

ADVANCED PREVIEW KIT

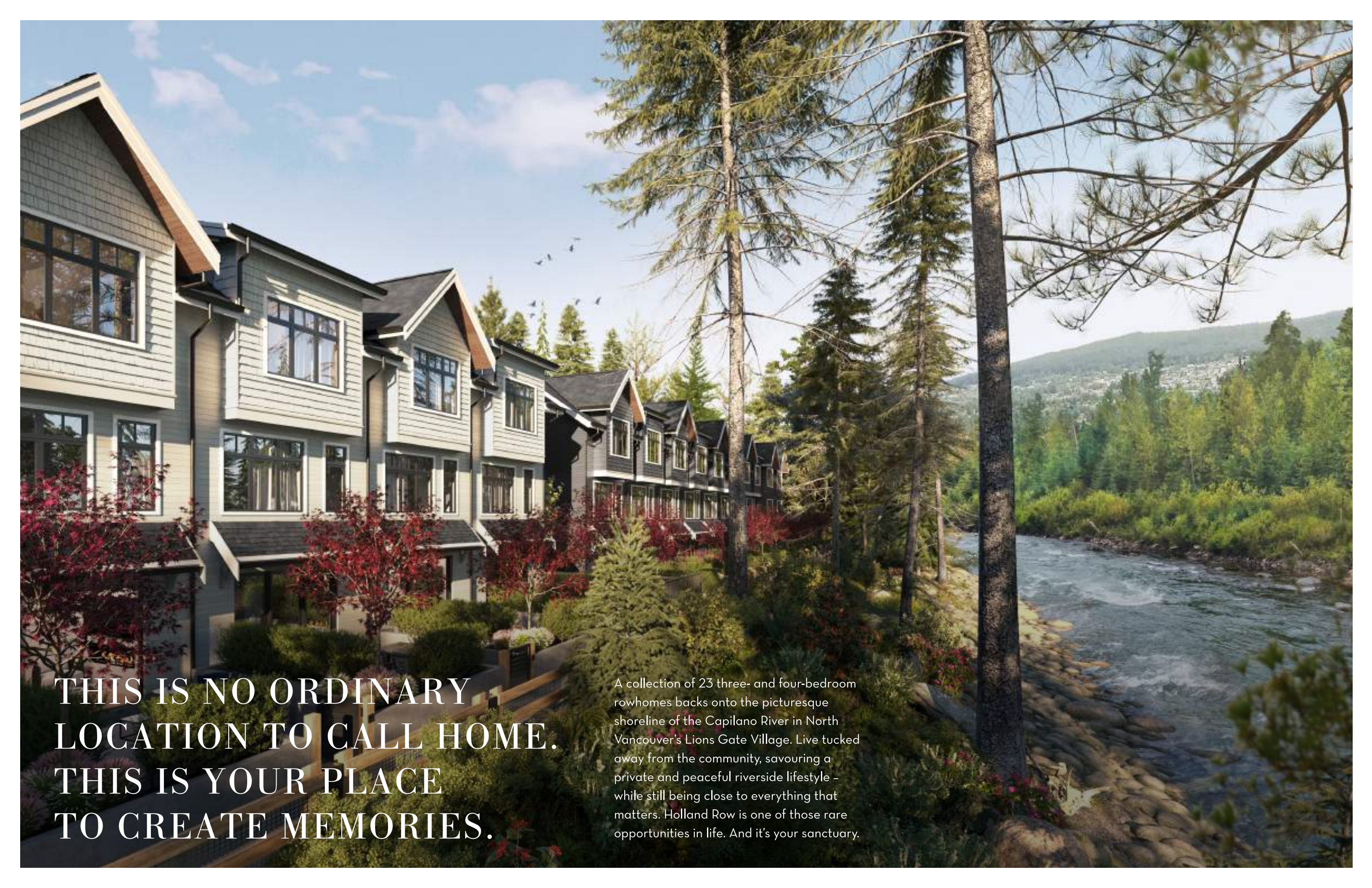


HOLLAND ROW

LIONS GATE VILLAGE

MOVE IN SUMMER 2020

FRONT ROW TO
NATURE'S SOUNDTRACK



THIS IS NO ORDINARY
LOCATION TO CALL HOME.
THIS IS YOUR PLACE
TO CREATE MEMORIES.

A collection of 23 three- and four-bedroom rowhomes backs onto the picturesque shoreline of the Capilano River in North Vancouver's Lions Gate Village. Live tucked away from the community, savouring a private and peaceful riverside lifestyle – while still being close to everything that matters. Holland Row is one of those rare opportunities in life. And it's your sanctuary.

A couple is hiking through a lush, green forest. They are standing on a large, flat rock in a shallow stream, holding hands. The woman is on the left, wearing a blue long-sleeved shirt and dark shorts, with a black bag slung over her shoulder. The man is on the right, wearing a dark t-shirt and white shorts. They are both looking down at the water. The background is filled with dense foliage and trees, creating a serene and natural atmosphere.

HR

A NEIGHBOURHOOD
RICH WITH NATURAL
BEAUTY FOR A
BALANCED LIFESTYLE.

In the heart of the North Shore and at the foot of the mountains, Lions Gate Village is at the gateway to both West and North Vancouver. Here, with front row seats to the Capilano River, Holland Row is uniquely positioned at the axis of nature, recreation, convenience, and accessibility. Your life is in equilibrium here.



THE CLASSIC CHARM OF A
EUROPEAN STREETFRONT.
THE BEAUTY OF A
RIVERFRONT ROWHOME.

The architecture of Holland Row is a modern take on a classic. Traditional brick, shingles, and sloping rooftops become contemporary with colour, clean lines, and minimal detailing. Lush landscaping serves many functions – offering separation from the river and neighbouring homes, defining gently winding walkways, and decorating front entries. Homes are part of a landmark collective, yet beautifully foster individual lives.



SINGLE FAMILY LIVING WITH NO COMPROMISE

1

INDOOR-OUTDOOR LIVING

You have all the space you need and want. Open your large glass patio doors and smoothly expand your indoor living space to the outdoors for lounging and entertaining. Only your expansive patio and soft landscaping separate you from the peaceful river.

2

MASTER SUITE OASIS

Say goodnight and good morning in a bedroom and ensuite designed for complete luxury, with sounds of the river, exquisite bathroom finishes, and plenty of space. Overlooking nature, the master suite is intended for rest and rejuvenation.

3

TAILORED LAUNDRY & MUDROOM

Thanks to skillful space planning, both a full laundry room and mudroom are featured in most rowhomes. These functional rooms will become integral elements of your everyday, and you'll never have to compromise one or the other again.

4

PRIVATE-ENTRY PARKING

Step from your car to your home, from your secured private garage to your mudroom. Relish in the convenience of carrying groceries indoors without getting wet and easily packing up the car to go on one of many North Shore adventures.

5

REFINED DETAILS & FINISHES

Countless hours have been spent perfecting each home, from foundation to rooftop. Every surface, fixture, and colour is selected for its consistent quality and combined style. Because of this, homes are undoubtedly superior.

HOLLAND ROW

FEATURES & FINISHES



RIVERSIDE CRAFTSMANSHIP

- 23 three- and four-bedroom rowhomes lining the tranquil shore of Capilano River in North Vancouver’s Lions Gate Village
- Timeless European design by Grimwood Architecture combines brick and wood shingles for a modern take on a traditional rowhome
- Lush landscaping enlivens front entries, defines walkways between buildings, and softens the riparian area between the river and homes

SINGLE-FAMILY LIFESTYLE

- Welcoming street-facing front entrance
- Expansive river-facing patio features large-format concrete pavers, gas hook-ups for a patio heater, firepit, or barbecue, and planters with hedging for privacy between homes, creating a perfect outdoor environment for entertaining
- Accordion-style or double-opening French doors smoothly expand interior living area to the spacious outdoor patios (most homes)
- Secured private one- or two-car garage with direct home access (most homes)
- Convenient mudroom upon entry into the home from secured private parking (most homes), with optional shelving millwork upgrade
- Thoughtfully-designed dedicated laundry room in most homes feature:
 - Stainless steel sink for hand-washing clothes and expansive quartz stone countertops for easy folding
 - Cabinets and hanging rods for additional storage and organization
 - Easy-to-clean porcelain tile flooring
 - Full-size front-load, side-by-side LG washer and dryer; with stacked LG washer and dryer in three bedroom homes

INTERIORS FOR IMPECCABLE LIVING

- Award-winning BYU Design created fresh and modern interiors to add your personal style to in either Spring or Autumn colour schemes
- Engineered oak hardwood plank flooring sweeps across main floor
- Plush broadloom carpeting blankets upper level and stairs
- Airy 9’ ceilings throughout majority of the home
- Living room is anchored by a cozy panorama series slim model electric

fireplace by Amantii, featuring a matte-porcelain tile surround

- Well-placed lighting sets the ambiance throughout
- Modern roller shades offer privacy on all windows, with blackout fabric on bedroom windows
- Optional built-in walk-in closet with custom shelving in master bedroom
- Most homes include linen closets on the upper levels, adding to available storage throughout

KITCHENS WITH STYLE AND FUNCTION

- Elegant cabinetry anchors each colour scheme:
 - Spring: Reversed shaker with raised panel lowers and uppers, paired with chrome and brushed nickel pulls
 - Autumn: Flat-panel, square-edge lowers with a mercer oak finish and flat-panel, square-edge uppers, paired with chrome pulls
- Quartz countertops, backsplashes, and sills for a seamless look
- High-end appliance package:
 - 36” Gaggenau integrated French door refrigerator with bottom freezer and interior ice maker
 - 30” Gaggenau stainless steel wall oven
 - 36” Gaggenau stainless steel 5-burner gas cooktop
 - 36” Faber stainless steel hood fan
 - Gaggenau integrated dishwasher
 - Panasonic stainless steel microwave with 30” trim kit
- Double-bowl stainless steel sink with Grohe single-lever faucet in chrome
- Recycling centre and corner cabinet Lazy Susan maintain order and ease
- Frameless glass shelf to display favourite items (select homes)

RELAXATION INFLUENCES BATHROOMS

- Sophisticated cabinetry in Spring or Autumn schemes
- Quartz countertops for durability and easy cleaning
- Frameless vanity mirrors flanked by Eureka wall sconce lighting
- Duravit soft-close toilets
- Master ensuites:

- 24” x 24” porcelain tiles cover floor, shower and bathtub surrounds
- Convenient medicine cabinets for hidden storage
- Double vanity with Duravit vessel sinks and Kalia Grafik tall single-lever faucets in chrome
- Frameless glass shower with linear shower drain and Grohe Euphoria system, featuring both a handheld and rain showerhead in chrome
- Soaker bathtub with Grohe Lineare single-lever shower mixer and bath spout in chrome (select homes)
- Integrated LED light strip under vanity and pendant lighting in satin nickel hanging at vanity

• Main Bathrooms:

- 12” x 24” porcelain tile flooring
- Duravit undermount vanity sink with Grohe Lineare single-lever faucet in chrome
- Frameless glass shower enclosure with linear shower drain and Grohe rain showerhead (select homes)
- MAAX Rubix bathtub with Grohe rain showerhead and porcelain tile surround (select homes)
- Wall sconce next to vanity in second floor bathrooms

• Powder Rooms:

- Matte and polished porcelain tile spans floor and walls
- Duravit vessel sink and Kalia Grafik tall single-lever faucet in chrome
- Integrated LED light strip under vanity and pendant lighting in satin nickel hangs at vanity

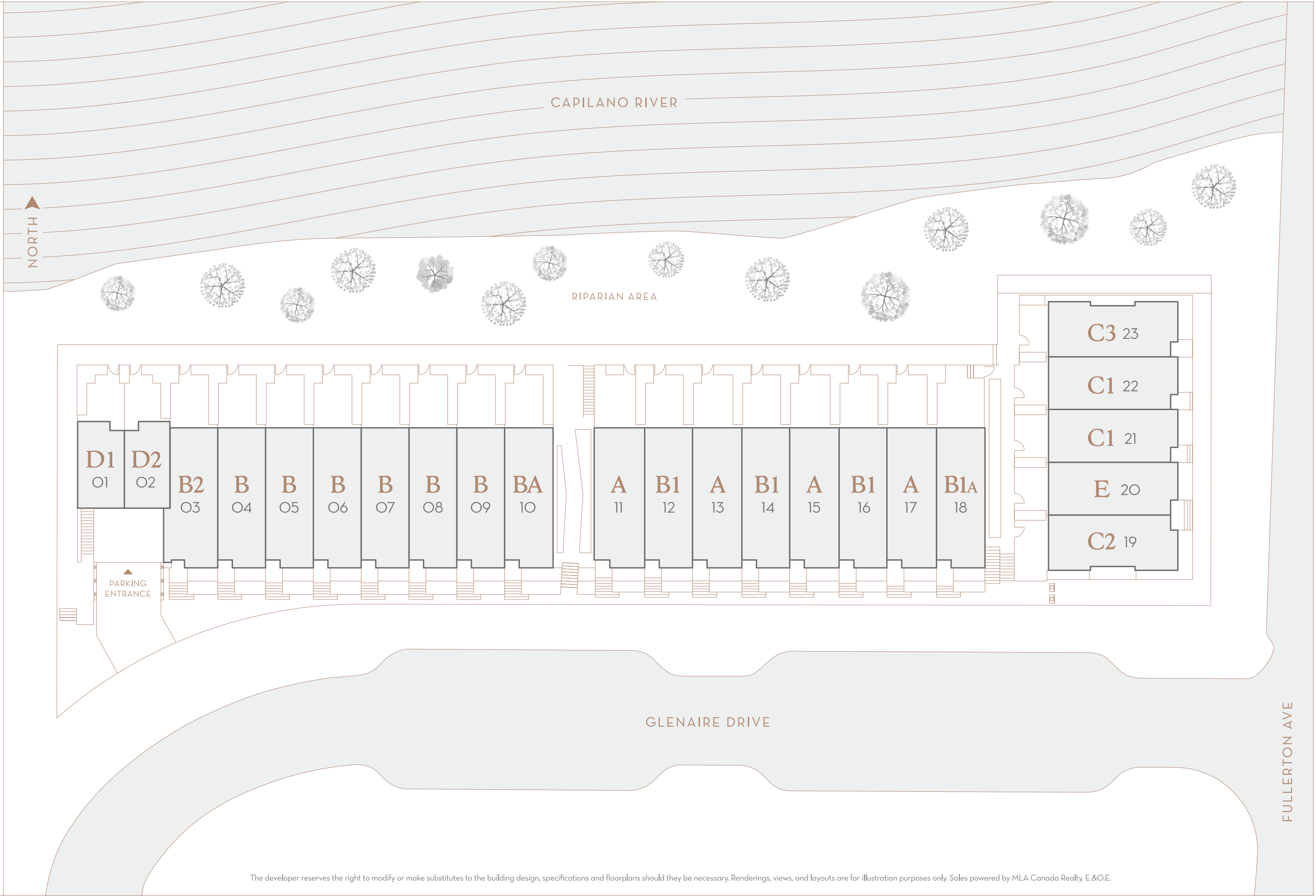
APPRECIATED EXTRAS

- Optional upgrade to include security system
- Sound-proofing measures include a double-wall system between homes to ensure a peaceful interior environment
- Nest thermostat controls heating and cooling system featuring individual heat pumps and a heat recovery ventilator in each home, plus air conditioning



HOLLAND ROW

SITE PLAN



The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales powered by MLA Canada Realty. E.&O.E.

PRIVATE
RIVERFRONT
ROWHOMES



PLAN

A

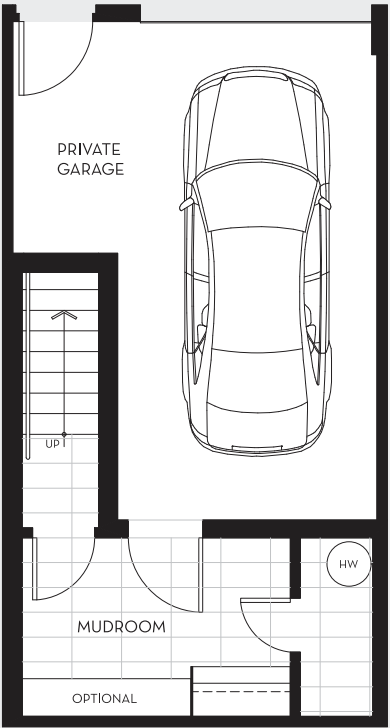
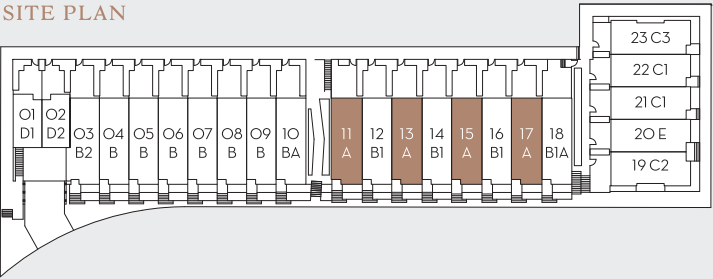
4 BEDROOM
2.5 BATH

INTERIOR
2,046 SQ FT - 2,102 SQ FT

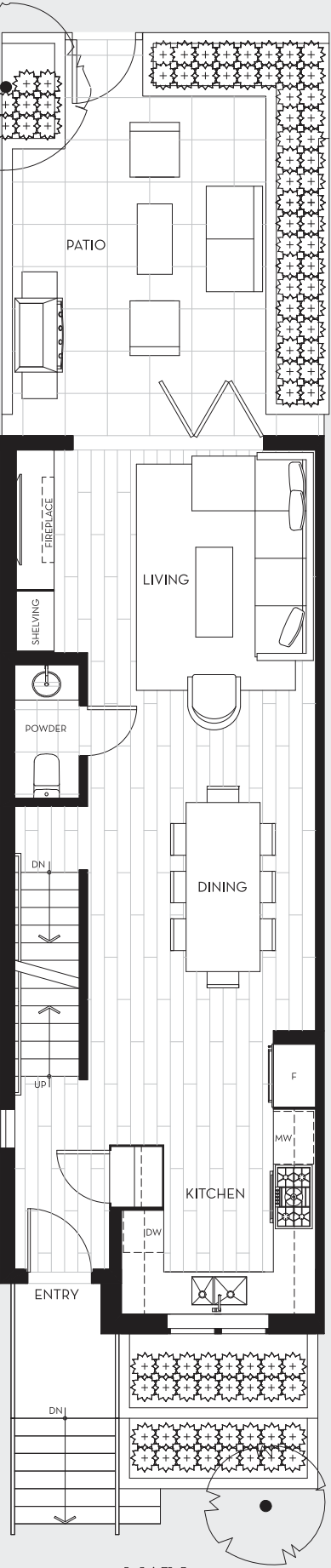
EXTERIOR
201 SQ FT - 217 SQ FT

HOMES 11, 13, 15, 17

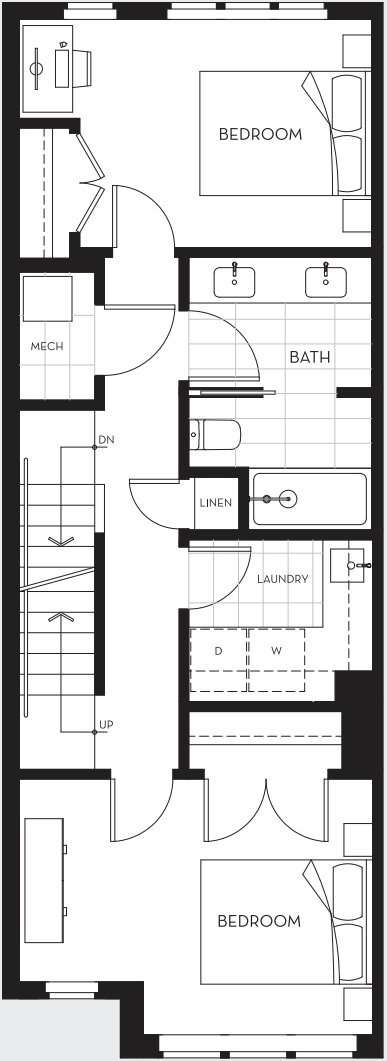
SITE PLAN



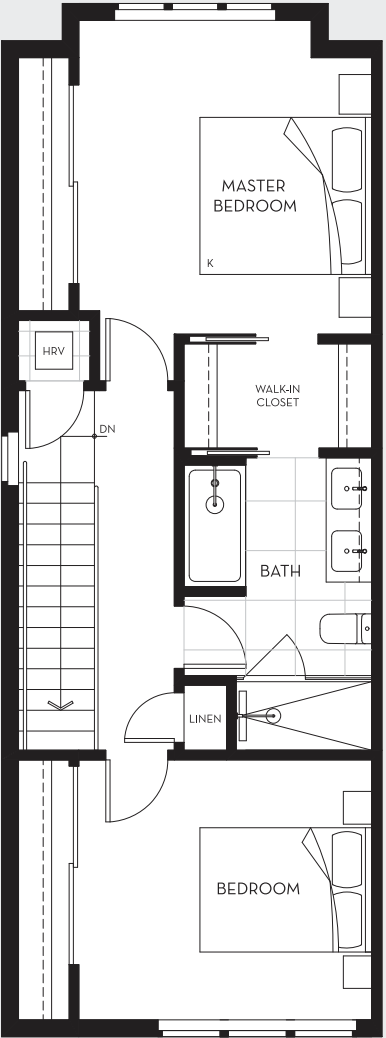
LOWER



MAIN



SECOND



UPPER



NORTH

PRIVATE
RIVERFRONT
ROWHOMES



PLAN

B

4 BEDROOM
2.5 BATH

INTERIOR

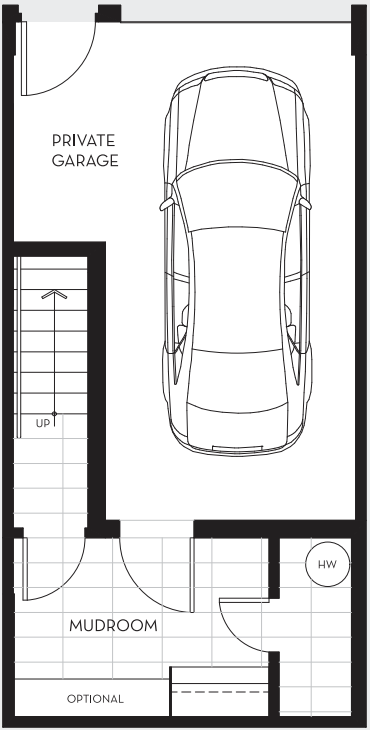
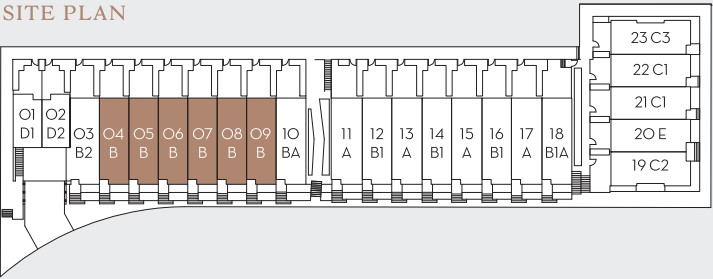
1,988 SQ FT - 1,995 SQ FT

EXTERIOR

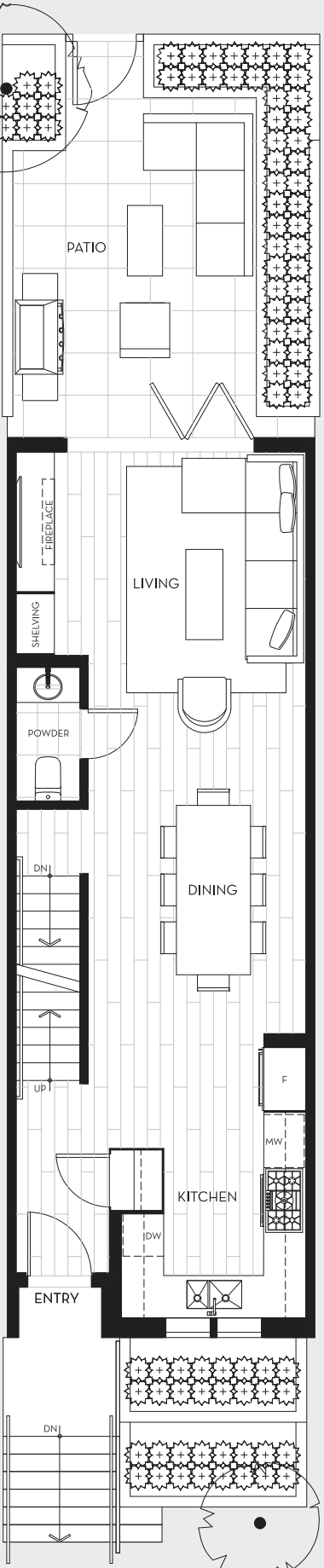
185 SQ FT - 193 SQ FT

HOMES O4, O5, O6, O7, O8, O9

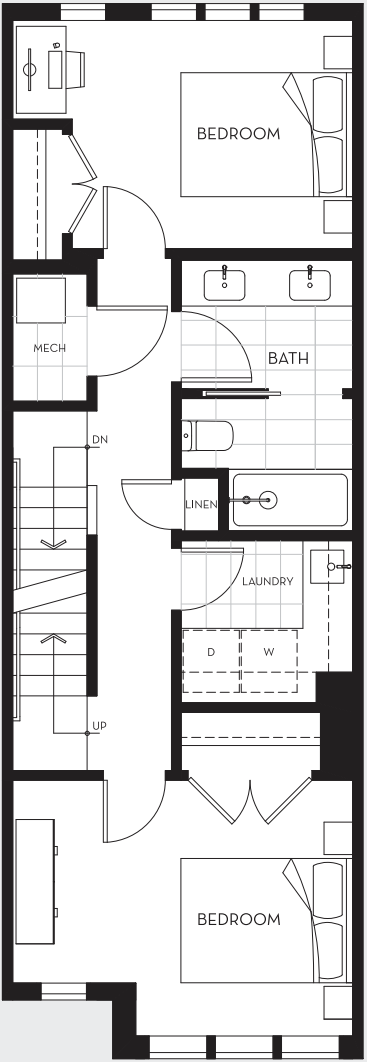
SITE PLAN



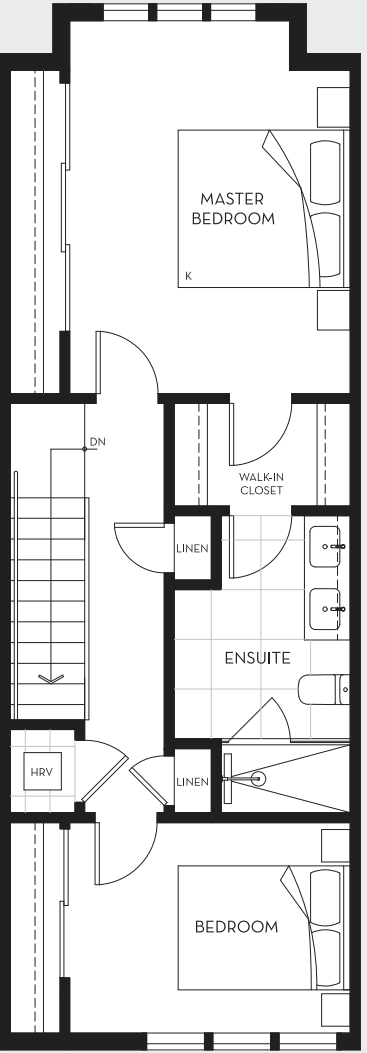
LOWER



MAIN



SECOND



UPPER



PRIVATE
RIVERFRONT
ROWHOMES

PLAN

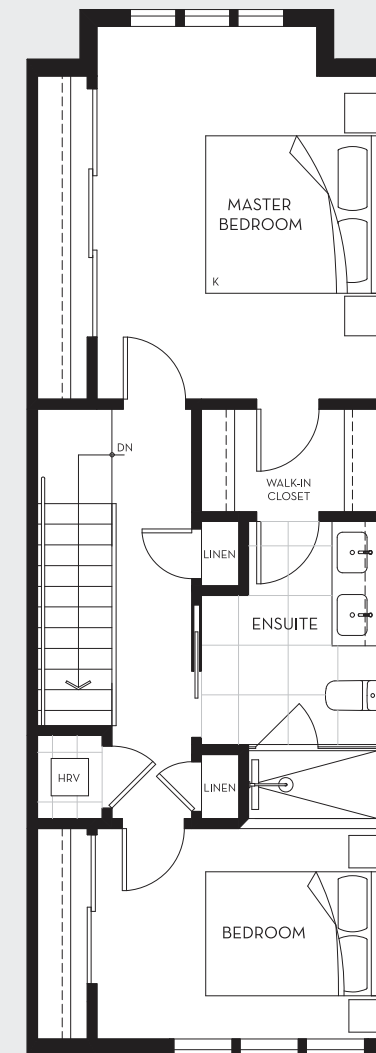
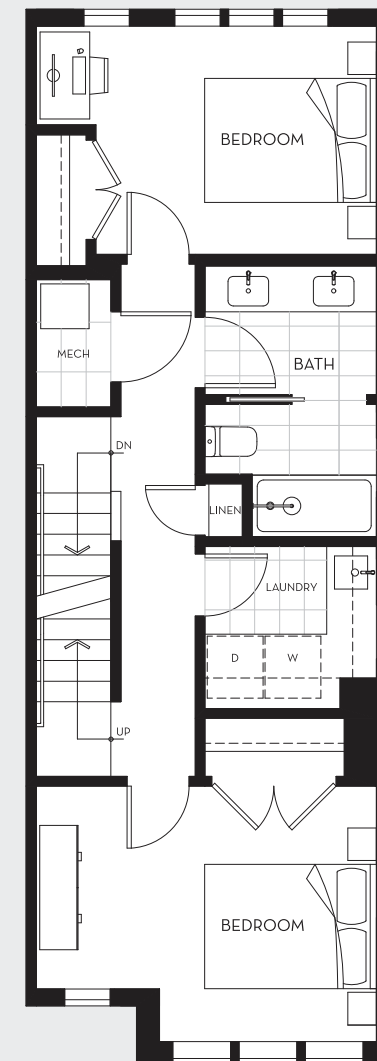
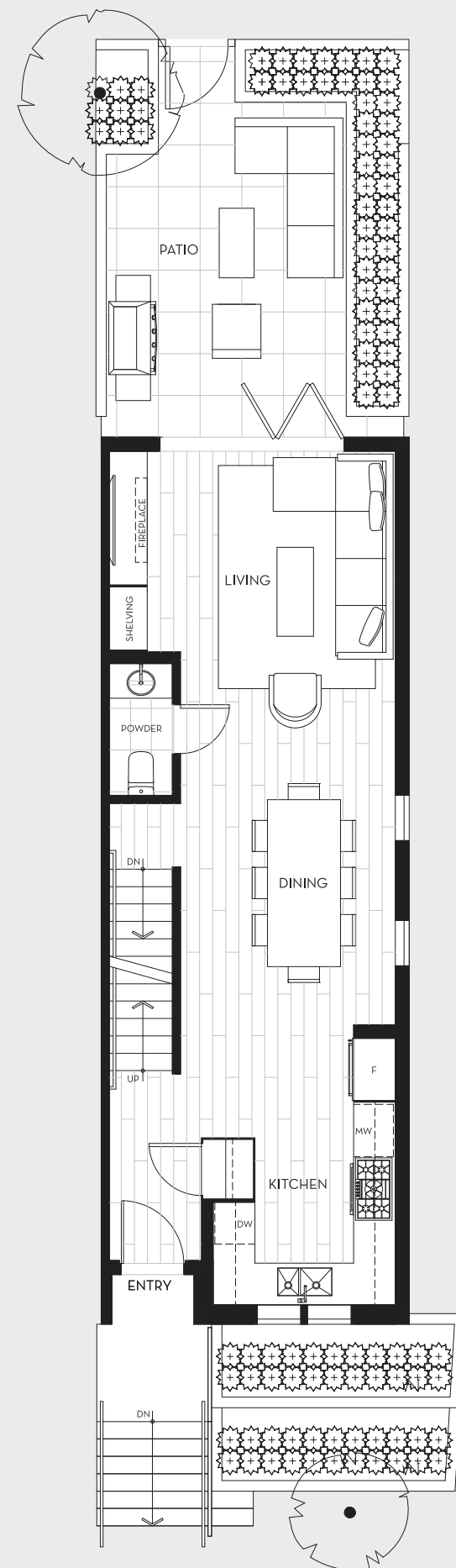
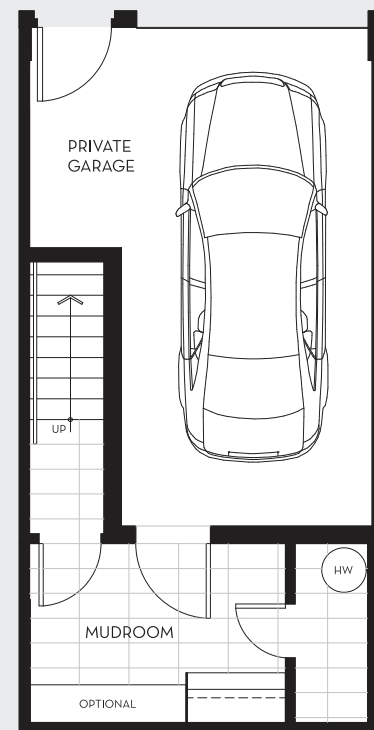
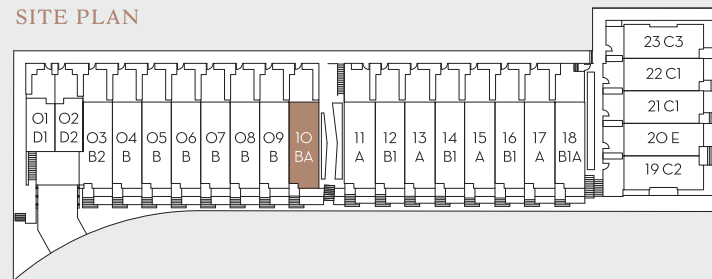
BA
4 BEDROOM
2.5 BATH

INTERIOR
2,037 SQ FT

EXTERIOR
193 SQ FT

HOME 10

SITE PLAN



PRIVATE
RIVERFRONT
ROWHOMES

PLAN

B1

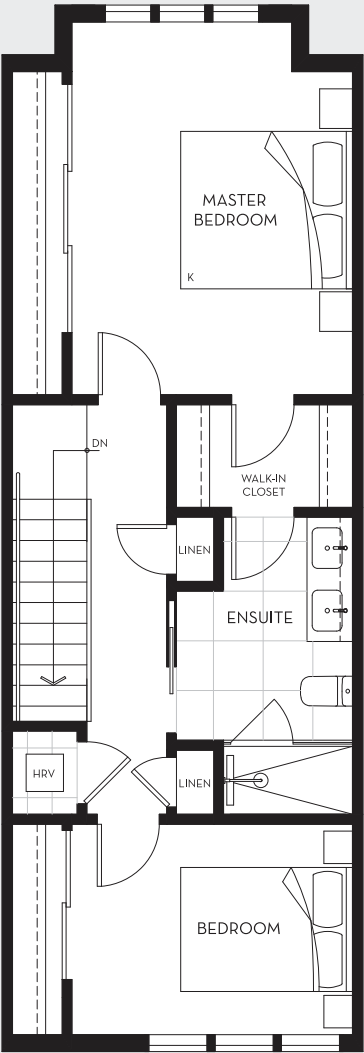
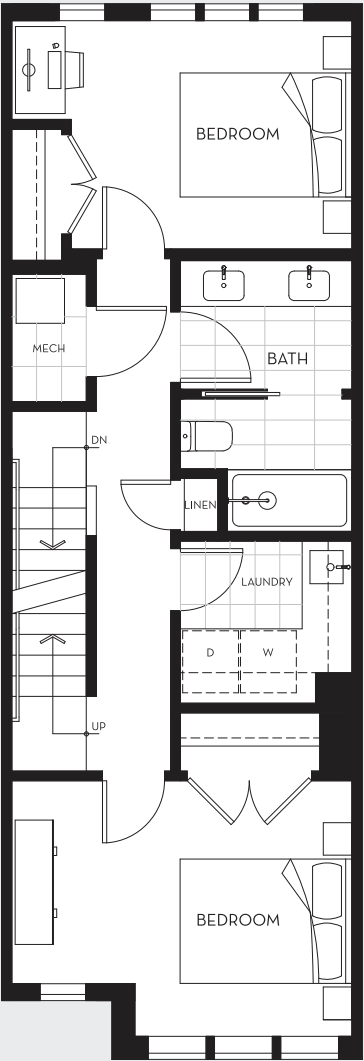
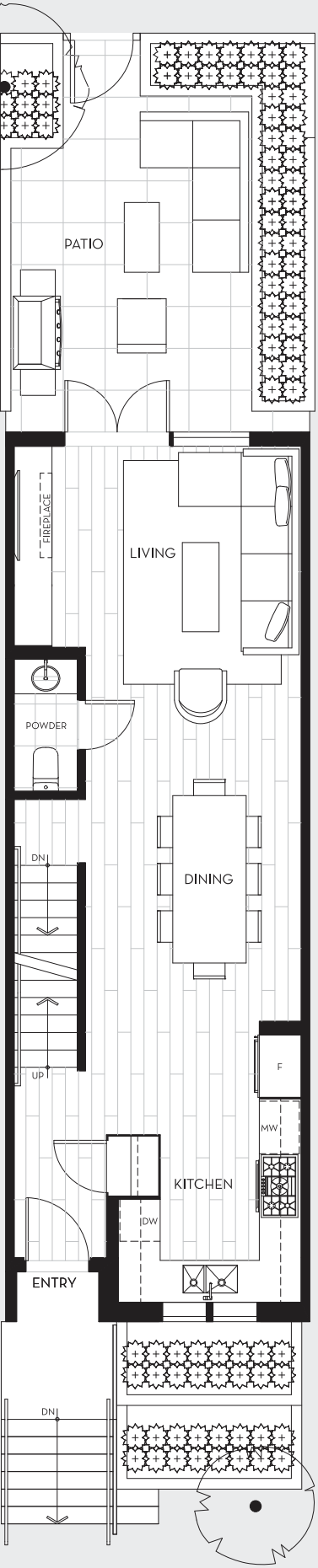
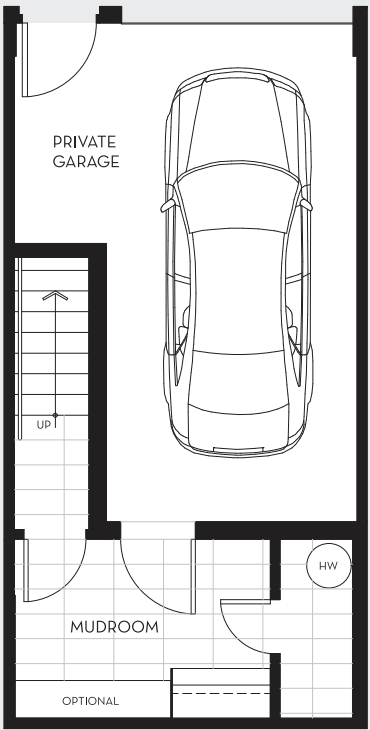
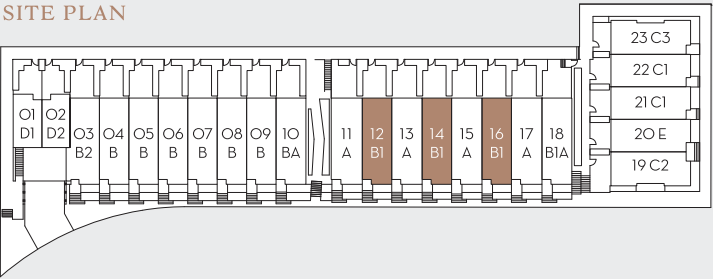
4 BEDROOM
2.5 BATH

INTERIOR
1,984 SQ FT - 1,988 SQ FT

EXTERIOR
194 SQ FT

HOMES 12, 14, 16

SITE PLAN



PRIVATE
RIVERFRONT
ROWHOMES

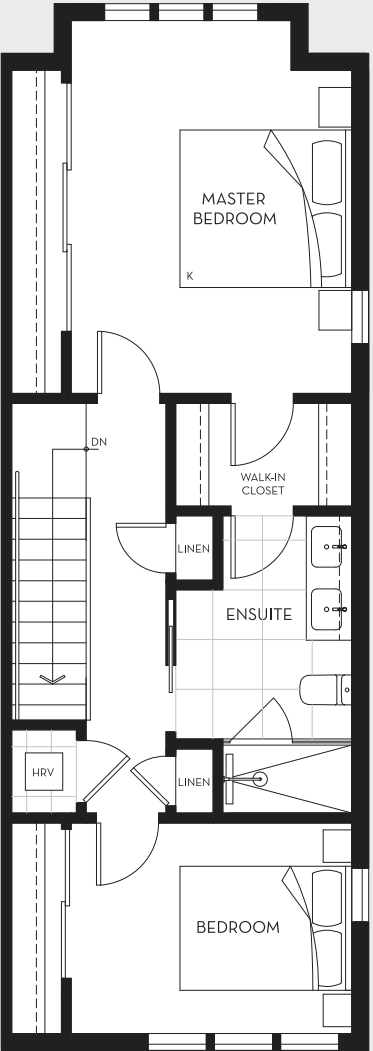
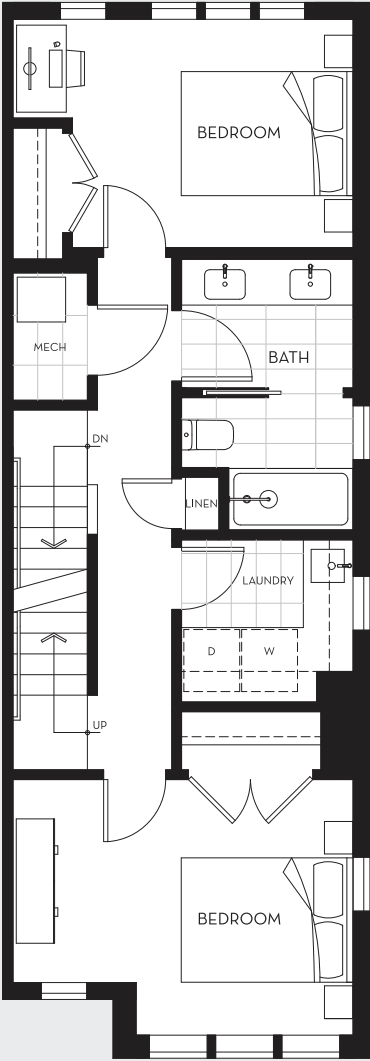
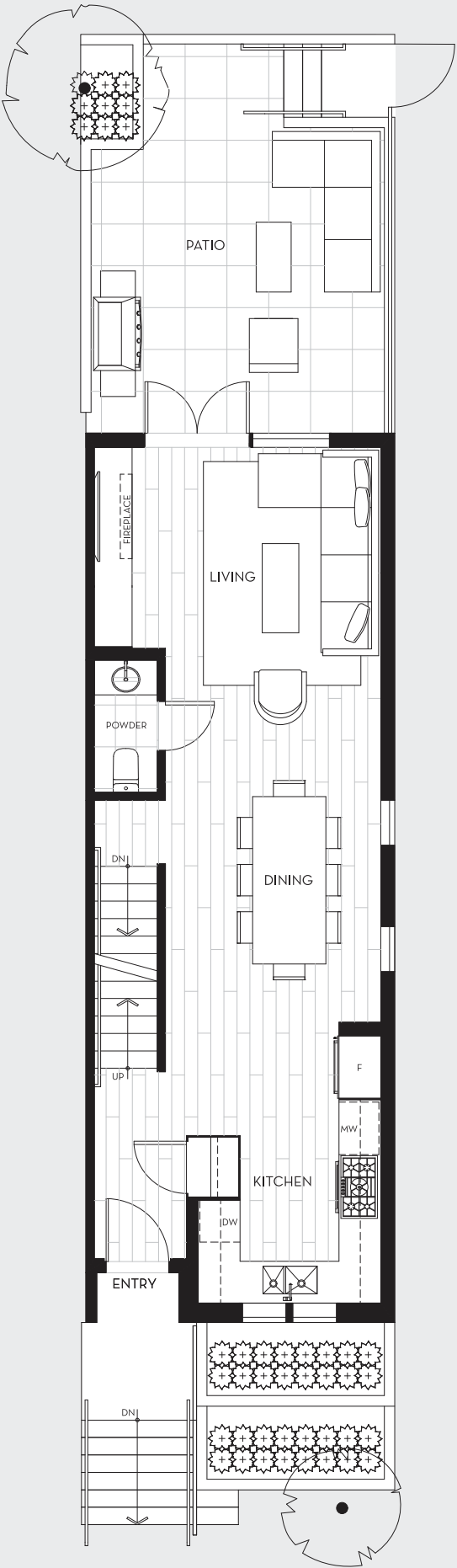
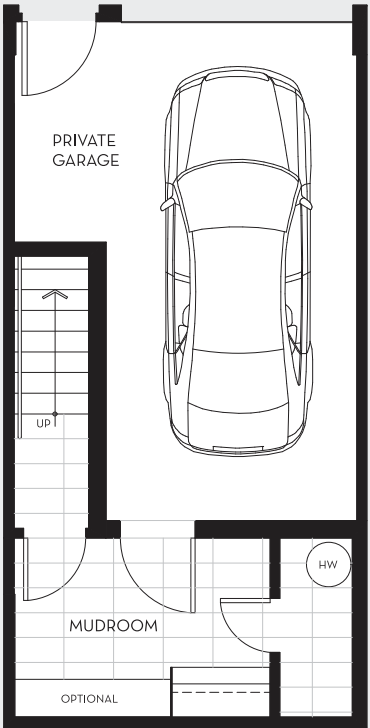
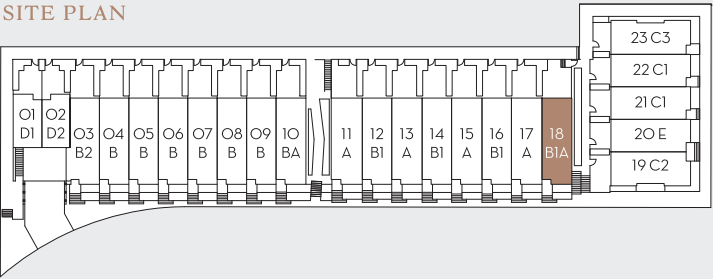
PLAN
B1A
4 BEDROOM
2.5 BATH

INTERIOR
2,032 SQ FT

EXTERIOR
257 SQ FT

HOME 18

SITE PLAN



PRIVATE
RIVERFRONT
ROWHOMES

PLAN

B2

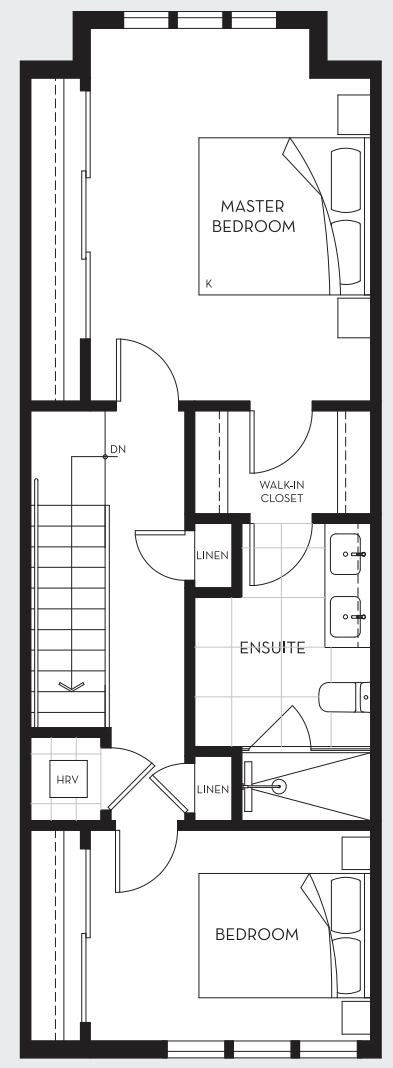
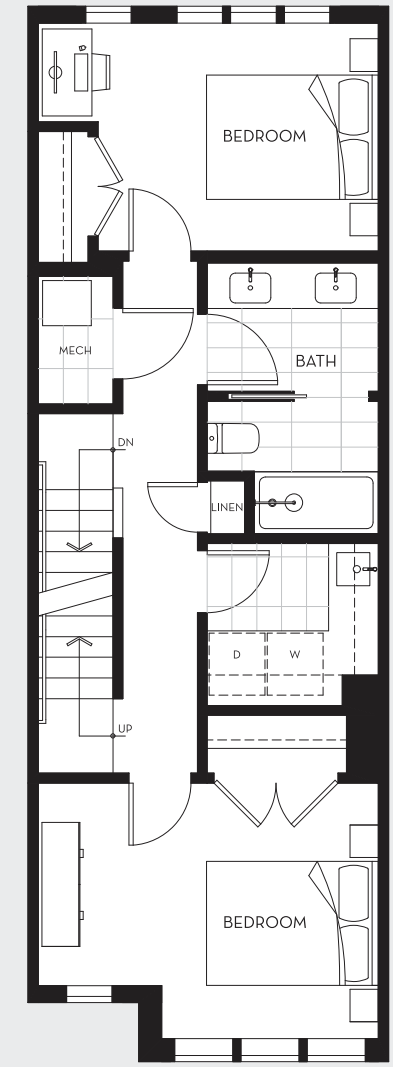
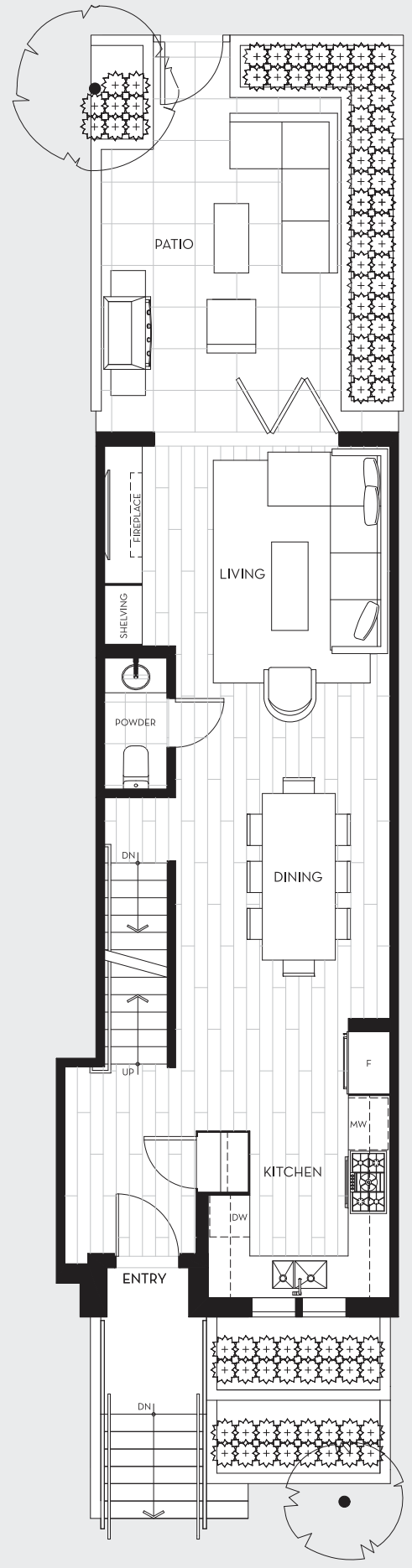
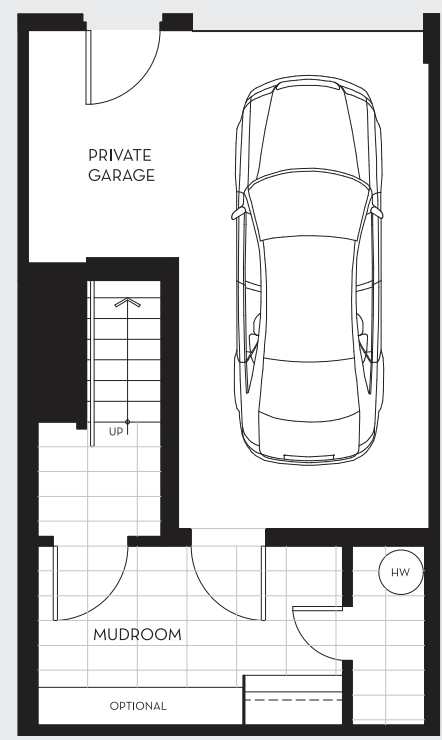
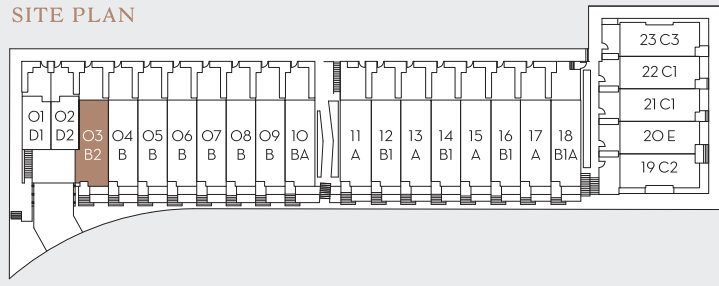
4 BEDROOM
2.5 BATH

INTERIOR
2,028 SQ FT

EXTERIOR
194 SQ FT

HOME 03

SITE PLAN





HOLLAND ROW

LIONS GATE VILLAGE

PRIVATE
RIVERFRONT
ROWHOMES

PLAN

C1

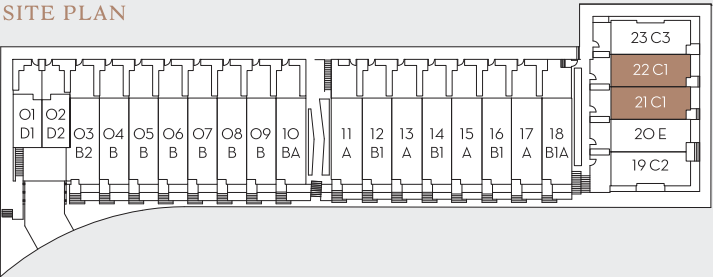
4 BEDROOM
3.5 BATH

INTERIOR
1,992 SQ FT - 1,997 SQ FT

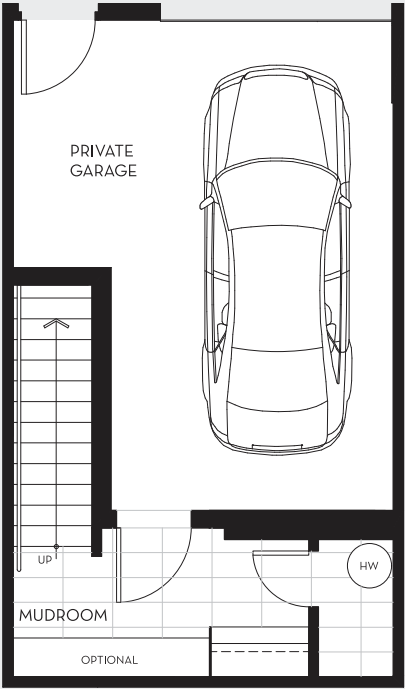
EXTERIOR
131 SQ FT - 133 SQ FT

HOMES 21, 22

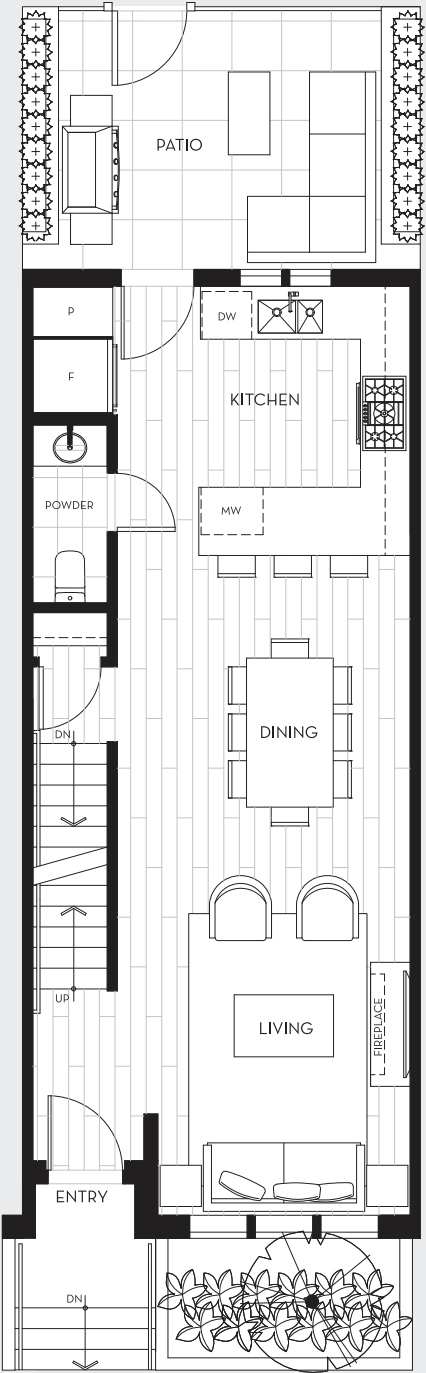
SITE PLAN



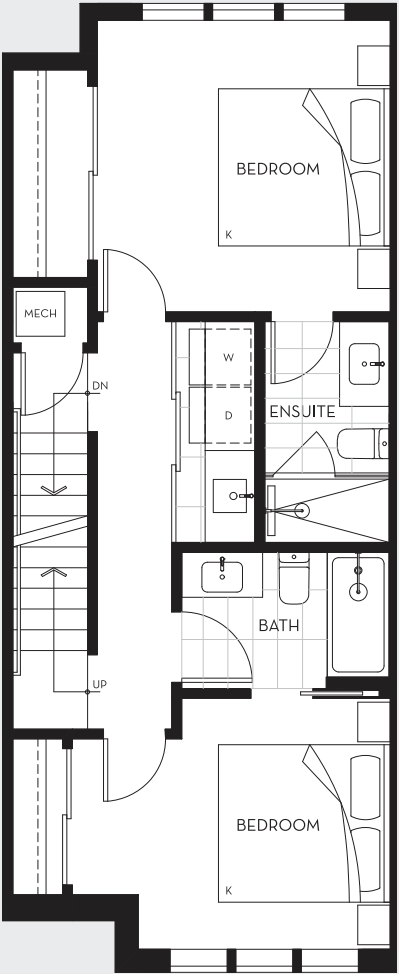
NORTH ➤



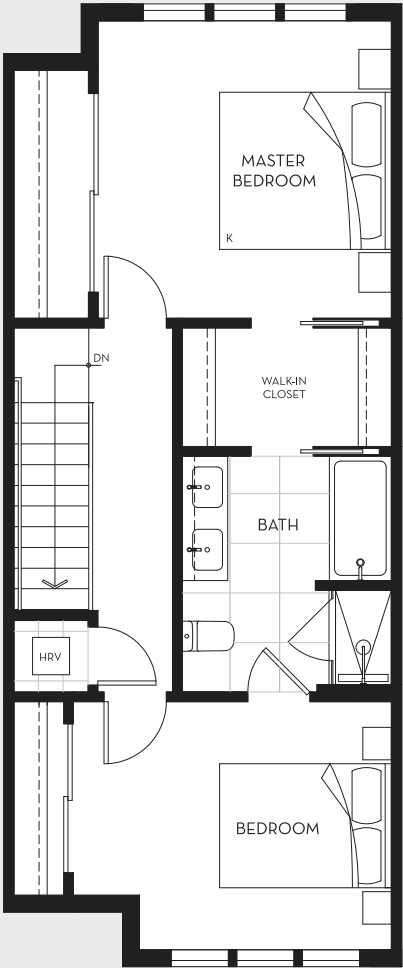
LOWER



MAIN



SECOND



UPPER



HOLLAND ROW

LIONS GATE VILLAGE

PRIVATE
RIVERFRONT
ROWHOMES

PLAN

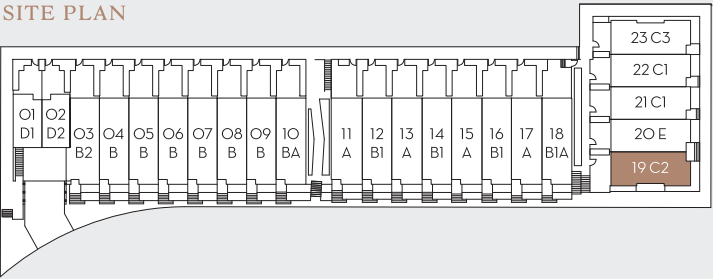
C2
4 BEDROOM
2.5 BATH

INTERIOR
2,046 SQ FT

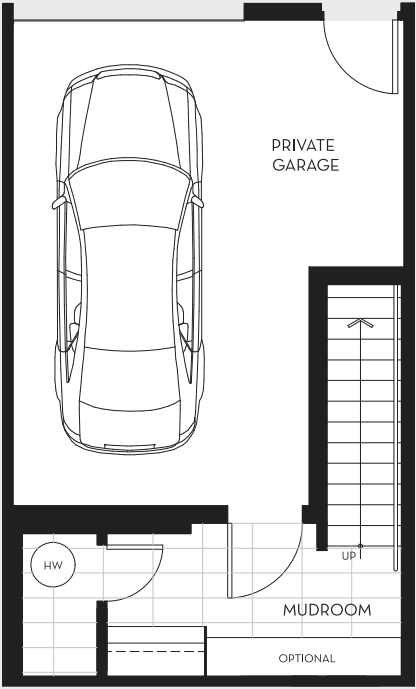
EXTERIOR
177 SQ FT

HOME 19

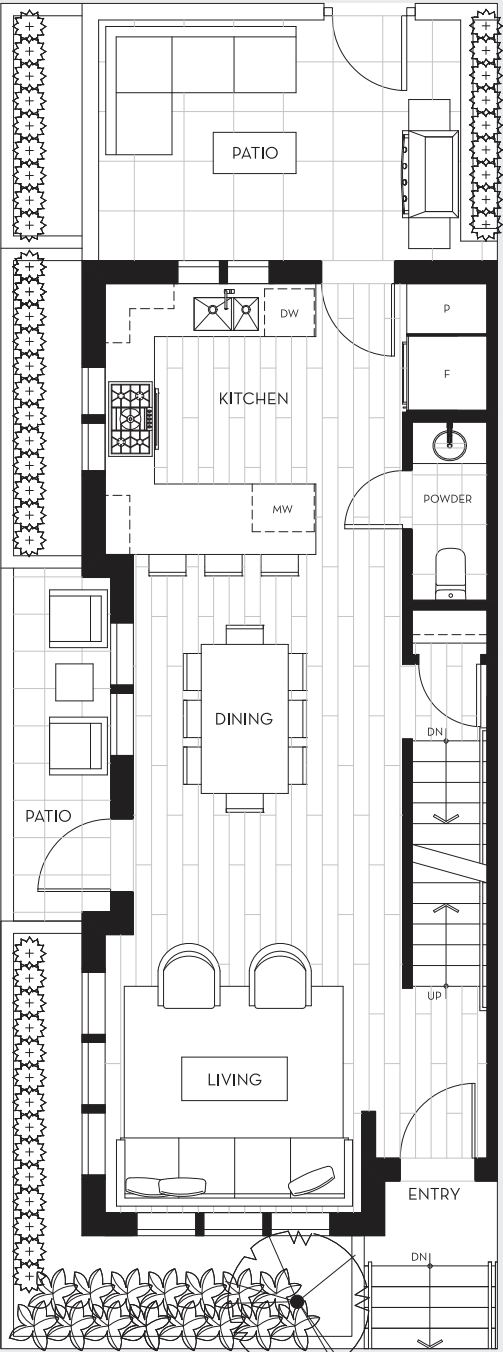
SITE PLAN



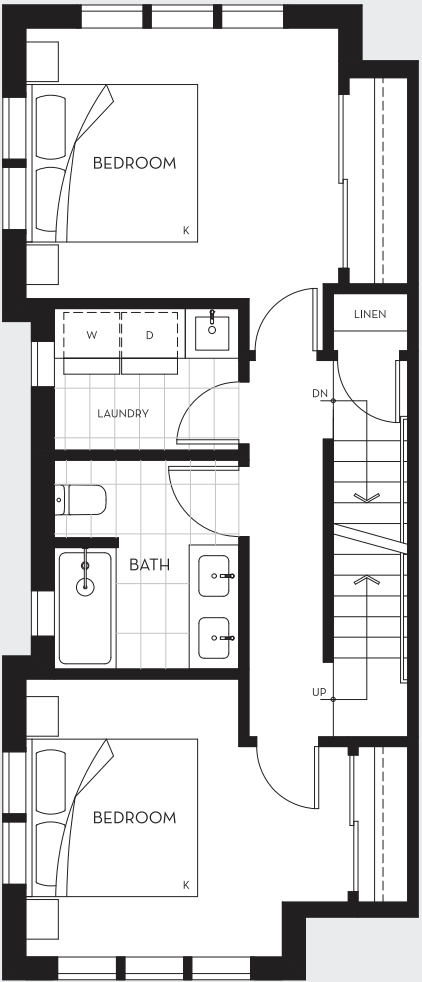
NORTH ➤



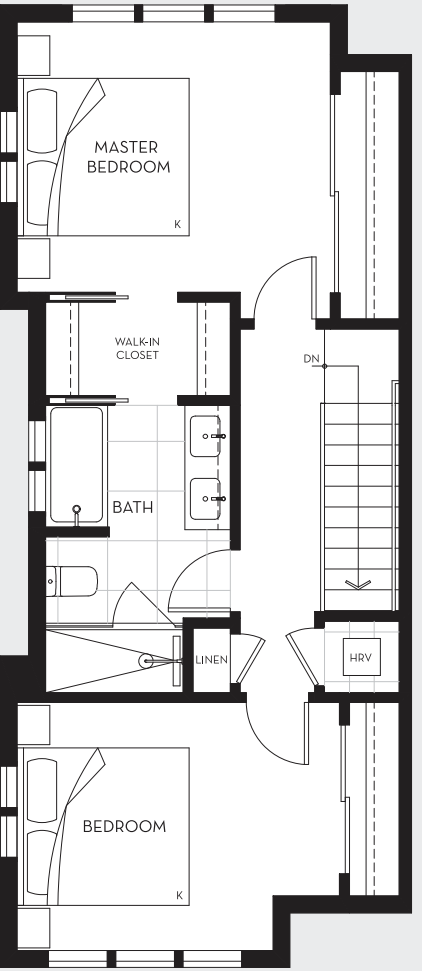
LOWER



MAIN

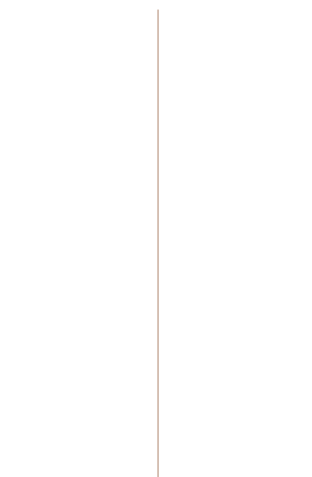


SECOND



UPPER

PRIVATE
RIVERFRONT
ROWHOMES



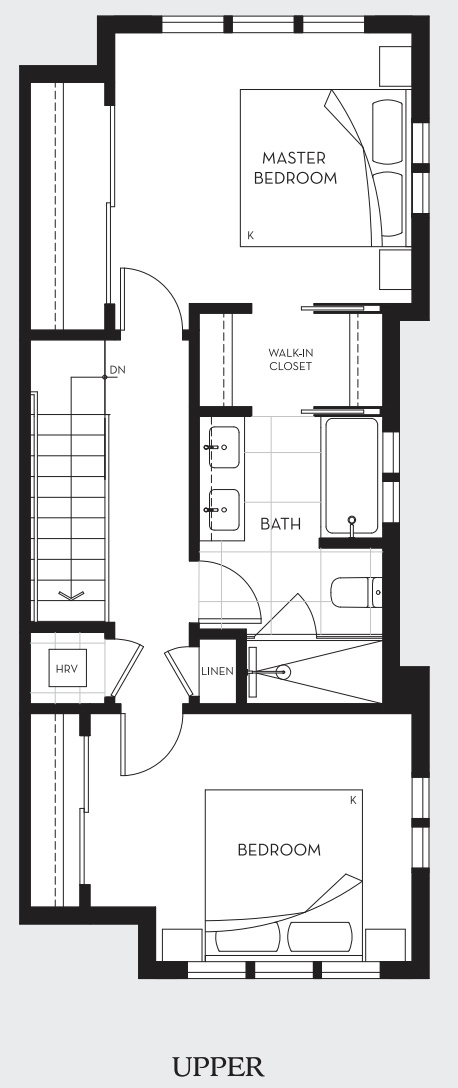
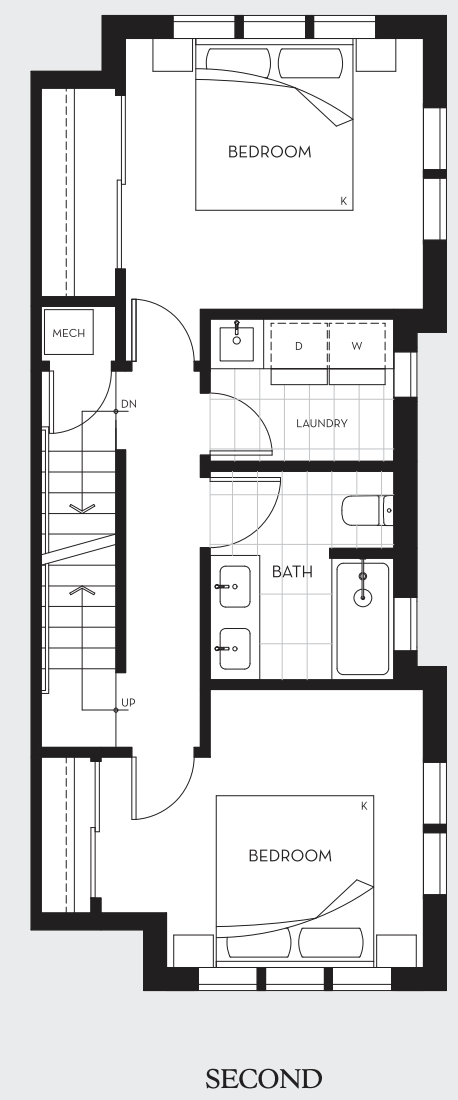
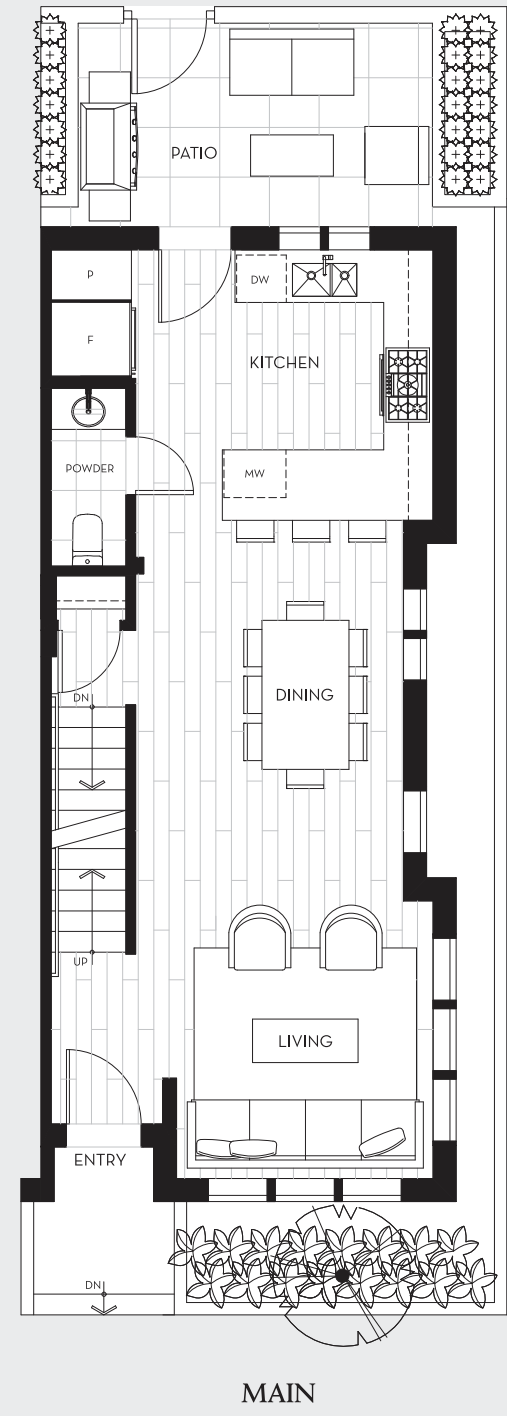
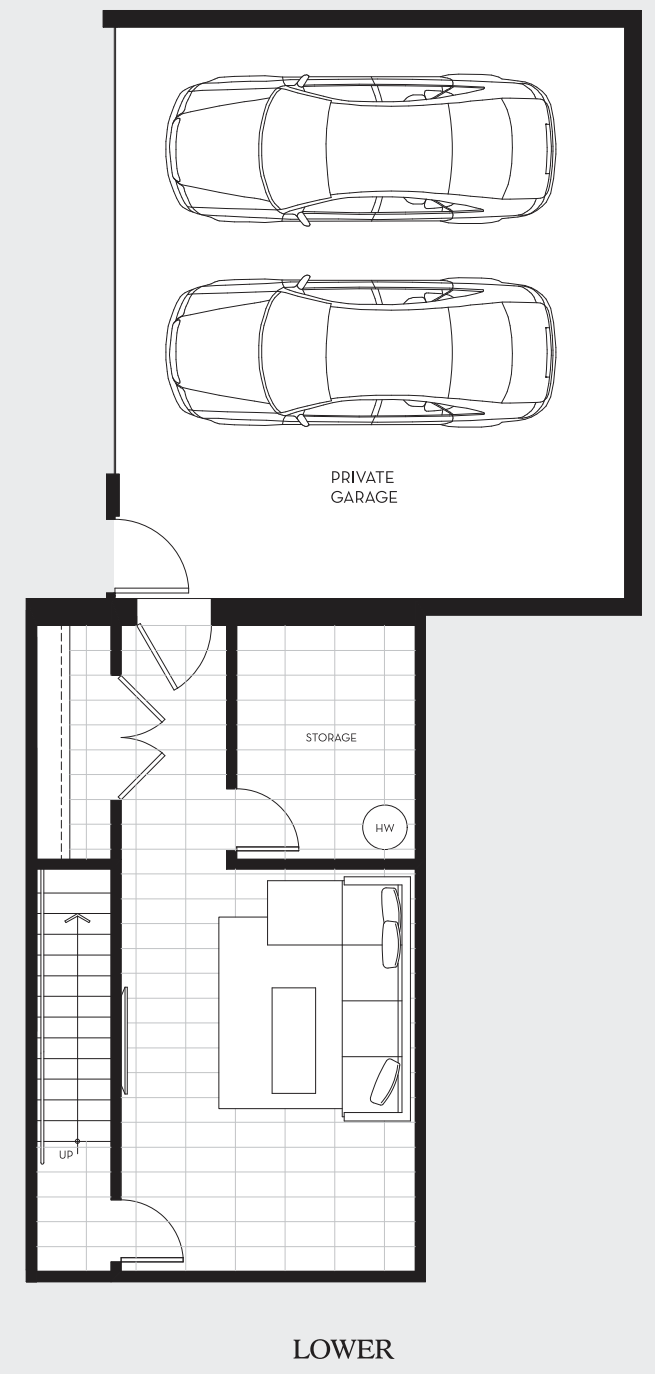
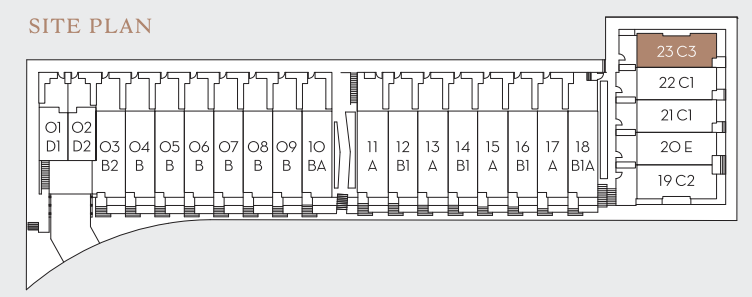
PLAN

C3

4 BEDROOM
2.5 BATH

INTERIOR
2,355 SQ FT

EXTERIOR
116 SQ FT



PRIVATE
RIVERFRONT
ROWHOMES

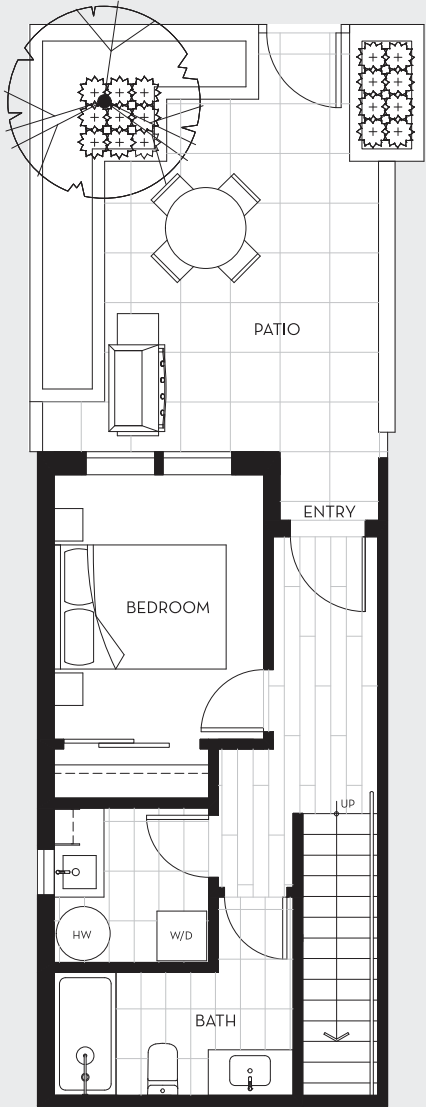
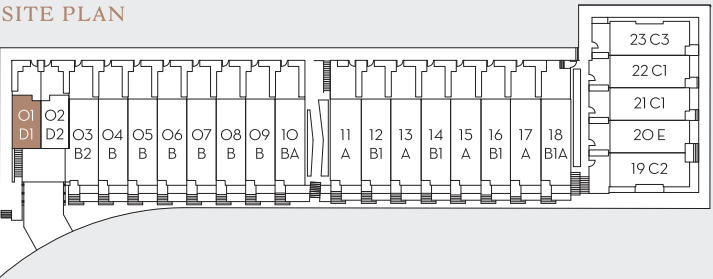
PLAN

D1

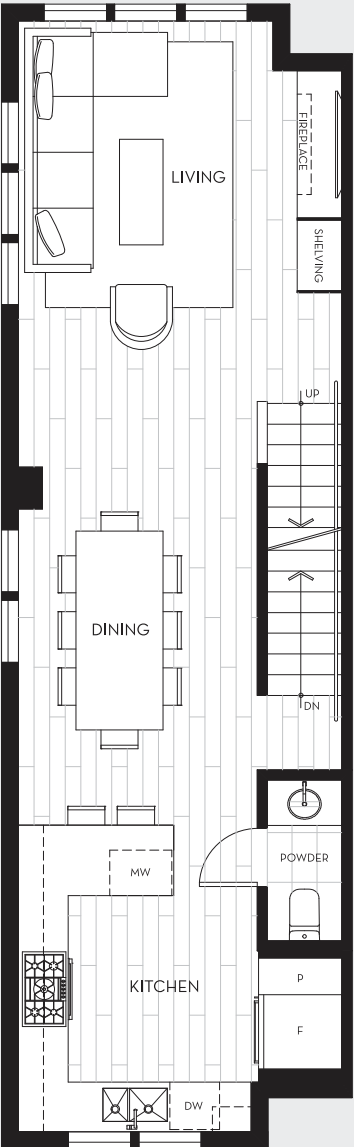
3 BEDROOM
3.5 BATH

INTERIOR
1,652 SQ FT

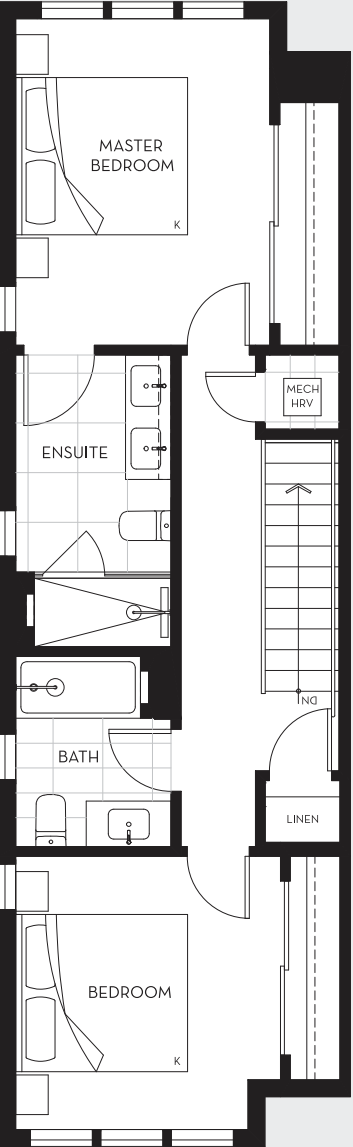
EXTERIOR
180 SQ FT



MAIN



SECOND



UPPER

PRIVATE
RIVERFRONT
ROWHOMES

PLAN

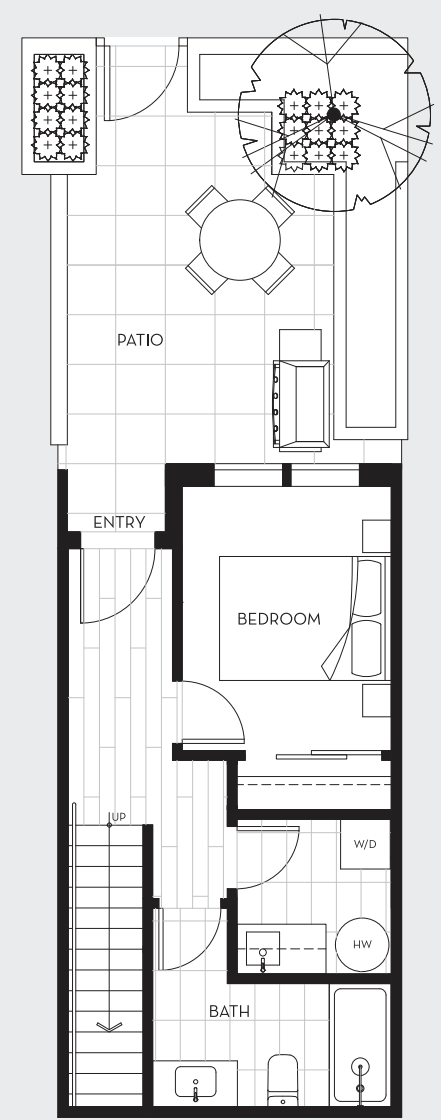
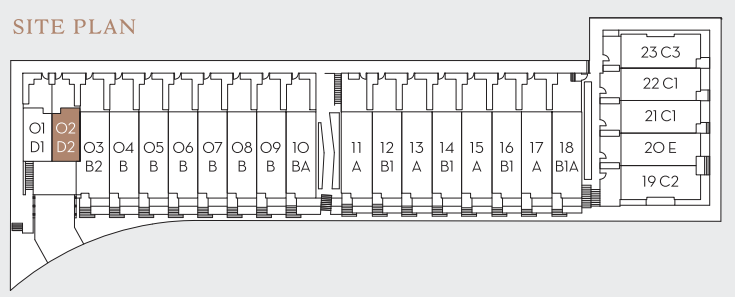
D2

3 BEDROOM
3.5 BATH

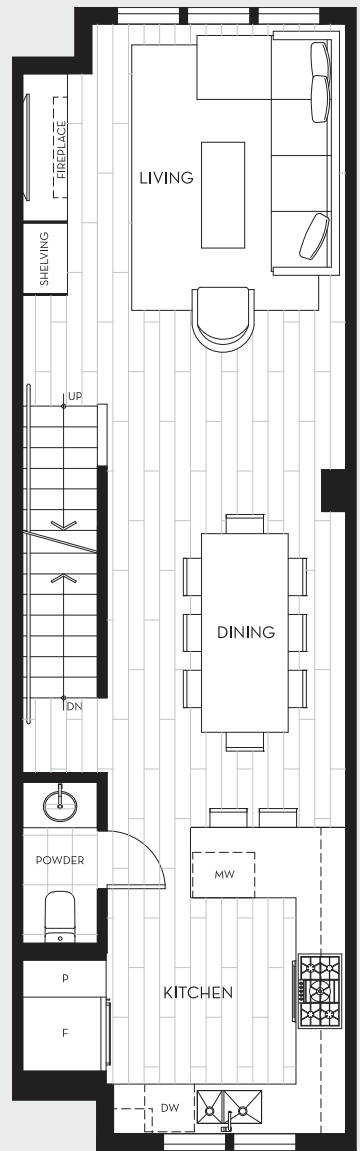
INTERIOR
1,614 SQ FT

EXTERIOR
174 SQ FT

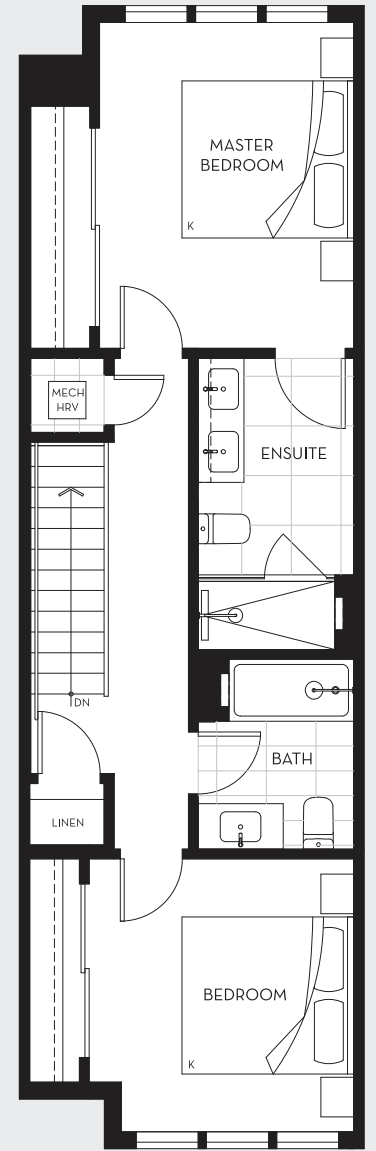
HOME O2



MAIN



SECOND



UPPER





HOLLAND ROW

LIONS GATE VILLAGE

PRIVATE
RIVERFRONT
ROWHOMES

PLAN



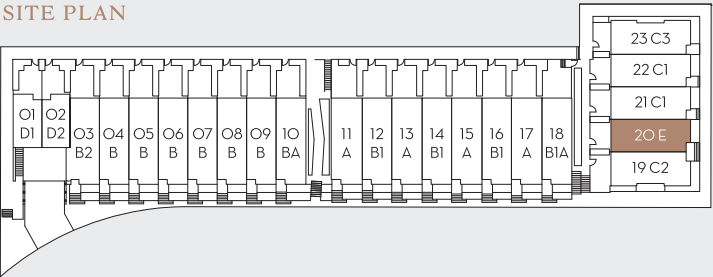
4 BEDROOM
3.5 BATH

INTERIOR
1,996 SQ FT

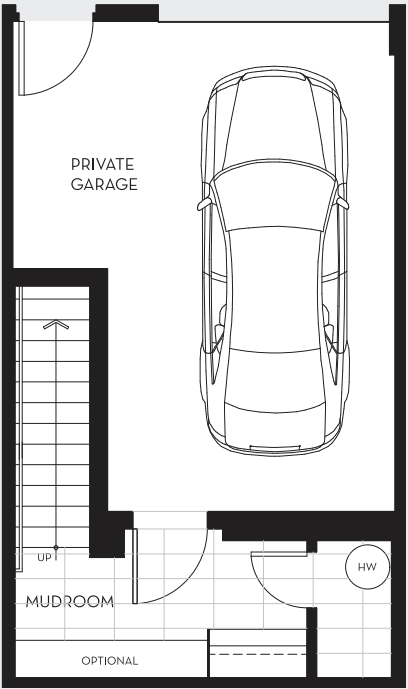
EXTERIOR
133 SQ FT

HOME 20

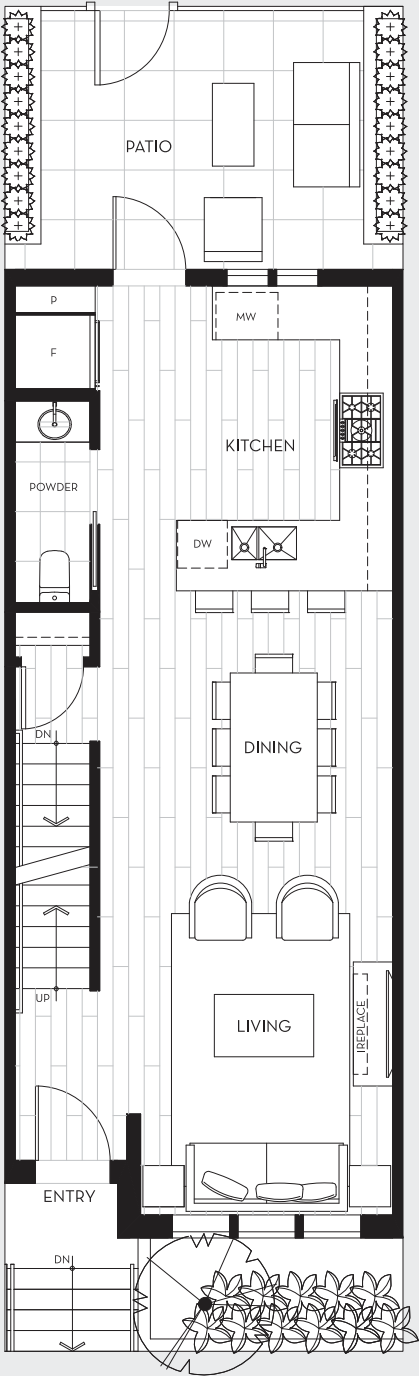
SITE PLAN



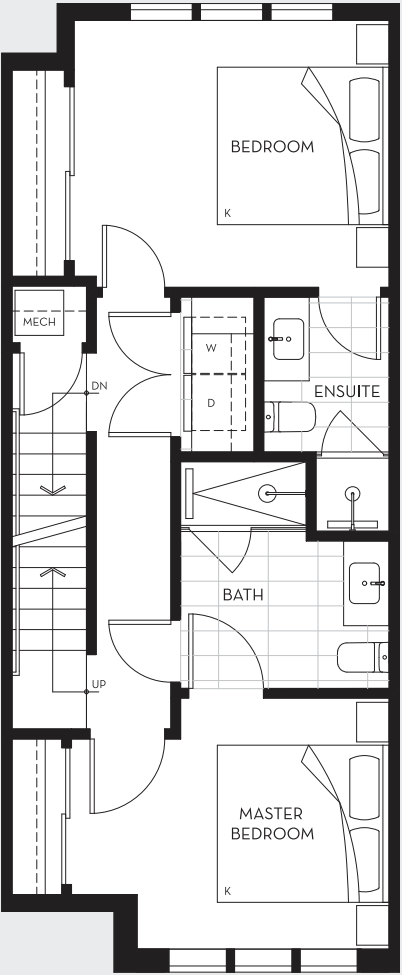
NORTH ➤



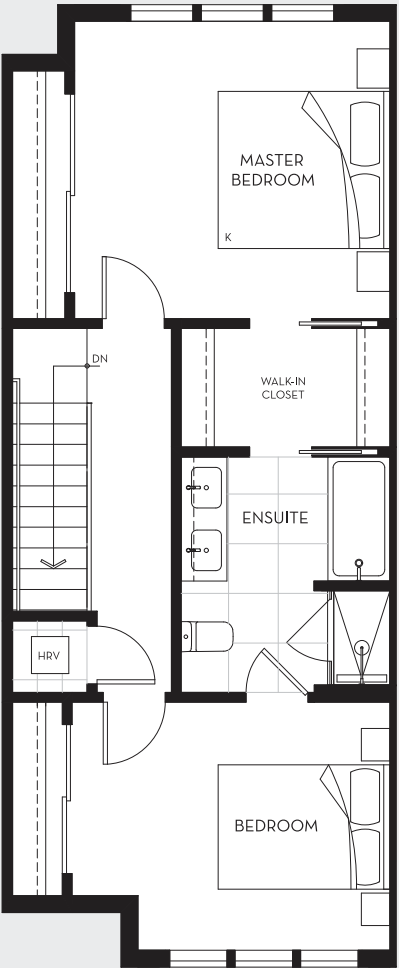
LOWER



MAIN



SECOND



UPPER



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Stand-out projects include the successful re-imagining of a heritage industrial building in Mt. Pleasant, the development of the mixed-use Heywood on the Park in North Vancouver, and industrial strata developments in Vancouver, Kelowna, and Calgary. Currently, we have more than 750,000 square feet of commercial, industrial, and residential space under construction, including 440 residential units, across Western Canada. We are thrilled to bring the timeless elegance of these European inspired homes at Holland Row to the North Shore.

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