

12 HERITAGE INSPIRED TOWNHOMES



Sutherland

P O R T M O O D Y

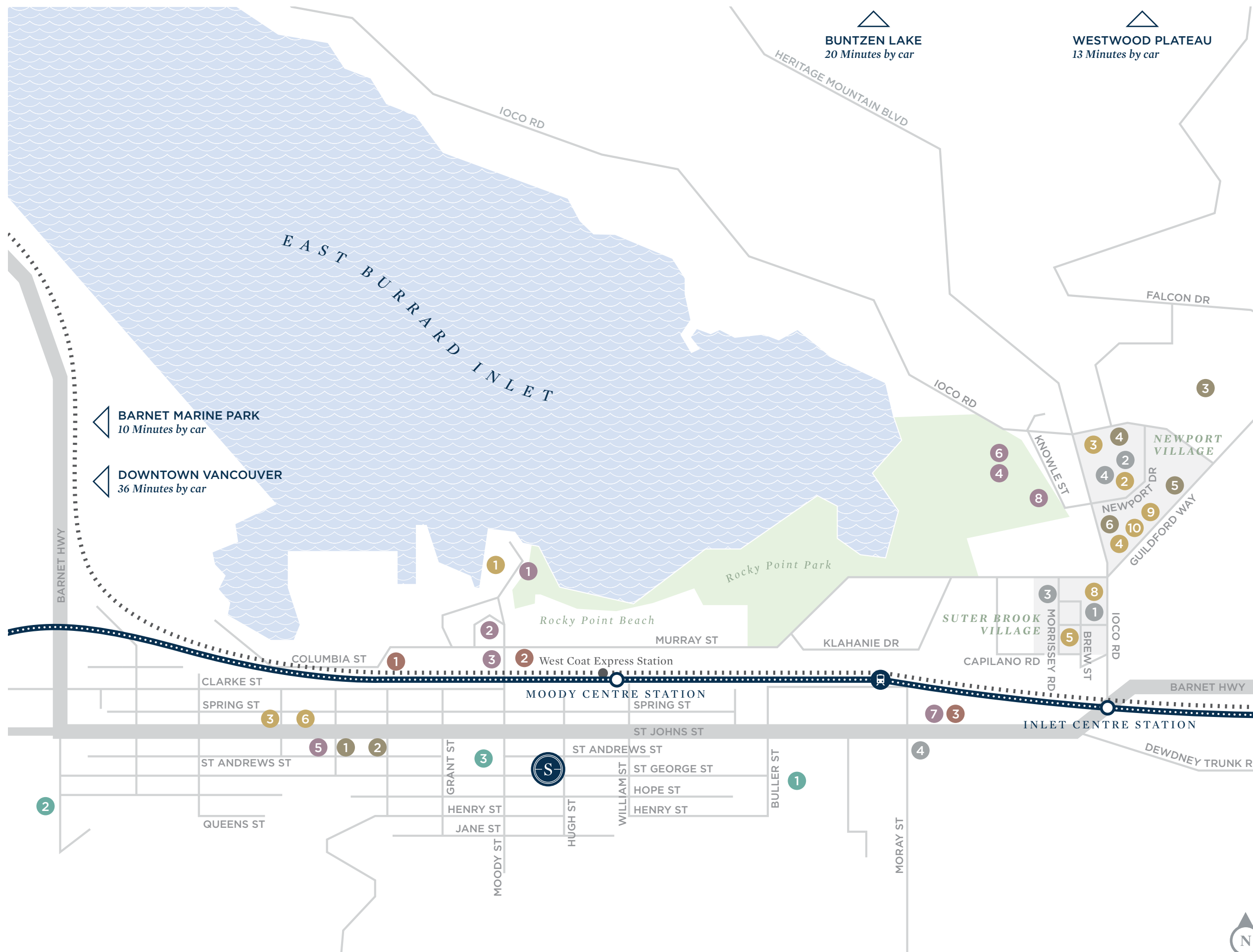
CHARMED LIVING IN PORT MOODY

Where nature and community converge, you will find Sutherland – 12 heritage-inspired townhomes on a quiet residential street in Port Moody. Built for families, the three and four bedroom townhomes have spacious and modern interiors, with attached garages and gated private yards. Live steps from the shores of Burrard Inlet, while enjoying a wealth of amenities nearby.



WHERE EVERYTHING IS ATTAINABLE

Sutherland is located in the thriving and growing Moody Centre neighbourhood – a central community well connected by transit and highways. Experience the convenience of shops, services, and grocers at nearby Suter Brook and Newport Villages. Restaurants are plentiful in all directions, including The Boathouse on the water and Brown's Socialhouse up the street. Getting around is easy with the West Coast Express and soon-to-open Evergreen Line stations just a few blocks away, and highway connectivity is within close reach. This is a neighbourhood that continues to grow, with exciting developments in culture, retail, and transportation to enhance your lifestyle.



ACTIVITIES

1. Rocky Point Kayak
2. Port Moody Station Museum
3. Innovative Fitness Port Moody
4. Port Moody Arena
5. Port Moody Arts Centre
6. Port Moody Recreation Complex
7. Port Moody Social Club
8. Inlet Theatre

DINING

1. The Boathouse Restaurant
2. Browns Socialhouse Newport
3. Starbucks
4. St James Well Pub
5. JJ Bean Suter Brook
6. The Burrard Public House
8. Menchie's
9. Gallagher's Coffee Bar & Cafe
10. Nagano Japanese Restaurant

SCHOOLS

1. Moody Middle School
2. Port Moody Senior Secondary
3. Moody Elementary

AMENITIES

1. Scotiabank
2. Pharmasave
3. Eagle Ridge Hospital
4. BMO Bank of Montreal
5. NewPort Village Chiropractic
6. RBC Royal Bank

SHOPPING

1. Thrifty Foods
2. Marketplace IGA
3. Suter Brook, Port Moody
4. Shoppers Drug Mart

BREWERIES

1. Moody Ales
2. Yellow Dog Brewery
3. Brew Street Craft And Kitchen









FEATURES

TIMELESS DESIGN

- Developed by the awarding-winning Trillium Projects, known for building superior quality and well crafted homes throughout Metro Vancouver
- Heritage-inspired architecture by Grimwood Architects, incorporates traditional craftsman elements which blend with the natural fabric of the neighbourhood
- Individual front gates enclose landscaped private yards that lead up to a raised porch, featuring an arched entry way
- Beautifully landscaped pathways and courtyards surround the homes for privacy and comfort with a children's play area providing the ideal place to socialize with neighbours
- Attached double car garages provide direct access from car to home, with plenty of additional storage

FUNCTIONAL MODERN INTERIORS

- Interiors are freshly conceived by Occupy Design to express style and functionality with thoughtfully designed spaces and generous layouts
- Select from two designer colour schemes in neutral White or Grey
- Expansive windows invite ample natural light into the homes
- Control privacy and ambiance with contemporary 2" faux-wood blinds
- Easy to maintain laminate flooring sweeps the living areas while soft carpeting cushions the upper level and bedrooms
- Select homes include work stations complete with built-in desks
- Spacious walk through closets in all master bedrooms
- Stacked front-loading Whirlpool washer and dryer

MODERN KITCHENS

- Solid quartz countertops with stylish, contemporary ceramic tile backsplash
- Flat-panel cabinets in Frosty White or Worldly Grey with v-grooves details and polished chrome pulls
- Convenient kitchen pantries for additional storage in some homes
- Expansive centre kitchen island with quartz countertop and seating for four
- A contemporary stainless steel appliance, package:
 - KitchenAid bottom mount refrigerator
 - KitchenAid slide-in range with Broan 300 CFM hoodfan
 - Integrated KitchenAid dishwasher
 - Panasonic microwave with trim-kit
- Under-cabinet and recessed pot lights illuminate cooking surfaces
- Single-basin stainless steel sink with polished Brizo chrome faucet

EXQUISITE BATHROOMS

- Modern aesthetic combines solid quartz countertops with flat-panel cabinets and polished chrome pulls illuminated by subtle undermount lighting
- Smooth 12" x 24" porcelain tile flooring underfoot
- Beautiful ceramic tile shower and bath surround
- Main bathrooms are complete with luxurious soaker tubs
- Undermount sink with Grohe polished chrome, single-lever faucet
- American Standard high efficiency toilets

MASTER BATHROOM ENSUITES

- Ensuite showers feature luxurious 24" x 24" floor to ceiling porcelain tile surrounding a refreshing stand-alone shower with oversized rainshower head and framed glass door
- Feature vanity wall with matte ceramic tile backsplash makes a subtle statement
- Vanity mirrors are delicately framed with corresponding colour palette

PEACE OF MIND

- Homes are pre-wired for security systems
- Dedicated after-sales customer service experience by Trillium Projects
- All homes backed by Travelers comprehensive "2-5-10" New Home Warranty
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural defects



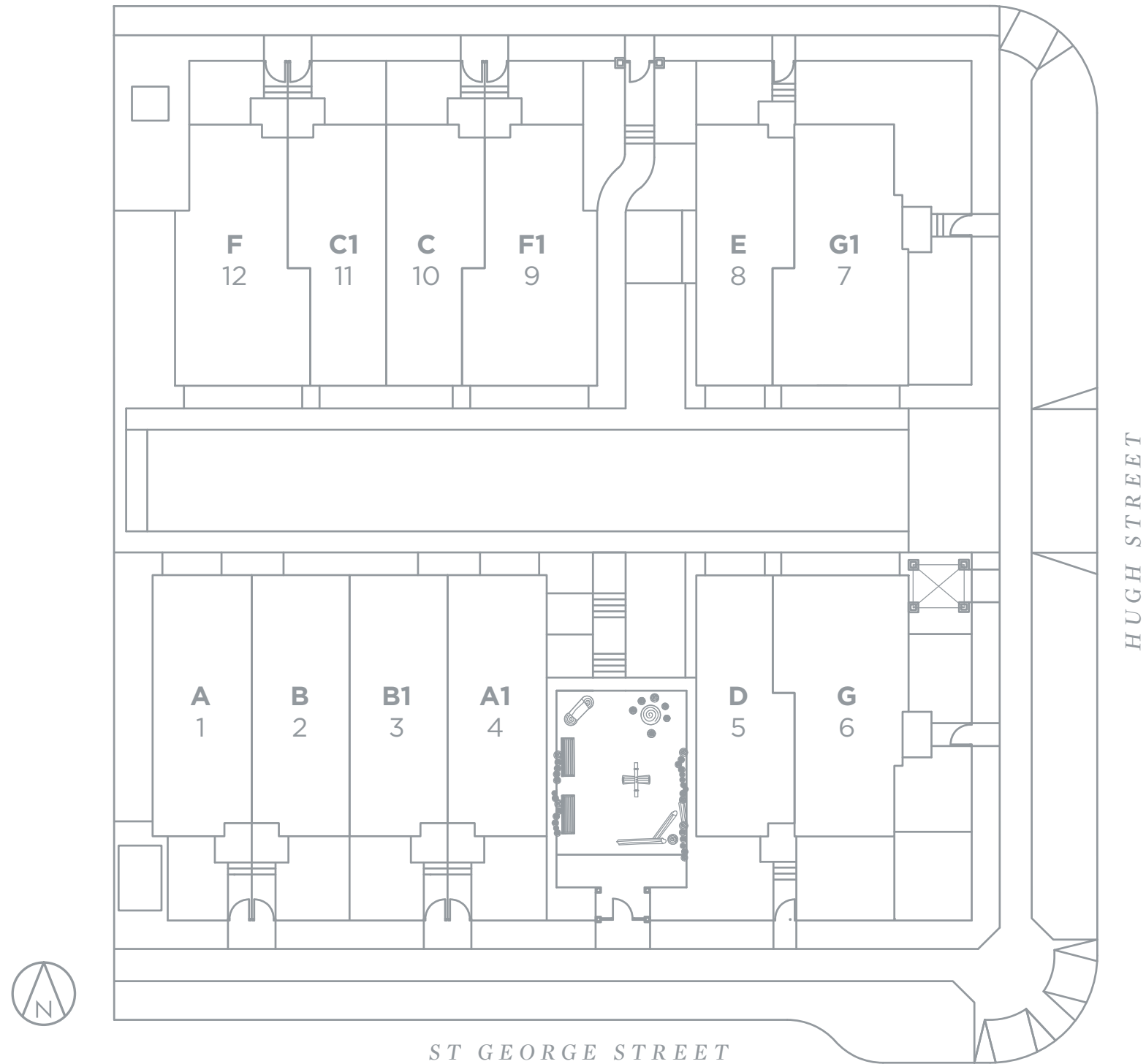


LIVING WITH STYLE AND COMFORT

Sutherland's interiors are beautifully conceived by Occupy Design to appeal to family tastes and needs. The three and four bedroom townhomes express style and functionality throughout the spacious layouts. Expansive windows invite a generous amount of light and air to circulate within the home. Contemporary kitchens are thoughtfully designed with flat-panel cabinets, intelligent storage solutions, and a KitchenAid appliance package. Exquisite ensuites feature a ceramic tile vanity wall, producing a subtle, yet fashionable statement. Sink into a luxurious tub or relax under a refreshing stand-alone shower. Homes are built to appeal to you and your family for years to come.

SITE PLAN

ST ANDREWS STREET



ST GEORGE STREET

HUGH STREET

PLAN B

THREE BEDROOM

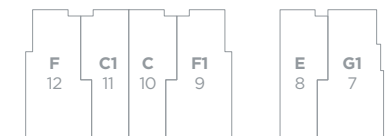
Living: 1240 Sq Ft / Deck: 66 Sq Ft / Yard: 197 Sq Ft



Lower Level / 60 Sq Ft

Main Level / 568 Sq Ft

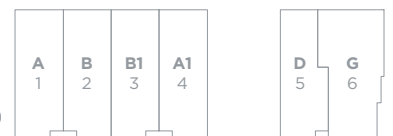
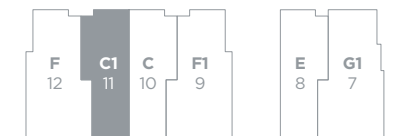
Upper Level / 612 Sq Ft



PLAN C1

THREE BEDROOM

Living: 1221 Sq Ft / Deck: 66 Sq Ft / Yard: 147 Sq Ft





TRILLIUM PROJECTS

Founded by a small team of real estate professionals, Trillium Project Management has been engaged in residential construction throughout British Columbia since 2005. With roots initially planted in building high-end single family homes, the award-winning firm soon expanded to apply their expertise to multi-family projects. Trillium's passion for residential development and construction translates into a dedication to providing the highest quality homes. With a foundation built on expertise, integrity, and results, Trillium prides itself on continually surpassing client expectations.



GRIMWOOD ARCHITECTURE

Grimwood Architecture is a full service architectural practice based in Vancouver BC. With expertise in multi-unit housing projects, Grimwood specializes in challenging urban infill sites delivering projects which are contemporary yet respectful of their site and local context. They have extensive local and international experience working on projects in North America, the Middle East, and China in addition to experience in innovative and sustainable design strategies.



OCCUPY DESIGN

Jen Eden of Occupy Design believes the spaces we live in deserve our utmost thoughtfulness, care, and attention, and that the best designs are timeless. The end-user experience drives every decision that Occupy makes in creating interior spaces that emphasize clean lines and warm materials. At Sutherland, the focus is on central gathering spaces, and plenty of storage to keep spaces serene and clear, all to complement an owners' instant connection with these homes.



604.889.0873
sutherlandtownhomes.com

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