AMACON

LIVE WELL® | WORK WELL®

THE DAWSON

Boutique Living in Brentwood

YOUR BEST OPPORTUNITY IN BRENTWOOD

DISCOVER THE DAWSON

This intimate collection of 62 homes is located at the corner of Dawson Street and Willingdon Avenue, in the heart of Burnaby's highly sought-after Brentwood Town Centre neighbourhood.

These one-, two-, and three-bedroom homes pair perfect location with quality construction built by Amacon. Inside each spacious home the focus is comfort and livability. High-end interior finishes chosen by False Creek Design Group – including stainless steel appliances, quartz countertops, and wide-plank floors – are included at no extra cost and add incredible value.

All this is complimented by the convenience of having everything you could want or need right at your doorstep. The impressive list of amenities includes a fully equipped fitness centre, social lounge, gardening plots, and an outdoor children's play area, just to name a few.

PROUDLY BUILT BY AMACON

Amacon is recognized as one of Canada's most influential and trusted construction firms. With 50 years of experience, homeowners are guaranteed a quality home. Timeless design and craftsmanship is evident in each home that Amacon builds.

LOVE COMING HOME

The impressive modern amenities at The Dawson are designed to foster a strong sense of community. With just 62 homes, The Dawson is the kind of community where you know your neighbours by name.

1. Games Room
2. Library / Meeting Room
3. Social Lounge
4. Fitness Centre
5. Children's Play Area
6. Lawn Area
7. Gardening Plots

As a resident, you'll have access to nearly 10,000 square feet of indoor and outdoor private amenities including a games room, quiet library and meeting room, a fully equipped fitness centre, a children's play area, and social lounge. A private courtyard offers you the opportunity to grow your own vegetables and flowers in the resident gardening plots.

BE IN ONE OF THE REGION'S MOST CONVENIENT AND EXCITING NEIGHBOURHOODS

COVETED BRENTWOOD

The Dawson is centrally located in the heart of the Brentwood Town Centre neighbourhood. This intimate collection of homes offers the perfect mix of vibrant city energy while maintaining a friendly, community feel.

Steps from your front door is Brentwood Town Centre and a revitalized selection of shopping amenities and lively restaurants. The everyday essentials are also within walking distance, whether it's Whole Foods, Home Depot, or Costco to name a few.

Brentwood is acclaimed to be one of the region's most desirable neighbourhoods.
Its close proximity to Simon Fraser University and BCIT, convenient access to the Millennium SkyTrain line and Highway 1, create the foundation for endless opportunity. With the exciting redevelopment of this urban centre already underway, The Dawson is your best opportunity of owning a home here.

THE DAWSON NEIGHBOURHOOD

Shops, eateries, parks and caffeine stops

RESTAURANTS

1. Cactus Club Cafe
2. Joey Restaurant
3. Browns Socialhouse
4. White Spot
5. Pasta Amore Pizzeria Ristorante
6. Earls Kitchen + Bar
7. The Keg Steakhouse
8. Tivoli's Restaurant
9. Starbucks

TRANSPORTATION

10. Brentwood Town Centre SkyTrain Station
11. Gilmore SkyTrain Station

EDUCATION

12. Brentwood Park Elementary
13. Kitchener Elementary School

SHOPPING

14. Brentwood Town Centre
15. Whole Foods Market
16. Save-On-Foods
17. Costco Wholesale
18. The Home Depot

MODERN ELEGANCE

Careful attention to detail and solid craftsmanship.

STYLE & COMFORT

Designed for everyday living, all one-, two-, and three-bedroom floorplans at The Dawson boast spacious and open plans.

False Creek Design Group has thoughtfully chosen modern yet warm interior finishes. Wide-plank flooring is featured throughout all living spaces and bedrooms. Sleek stainless steel appliances elevate the space. Quartz countertops deliver a look that will impress as well as the resiliency to stand the test of time. Large windows offer light flooded spaces. Every detail has been considered to create homes that are both stylish and comfortable.

FEATURES

Proudly developed by Amacon, one of Canada's most influential real estate development and construction firms — a trusted builder with 50 years of experience.

COMFORTABLE INTERIORS

- Two interior colour palettes (scheme W and D) thoughtfully curated by False Creek Design Group
- Wide-plank laminate flooring throughout living spaces and bedrooms
- High efficiency front-loading washer and dryer
- Smooth-finish ceilings and flat profile baseboards throughout
- Roller shades on all exterior windows for added privacy
- 9' ceilings

KITCHENS

- Appliance package:
  - Stainless steel French-door fridge with bottom-mount freezer
  - 5-burner gas cooktop
  - Convection wall oven
  - Multi-cycle dishwasher
  - Built-in/glide out 300 CFM hood fan
  - Microwave
- Smooth finish laminate cabinetry
- Polished stone countertops featuring an overhang for extra counter seating (most plans)
- Full-height stone backsplash
- Under-cabinet lighting
- Soft close door and drawer mechanisms
- Contemporary single-basin undermount sink
- Moen chrome faucet with pull-down spray

BATHROOMS

- Custom vanity with clean square-edge profile
- Polished stone countertops
- Mirrored medicine cabinet for added storage with recessed lighting
- Square-basin porcelain sink
- Moen brand faucets and rainfall shower head in chrome finish

PEACE OF MIND

- Secured underground gated parking and bicycle storage lockers
- Secured keyless entry to the main lobby, parking and amenity rooms
- Enterphone system for guests
- Two elevators with restricted elevator floor access
- Smoke detectors and sprinklers in all homes
- Amacon Customer Care program (1 year)
- Travelers Home Warranty Program (2-5-10 year)

LIFESTYLE

- Fully-equipped fitness facility
- Social lounge complete with dining area, TV and entertaining area
- Quiet library and meeting room
- Games room
- Landscaped outdoor terrace
- Gardening plots
- "Tot Lot" children's play structure
- Convenient access to Brentwood SkyTrain Station, Whole Foods, and the new Brentwood Town Centre currently undergoing redevelopment
- Located near the Central Valley Greenway bike route

ENVIRONMENT

- Double glazed, low-E windows for improved thermal efficiency – and acoustic performance
- Building recycling stations in debris room
- Low VOC paint

**The developer reserves the right to make modifications to building materials in the plans and specifications provided that such materials are of quality equal or better than the materials provided for in the plans and specifications. E.& O.E.*

FLOORPLATE

LEVEL 2

D A W S O N

01
3 Bed + Den
Plan A
1,119 sf

02
2 Bed
Plan B
903 sf

03
2 Bed
Plan C
928 sf

04
2 Bed
Plan D1
864 sf

05
1 Bed
Plan E
642 sf

06
2 Bed
Plan F
899 sf

07
2 Bed
Plan G
899 sf

08
1 Bed
Plan H
597 sf

09
1 Bed
Plan I
601 sf

10
2 Bed
Plan J
934 sf

11
2 Bed
Plan K
980 sf

12
2 Bed
Plan L
896 - 903 sf

13
2 Bed
Plan L
896 - 903 sf

14
1 Bed + Flex
Plan M
594 sf

15
2 Bed + Flex
Plan N
942 - 948 sf

16
2 Bed
Plan O
928 sf

W I L L I N G D O N

The Developer reserves the right to make modifications and changes to the information contained herein. Photos and map are representational and are not accurate. Prices, dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E. This is not an offering for sale.

NORTH

FLOORPLATE

LEVELS 3 + 4

DAWSON

01
3 Bed + Den
Plan A
1,119 sf

02
2 Bed
Plan B
903 sf

03
2 Bed
Plan C
928 sf

04
2 Bed
Plan D1
864 sf

05
1 Bed
Plan E
642 sf

06
2 Bed
Plan F1
917 sf

07
2 Bed
Plan G
899 sf

08
1 Bed
Plan H
597 sf

09
1 Bed
Plan I
601 sf

10
2 Bed
Plan J
934 sf

11
2 Bed
Plan K
980 sf

12
2 Bed
Plan L
896 - 903 sf

13
2 Bed
Plan L
896 - 903 sf

14
1 Bed + Flex
Plan M
594 sf

15
2 Bed + Flex
Plan N
942 - 948 sf

16
2 Bed
Plan O
928 sf

WILLINGDON

The Developer reserves the right to make modifications and changes to the information contained herein. Photos and map are representational and are not accurate. Prices, dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E. This is not an offering for sale.

NORTH

FLOORPLATE

LEVEL 5

D A W S O N

01
3 Bed + Den
Plan R
1,166 sf

02
2 Bed
Plan Q
831 sf

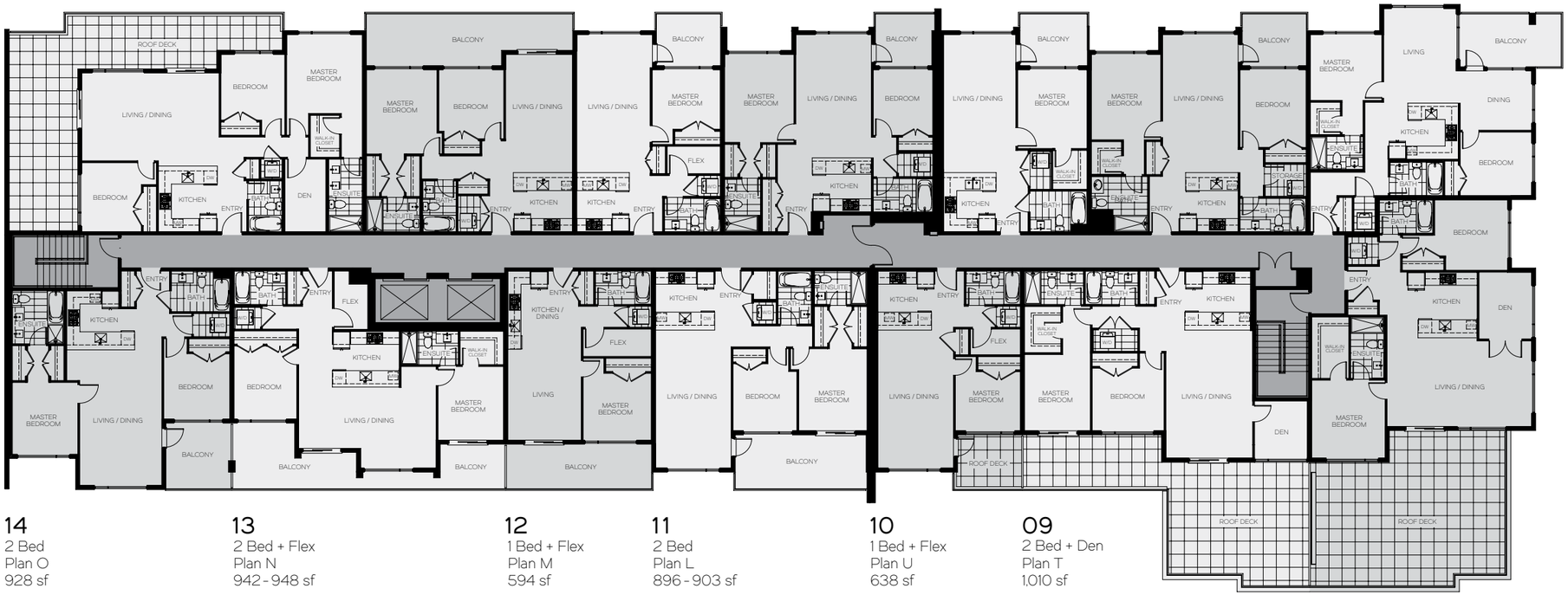
03
1 Bed + Flex
Plan P
631 sf

04
2 Bed
Plan D1
864 sf

05
1 Bed
Plan E
642 sf

06
2 Bed
Plan F1
917 sf

07
2 Bed
Plan G
899 sf



14
2 Bed
Plan O
928 sf

13
2 Bed + Flex
Plan N
942 - 948 sf

12
1 Bed + Flex
Plan M
594 sf

11
2 Bed
Plan L
896 - 903 sf

10
1 Bed + Flex
Plan U
638 sf

09
2 Bed + Den
Plan T
1,010 sf

08
2 Bed + Den
Plan S
1,083 sf

WILLINGDON

The Developer reserves the right to make modifications and changes to the information contained herein. Photos and map are representational and are not accurate. Prices, dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E. This is not an offering for sale.

NORTH

BEASLEY, VANCOUVER

VIRTU, VANCOUVER

AMACON QUALITY
50 years of construction expertise

PARKSIDE WALK, VANCOUVER

LIBERTA, VANCOUVER

RED BRICK, BURNABY

MODERN, VANCOUVER

AMACON
LIVE WELL® | WORK WELL®

DISTRICT VANCOUVER

PASSIONATE ABOUT
CREATING COMMUNITIES
Thousands of residences completed

EDEN PARK, MISSISSAUGA

MELVILLE, VANCOUVER

amacon.com

Artists conceptual renderings and map are representational only. This is not an offering for sale. Developer reserve the right to make modifications to specifications without notice. E.& O.E.

AMACON

LIVE WELL® | WORK WELL®

MAC Marketing Solutions