



HAWTHORNE

ABOVE ALL ELSE

DRAFT PREVIEW PACKAGE

A B O V E A L L E L S E

A LIMITED COLLECTION
OF 44 EXQUISITE
RESIDENCES ON THE
CAMBIE CORRIDOR.

HAWTHORNE IS GUIDED BY PENNYFARTHING HOMES' UNWAVERING
DEDICATION TO EXCELLENCE. THROUGHOUT OUR 35-YEAR HISTORY, WE HAVE
TAKEN GREAT PRIDE IN OUR COMMITMENT TO PRECISION WORKMANSHIP
AND TIMELESS DESIGN – PRINCIPLES METICULOUSLY APPLIED AT HAWTHORNE.
OUR HOMES AND COMMUNITIES TRANSCEND EXPECTATIONS WITH QUALITY
MATERIALS AND CRAFTSMANSHIP. WE DON'T MERELY BUILD HOMES, WE
CREATE AN ELEVATED LIFESTYLE.

IT GIVES US GREAT PLEASURE TO INTRODUCE YOU TO HAWTHORNE, A UNIQUE
OPPORTUNITY TO EXPERIENCE THE PRESTIGIOUS ESSENCE OF VANCOUVER'S
WEST SIDE. WE ARE CONFIDENT THE ESTABLISHED NEIGHBOURHOOD OF
CAMBIE VILLAGE WILL ENRICH YOUR IDEA OF EVERYDAY LIVING.

WELCOME TO HAWTHORNE.

A stylized, handwritten signature in dark ink, appearing to read 'A. Hepworth', positioned to the left of the name and title.

ANTHONY HEPWORTH
President and CEO, Pennyfarthing Homes



HAWTHORNE

P R E P A R E
T O B E
C A P T I V A T E D

PENNYFARTHING HOMES REDEFINES MODERN LUXURY LIVING WITH
HAWTHORNE. THE PROGRESSIVE MODERN ARCHITECTURE INTEGRATES BOLD
AND IMPRESSIVE ELEMENTS WITH EXPANSIVE GLAZING AND WRAPAROUND
GLASS CORNERS FOR ABUNDANT NATURAL LIGHT. CONTEMPORARY INTERIORS
FEATURE EXCEPTIONALLY SIZED 1 TO 4-BEDROOM FLOOR PLANS, AND
EVERY RESIDENCE INCLUDES A SPACIOUS PRIVATE PATIO. THERE IS ALSO A
COMMON ROOFTOP AMENITY SPACE OFFERING SPECTACULAR VIEWS OF
THE PARK, MOUNTAINS AND DOWNTOWN VANCOUVER SKYLINE. ADDING
ENJOYMENT AND VALUE IS THE PRIME WEST SIDE LOCATION, WHICH PLACES
AN ABUNDANCE OF CHOICE AND LEISURE AT YOUR DOORSTEP.



U N M A T C H E D L I F E S T Y L E O N T H E W E S T S I D E

SITUATED ADJACENT TO QUEEN ELIZABETH PARK ON VANCOUVER'S ESTEEMED CAMBIE CORRIDOR, EXPERIENCE A MODERN WEST COAST LIFESTYLE OF NATURAL BEAUTY, URBAN CONVENIENCE AND PRESTIGE. OUTDOOR LEISURE AND RECREATION ARE AT YOUR DOORSTEP WITH 130 ACRES OF LUSH PARKLAND AND EVERY DAILY AMENITY WITHIN MINUTES. ENJOY WALKING DISTANCE TO AN ARRAY OF SPECIALTY BOUTIQUE SHOPS AND GROCERS OR DINE ON A GOURMET MEAL AT ONE OF SEVERAL AWARD-WINNING RESTAURANTS LINING CAMBIE STREET AND AT NEARBY OAKRIDGE CENTRE. A TOP EDUCATION IS OFFERED AT A NUMBER OF HIGH-RANKING SCHOOLS THROUGHOUT THE NEIGHBOURHOOD. ENJOY UNPARALLELED ACCESSIBILITY TO DOWNTOWN VANCOUVER, RICHMOND OR UBC THROUGH RAPID TRANSIT AND THE CANADA LINE.



VANIER PARK

GRANVILLE ISLAND
PUBLIC MARKET

CACTUS CLUB
CAFE

WHOLE FOODS
MARKET

STEVE NASH
FITNESS WORLD

VU'S INDIAN
RESTAURANT

SHOPPERS
DRUG MART

BIERCRAFT
BISTRO

CHOICES MARKET

STARBUCKS

DOUGLAS
PARK

ACORN EIGHT
OAKS DAYCARE

BENNINGTON
HOUSE

GRAYSON

GENERAL WOLFE
ELEMENTARY SCHOOL

BC CHILDREN'S
HOSPITAL

QUEEN
ELIZABETH PARK

NAT BAILEY
STADIUM

VANDUSEN
BOTANICAL
GARDEN

ERIC HAMBER
SECONDARY

HAWTHORNE

BC LIQUOR
STORE

OAKRIDGE
CENTRE

TISDALL
PARK

LANGARA
COLLEGE

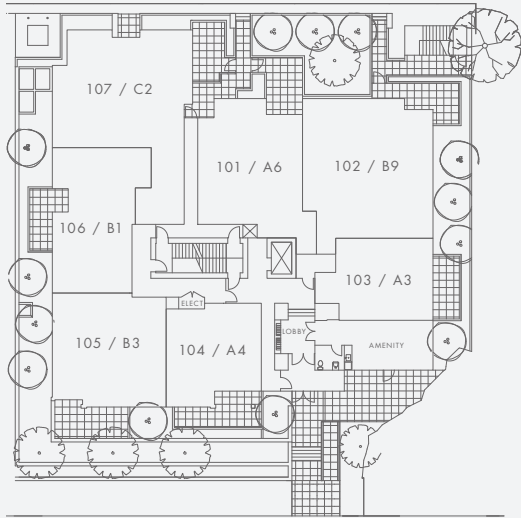
LANGARA
GOLF COURSE



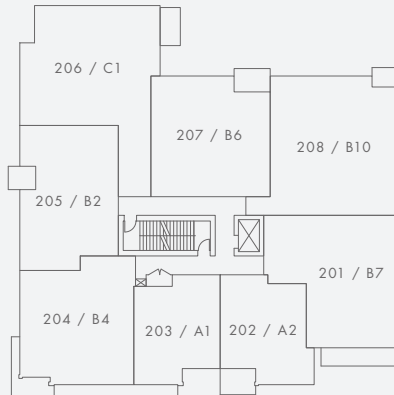
SITE PLAN



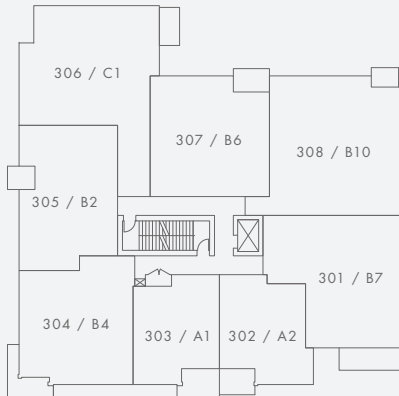
HAWTHORNE



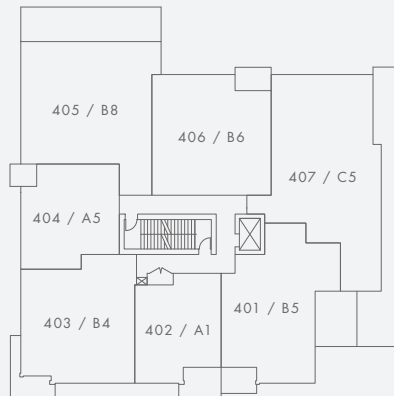
LEVEL 1



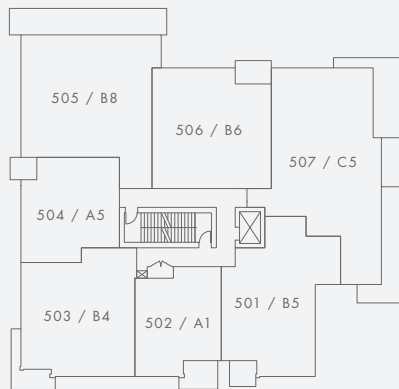
LEVEL 2



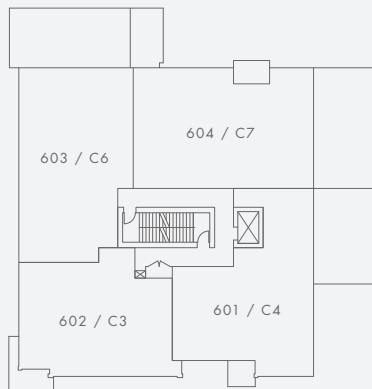
LEVEL 3



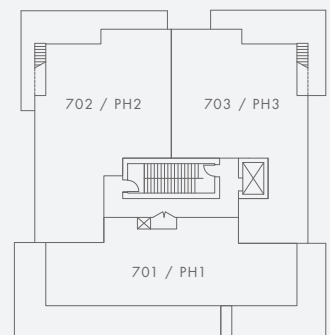
LEVEL 4



LEVEL 5



LEVEL 6



LEVEL 7



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

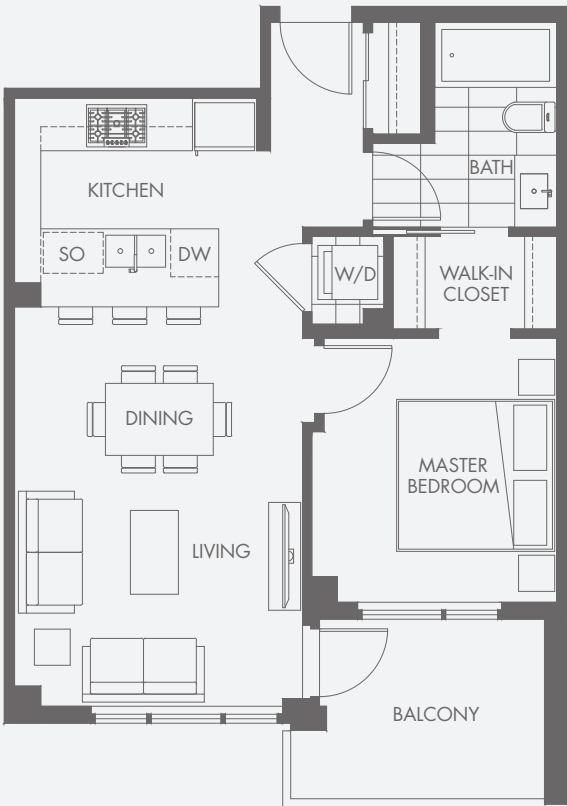
PLAN A1

ONE BEDROOM + ONE BATH
LIVING: 613 SQ FT / EXTERIOR: 76-89 SQ FT



HAWTHORNE

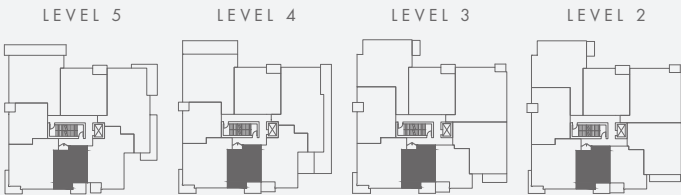
ABOVE ALL ELSE



DRAFT



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



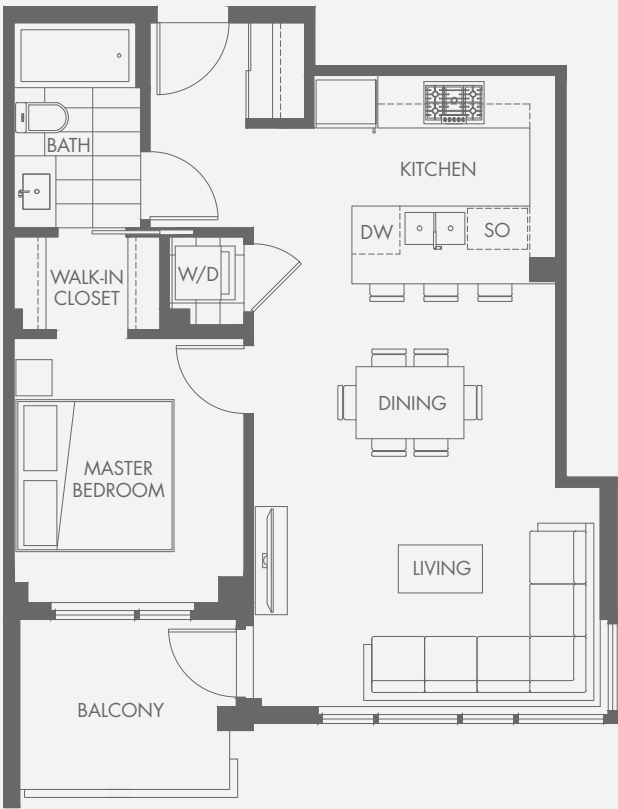
PLAN A2

ONE BEDROOM + ONE BATH
LIVING: 656 SQ FT / EXTERIOR: 64 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



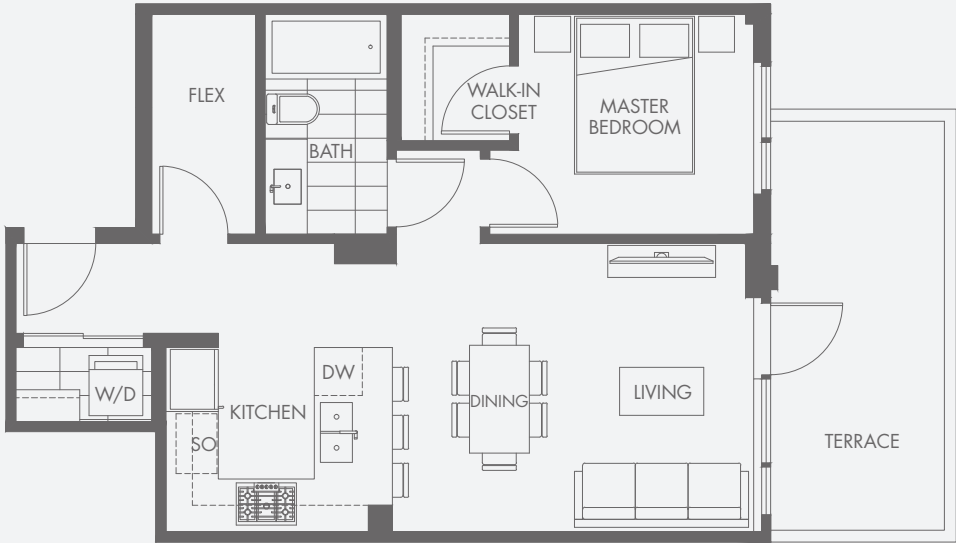
PLAN A3

ONE BEDROOM + ONE BATH + FLEX
LIVING: 637 SQ FT / EXTERIOR: 121 SQ FT



HAWTHORNE

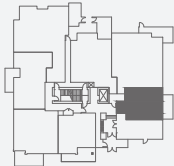
ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 1



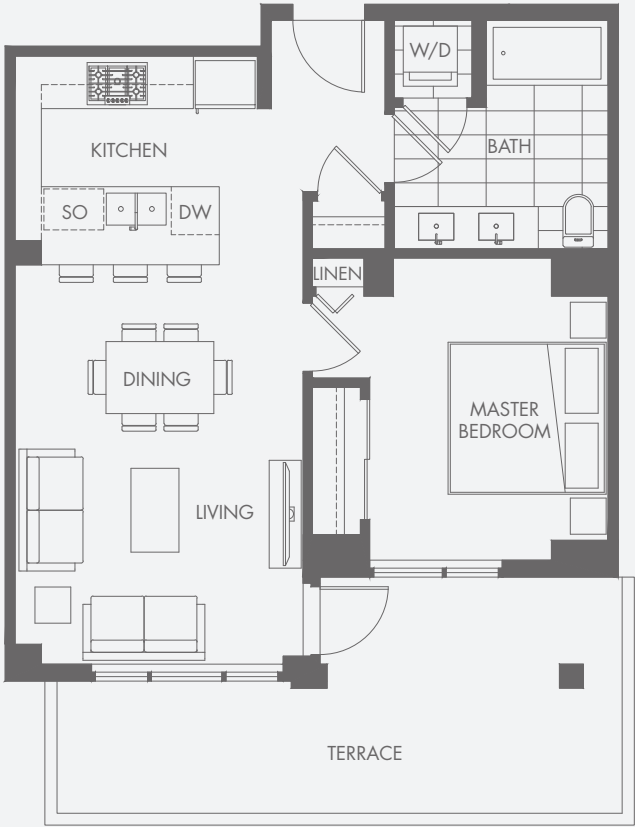
PLAN A4

ONE BEDROOM + ONE BATH
LIVING: 646 SQ FT / EXTERIOR: 184 SQ FT



HAWTHORNE

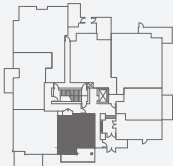
ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 1



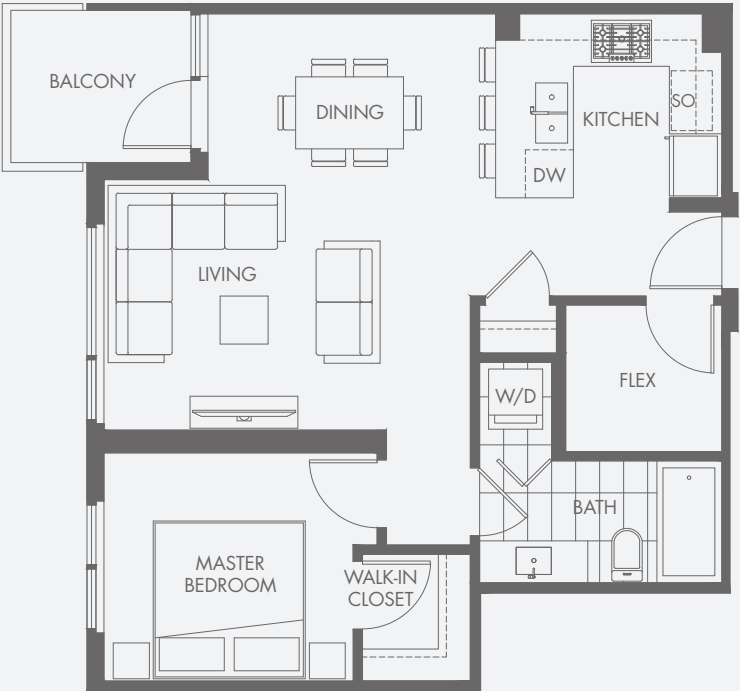
PLAN A5

ONE BEDROOM + ONE BATH + FLEX
LIVING: 701 SQ FT / EXTERIOR: 46-48 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 5 LEVEL 4



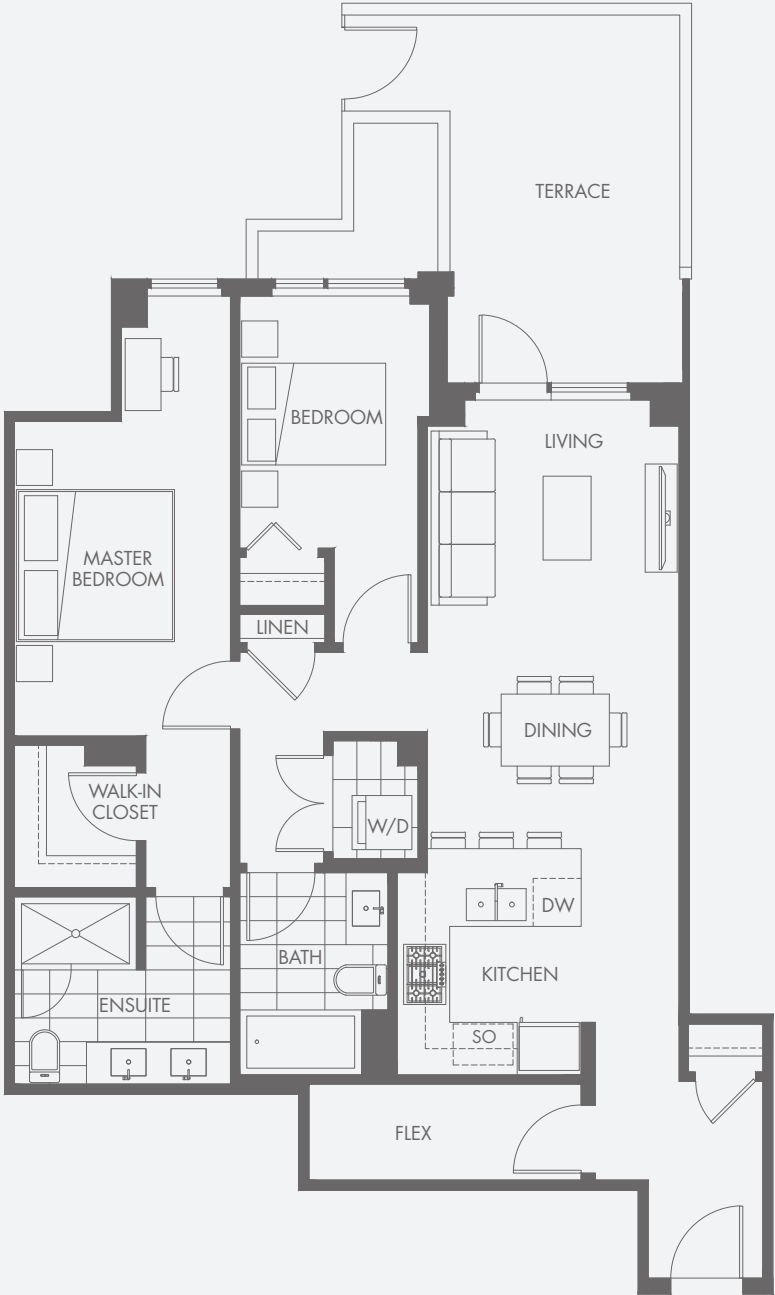
PLAN A6

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1020 SQ FT / EXTERIOR: 167 SQ FT



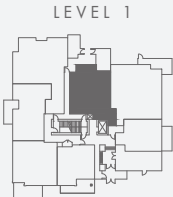
HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



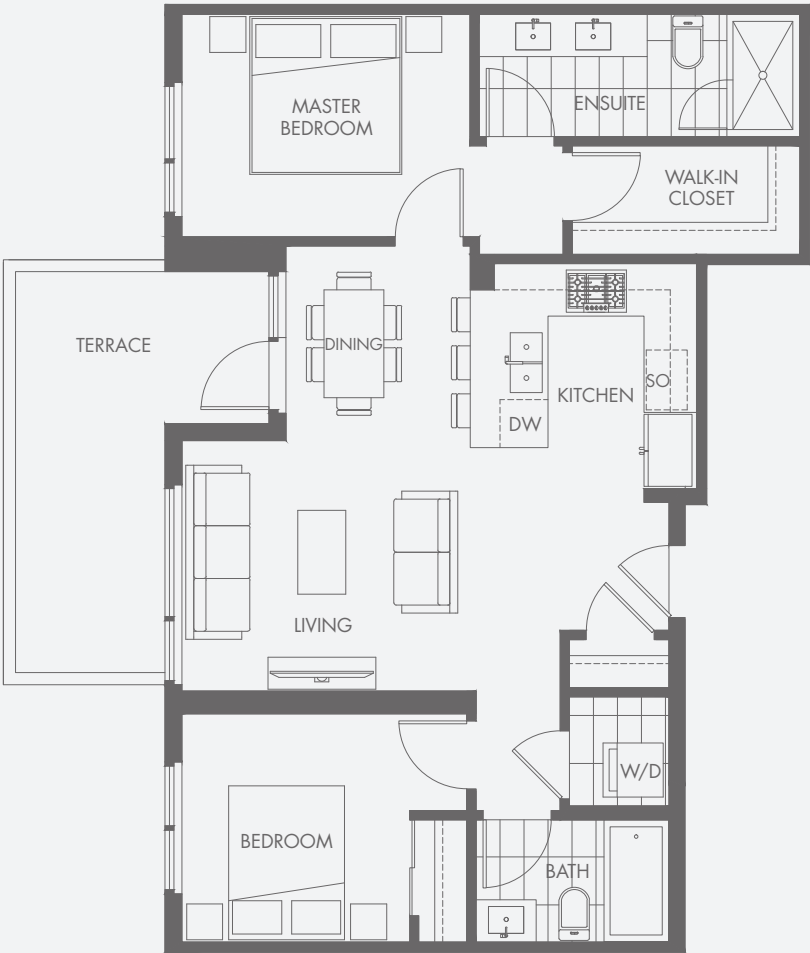
PLAN B1

TWO BEDROOM + TWO BATH
LIVING: 886 SQ FT / EXTERIOR: 129 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



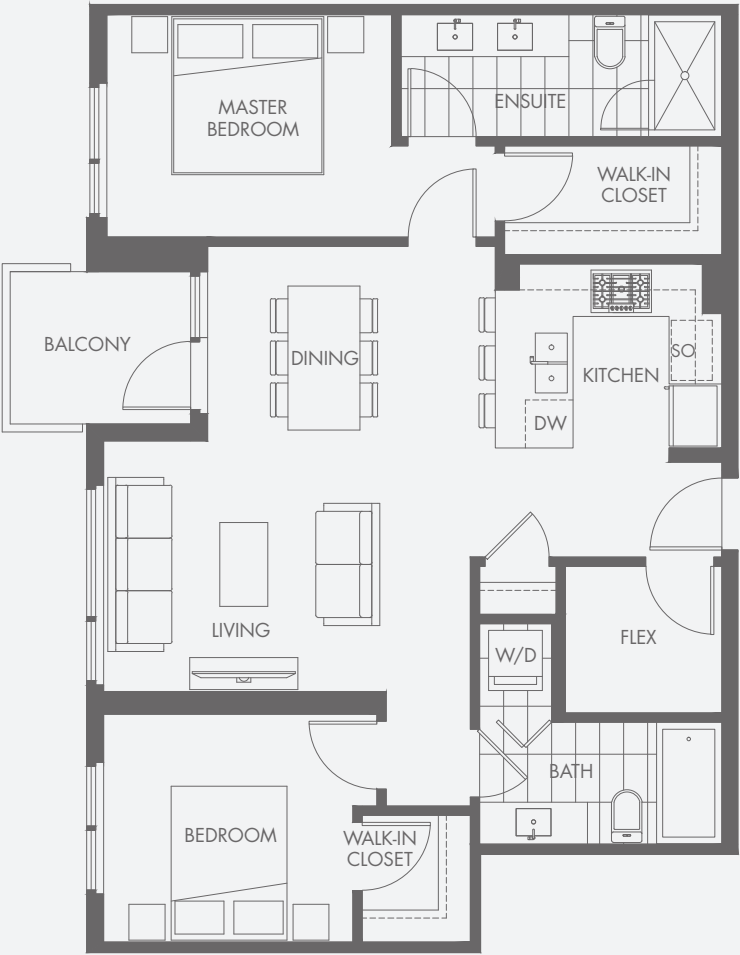
PLAN B2

TWO BEDROOM + TWO BATH + FLEX
LIVING: 992 SQ FT / EXTERIOR: 48 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



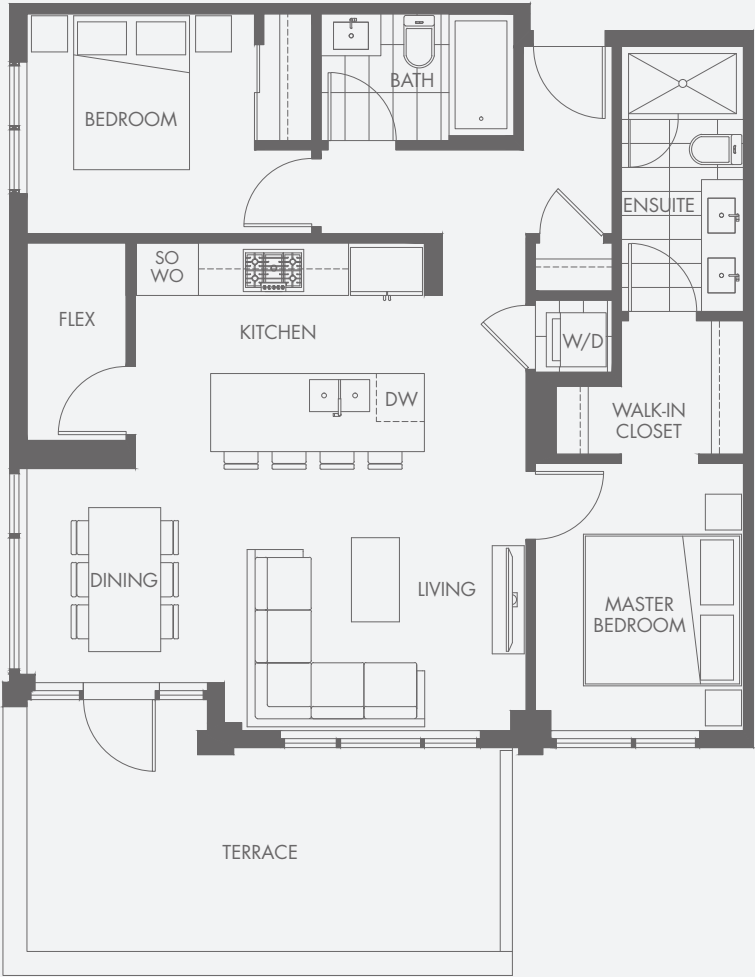
PLAN B3

TWO BEDROOM + TWO BATH + FLEX
LIVING: 925 SQ FT / EXTERIOR: 182 SQ FT



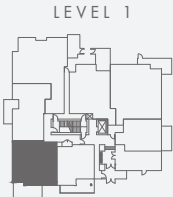
HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



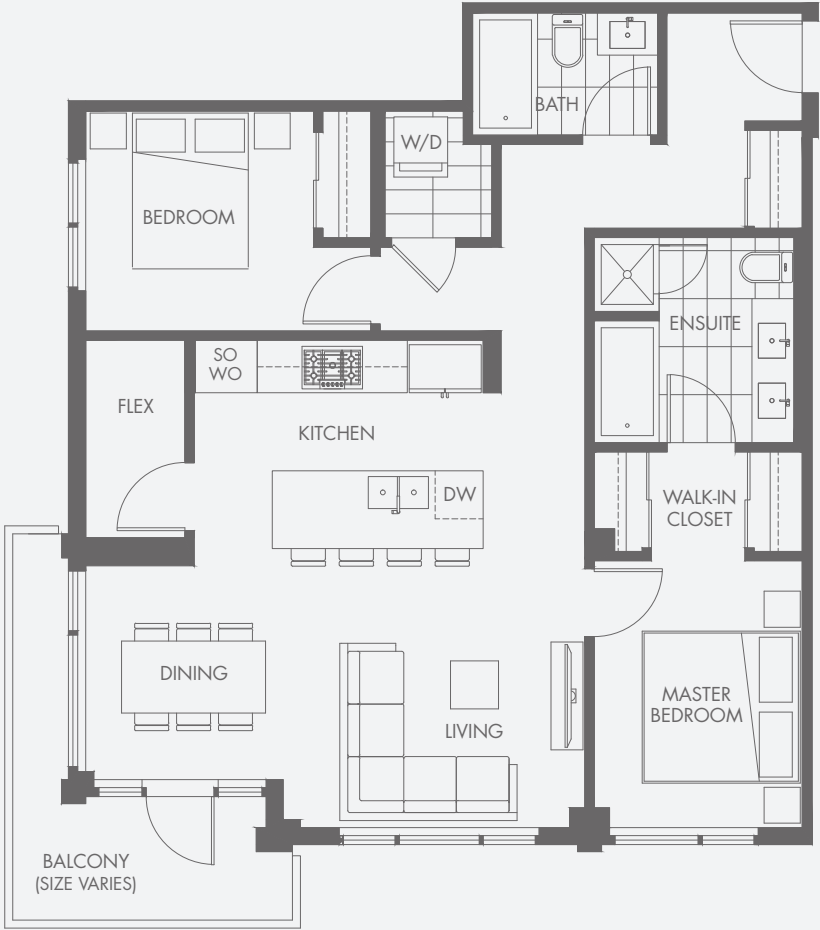
PLAN B4

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1019 SQ FT / EXTERIOR: 58-66 SQ FT



HAWTHORNE

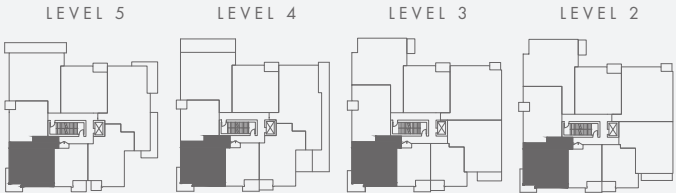
ABOVE ALL ELSE



DRAFT



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



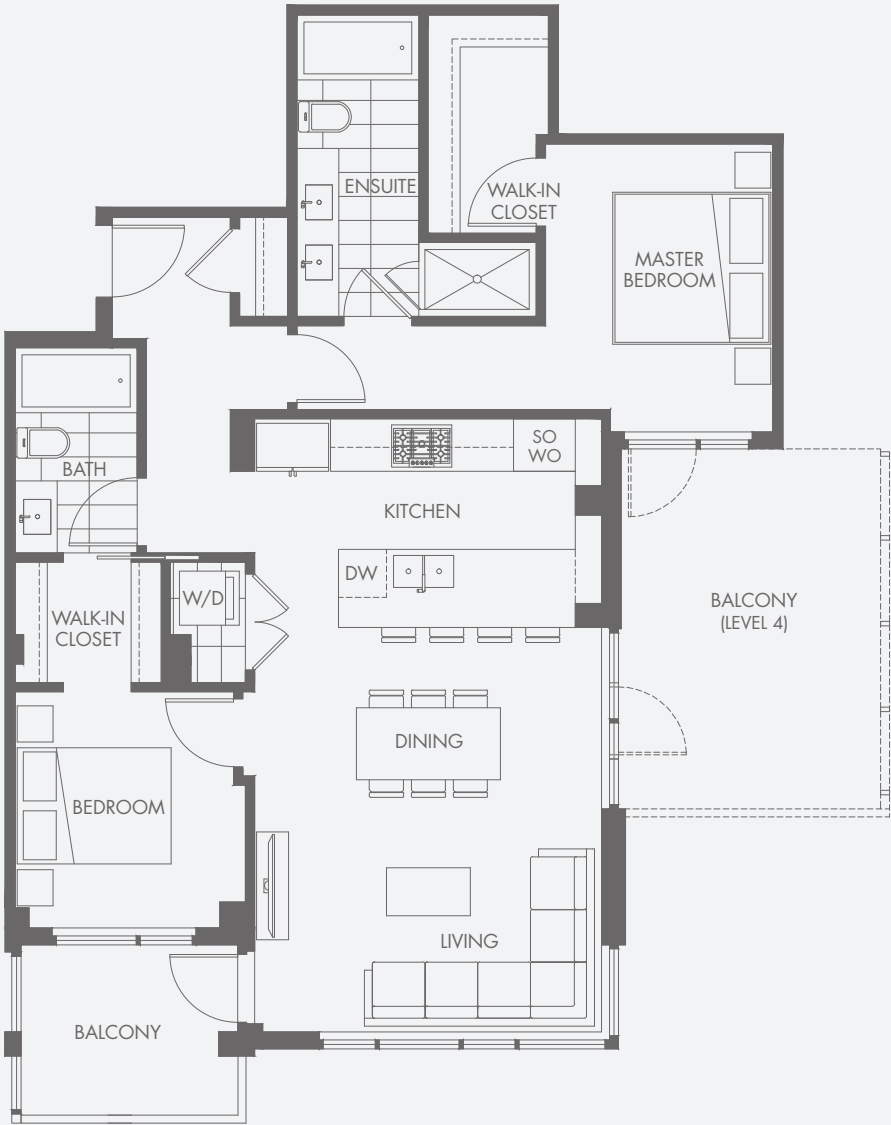
PLAN B5

TWO BEDROOM + TWO BATH
LIVING: 1029 SQ FT / EXTERIOR: 55-231 SQ FT



HAWTHORNE

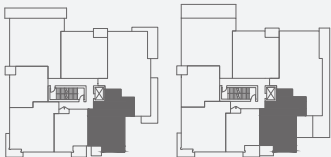
ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 5 LEVEL 4



PLAN B6

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1018 SQ FT / EXTERIOR: 63 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN B7

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1149 SQ FT / EXTERIOR: 104-108 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN B8

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1272 SQ FT / EXTERIOR: 298-349 SQ FT



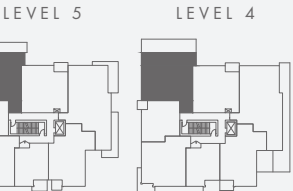
HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN B9

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1302 SQ FT / EXTERIOR: 170 SQ FT



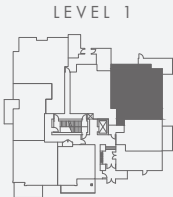
HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN B10

TWO BEDROOM + TWO BATH + FLEX
LIVING: 1380 SQ FT / EXTERIOR: 36-39 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN C1

THREE BEDROOM + TWO BATH + FLEX + DEN
LIVING: 1306 SQ FT / EXTERIOR: 57 SQ FT



HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN C2

TWO BEDROOM + TWO BATH + FLEX + DEN
LIVING: 1345 SQ FT / EXTERIOR: 148 SQ FT



HAWTHORNE

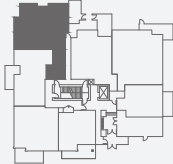
ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 1



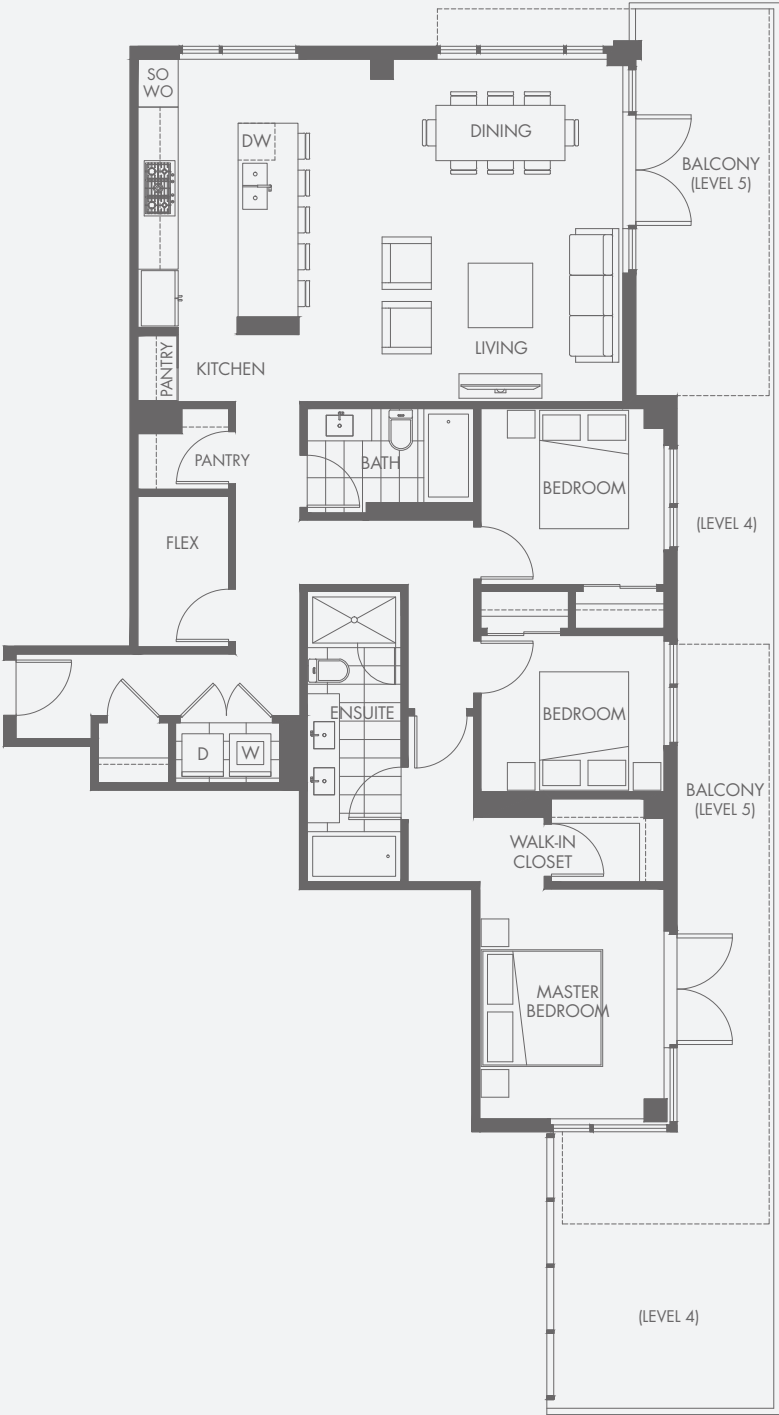
PLAN C5

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1465 SQ FT / EXTERIOR: 349-549 SQ FT



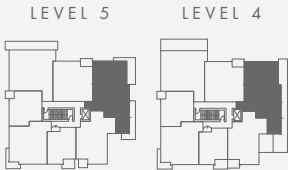
HAWTHORNE

ABOVE ALL ELSE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



THE PENTHOUSE COLLECTION

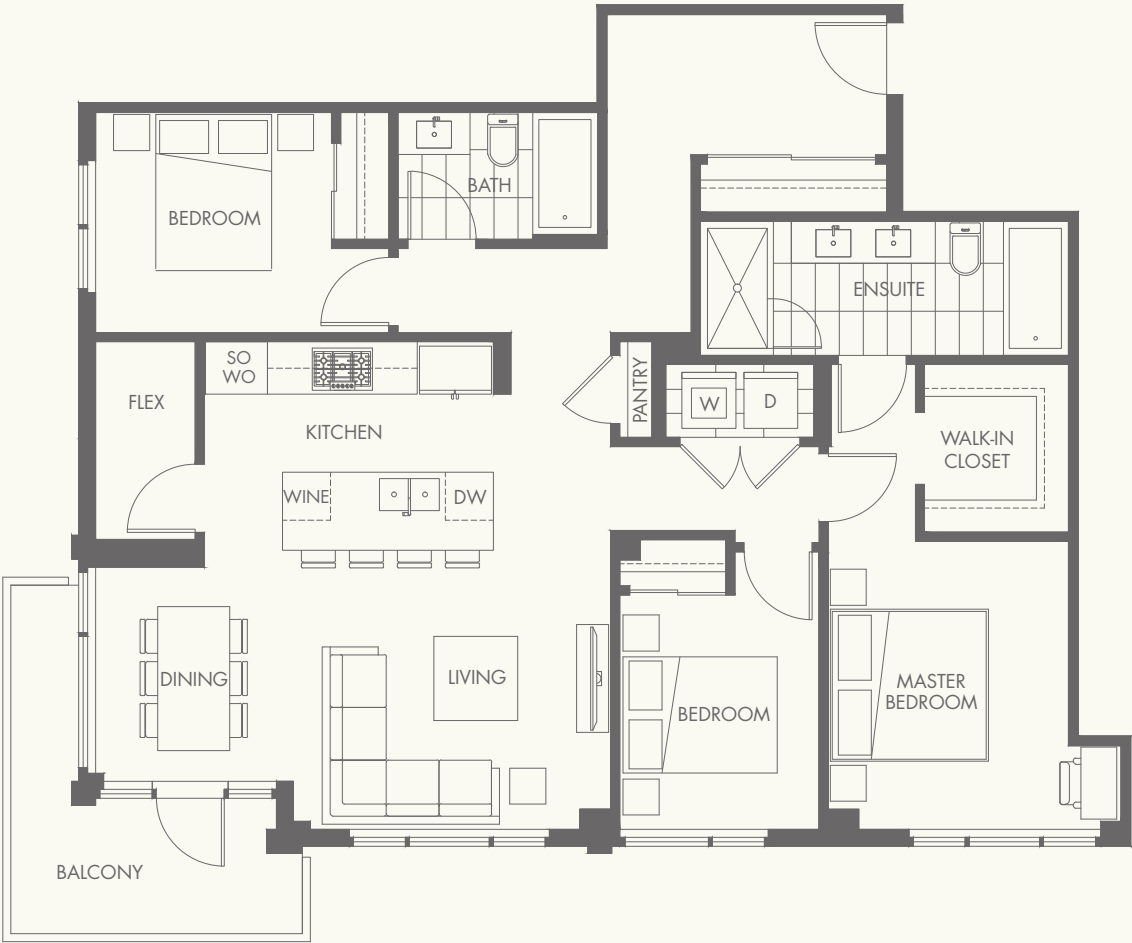
PLAN C3

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1288 SQ FT / EXTERIOR: 66 SQ FT



HAWTHORNE

ABOVE ALL ELSE

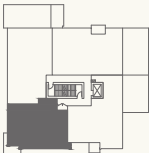


THE PENTHOUSE COLLECTION

DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 6



PLAN C4

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1430 SQ FT / EXTERIOR: 503 SQ FT



HAWTHORNE

ABOVE ALL ELSE

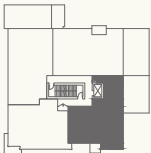


THE PENTHOUSE COLLECTION

DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 6



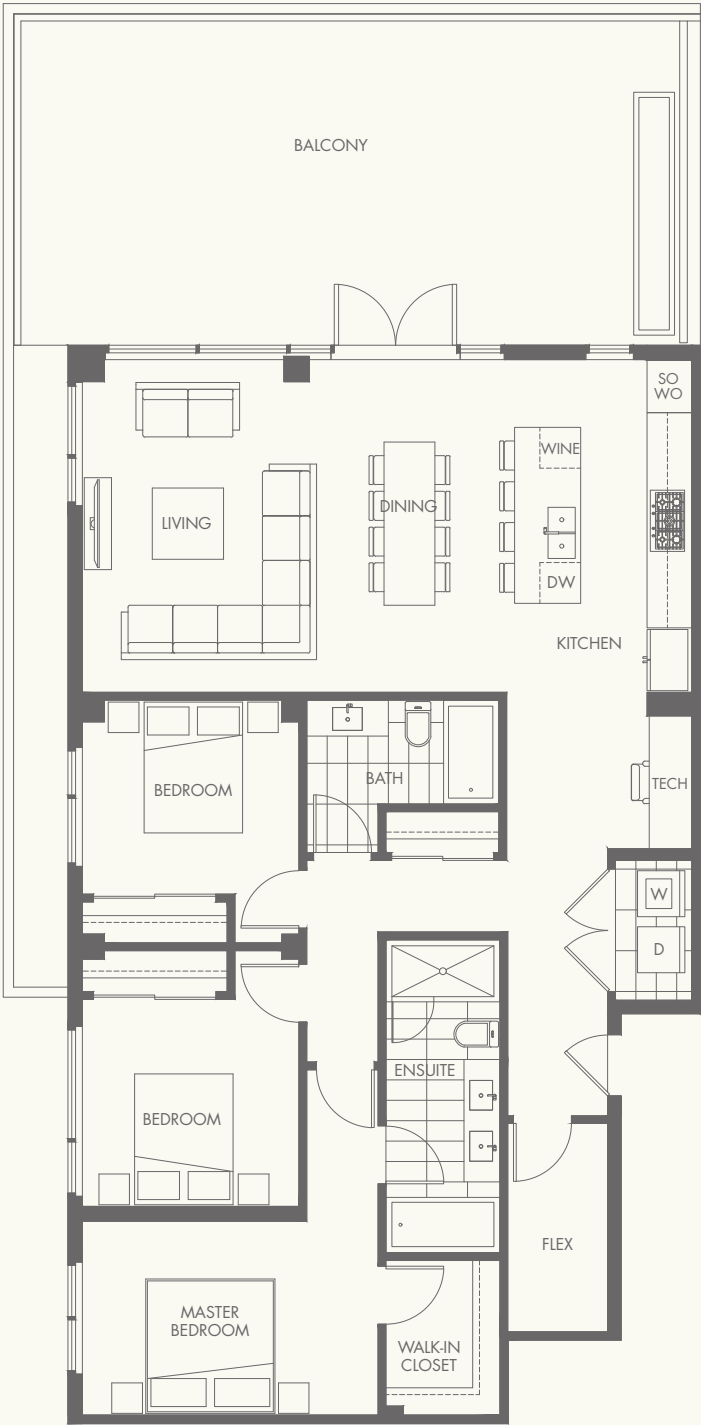
PLAN C6

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1530 SQ FT / EXTERIOR: 516 SQ FT



HAWTHORNE

ABOVE ALL ELSE



THE PENTHOUSE COLLECTION

DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 6

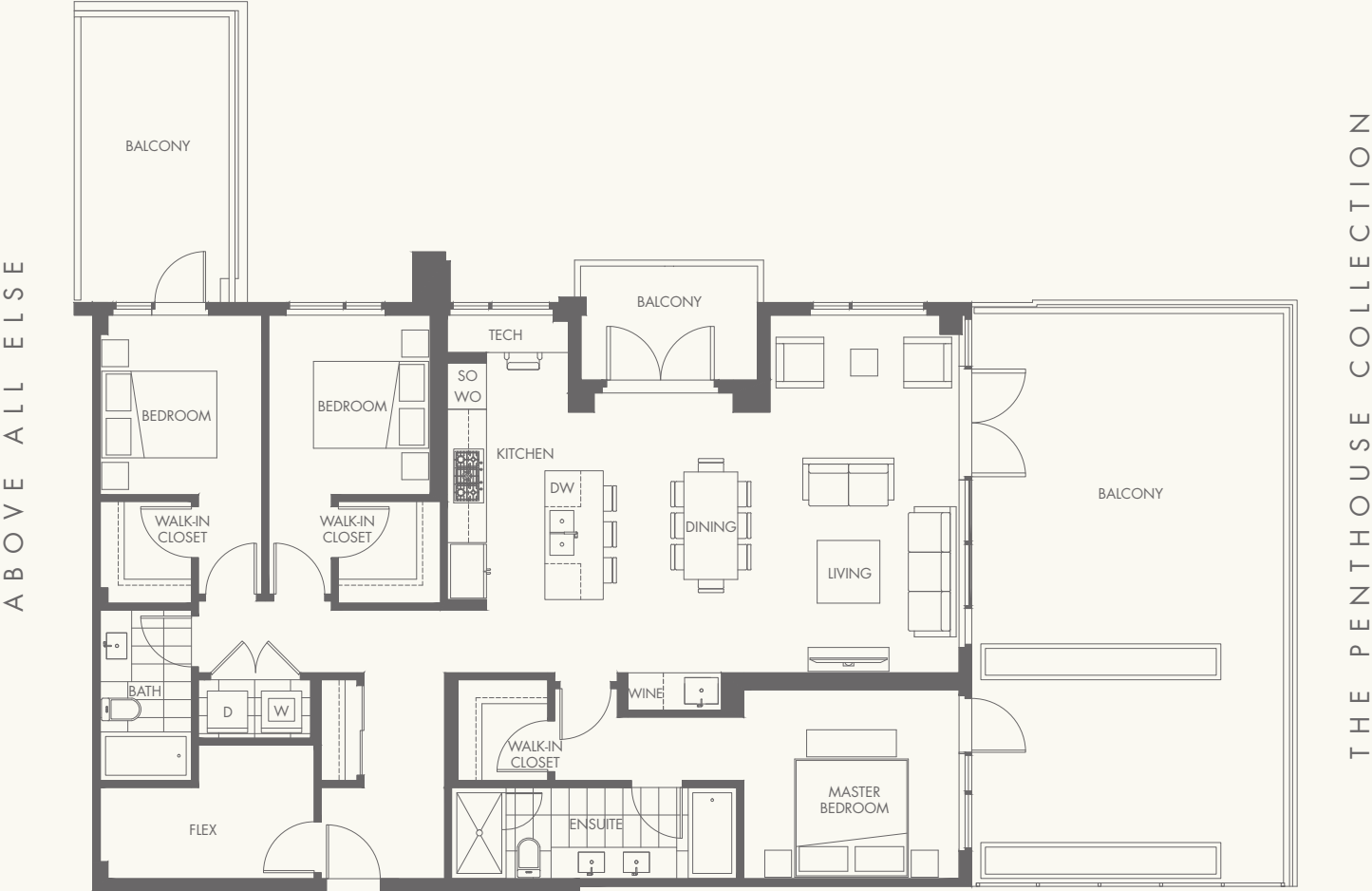


PLAN C7

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1544 SQ FT / EXTERIOR: 752 SQ FT



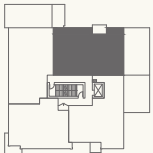
HAWTHORNE



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.

LEVEL 6



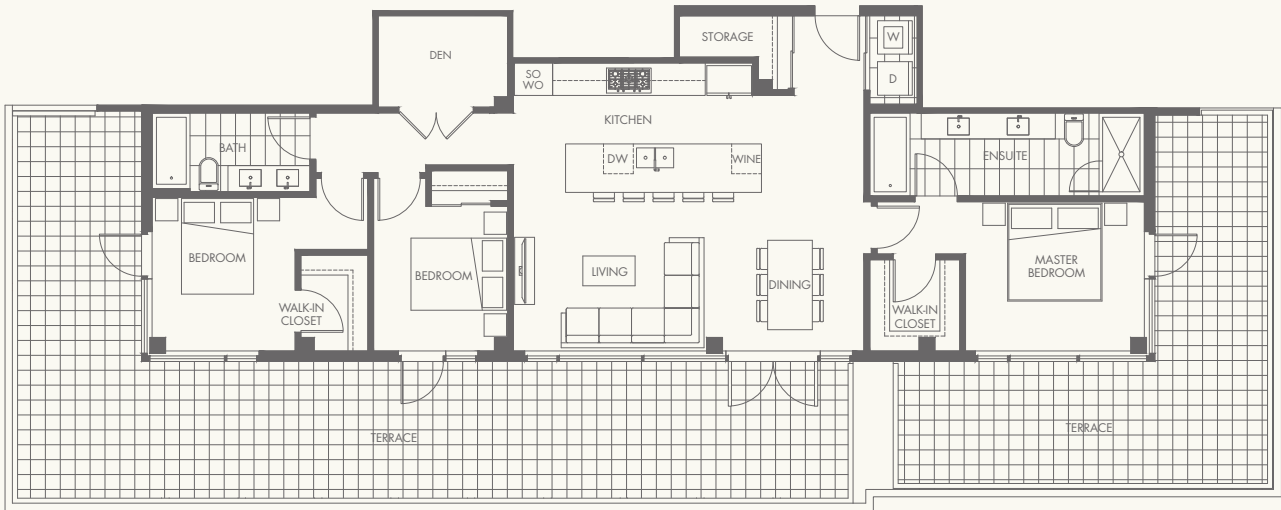
PLAN PH1

THREE BEDROOM + TWO BATH + DEN
LIVING: 1360 SQ FT / EXTERIOR: 978 SQ FT



HAWTHORNE

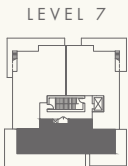
ABOVE ALL ELSE



THE PENTHOUSE COLLECTION

DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



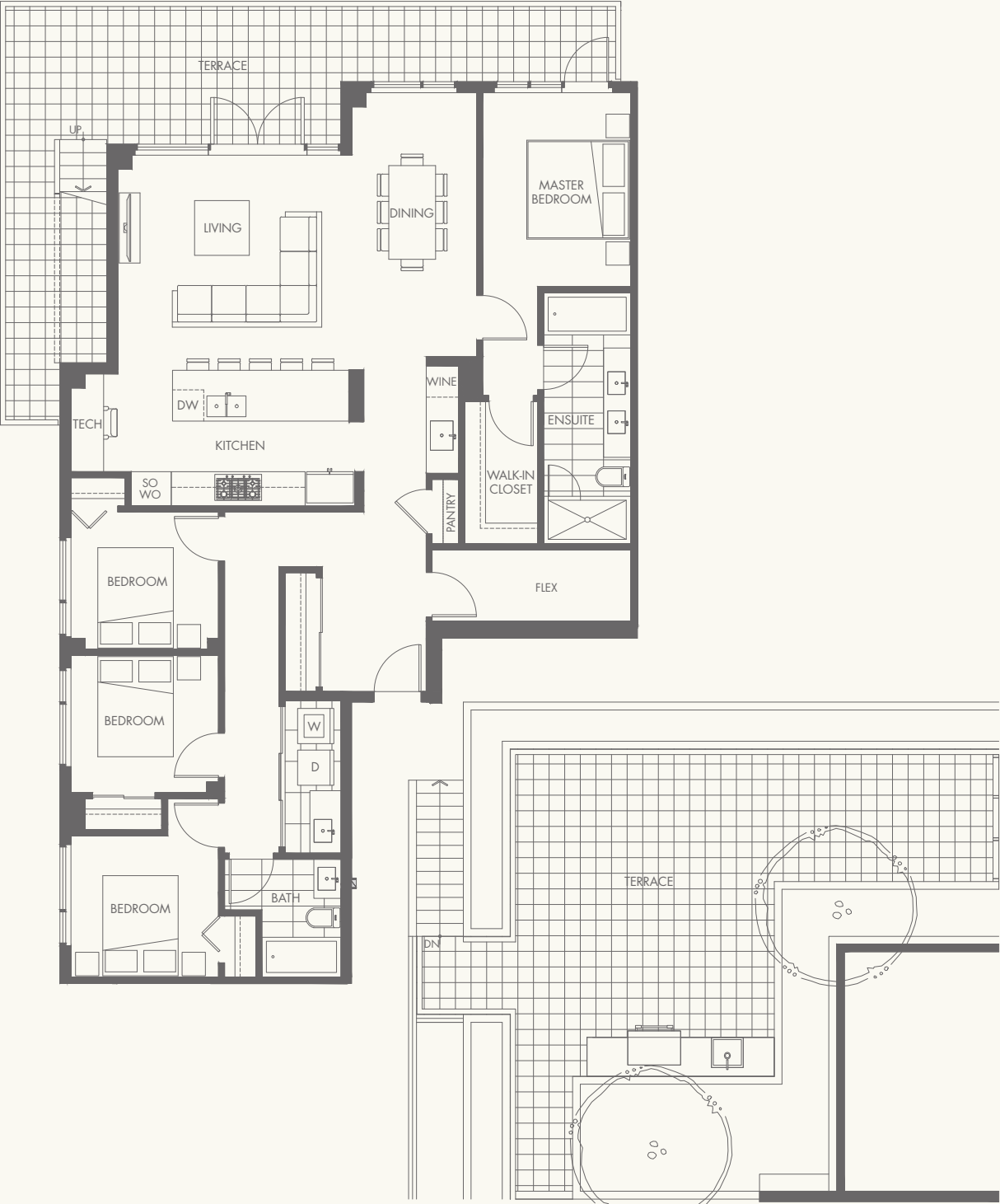
PLAN PH2

FOUR BEDROOM + TWO BATH + FLEX
LIVING: 1625 SQ FT / EXTERIOR: 377+505 SQ FT



HAWTHORNE

ABOVE ALL ELSE



THE PENTHOUSE COLLECTION

DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



PLAN PH3

THREE BEDROOM + TWO BATH + FLEX
LIVING: 1536 SQ FT / EXTERIOR: 352+488 SQ FT



HAWTHORNE

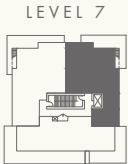
ABOVE ALL ELSE

THE PENTHOUSE COLLECTION



DRAFT

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information E.&O.E.



FEATURES



HAWTHORNE

A NEW BENCHMARK

Pennyfarthing Homes introduces Hawthorne, the Legacy Edition of the Cambie Collection

Elite modern residences rising an unprecedented 7 storeys above Queen Elizabeth Park

Bold, contemporary design by Shift Architecture creates a striking façade and new landmark on the esteemed Cambie Corridor

Floor-to-ceiling windows optimize natural light and offer sweeping views from upper floors

Overheight ceilings throughout homes, including up to 9'-10" in the Executive Penthouse Collection

Expansive private balconies and terraces seamlessly integrate indoor and outdoor living

LUXURY LIVING REDEFINED

Intelligently designed layouts presented in 1 to 4-bedroom plans, including the Executive Penthouse Collection

Choice of two meticulously designed colour palettes by Cristina Oberti: Walnut & Oak

Kentwood engineered hardwood floors throughout main living areas

Durable and plush carpeting adds warmth and comfort to bedrooms

Contemporary roller shades on all windows for enhanced privacy

Double-glazed windows keep residences quiet and comfortable year round

Energy efficient LG washer and dryer, with ultra large capacity and quiet operation

KITCHENS OF MODERN DISTINCTION

Contemporary flat panel wood cabinetry with modern square edge

Stunning polished quartz countertops and backsplash in Pure White or Stone Grey, with statement kitchen island

Blanco undermount single-bowl sink with Grohe pull-out spray faucet

Customized corner cabinetry with pull-out storage detail in select homes

Premium integrated Bosch appliances featuring:

- 36" custom panel Energy Star refrigerator, 30" in A Plan homes
- 30" stainless steel speed oven
- 30" stainless steel wall oven with European convection
- 30" stainless steel gas cooktop with integrated slide-out hood fan, 36" in select homes
- 24" custom panel Energy Star dishwasher
- Optional 24" Marvel integrated wine fridge

MASTERFULLY CURATED BATHROOMS

Well-appointed materials and finishes blend harmoniously with the sleek, minimalist design

Contemporary cabinetry in Walnut or Oak colour schemes

Polished quartz countertops and backsplash in Pure White, with undermount ceramic basin

Modern 12" x 24" porcelain wall and floor tiles

Duravit dual flush toilet with a soft-close seat

Kohler soaker bathtubs inspire deep relaxation

Grohe Euphoria rain head shower systems

Grand Ensuites

- His and hers vanity with full height integrated shelving
- Built-in medicine cabinet for added storage and convenience
- Luxurious seamless glass shower enclosure featuring marble mosaic floor tile and recessed wall niche
- Stunning oversized 48" polished porcelain wall tile shower surround
- Nuheat in-floor heating for ultimate comfort

EXECUTIVE PENTHOUSE COLLECTION

The Height of Luxury Living

Large entertainment-sized terraces add ambience and functional outdoor living space, finished with concrete paving stones for ease of maintenance

Exquisite polished Statuario marble backsplash and waterfall island detail in master kitchens

24" Marvel integrated wine fridge included

Bathrooms feature oversized 48" porcelain wall tiles throughout for added elegance

Fully equipped laundry room complete with quartz countertop, built-in cabinetry for storage and utility laundry sink in select homes

Private 3 car garages with adjacent storage, included for top level residences

LIFESTYLE UNMATCHED

Over 1,600 sq.ft. of common rooftop space provides unprecedented views overlooking the park and Vancouver's West Side, including outdoor dining facilities, shared barbeque, communal urban garden and play area for children

Ground level amenity lounge with select kitchen facilities is perfect for hosting guests or quiet relaxation

Parkade equipped with electric charging stations

Established West Side neighbourhood with superior urban amenities – convenient walkability to shops, services and rapid transit offers unparalleled accessibility

Enjoy outdoor recreation with 130-acre Queen Elizabeth Park at your doorstep

A CLEAR CONSCIENCE

LEED Canada Gold Certification

Secured underground parking and bike storage for every home

Comprehensive Travelers 2-5-10 Home Warranty

Enterphone for secured visitor access

Available in-home security

AFTER 35 YEARS IN DEVELOPMENT
AND PROPERTY MANAGEMENT, WE
AT PENNYFARTHING HOMES HAVE
COME TO KNOW PRECISELY WHAT
OUR HOMEOWNERS REALLY WANT
AND NEED.

PENNYFARTHING HOMES FINDS LOCATIONS WORTH LIVING IN. MOST
IMPORTANTLY, THESE COMMUNITIES ARE THE PLACES PEOPLE WANT TO LIVE.
FROM CONCEPT TO COMPLETION, WE ENSURE DEVELOPMENT DECISIONS
THROUGHOUT THE PROCESS ARE MADE WITH THE BUYERS IN MIND. THIS
CLARITY ASSIGNS EVERY ELEMENT A PRECISE PURPOSE, FROM EXTERIOR
TEXTURES TO THE INTERIOR FEATURES THAT DISTINGUISH A PENNYFARTHING
HOME. EACH DETAIL WORKS TOGETHER SEAMLESSLY, RESULTING IN A HOME
THAT ELEVATES THE EXPERIENCE OF LIVING. OUR FOCUS IS ON YOU.

THE PENNYFARTHING GROUP WAS ESTABLISHED IN 1980, AND IS COMPRISED
OF PENNYFARTHING DEVELOPMENT CORP., PENNYFARTHING CONSTRUCTION
CO. LTD. AND CROSSBRIDGE PROPERTY MANAGEMENT, WHICH ARE ALL
UNDER THE DAY-TO-DAY DIRECTION OF THE PRESIDENT AND CEO,
DR. ANTHONY HEPWORTH, AND HIS SON, GEOFFREY HEPWORTH.



PENNYFARTHINGHOMES.CA

Pennyfarthing

THE CAMBIE COLLECTION CONTINUES...

LIVEATHAWTHORNE.COM

THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERINGS MAY ONLY BE MADE WITH A DISCLOSURE STATEMENT. E.&O.E.

BLVD