Dwell²⁴
Well Placed. Well Designed.

24 SPACIOUS URBAN TOWNHOMES
Ample Amenities

Family Focused

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 incredible and distinct faces of Port Moody,
discerning an enriched lifestyle in Port Moody
and Coquitlam. The great outdoors is right there
in your own backyard, 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 transportation networks that span 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.
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 THIS FRESH AIR. WE KNOW WHERE TO GRAB THE BEST SUSHI AND, MOST IMPORTANTLY, WE KNOW OUR NEIGHBOURS.
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 & Tides 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
   A. Browns Social House
   B. Gallagher’s Coffee Bar
   C. George’s Gourmet Meats
   D. Inlet Seafoods
   E. Kin’s Farm Market
   F. Newport Village Animal Hospital
   G. Newport Child Care Centre
   H. The Village Toy Shop
   I. Vera’s Burger Shack

7. SUTER BROOK VILLAGE
   A. Kids and Co. Daycare and Preschool
   B. Thiſty’s Foods
   C. Freshii

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

Dwell 24 is located at 2576 Falcon Drive.
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 area, 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.

The interiors at Dwell24 celebrate family and real life.
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, step 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.

Enjoy Intricacies of Detail in Every Space
- 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, full pantry 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
The developer reserves the right to make modifications and changes to the floorplans and specifications without notice. Actual homes may differ in minor ways from the plans illustrated above. All square footage taken from architectural drawings. E. & O.E.
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 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.
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