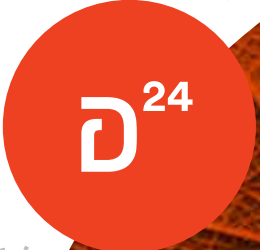


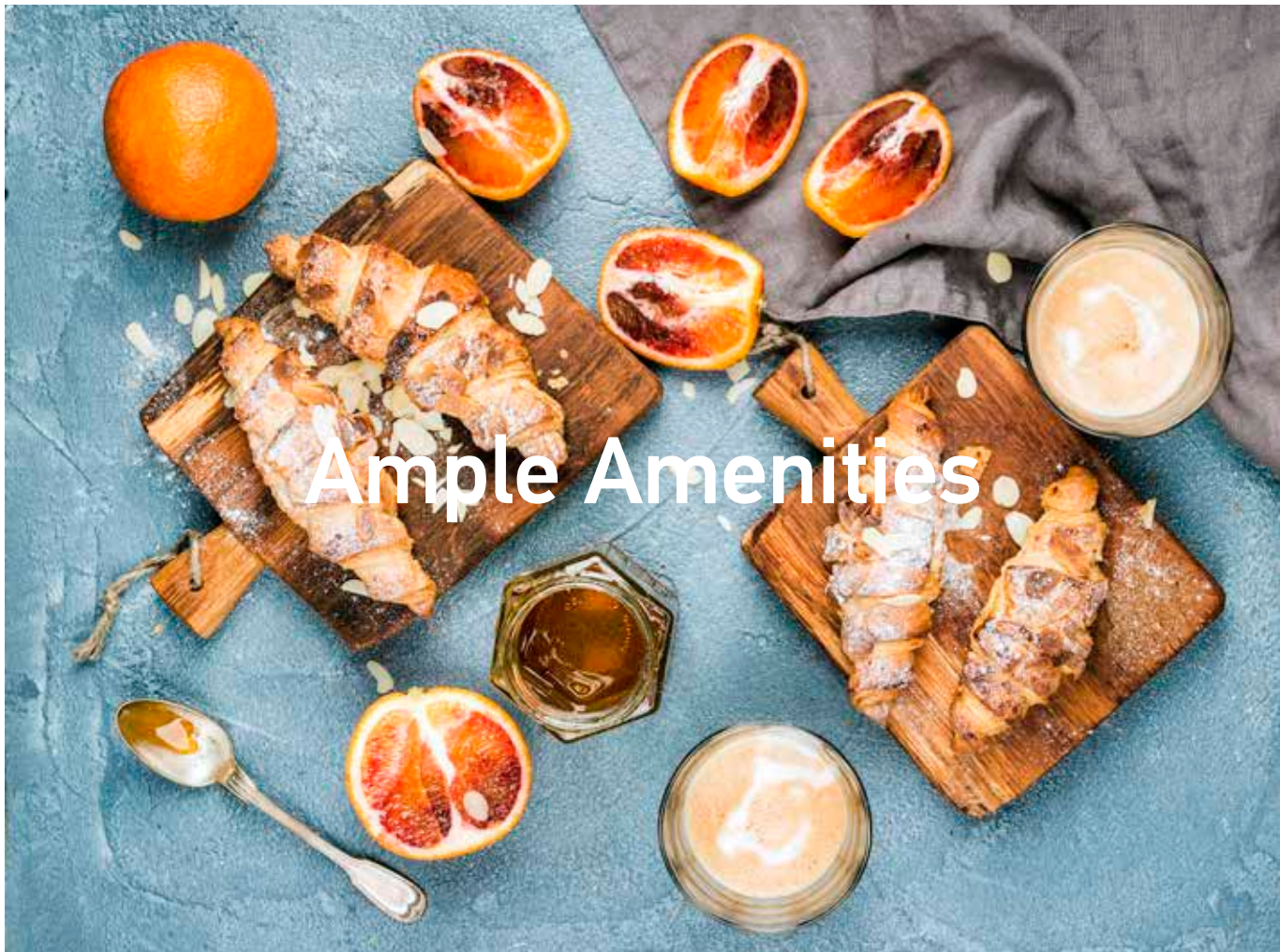
Dwell²⁴



LOCATION IS EVERYTHING. AND SO ARE THE MANY OTHER ELEMENTS THAT CREATE AN ACTIVE, CONVENIENT, AND FULFILLING LIFESTYLE. IN FACT, WE HAVE TWENTY-FOUR REASONS WHY DWELL24 URBAN TOWNHOMES ARE DWELLINGS THAT ELEVATE YOUR LIVING.

Well Placed. Well Designed.

24 SPACIOUS
URBAN TOWNHOMES



Ample Amenities



Family Focused

The Best of Both Worlds

POSITIONED AT THE CROSSROADS OF TWO GREAT COMMUNITIES

D²⁴

WITH SO MUCH TO OFFER, PORT MOODY AND COQUITLAM ARE CHERISHED BY THOSE WHO CALL THESE COMMUNITIES HOME. THAT'S WHY WE PLACED DWELL24 RIGHT ON THE BORDERS OF BOTH.

Living on the edge has its benefits. You'll connect with two invigorating neighbourhoods at Dwell24, discovering an enriched lifestyle in Port Moody and Coquitlam. The great outdoors is right there in your two backyards, and prioritizing nature has never been easier. Sparkling bodies of water, rugged forest trails, and pristine playing fields — it's all close. Fall in love with the ability to walk into each community. Find shops and services, cafes and restaurants at New Port Village and Sutter Brook Village, just down the street.

Engage with your neighbours, learn something new, and enroll your kids at Port Moody Recreation Centre. You can even walk to the soon-to-open Inlet Centre Evergreen Line Station, and connect to a transportation network that spans Metro Vancouver. The West Coast Express station is nearby, and access to major highways, including Barnet, Lougheed and No. 1, is easy and convenient. Life at Dwell24 is a bit easier when more of what you love is at your fingertips. Centrally located for all your daily needs.

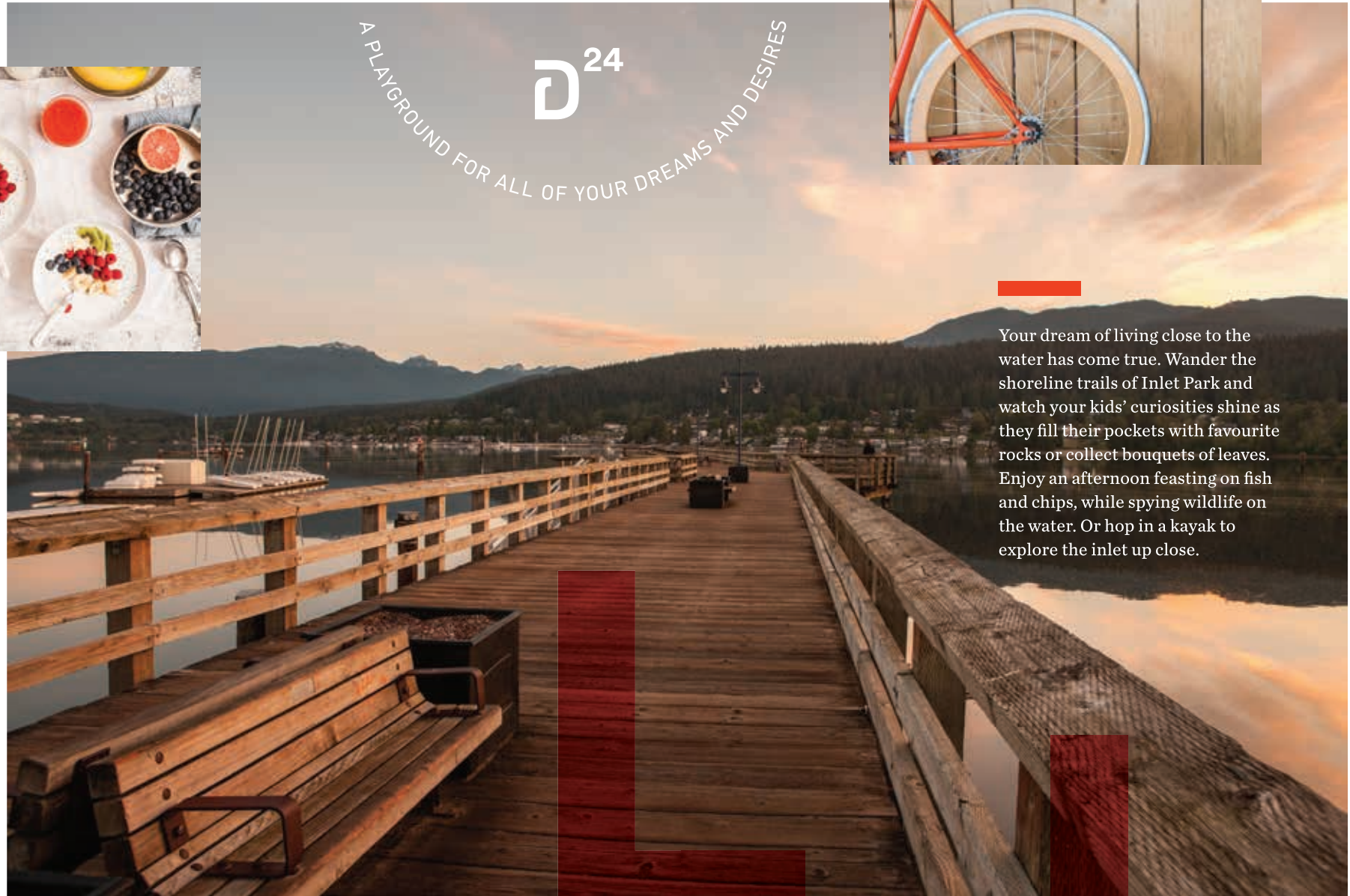


There are lots of ways to nurture your family outside while living at Dwell24. Feel the burn of an exhilarating workout on the Coquitlam Crunch and on the basketball and tennis courts. Or try adventure on for size in the scenic Belcarra Regional Park – a beautiful expanse of nature with forest trails and rocky shores to explore by hiking, biking, swimming, or horseback riding.



A PLAYGROUND FOR ALL OF YOUR DREAMS AND DESIRES

D²⁴



Your dream of living close to the water has come true. Wander the shoreline trails of Inlet Park and watch your kids' curiosities shine as they fill their pockets with favourite rocks or collect bouquets of leaves. Enjoy an afternoon feasting on fish and chips, while spying wildlife on the water. Or hop in a kayak to explore the inlet up close.



Rich Local Fabric

AUTHENTICITY IS BIG IN THESE PARTS. IT'S WHERE WE RAISE FAMILIES, WIN SOCCER GAMES, RUN WITH DOGS, AND STOP TO INHALE THE FRESH AIR. WE KNOW WHERE TO GRAB THE BEST SUSHI AND, MOST IMPORTANTLY, WE KNOW OUR NEIGHBOURS.



Live a lifestyle of convenience. Fashion, electronics, sporting goods, groceries, and a variety of services are all housed within Coquitlam Centre, only a leisurely walk or quick drive away. Eat a romantic dinner on the waterfront at The Boathouse or grab a casual and delicious meal at Browns Socialhouse or Milestones Grill & Bar. All you need is here and near.



Dwell²⁴

SPEND LESS TIME COMMUTING AND MORE TIME ENJOYING THE ENDLESS FABRIC OF AMENITIES THAT SURROUND YOUR NEW URBAN HOME. DWELL24 IS POSITIONED AT THE CORE OF OUTDOOR ACTIVITIES AND EVERYDAY NECESSITIES.

DWELL24 IS LOCATED AT 2576 FALCON DRIVE

1. PARKS

- A. Eagle Ridge Sports Fields
- B. Eagle Ridge Outdoor Pool
- C. The Coquitlam Crunch Trail
- D. Port Moody Recreation Centre
- E. Rocky Point Park
- F. Belcarra Park

2. SCHOOLS

- A. Scott Creek Middle School
- B. Eagle Ridge Elementary School
- C. Gleneagle Secondary School
- D. B&D Montessori Learning Academy Preschool & Daycare
- E. Alpine Children's Centre
- F. Wind & Tide Preschools
- G. Panda Bear Children's Place

3. TRANSIT

- A. Evergreen Skytrain Terminal
- B. West Coast Express

4. ARTERY ROADS

- A. Barnet Highway

5. SERVICES

- A. Eagle Ridge Hospital
- B. Port Moody Public Library and Inlet Theatre

6. NEWPORT VILLAGE

- Browns Social House
- Gallagher's Coffee Bar
- George's Gourmet Meats
- Inlet Seafoods
- Kin's Farm Market
- Newport Village Animal Hospital
- Newport Child Care Centre
- St. James' Well Olde Irish Pub
- The Village Toy Shop
- Vera's Burger Shack

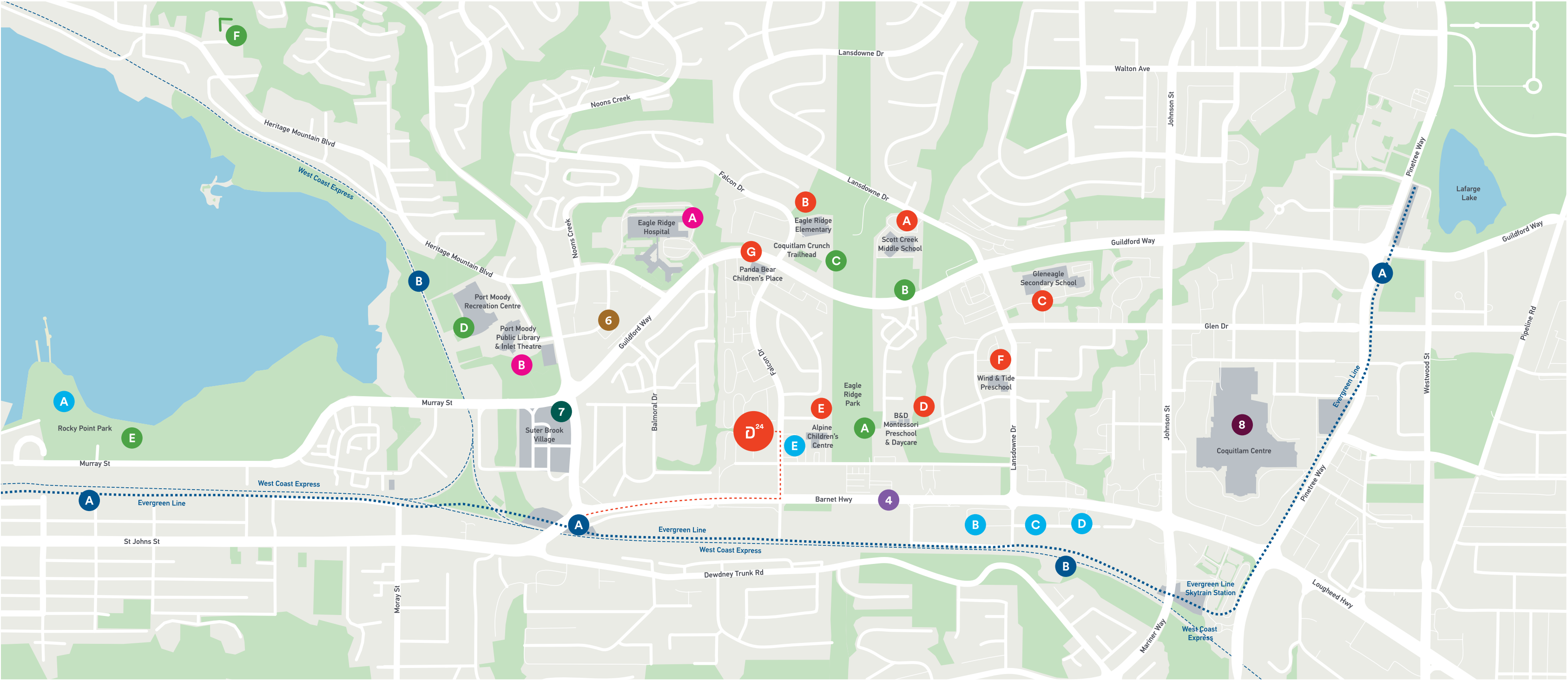
7. SUTER BROOK VILLAGE

- A. Kids and Co. Daycare and Preschool
- B. Thify's Foods
- C. Freshii

8. COQUITLAM CENTRE

9. RESTAURANTS

- A. The Boathouse Restaurant
- B. Milestones Grill and Bar
- C. Pasta Polo Mom and Pop Italian Specialties
- D. Osamu Sushi
- E. Frog & Nightgown Pub



CLASSIC WESTCOAST EXTERIORS WITH A WARM MODERN TOUCH

D²⁴

Pioneering New Urban Living

A SMART ILLUSTRATION OF MODERN
ARCHITECTURE SETS THE TONE FOR THE
THREE-STOREY TOWNHOMES OF DWELL24,
DEFINING TODAY'S LIFESTYLE EXPECTATIONS.

This unique mix of three- to four-bedroom townhomes are skillfully designed by Studio One Architecture to appeal to your modern tastes. Striking lines of a flat roof with sloping accents combine with a textured façade of brick and cement cladding to create West Coast-inspired homes. Enjoy the convenience and security of a private parking garage. Arrive through a welcoming street entrance to your private front yard patio defined by lush greenery. Socialize with your family and neighbours in the beautifully landscaped common area – there's space to meet everyone.

Interiors Sized For Real Life

HOMES AT DWELL24 ARE MEANT TO
BE LIVED IN, WITH AN OPEN-CONCEPT
PLAN THAT LETS YOU MOVE FREELY.

The first impression of interiors at Dwell24 is the great expanse of naturally lit space. Generous dining and living areas, large enough for all your furnishings, flow into a contemporary kitchen — a modern-day great room. The clean and sleek kitchen aesthetic is comprised of an oversized island, European inspired flat panelled cabinetry with lots of storage space, and state-of-the-art Italian appliances by Fulgor Milano. Entertaining is second nature here — it's a space where people come together.

Artist's Concept Only

OPEN-CONCEPT INTERIORS CELEBRATE FAMILY INTERACTION

D²⁴



Enjoy Intricacies of Detail in Every Space

LIKE THE REST OF THE HOME, THE ENSUITE
RESPECTS THE DESIRE FOR SPACE, PRESENTING
A SANCTUARY YOU CAN TRULY RELAX IN.

From your tranquil master bedroom, enter into a modern oasis of style and functionality. The spa-inspired ensuite features polished, European inspired flat panelled cabinetry and a his and hers double-vanity. With an abundance of storage space, there's lots of room to organize your toiletries and other bathroom items. Hexagon ceramic tile flooring is an unexpected touch, and a statement Carrara marble backsplash heightens the degree of sophistication. Begin everyday waking up under the rain-head shower in this luxurious space.

Connected Living

- 1 -

Convenient and idyllic street-level entrance, where a private garden patio welcomes you to your own front door

- 2 -

A 4th bedroom is easily converted into a flexible office or den – a rare townhome find

- 3 -

Spacious private garage with ample storage space for all your extracurricular activities

- 4 -

Gather the family in your modern-day great room – an open-concept kitchen, living, and dining area that efficiently utilizes every inch of your home

- 5 -

Modern chef's kitchens are both functional and attractive with European inspired flat panelled cabinetry, quartz countertops, custom designed soft close drawers, Fulgor Milano 5-burner gas cooktop and oven. Side by side Blomberg refrigerators in each home and dishwasher, and optional upgrade under-counter wine fridge (upgrade)

- 6 -

Outdoor living is encouraged with direct access to your patio from the kitchen and dining areas – a detail that leads to effortless BBQs

- 7 -

The three bedrooms upstairs provide a private slumber space that is still within close proximity

- 8 -

Decadent contemporary bathrooms with penny-round splash tiles and statement-making porcelain, Carrara-polished floor and wall tiles

- 9 -

Your entire wardrobe remains organized with efficient and spacious closets

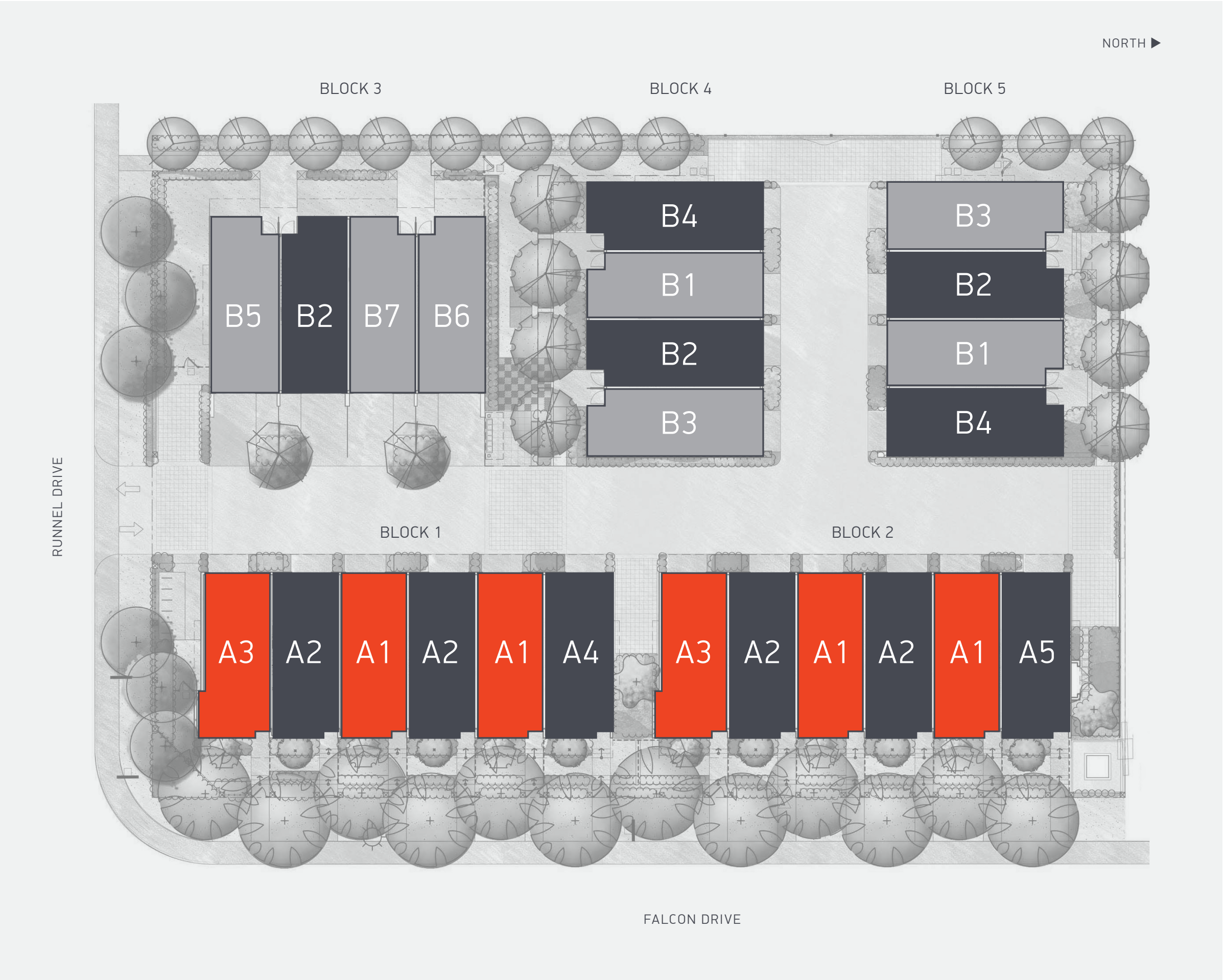
- 10 -

Retreat to the haven of your master bedroom, where you'll find impressive vaulted ceilings and a private outdoor patio



SITE PLAN

- 3 BEDROOM
- 3 BEDROOM +DEN
- 4 BEDROOM



Teamwork Well Executed

EPIX DEVELOPMENTS

EPIX DEVELOPMENTS SPECIALIZES IN THE DESIGN AND DEVELOPMENT OF CRAFTED MULTI-FAMILY DEVELOPMENT PROJECTS THROUGHOUT THE VANCOUVER AREA. EPIX PRIDES ITSELF ON EMPLOYING THE HIGHEST LEVEL OF DESIGN INTEGRITY AND BUILDING QUALITY.

THE OXLEY



THE BROWNSTONES AT KINGCREST PARK



THE CIRCADIAN GROUP

SPECIALIZING IN SMALL-SCALE RESIDENTIAL COMMUNITIES AND COMMITTED TO THE CREATION OF SMART, CAREFULLY DESIGNED ADDITIONS TO NEIGHBOURHOODS, CIRCADIAN MANAGES THE CONSTRUCTION PROCESS FROM THE GROUND UP IN A COLLABORATIVE AND CREATIVE MANNER.

KING EDWARD GREEN



626 ALEXANDER





24 REASONS TO DWELL

- STEPS TO THE STUNNING WATERFRONT
- SCENIC HIKING TRAILS IN EVERY DIRECTION
- A MOUNTAIN BIKING MECCA
- HOP ON THE EVERGREEN LINE TO TRAVEL ACROSS METRO VANCOUVER
- A MULTITUDE OF SHOPS AND SERVICES AT COQUITLAM CENTRE
- PLENTY OF ACTIVITIES AND PROGRAMS AT PORT MOODY RECREATION CENTRE
- IN THE MIDST OF TWO COMMUNITIES IDEAL FOR FAMILIES
- EAT SOMEWHERE NEW OR FIND A FAVOURITE SPOT – THERE'S LOTS OF DINING OPTIONS
- EXERCISE OUTSIDE YEAR-ROUND
- VAST TRANSPORTATION NETWORK OF HIGHWAYS AND TRANSIT
- YOUR DOG WILL LOVE IT HERE
- EAT FRESH WITH SUMMER AND WINTER FARMERS MARKETS CLOSE BY
- WATCH YOUR KIDS GROW IN AN ENRICHING ENVIRONMENT
- A SERENE RESIDENTIAL NEIGHBOURHOOD SURROUNDED BY AMENITIES
- THE LAST REMAINING DEVELOPMENT SITE IN THE NEIGHBOURHOOD
- AN INTIMATE COMMUNITY OF 24 TOWNHOMES
- THERE'S SPACE FOR EVERYONE WITH AT LEAST THREE BEDROOMS
- A UNIQUE, CONTEMPORARY DESIGN ELEVATES FORM AND FUNCTION
- SPACE TO STRETCH WITH 9' CEILING HEIGHTS
- AN ENORMOUS KITCHEN ISLAND INVITES YOU TO ENTERTAIN
- FIND GOURMET INSPIRATION WITH A GAS COOKTOP AND SIDE-BY-SIDE REFRIGERATOR
- STORE YOUR TOYS OR CREATE A WORKSHOP IN A PRIVATE AND SECURE GARAGE
- ELEGANT 7" WIDE-PLANK FLOORING THROUGHOUT MAIN LIVING AREAS
- A REPUTABLE AND INNOVATIVE DEVELOPER/BUILDER