

EXPERIENCE ELEVATED URBAN LIVING

Harlin

STUDIO, 1, 2, & 3 BEDROOM HOMES

A woman with voluminous, curly brown hair is walking on a city street. She is wearing a white, double-breasted blazer over a black ribbed top and black trousers. She is holding a black handbag in her left hand. The background shows a modern building with many windows and a large green tree. The text is overlaid in the center of the image.

MEET HARLIN.
RIVER DISTRICT'S NEW
ADDITION WITH A
DYNAMIC PERSONALITY
ALL ITS OWN.



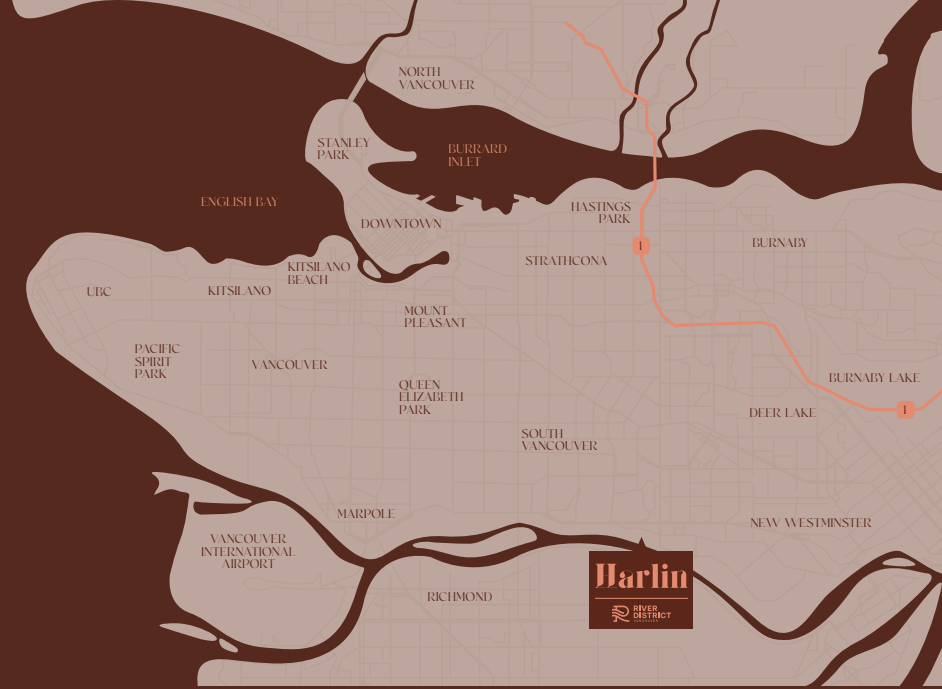
RISE ABOVE THE REST.

Thirty storeys light up the sky, bringing downtown energy to a colourful, waterfront community. Introducing Harlin by Wesgroup. River District's newest addition with a dynamic personality all its own. Designed for those who appreciate the finer things in life, Harlin offers views, a lively urban vibe, and all the stylish touches and amenities you'd expect from a modern selection of cosmopolitan homes.



RIVER DISTRICT

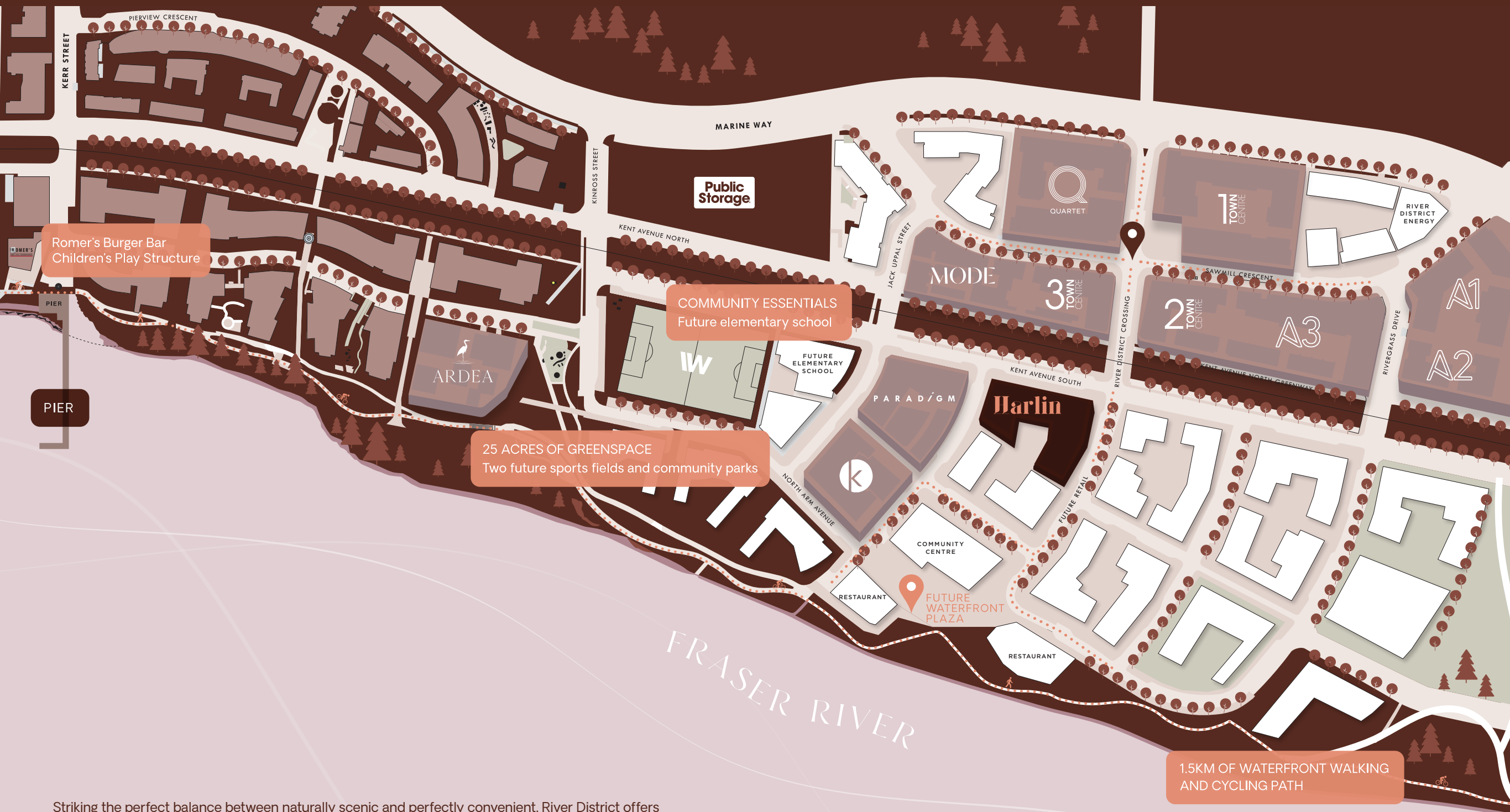
AT THE CENTRE OF IT ALL.



Overlooking a spectacular waterfront vista, River District's vast collection of shopping, dining, and recreational options means everything you're looking for can be found right here. But for those who feel the urge to venture further, this prime-central location in South Vancouver provides direct access to anywhere in the Lower Mainland. Think 25 minutes to downtown Vancouver, 20 minutes to YVR, and 10 minutes to Richmond or Burnaby. At Harlin, everywhere you want to be, just happens to be right where you are.



DYNAMICALLY DIVERSE.



Striking the perfect balance between naturally scenic and perfectly convenient, River District offers the best of both worlds. From a bustling Town Centre and its array of neighbourhood amenities to 25 acres of green space along the banks of the Fraser. Totalling 130 acres on the water, this award-winning neighbourhood boasts parks and sports fields, plus over 1.5 km of riverfront walking trails when you want to connect with nature. With a future elementary school, community centre, and daycare in the works, Harlin is the address for everything you value today, and all you plan for tomorrow.

TOWN CENTRE

HARLIN IS CENTRALLY LOCATED NEXT TO TOWN CENTRE AND AT THE GATEWAY TO THE FUTURE WATERFRONT PLAZA.

- boketto
- bosley's
- Booster Juice
- Bufala
- DISTRICT
- EVERYTHING WINE
- CONFETTI
- LOCAL PUBLIC EATERY
- LUCKY TRCO
- Orangetheory
- PANAGO
- PROSPERA CREDIT UNION
- RIVER DISTRICT DENTISTRY
- RIVER DISTRICT PHYSIO
- save on foods
- Scotiabank
- SHOPPERS DRUG MART
- Spice WAX BAR
- STARBUCKS
- SUSHI MURA
- TD Canada Trust
- Willowmore
- MORE COMING SOON

FUTURE WATERFRONT PLAZA

- 15,000 SQ. FT. OF SHOPS AND SERVICES ALONG RIVER DISTRICT CROSSING
- 36,000 SQ. FT. COMMUNITY CENTRE
- PUBLIC PLAZA & WATERFRONT RESTAURANTS



FEEL THE PULSE.



With its palpable downtown energy, upscale amenities, and engaging social connection, Harlin invites you to experience what elevated urban living is all about. Centrally located next to Town Centre and at the gateway to the future waterfront plaza and community centre, you'll discover everything you desire is literally at your front door. Need to grab some groceries? How about a romantic dinner for two? With over 20 restaurants, shops, and services waiting to serve you (and plenty more on the way), life at Harlin is as easy as it is exciting.



- LOCAL PUBLIC EATERY
- BUFALA
- LUCKY TACO
- KOKORO
- DISTRICT NOODLE HOUSE
- SUSHI MURA
- BOKETTO
- PANAGO
- ROMER'S BURGER BAR
- STARBUCKS
- BOOSTER JUICE
- EVERYTHING WINE
- SAVE-ON-FOODS
- SHOPPERS DRUG MART
- BOSLEY'S
- ORANGETHEORY
- SPICE WAX BAR
- RIVER DISTRICT DENTISTRY
- RIVER DISTRICT PHYSIO
- TD CANADA TRUST
- SCOTIABANK
- PROSPERA CREDIT UNION
- WILLOWBRAE (DAYCARE)



THE FUTURE IS HERE.

Located on River District Crossing, Harlin is perfectly poised to take advantage of the energy and excitement that's on its way. Stroll the new retail shops and cafés that will be lining River District Crossing. Connect with friends at the waterfront plaza, then head for a unique dining experience at the water's edge. Feeling a tad more energetic? Get those endorphins pumping at the brand new community centre complete with fitness centre, indoor racquet courts, and multi-purpose rooms. At Harlin, you can rest and relax, play and participate, explore and experience. It's the best of all worlds on your doorstep.



FUTURE WATERFRONT PLAZA

WHERE SLEEK MEETS SKYLINE.

Harlin is more than just elevating expectations. It's redefining what contemporary urban living is all about. Towering thirty storeys high, these stylish homes offer views, while being intrinsically connected to the vibrant energy of River District's Town Centre. Drawing on the fluid features of the river, rippled steel and concrete forge an undeniable impression, while gently curving edges reflect a feeling of softness to balance the majestic height.



A VIEW FROM THE TOP.



Harlin's thirty-storey tower offers some of the most spectacular views in River District. From the mountain ranges to the north, to the mighty Fraser River in the south, and all the points of interest in between. Gather with friends in the well-appointed amenity spaces and marvel as sunsets gently give rise to the dazzling city lights below.

LUXURY. ABOVE ALL.



It begins with an extravagant amenity package like no other. Three floors, including two levels at the top of the tower, invite you to experience all the lavish extras that make Harlin so exciting.



Welcome to your private oasis - a beautifully landscaped rooftop amenity under the stars. Feel your days melt away in the hot tub, outdoor garden showers, and custom crafted barrel saunas.



Take in the lookout bar with its endless views of the water, mountains, and city lights below. Or simply raise a glass and celebrate with good friends on the expansive patio lounge. Rise to the top and you'll begin to see what makes Harlin shine brighter than all the rest.



Show off the views from the upscale designer lounge.
Entertain in the gourmet kitchen and bar area.



Rack them up or share a game in the dedicated Mahjong room with custom built tables. When the fun is done, and you need to take care of business, Harlin has an executive co-working space furnished with plenty of seating, sound-proof pods, and private boardroom.





Discover the lushly landscaped ninth floor and be immersed in a spacious outdoor podium. Here you can share in timeless qualities that enhance everyday life. Tend to the community garden, practice on the putting green, or invite friends and family to the large picnic area complete with BBQ's. Or simply find sanctuary from a busy world where you can relax in the grass and savour the sense of belonging to a harmonious, livable community.

- 1 - PUTTING GREEN
- 2 - OUTDOOR KITCHEN WITH HARVEST TABLES
- 3 - WOODEN SEATING STRUCTURE
- 4 - URBAN AGRICULTURE PLOTS
- 5 - OPEN GRASSY AREA
- 6 - LOUNGE SEATING AREA

THE HEIGHT OF DESIGN.



Style is where Harlin rises above the rest. Step inside and discover an elevated space, tastefully appointed with exquisite features and finishes. From the elegant wide plank flooring to curated colour palettes, design excellence is apparent in every detail.

Sophisticated kitchens with quartz countertops, square-edge cabinetry and drawers with soft-close technology, and integrated appliances. Contemporary bathrooms reflect good taste with deep soaker tubs, undermount sinks, and luxurious in-floor heating (in primary ensuite). It's everything one would demand from a modern selection of cosmopolitan homes. And they're waiting here for you.





TO LIVE HERE IS TO LIVE WELL.

Immerse yourself in the peace and tranquility of Harlin's well-appointed ensuites. Feel busy days melt away as you glide across the heated floor. Pamper yourself at the mirrored vanity cabinet with elegant strip lighting. Then complete the spa-like experience as you leave your cares behind in the frameless glass shower with a wall mounted rain shower head. This is your time to let go. To unwind. So, relax—you've earned this.



FEATURES AND FINISHES

LIVING

- Choice of two designer colour schemes
- WiFi-enabled heating and cooling system for year-round comfort
- Wide plank laminate flooring throughout
- Front loading full size Whirlpool washer and dryer in 2+ bedroom homes
- Front loading 24" Samsung washer and dryer in studios and 1 bedroom homes
- Sleek roller shades throughout
- Shoe tower in primary bedroom closet
- USB outlet conveniently located in the kitchen and in the primary bedroom

KITCHEN

- Fulgor appliance package in 2+ bedroom homes, including:
 - 30" integrated refrigerator with bottom freezer
 - 30" gas cooktop
 - 30" convection wall oven
 - 24" integrated dishwasher

- Fulgor appliance package in studio & 1 bedroom homes, including:
 - 22" integrated refrigerator with bottom freezer
 - 24" gas cooktop and convection wall oven in studios
 - 30" gas cooktop and convection wall oven in 1 bedrooms
 - 24" integrated dishwasher
- Built-in Panasonic microwave
- Stainless steel AEG hood fan
- Single-bowl undermount sink with pull-down faucet in matte black or brushed nickel
- Soft-close cabinetry with seamlessly integrated hardware
- Recessed under-cabinet LED strip lighting
- Quartz countertops and backsplash
- Efficient under-sink recycling centre
- Convenient corner storage system in select homes

BATHROOM

- Energy-efficient in-floor heating in the primary ensuite
- Frameless glass shower with wall mounted rain shower head in matte black or brushed nickel in the primary ensuite

- 24" metal shower niche in the primary ensuite
- Soft-close cabinetry with seamlessly integrated hardware
- Mirrored vanity medicine cabinet with strip lighting in primary ensuite
- Undermount porcelain sink with Kohler single handle faucet in matte black or brushed nickel
- Quartz countertops
- Large format porcelain floor and shower tile
- Tiled vanity wall in the primary ensuite
- Kohler dual-flush toilet
- Full size soaker tub

SAFETY AND SECURITY

- Daytime concierge
- Secure underground parking
- Enterphone at lobby and parkade entrances with restricted elevator access
- Comprehensive, industry-leading 2-5-10 year new home warranty by Travelers

wesgroup

WE BUILD MORE THAN SKYLINES.

What began as a local family business over 60 years ago has grown into one of Western Canada's most trusted companies. While we've built more than 7,000 homes in 100 communities and manage over 3 million square feet of commercial space, it's our reputation for fair play and adding value to people's lives that makes us most proud.

At Wesgroup, we do development differently. From planning and design to overseeing every facet of construction, and our extensive Customer Care program, each phase of a project is done in-house. This ensures reliability, consistency, and most importantly—accountability. When you choose a home from Wesgroup, it's with the knowledge and security that we stand behind the communities that we build. After all, we live here too.



HARLINBYWESGROUP.CA