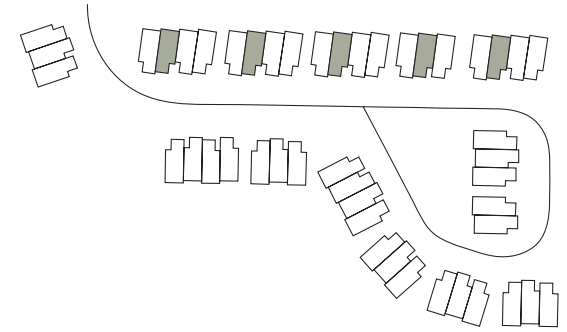


UPPER

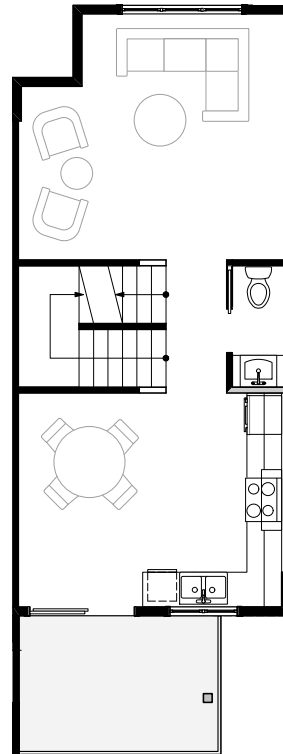
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LAYOUT 02 | ESSENTIALS

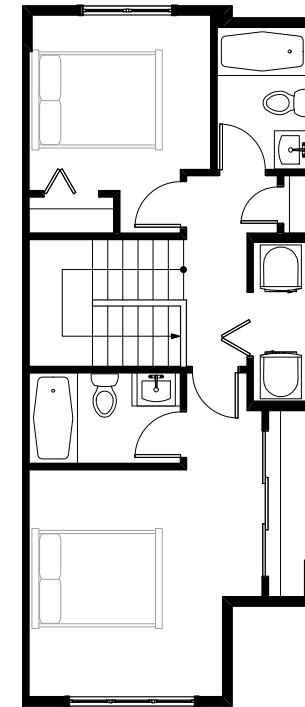
GARDEN ACCESS | +/- 1,452 SQFT | 130, 133, 137, 141, 145



LOWER



MAIN

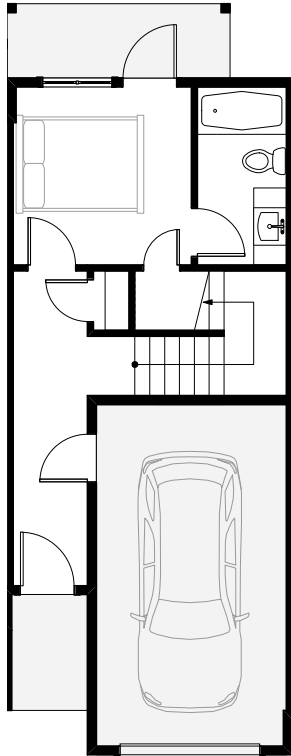
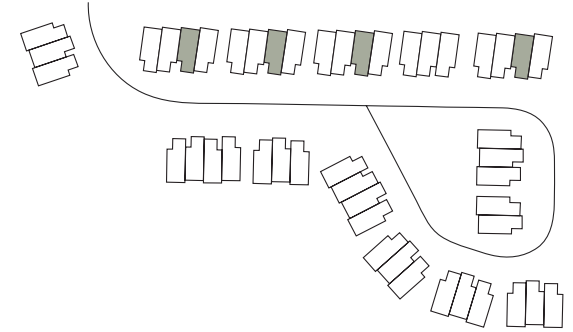


UPPER

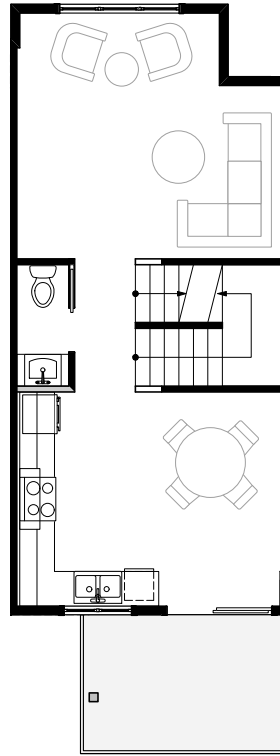
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LAYOUT 03 | ESSENTIALS

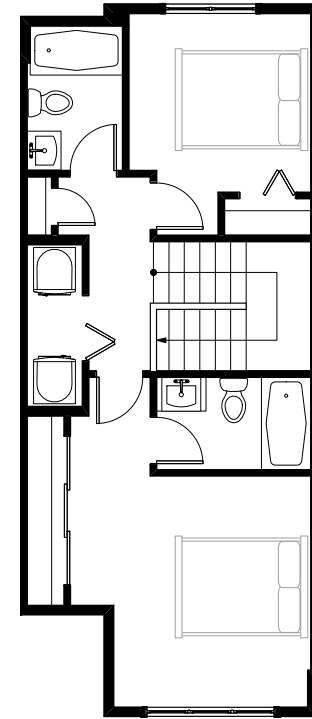
GARDEN ACCESS | +/- 1,452 SQFT | 129, 136, 140, 144



LOWER



MAIN

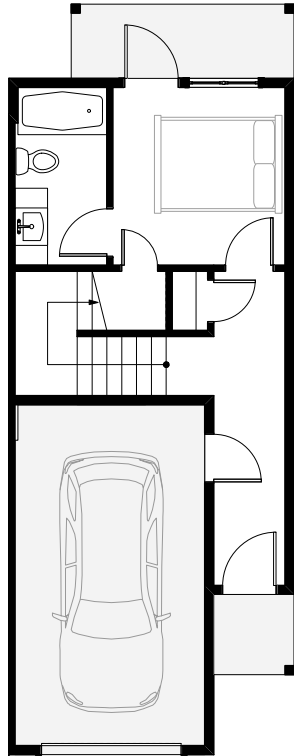
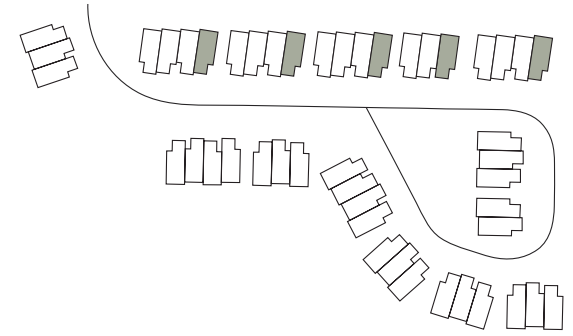


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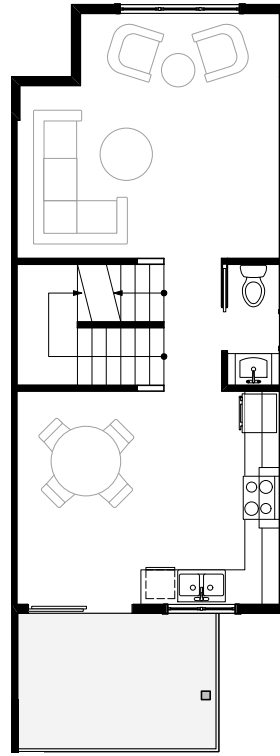
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LAYOUT 04 | PREMIUM

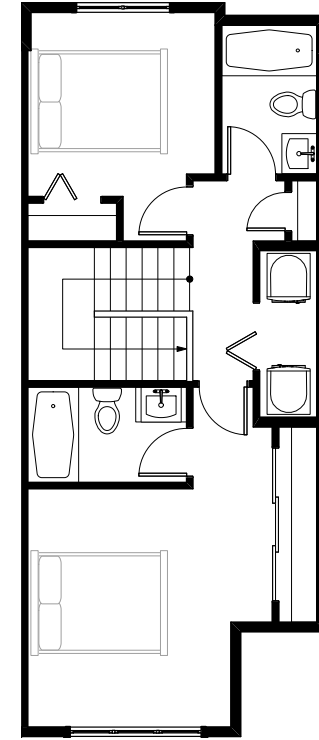
GARDEN ACCESS | +/- 1,427 SQFT | 128, 132, 135, 139, 143



LOWER



MAIN

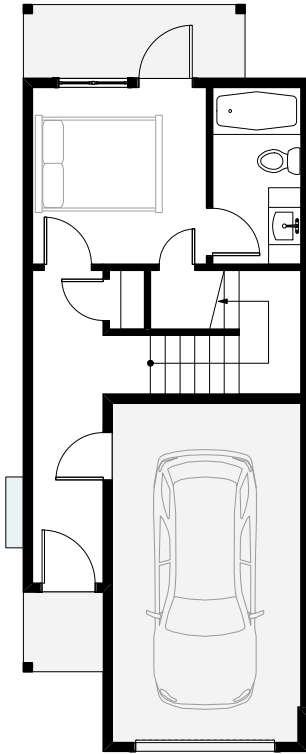
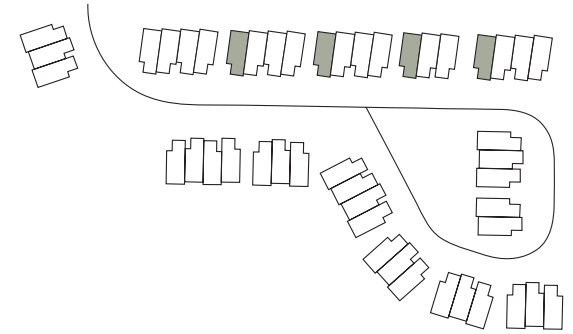


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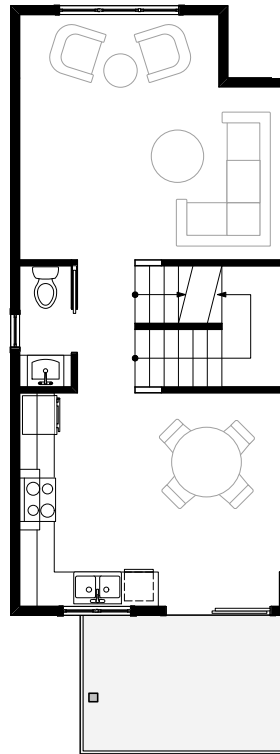
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LAYOUT 05 | PREMIUM

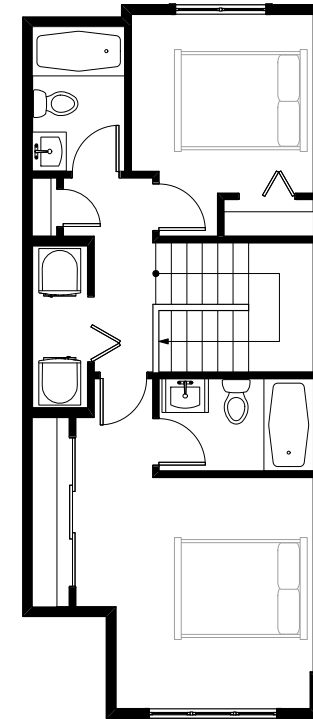
GARDEN ACCESS | +/- 1,427 SQFT | 131, 134, 138, 142



LOWER



MAIN

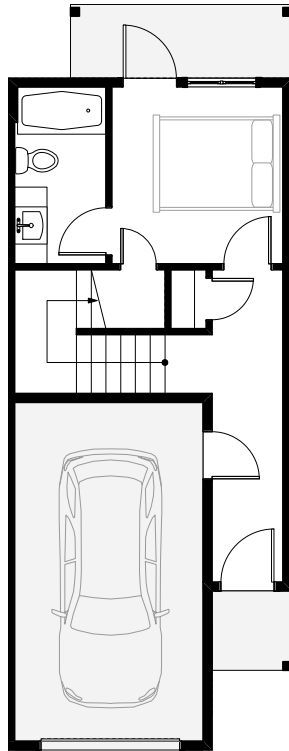
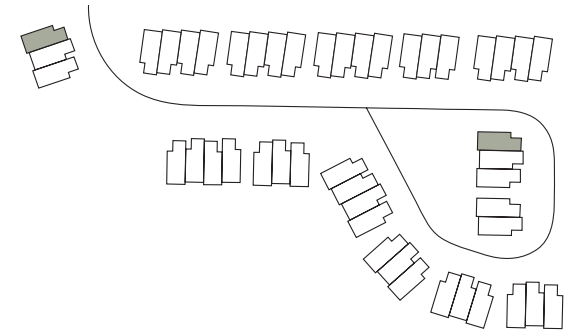


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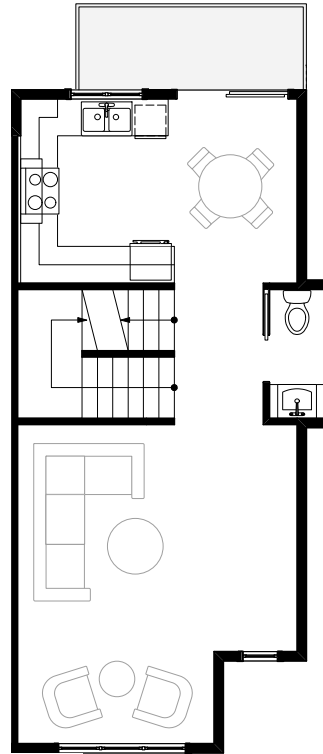
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LAYOUT 06 | PREMIUM

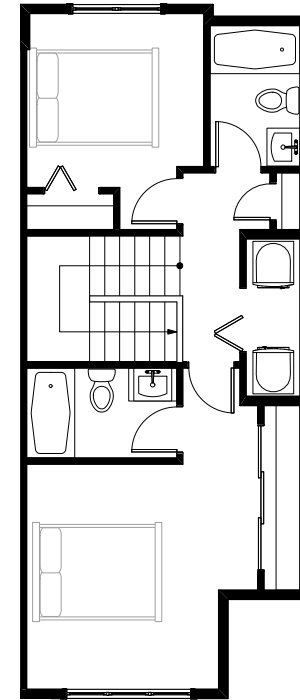
FOREST VIEW | +/- 1,445 SQFT | 100, 127



LOWER



MAIN

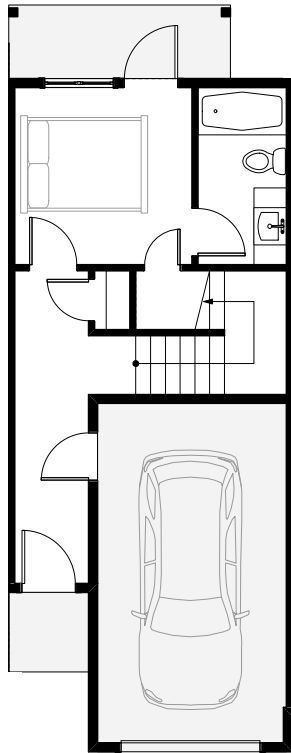
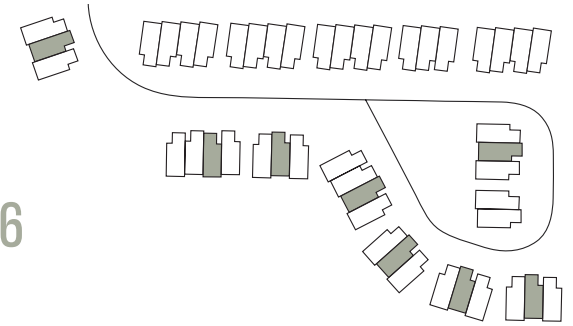


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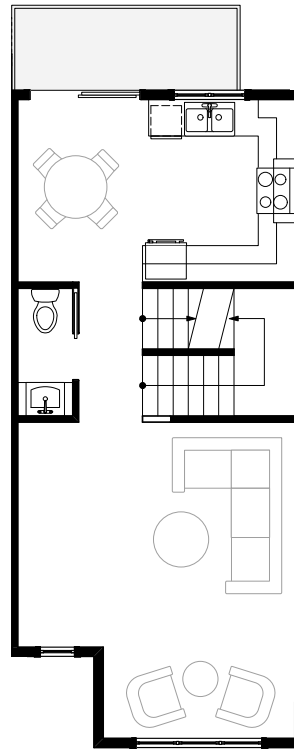
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LAYOUT 07 | ESSENTIALS

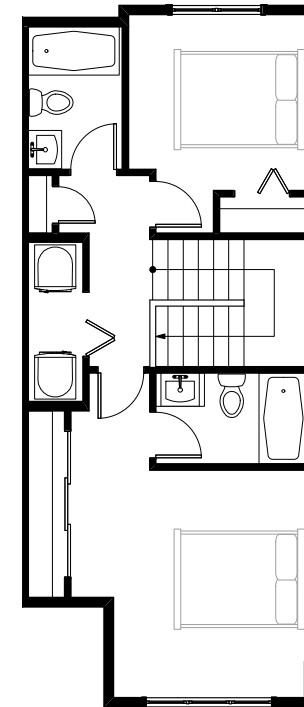
FOREST VIEW | +/- 1,457 SQFT | 101, 105, 108, 112, 115, 118, 121, 126



LOWER



MAIN

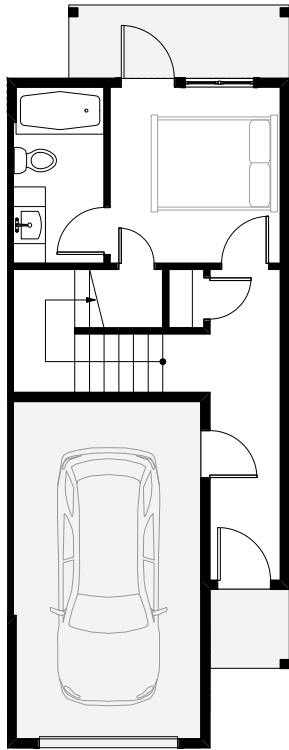
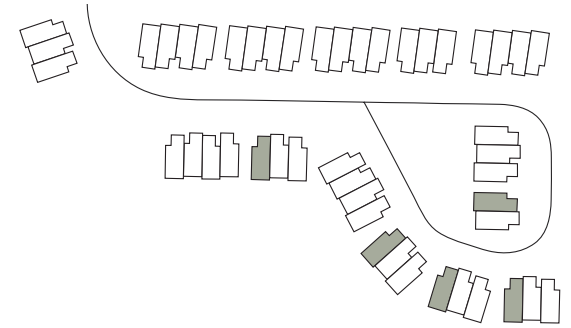


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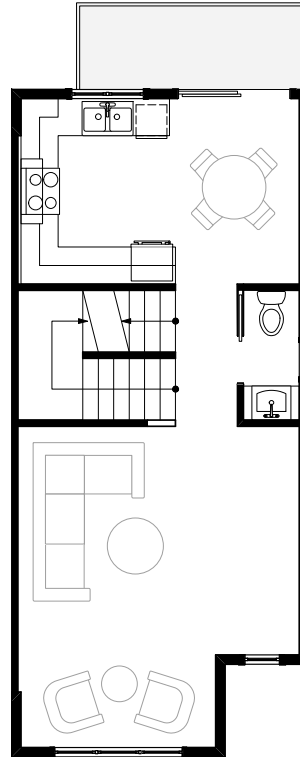
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LAYOUT 08 | PREMIUM

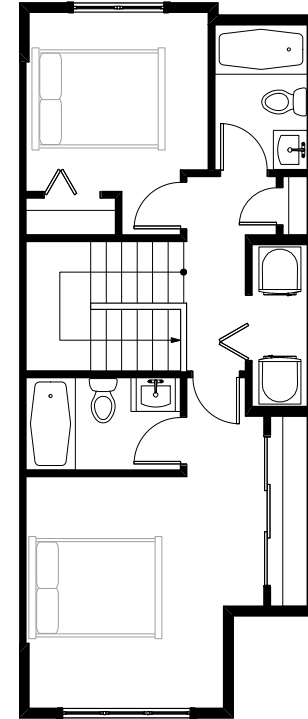
FOREST VIEW | +/- 1,434 SQFT | 107, 114, 117, 120, 124



LOWER



MAIN

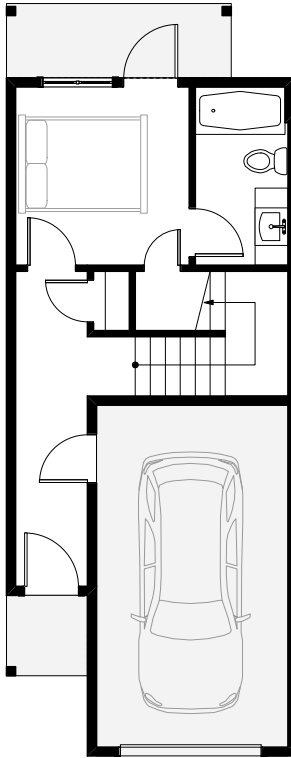
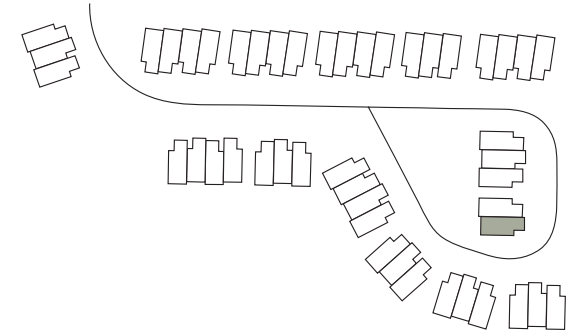


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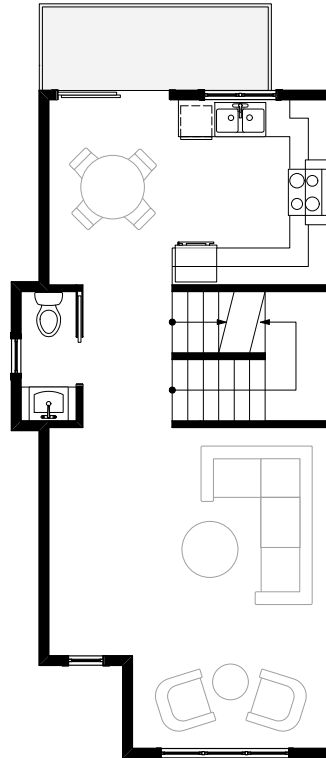
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LAYOUT 09 | PREMIUM

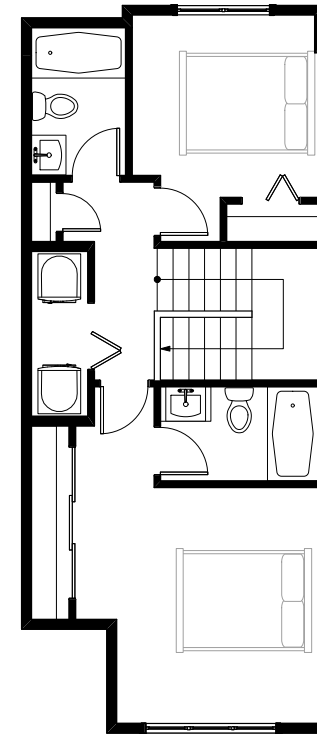
FOREST VIEW | +/- 1,447 SQFT | 123



LOWER



MAIN

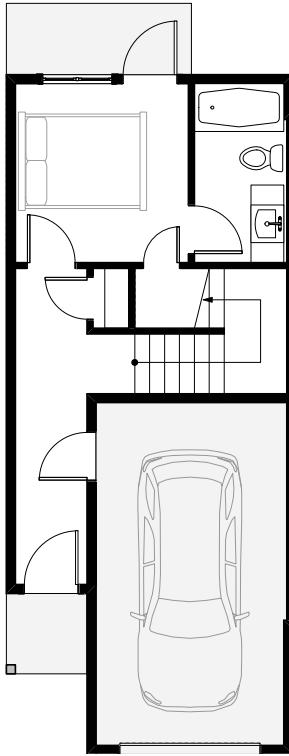
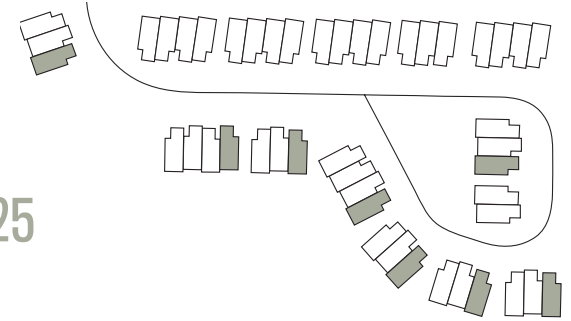


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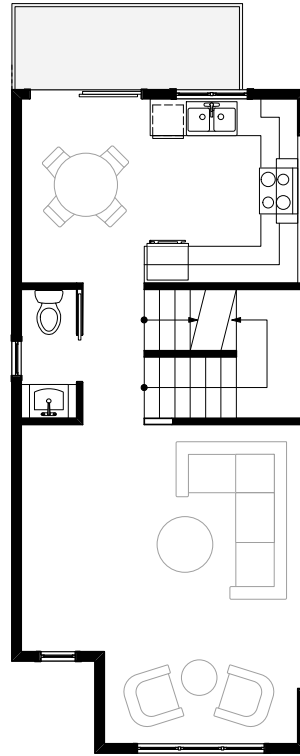
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LAYOUT 10 | PREMIUM

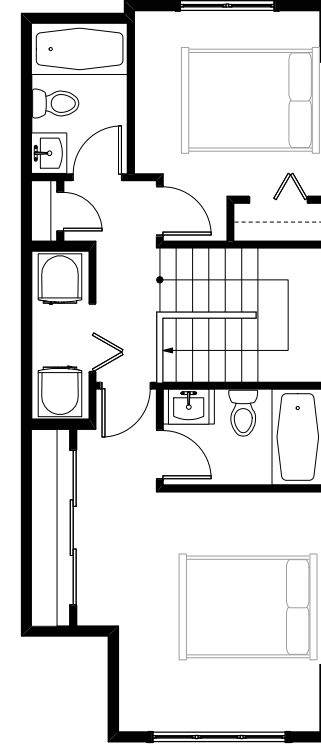
FOREST VIEW | +/- 1,432 SQFT | 102, 106, 109, 113, 116, 119, 122, 125



LOWER



MAIN

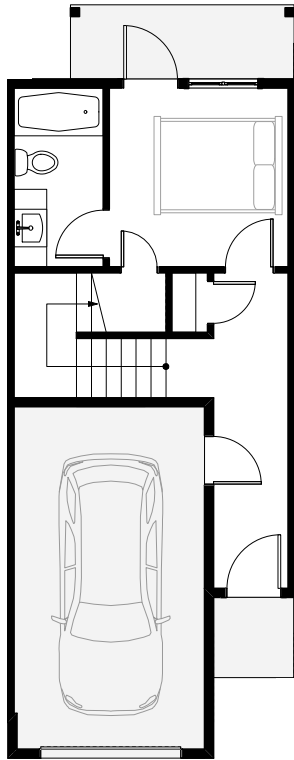
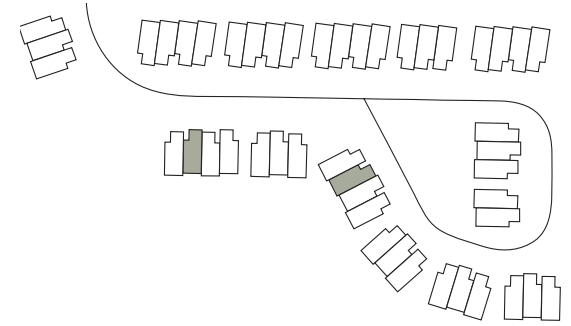


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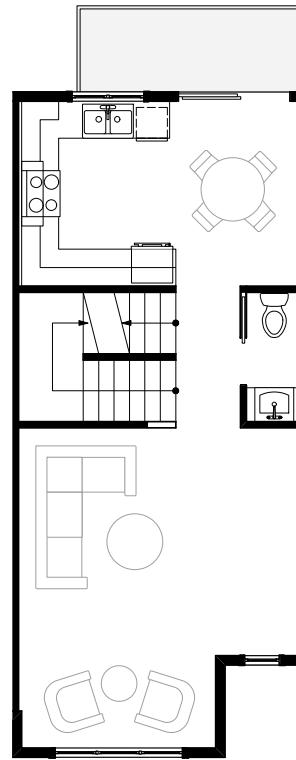
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LAYOUT 11 | ESSENTIALS

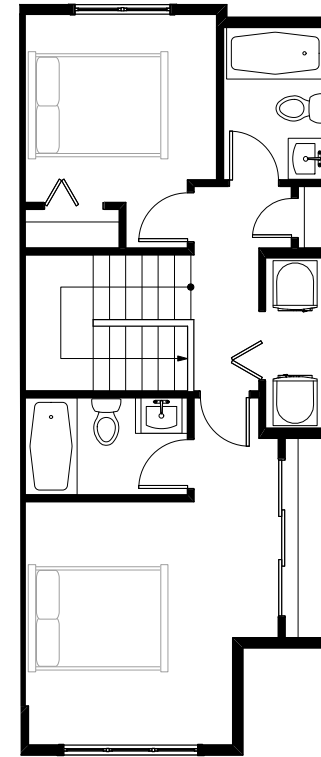
FOREST VIEW | +/- 1,457 SQFT | 104, 111



LOWER



MAIN

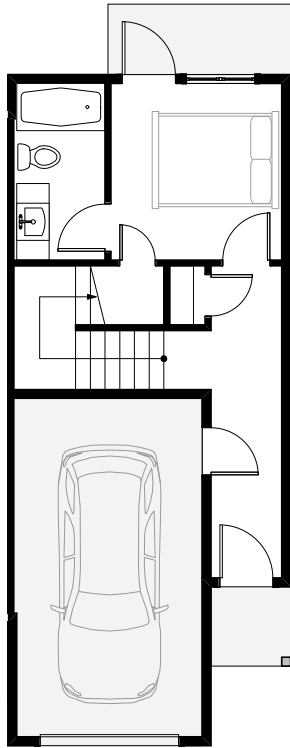
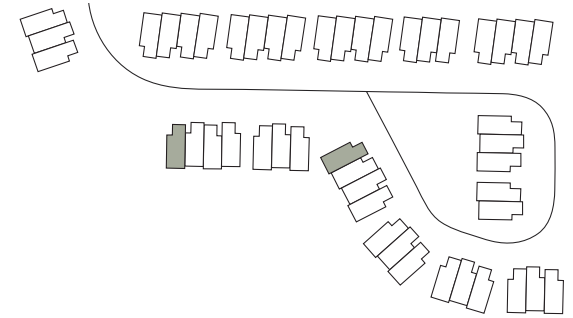


UPPER

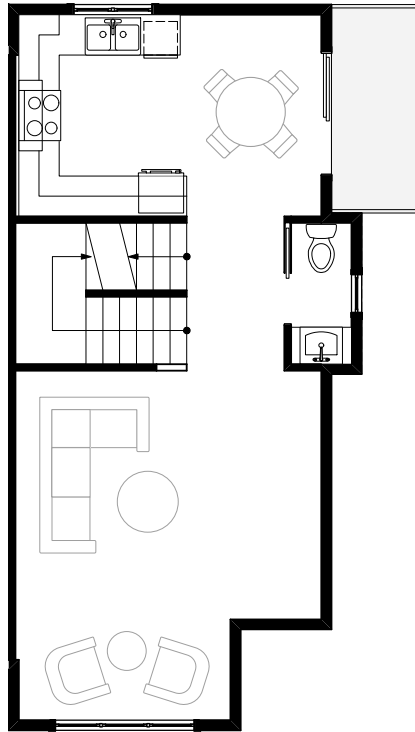
Forest View is the name of the floor plan classification only and does not guarantee the presence or quality of a forest view. The Developer reserves the right to make changes to the floor plans, features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E.& O.E.. Actual townhomes may have minor variations from the plan illustrated above. Floor plans and all dimensions are taken from the architectural drawings and are approximate. Square footage is converted from square meters and taken from the Disclosure Statement in Exhibit 3.1, Form V Schedule of Unit Entitlement - Total Area in m², is approximate, and varies from the total square footage found on the architectural plans. Actual dimensions and square footage once complete may be different. E.& O.E.

LAYOUT 12 | PREMIUM

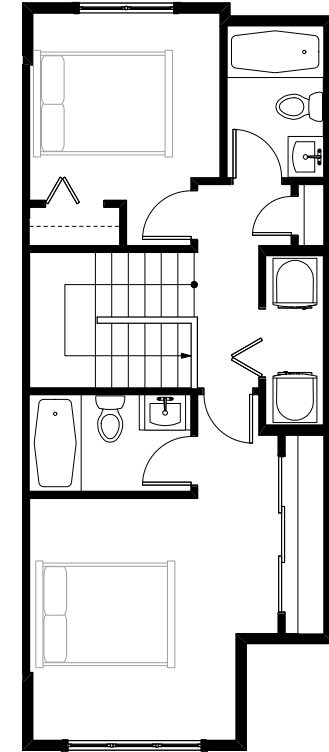
FOREST VIEW | +/- 1,448 SQFT | 103, 110



LOWER



MAIN



UPPER

Forest View is the name of the floor plan classification only and does not guarantee the presence or quality of a forest view. The Developer reserves the right to make changes to the floor plans, features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E.& O.E.. Actual townhomes may have minor variations from the plan illustrated above. Floor plans and all dimensions are taken from the architectural drawings and are approximate. Square footage is converted from square meters and taken from the Disclosure Statement in Exhibit 3.1, Form V Schedule of Unit Entitlement - Total Area in m², is approximate, and varies from the total square footage found on the architectural plans. Actual dimensions and square footage once complete may be different. E.& O.E.

INDOOR LIVING SPACE

UNIT # STRATA LOT	SIZE (sqft)	UNIT # STRATA LOT	SIZE (sqft)
100 1	1,445	124 26	1,434
101 2	1,457	125 25	1,432
102 3	1,432	126 24	1,457
103 47	1,448	127 23	1,445
104 46	1,457	128 22	1,440
105 45	1,457	129 21	1,452
106 44	1,432	130 20	1,452
107 43	1,434	131 19	1,427
108 42	1,457	132 18	1,427
109 41	1,432	133 17	1,452
110 40	1,448	134 16	1,427
111 39	1,457	135 15	1,427
112 38	1,457	136 14	1,452
113 37	1,432	137 13	1,452
114 36	1,434	138 12	1,427
115 35	1,457	139 11	1,427
116 34	1,432	140 10	1,452
117 33	1,434	141 9	1,452
118 32	1,457	142 8	1,427
119 31	1,432	143 7	1,427
120 30	1,434	144 6	1,452
121 29	1,457	145 5	1,452
122 28	1,432	146 4	1,439
123 27	1,447		

The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. Floor plans and all dimensions are taken from the architectural drawings and are approximate. Square footage is converted from square meters and taken from the Disclosure Statement in Exhibit 3.1, Form V Schedule of Unit Entitlement - Total Area in m², is approximate, and varies from the total square footage found on the architectural plans, which shows each unit as larger than the Disclosure Statement. Actual dimensions and square footage once complete may be different. E.& O.E.

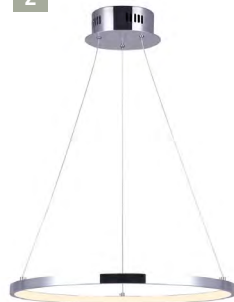
ESSENTIALS INTERIOR



1



2



1. Weiser Lisbon Satin Chrome Round Rose Door Hardware

2. Lexie 20.5" Chrome Wide Cord LED Chandelier

3



3. Spec 24" Polished Chrome LED Vanity Lighting

4. Moen Genta Chrome One-Handle Tub/Shower Faucet

5. Moen Genta Chrome One-Handle Bathroom Faucet

6. Riobel Pro Chrome Kitchen Faucet with Spray

7. Tokyo 7 5/8" Wide Plank 12mm AC4 Laminate Flooring

8. Classic Silver Stairs & Bedroom Carpet

9. Shnier 12" x 24" Vinyl Tile Bathroom Flooring

10. Matte White Shaker-Style Soft Close Cabinetry

11. Fir Stone C5122 Honed Quartz Kitchen Countertops

12. Inukshuk Grey Laminate Bathroom Countertops

13. Dove's Wing Paint

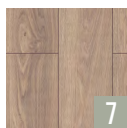
4



5



6



PREMIUM CORNER



HEATED PRIMARY ENSUITE FLOORS

UNDER-CABINET LIGHTING

SOFT CLOSE CABINETS THROUGHOUT

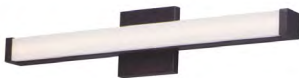
1



2



3



1. Weiser Lisbon Matte Black Round Rose Door Hardware
2. Lexie 20.5" Matte Black Wide Cord LED Chandelier
3. Spec 24" Matte Black LED Vanity Lighting
4. Moen Genta Matte Black One-Handle Tub/Shower Faucet
5. Moen Genta Matte Black One-Handle Bathroom Faucet
6. Riobel Pro Matte Black Kitchen Faucet with Spray
7. Tokyo 7 5/8" Wide Plank 12mm AC4 Laminate Flooring
8. Classic Silver Stairs & Bedroom Carpet
9. 12" x 24" Carrera Tile Bathroom Flooring
10. Verismo Flat-Panel Lower Kitchen Cabinetry
11. Matte White Shaker-Style Upper Kitchen & Vanity Cabinetry
12. Fir Stone V8011 Polished Quartz Kitchen Countertops
13. Calacatta Marble Laminate Bathroom Countertops
14. Dove's Wing Paint

4



5



6



7



8



9



10



11



12



13



14

APPLIANCES



Samsung Stainless Steel 21 cu.ft. 33" Top Mount Refrigerator with Twin Cooling Plus™ and FlexZone™

Broan Stainless Steel Glacier 30" 300 Max Blower CFM, Under-Cabinet Range Hood

Samsung Stainless Steel 6.3 cu.ft. Freestanding Electric Range with Wi-Fi

Samsung Stainless Steel Hidden Touch Control 55 dBA Dishwasher

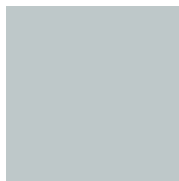
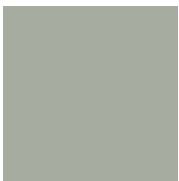
Samsung 5.2 cu.ft. Front Load Washer with Self Clean+

Samsung 7.5 cu.ft. Front Load Electric Dryer with ENERGY STAR® Certification

EXTERIOR FINISHES



HORIZONTAL SIDING



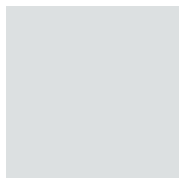
LEDGE STONE



SHAKE



BOARD & BATTEN



TRIM & RAILING



Renderings are artistic concepts only, do not reflect all units, and may differ from the finished product. Siding colours may appear different on the building than they appear in print or digitally. Buildings feature a combination of horizontal siding, shake, and board & batten styles, all of which are vinyl products. Not all colours, materials, and finishings apply to each unit. Ledge stone is found on the exterior of Buildings 01 to 06 only. The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E. & O.E.

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THE SOUTH BEND

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