



Introducing Bold Properties' premier collection of innovative 2, 3 & 4 bedroom townhomes that blend smart design and livability.

Townhomes that suit your lifestyle.

BOLDedgestone

edgestone

BOLD.
a human
experience
company

Our spacious 2, 3 & 4 bedroom Edgestone townhomes come with contemporary kitchens (including gas ranges), intuitive technology and built-in storage solutions.



Innovative home design, inspired by smart living.





Built Green® Gold Certified

Our townhomes are built to comprehensive Built Green® Gold Certified specifications, including improved energy efficiency, indoor air quality, durability and sound reduction.



Smarter Living Solutions

We've designed Edgestone with technologically innovative features and intuitive storage solutions that complement the modern family.



Livable Community

Here, in the heart of Port Moody, you're steps from restaurants, shops and outdoor activities, with plenty of places for the family to explore.



Well-Connected

You never have far to go. Everything's at your fingertips, thanks to the convenience of the Evergreen Extension and West Coast Express.



Putting Families First

With convenient dens, upper floor laundry and outdoor patios, our thoughtfully designed 2, 3 & 4 bedroom townhomes are perfect for families to grow in. Oh, and we have a great children's playground.

Energy Efficiency

With improved ventilation and air tightness, there's a significant reduction in drafts, cold spots and temperature variance. Plus heat is recovered from outgoing stale air, making it even more energy efficient.

Indoor Air Quality

Heat Recovery Ventilators constantly circulate air in the home to remove allergens. We also use materials low in volatile organic compounds (VOCs), contributing to a healthier, more comfortable home.

Durability

You'll find highly durable features throughout, including low-maintenance deck surfaces and lifetime finishes on all faucets and door hardware. There's also a 30-year manufacturer's warranty on roofing materials.

Sound Reduction

Our Edgestone townhomes use durable, long-lasting Hardie Board: it's heavier and absorbs sound, contributing to a quieter home overall.

Money Saved

Built Green® Canada homes are estimated to save ~10% in annual utility bills compared to code-built homes. And we use more efficient building materials and processes, so you'll have lower maintenance costs.

Committed to the Environment.



Edgestone is Built Green® Gold Certified and EnerGuide 82 Certified.

Features

GREEN BUILDING

- Built Green® Gold Certified and EnerGuide 82 Certified
- Exceeds the City of Port Moody’s green building requirements
- Innovative AquaPave stormwater Source Control System to filter soil and water contaminants
- Double the number of existing trees to ensure green space and access to nature is preserved
- Increased energy efficiency to reduce drafts, cold spots and temperature variance
- Heat Recovery Ventilators to constantly circulate air in the home and remove allergens
- Increased durability with non-solvent based damp proofing and rain screen system for siding
- Durable Hardie siding that provides greater sound reduction, contributing to a quieter home
- Electric vehicle outlet in all garages
- Built Green® homes save a minimum of ~10% in annual utility bills compared to code-built homes
- 15% mortgage loan insurance premium refund for Built Green® Homes*

MODERN INTERIORS

- Convenient den spaces on lower floor for offices and entertainment rooms
- 8’10” ceiling heights on main floor, 8’ on upper floor, and 8’ to 9’ on lower floor
- Two beautiful designer colour schemes: Shoreline and Trail
- Durable laminate flooring throughout
- 2” faux wood blinds on windows
- Energy Star® and EcoBoost™ Whirlpool washer and dryer in laundry room
- Fully carpeted upper floors and upper stairs

SOPHISTICATED KITCHENS

- Modern KitchenAid stainless steel package includes:
 - Large 36” French door refrigerator with interior water dispenser and automatic ice maker
 - 30” freestanding gas range with stainless steel cooktop surface
 - Durable and quiet dishwasher with cycle selections and adjustable upper rack
 - 30” stainless steel wall mount flat range hood
- Stainless steel Panasonic microwave oven
- Two stylish and sleek quartz countertop choices
- Contemporary wood grain laminate veneer cabinetry
- Clean and modern Milano glass white backsplash
- Stainless steel Acri-tec sink and slender brushed chrome Grohe faucet
- Long 4-seat kitchen islands for entertaining with brushed nickel pendant lighting
- Convenient under-cabinet LED lighting
- Select homes with convenient kitchen pantries

ELEGANT BATHROOMS

- Two stylish and sleek quartz countertop choices
- Minimalist acrylic Acri-tec bathtub with gently sloping lumbar support
- Grohe Eurosmart Cosmopolitan sink faucet and showerhead with polished chrome finish
- Electric Nuheat floor heating in Master Ensuite
- Luxurious flooring and tub surround tiles in shower

BOLD360

TECHNOLOGY

- Ring Video Doorbell with instant app alerts, HD video and motion sensors
- Schlage Smart Sense Deadbolt with Bluetooth and HomeKit compatibility
- Home security system package
- USB charging ports throughout home
- Motion sensor lighting in bathrooms

STORAGE SOLUTIONS

- Convenient hidden spice drawers
- Entryway closet storage
- Double pull-out waste containers underneath sink
- Built-in storage system in all bedroom closets
- Convenient linen shelving in ensuites†
- Innovative wall mount and overhead storage in garage

BOLDCare

- Every home covered by our 1/2/5/10 warranty program
- Dedicated BoldCare personnel to provide responsive, timely service within 24 hours
- One-stop homeowner care app for a seamless experience

*Offered by Canada Mortgage and Housing Corporation (CMHC) and Genworth Financial
†On certain end units



Our BoldCare Guarantee.

BOLD*Care*

We're committed to service excellence, and provide a one-stop homeowner app to seamlessly handle all of your home needs. Whether you have a plumbing, appliance or electrical issue, we will respond within 24 hours. All of our homes are covered by a 1/2/5/10 warranty program.

Actual suite interiors, exteriors and views may be noticeably different than what is depicted in the photographs, renderings and other illustrations shown. The Developer reserves the right to make changes to the floor plans, Bold360 specifications, ceiling heights, number of floors, number of units, project design, appliances, brands, colours, specifications, features and finishes without notice, as deemed necessary. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. E.&O.E.

bold.ca/edgestone

Bold360 is an all-inclusive approach to interior design, merging a suite of technologies with innovative design features to transform the way you live in your home.

BOLD360

Introducing the smartest home you've ever lived in.



Energy Efficiency

Built Green® certified homes offer the benefit of longer term durability, through the efficient use of building materials and processes. The result? Greater cost savings for you.



Connectivity

With features synced up to your smart phone, you're connected to your home, wherever you are.



Intuitive Design

Thoughtful, built-in design elements are conveniently situated throughout, easily aligning with your everyday needs.



Quality of Life

Finally, a well-designed home that makes it easier to live a comfortable life.

It's all about thoughtful design.

We built in features that reflect and complement your lifestyle, from digital technology (like built-in motion sensors) to outdoor gear storage (so everything will have its place).

FEATURES

- ① Ring Video Doorbell
- ② Schlage Smart Sense Deadbolt
- ③ Smart security system
- ④ USB charging ports throughout home
- ⑤ Motion sensor lighting
- ⑥ Hidden spice drawer
- ⑦ Double pull-out waste containers
- ⑧ Built-in entryway closet storage
- ⑨ Built-in storage in bedroom closets
- ⑩ Wall and overhead garage storage
- ⑪ Electric vehicle charging outlet



Security

Our innovative security system, Schlage Smart Deadbolts and Ring Video Doorbells (with motion-activated alerts), is conveniently compatible with your smartphone.



USB Outlets

Need to charge your phone or computer? We've installed USB charging ports throughout your home.



Intuitive Lighting

From under-cabinet lighting to motion sensor lights in the bathroom (because sometimes kids forget to turn off the light), we've designed smart lighting solutions to make life easier.



Storage Solutions

Storage that works, including entryway closet storage (great for winter boots), built-in storage in all bedroom closets, overhead garage storage and even hidden spice drawers.

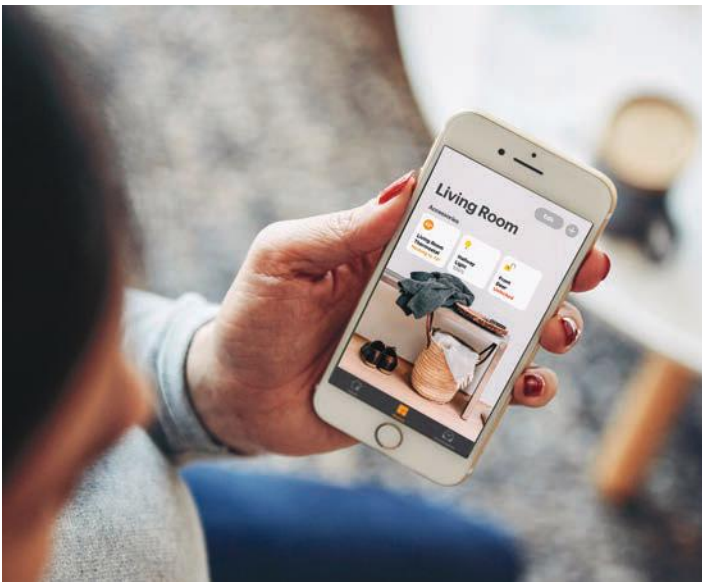




BOLD360

Making your life simpler.

At Bold, we design all of our homes with intuitive design, smart technology and easy-to-use features. For us, there's no other way.



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Here in Port Moody, it's the lifestyle you've been wanting. Your spacious townhome is in the heart of one of the most picturesque areas in Metro Vancouver, with everything you need and nothing you don't.

Community

3

A home that feels like home.



edgestone

Port Moody

« Simon Fraser University
10 mins

Buntzen Lake
10 mins

Coquitlam Centre »
10 mins

▲ Port Moody Secondary School

Lougheed Town Centre
10 mins

BOLDedgestone

▲ West Coast Express

9 Evergreen Extension

12

Gabi & Jules Handmade Pies and Baked Goodness

Original's Café
Mexicano ▲

Rosa's
Cucina Italiana ▲

▲ Cake-Ya

▲ Aroma Indian

▲ Saint St. Grill

▲ Port Moody Arts Centre

St Andrews St

St George St

Hope St

Queens St

Clarke St

Spring St

Barre Fitness ▲

Moody Elementary ▲

Mary St

Grant St

Henry St

Jane St

3

The Boathouse Restaurant

4

Pajo's Fish and Chips

Rocky Point Kayak ▲

Inlet Rowing Club

10

▲ Rocky Point
Ice Cream

1

Rocky Point Park

▲ Rotary PoMo SK8 Park

Port Moody Station Museum

11

Innovative Fitness Port Moody

Yellow Dog Brewing ▲

▲ Twin Sails Brewing

Moody Ales

8

The Parkside Brewery ▲

Moody Centre Station

Murray St

Klahanie Dr

▲ Caffè Divano

Golden Spike Ln

▲ Cap's Westwood Cycle

▲ Moody Middle School

Butler St

James St

▲ Shoppers Drug Mart

Moray St

Inlet Centre Station

JJ Bean

7

Suter Brook Village ▲

▲ Thrifty Foods

Romer's Burger Bar ▲

Port Moody City Hall ▲

Port Moody Firehall #1 ▲

Browns Socialhouse ▲

Port Moody Recreation Centre ▲

▲ Noons Creek Hatchery

▲ IGA

Eagle Ridge Hospital ▲

Coquitlam Centre »
10 mins

6

Casa Del Pane

5

Kin's Farm Market

Ungless Way

Eagle Ridge Hospital ▲

▲ IGA

Browns Socialhouse ▲

Port Moody Recreation Centre ▲

▲ Noons Creek Hatchery

Port Moody City Hall ▲

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10 mins

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Casa Del Pane

5

Discover some of our favourite gems in Port Moody:



Rocky Point Park 1

Incredibly scenic, with a boat launch, hiking trails, outdoor pool, skateboard park and a kids’ water park.



Shoreline Trail 2

An easy walking route, and a great spot for a family picnic (plus Rocky Point Ice Cream is close by).



The Boathouse Restaurant 3

Located on the water, they’re known for their steaks, wild seafood and fresh oysters. A perfect place for cocktails on the patio.



Pajo's Fish and Chips 4

BC owned and operated, Pajo’s is known for having some of the best fish and chips in the province.



Kin's Farm Market 5

Family owned and operated, Kin’s sells some of the freshest produce around.



Casa Del Pane 6

Excellent Italian baked goods (we recommend the cannoli). It’s also a go-to spot for deli meats, pasta sauces and other Italian goodies.



JJ Bean 7

Outstanding coffee. This is a relaxing spot to sit and study, or to meet friends for a pastry and an Americano.



Moody Ales 8

The owners have a passion for craft brews, and are dedicated to sharing it with others. Plus there’s a food truck on Friday and Saturday nights.



Evergreen Extension 9

It’s so convenient: with the Evergreen, it’s an easy trip into downtown Vancouver, Burnaby or Coquitlam.



Inlet Rowing Club 10

Dedicated to the sport of rowing, they have adult, youth and adaptive programs, as well as summer camps for kids.



Port Moody Station Museum 11

Home to one of the first stations built by the Canadian Pacific Railway Company, the museum hosts educational programs and heritage events.



Gabi & Jules Handmade Pies and Baked Goodness 12

Besides amazing pies, this gem of a spot also sells cakes, granola and gift baskets—an excellent spot for one-of-a-kind gifts.



A focus on human experience has driven every detail.

This is our vision for the future of the home. At Bold, we're driven by the human experience of space, merging technology & design to create unparalleled homes.

We're not just residential property developers. We design, build and sell homes that put people at the forefront, and are unsurpassed in the market.

BOLD
PROPERTIES

Developer
BOLD PROPERTIES

At Bold, we're driven by the human experience of space, merging technology and design to create unparalleled homes. We're not just developers. We design, build and sell homes that put people at the forefront. Our homes

bring livability and convenience to a whole new level. With our human-centred approach, our working culture promotes creativity and collaboration within our passionate team of real estate professionals.



Architect and Designer
GATEWAY ARCHITECTURE AND CREATIVE DESIGNWORKS

We are a progressive multi-talented award winning team with vast expertise in all aspects of residential and commercial architecture and interior design that take great pride in creating innovative solutions. Our projects include many building types such as

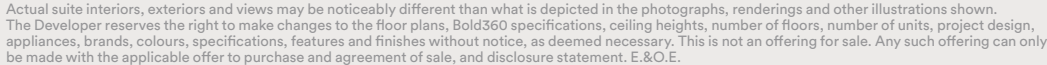
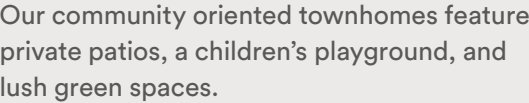
custom single family homes, multifamily developments, retail centres, offices, restaurants and sports facilities. Our attention to detail and innovative design are evident in all our projects, as is our ability to cater to a broad range of clients needs.

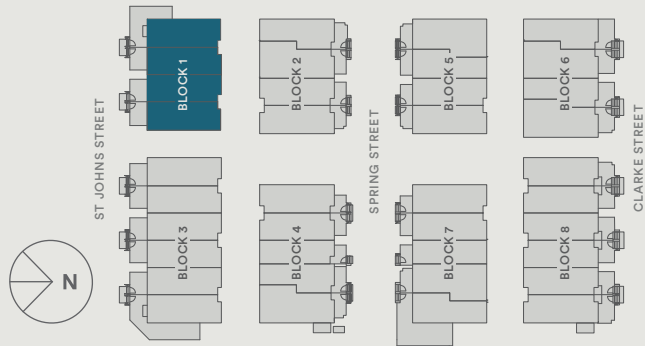


Construction
BOLD CONSTRUCTION

Bold was formed by a group of people who are passionate about construction. Over the past few years, members of our team have earned success for contributions to the single family, multi-family, and mixed-use markets across

the Lower Mainland. With technology and innovation driving us forward, we make it our mission to deliver exceptional quality.





- H1

2116 ST JOHNS STREET
3 Bed + 3 Bath + Den

Living 1553 sqft
Garage 299 sqft
Outdoor 300 sqft
Total 2152 sqft
- C2

2118 ST JOHNS STREET
3 Bed + 2 Bath

Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft
- C2

2120 ST JOHNS STREET
3 Bed + 2 Bath

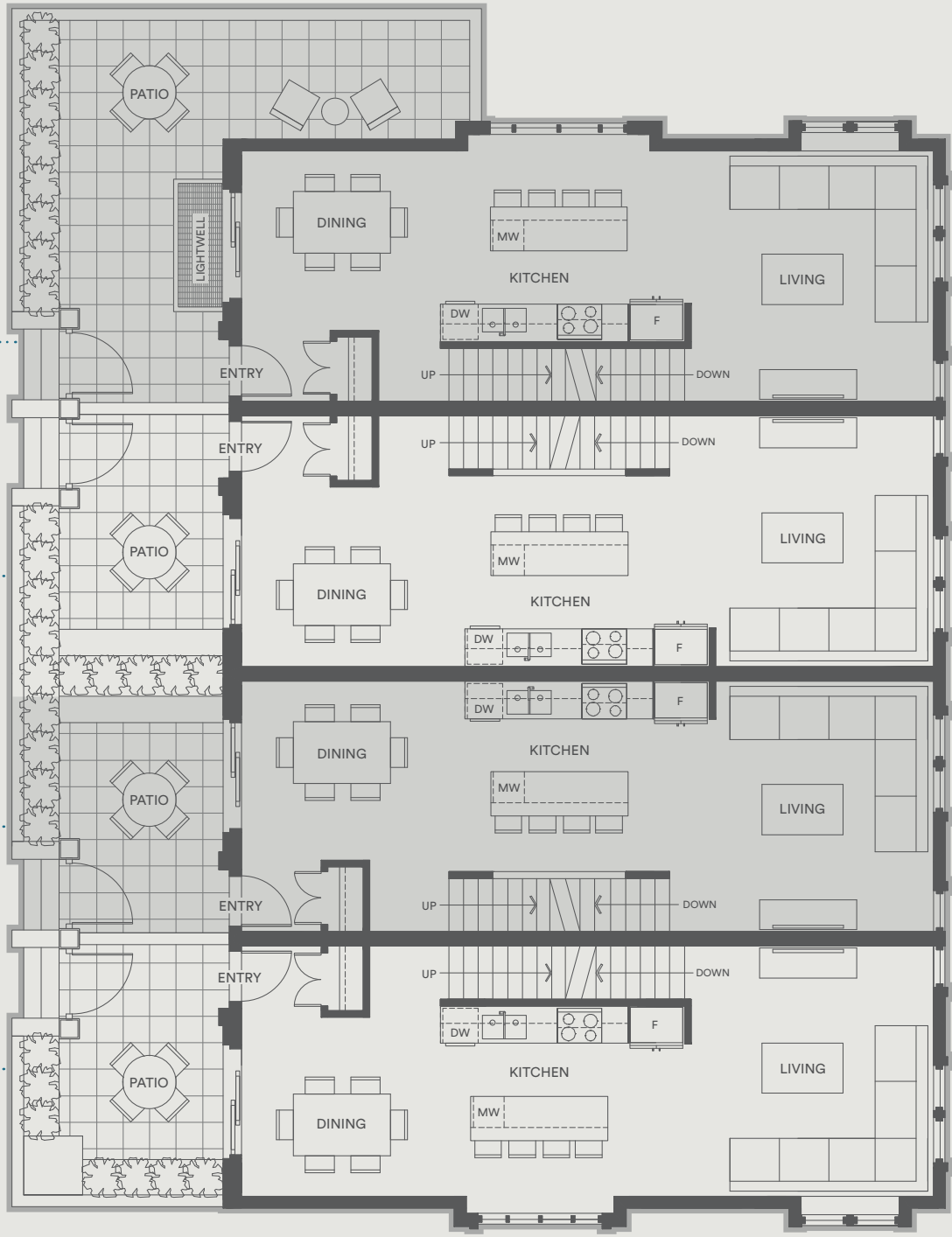
Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft
- C2

2122 ST JOHNS STREET
3 Bed + 2 Bath

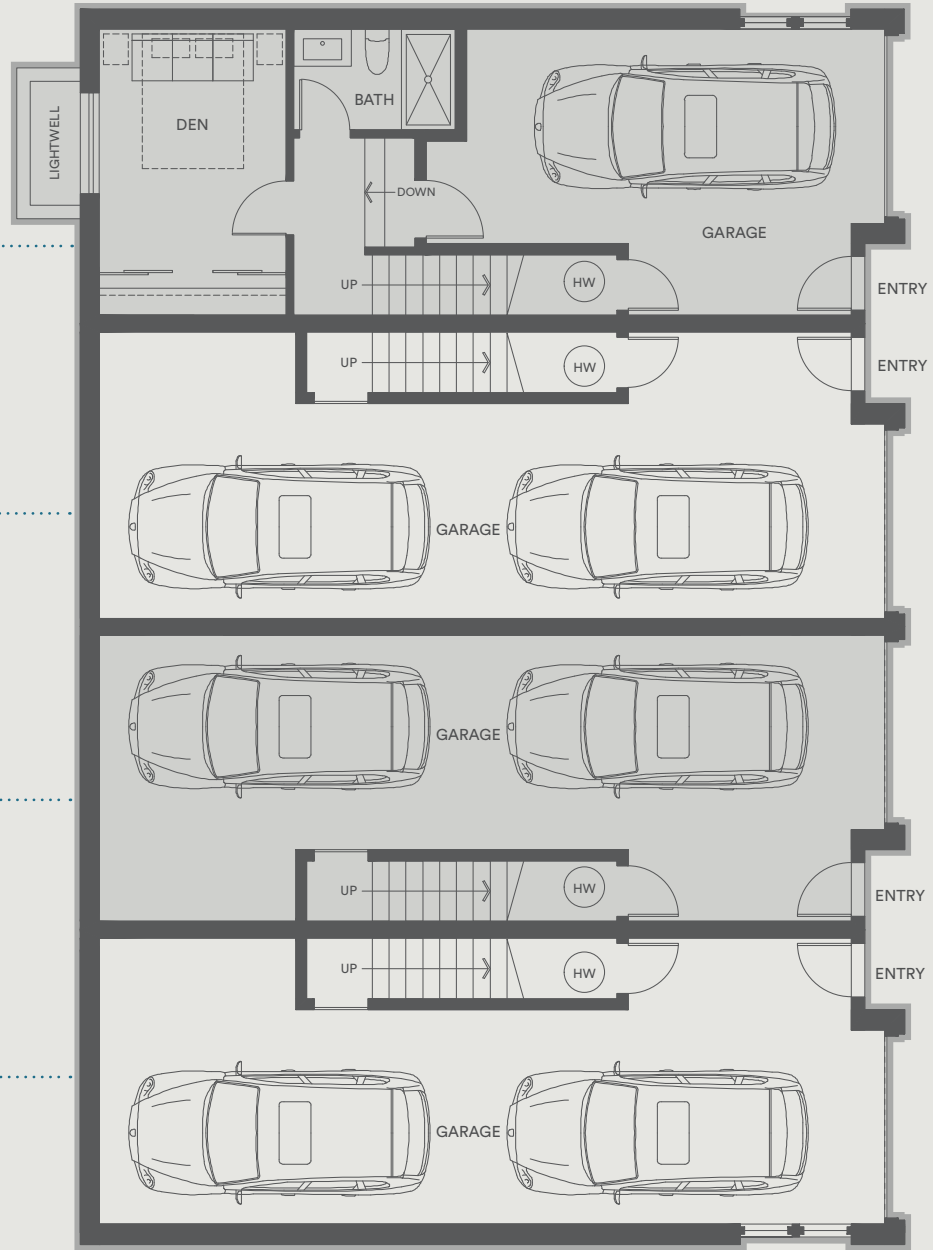
Living 1319 sqft
Garage 540 sqft
Outdoor 116 sqft
Total 1975 sqft



Upper

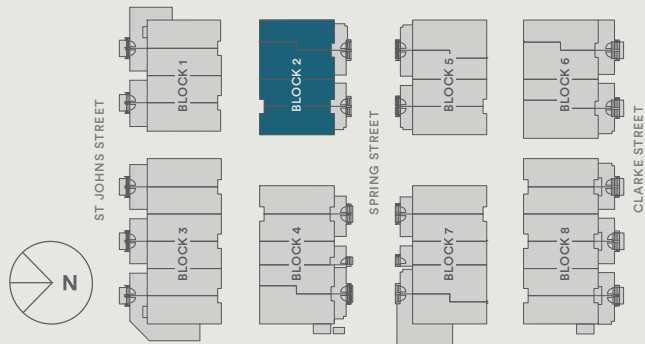


Main



Lower

Actual suite plans may have variations from or be shown as mirror image of the plan shown. All sizes are approximate. The Developer reserves the right to make changes to the floor plans, Bold360 specifications, ceiling heights, number of floors, number of units, project design, appliances, brands, colours, specifications, features and finishes without notice, as deemed necessary. The Developer reserves the right to add, delete or modify stairs within the suite. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. E.&O.E.



- D1

2127 SPRING STREET
3 Bed + 3.5 Bath + Den

Living 1655 sqft
Garage 233 sqft
Outdoor 98 sqft
Total 1986 sqft
- D2

2129 SPRING STREET
4 Bed + 3.5 Bath

Living 1625 sqft
Garage 407 sqft
Outdoor 100 sqft
Total 2132 sqft
- B1

2131 SPRING STREET
3 Bed + 3 Bath + Den

Living 1521 sqft
Garage 293 sqft
Outdoor 105 sqft
Total 1919 sqft
- B1

2133 SPRING STREET
3 Bed + 3 Bath + Den

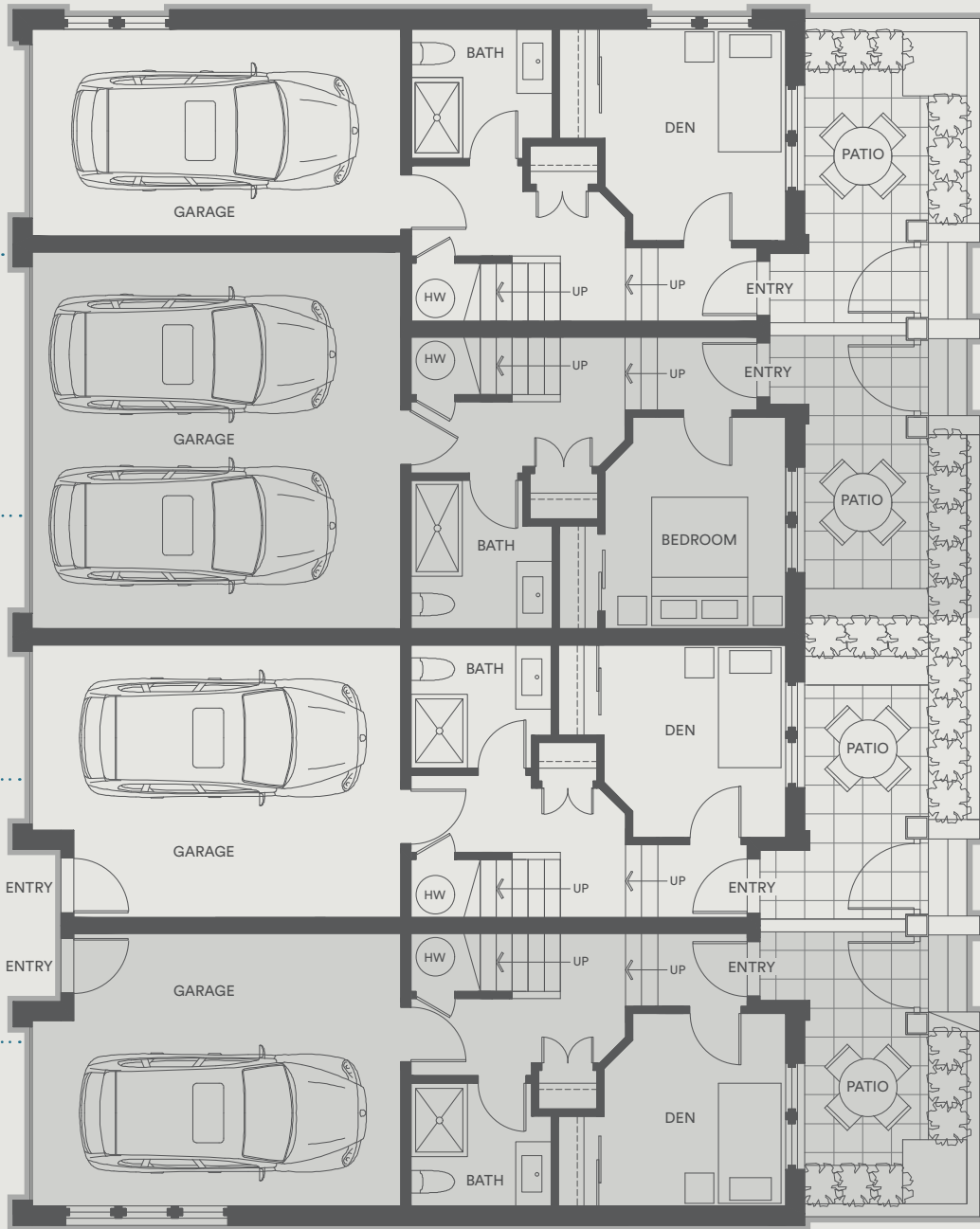
Living 1559 sqft
Garage 295 sqft
Outdoor 95 sqft
Total 1949 sqft



Upper



Main



Lower

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Upper

Main

Lower

C2 2124 ST JOHNS STREET
3 Bed + 2 Bath

Living 1316 sqft
Garage 540 sqft
Outdoor 116 sqft
Total 1972 sqft

C2 2126 ST JOHNS STREET
3 Bed + 2 Bath

Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft

C2 2128 ST JOHNS STREET
3 Bed + 2 Bath

Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft

C2 2130 ST JOHNS STREET
3 Bed + 2 Bath

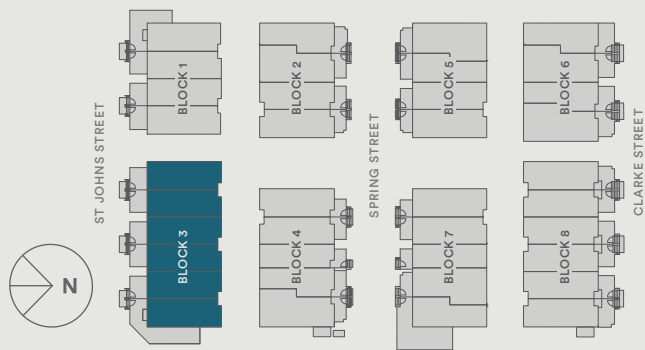
Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft

C2 2132 ST JOHNS STREET
3 Bed + 2 Bath

Living 1290 sqft
Garage 537 sqft
Outdoor 116 sqft
Total 1943 sqft

H1 2134 ST JOHNS STREET
3 Bed + 3 Bath + Den

Living 1559 sqft
Garage 299 sqft
Outdoor 431 sqft
Total 2289 sqft



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Upper

Main

Lower

B1 2135 SPRING STREET
3 Bed + 3 Bath + Den

Living 1550 sqft
Garage 296 sqft
Outdoor 79 sqft

Total 1925 sqft

B1 2137 SPRING STREET
3 Bed + 3 Bath + Den

Living 1521 sqft
Garage 293 sqft
Outdoor 101 sqft

Total 1915 sqft

G1 2139 SPRING STREET
2 Bed + 3 Bath + Den

Living 1308 sqft
Garage 252 sqft
Outdoor 79 sqft

Total 1639 sqft

D1 2141 SPRING STREET
3 Bed + 3.5 Bath + Den

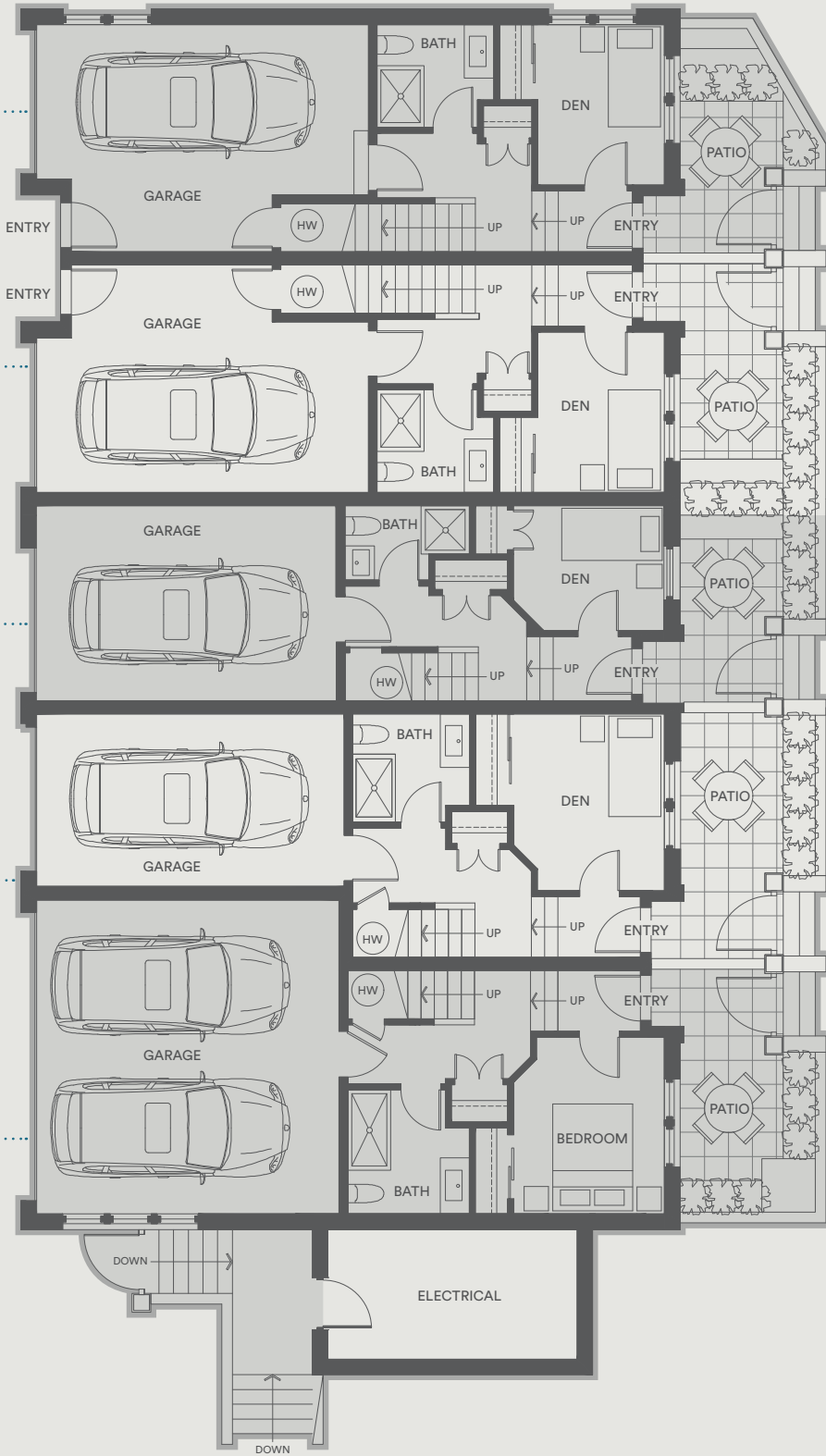
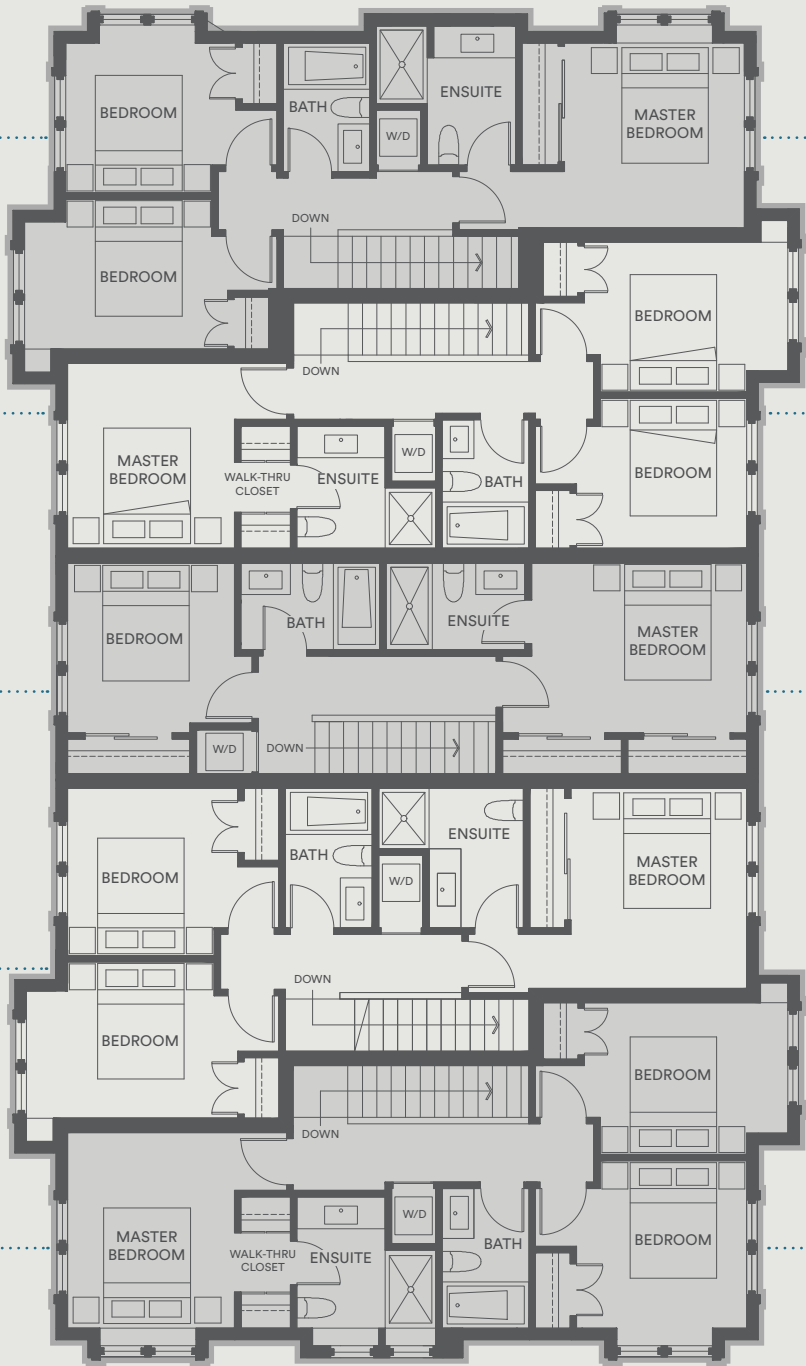
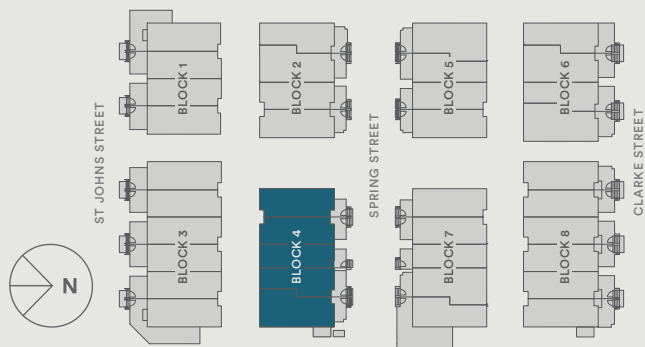
Living 1630 sqft
Garage 233 sqft
Outdoor 117 sqft

Total 1980 sqft

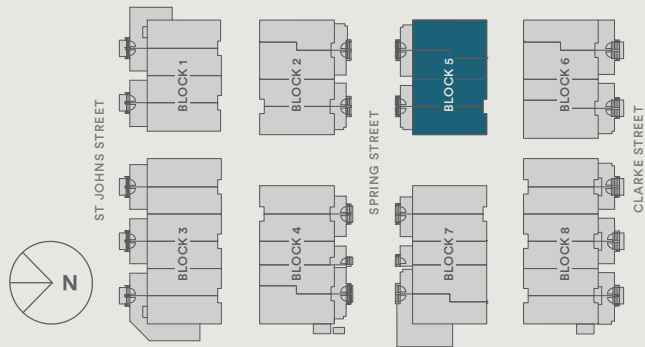
D2 2143 SPRING STREET
4 Bed + 3.5 Bath

Living 1649 sqft
Garage 409 sqft
Outdoor 125 sqft

Total 2183 sqft



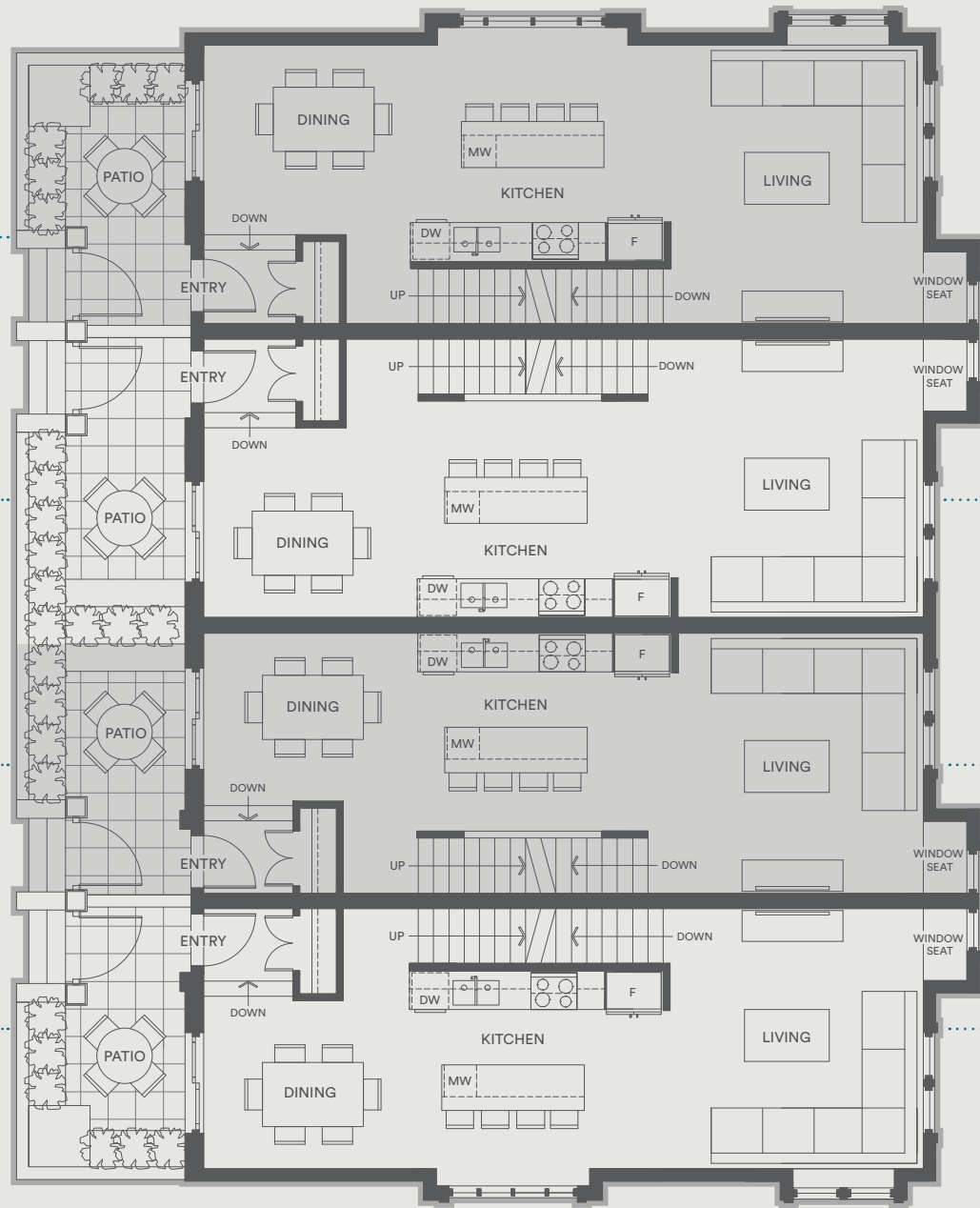
Actual suite plans may have variations from or be shown as mirror image of the plan shown. All sizes are approximate. The Developer reserves the right to make changes to the floor plans, Bold360 specifications, ceiling heights, number of units, project design, appliances, brands, colours, specifications, features and finishes without notice, as deemed necessary. The Developer reserves the right to add, delete or modify stairs within the suite. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. E.&O.E.



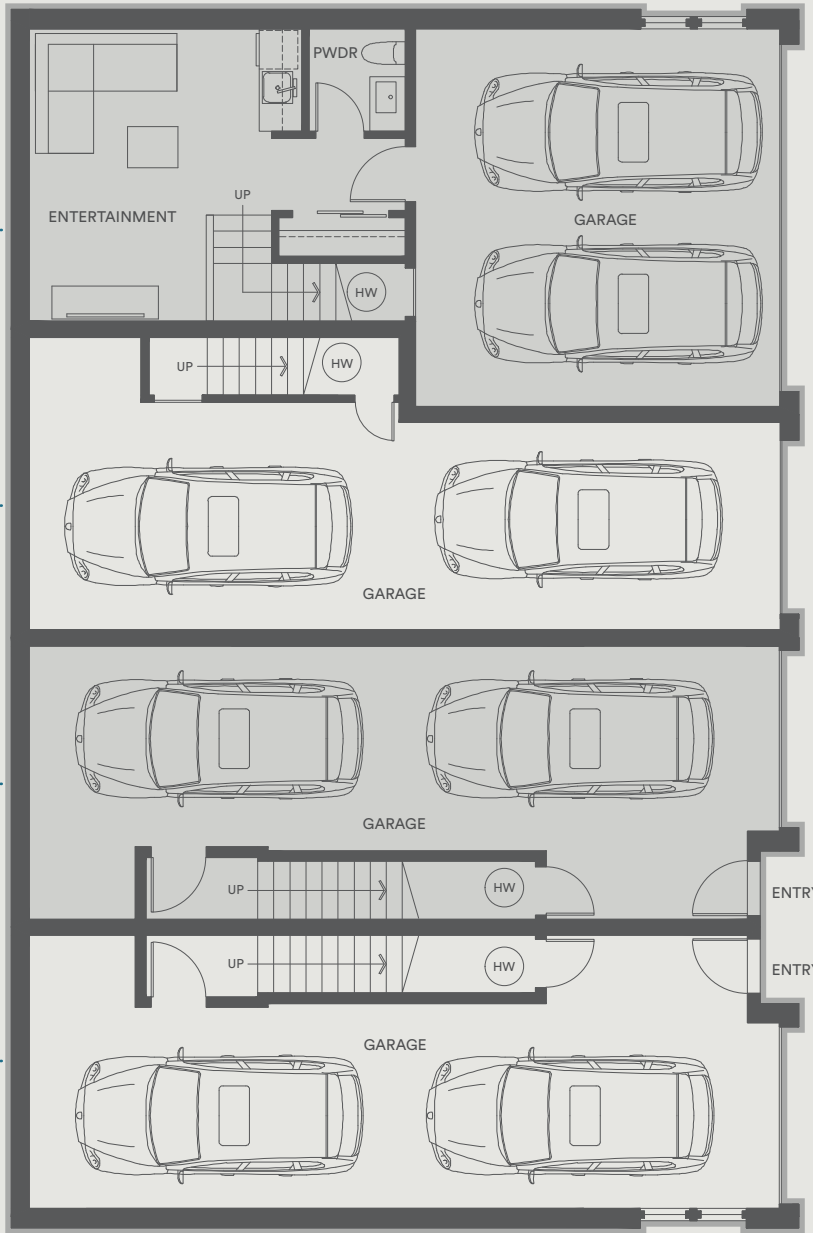
- E2** 2116 SPRING STREET
3 Bed + 2.5 Bath + Ent
Living 1671 sqft
Garage 403 sqft
Outdoor 92 sqft
Total 2166 sqft
- I2** 2118 SPRING STREET
3 Bed + 2 Bath
Living 1351 sqft
Garage 510 sqft
Outdoor 95 sqft
Total 1956 sqft
- A2** 2120 SPRING STREET
3 Bed + 2 Bath
Living 1285 sqft
Garage 537 sqft
Outdoor 87 sqft
Total 1909 sqft
- A2** 2122 SPRING STREET
3 Bed + 2 Bath
Living 1325 sqft
Garage 540 sqft
Outdoor 85 sqft
Total 1950 sqft



Upper



Main



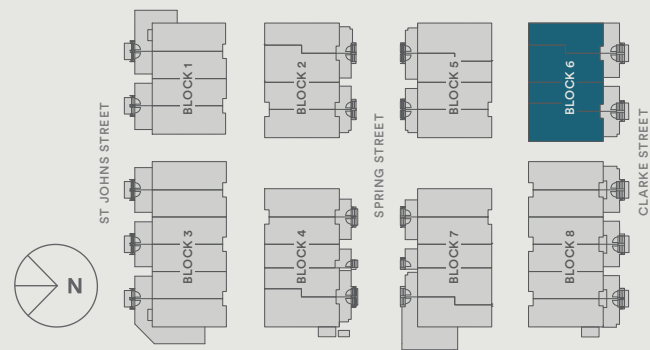
Lower

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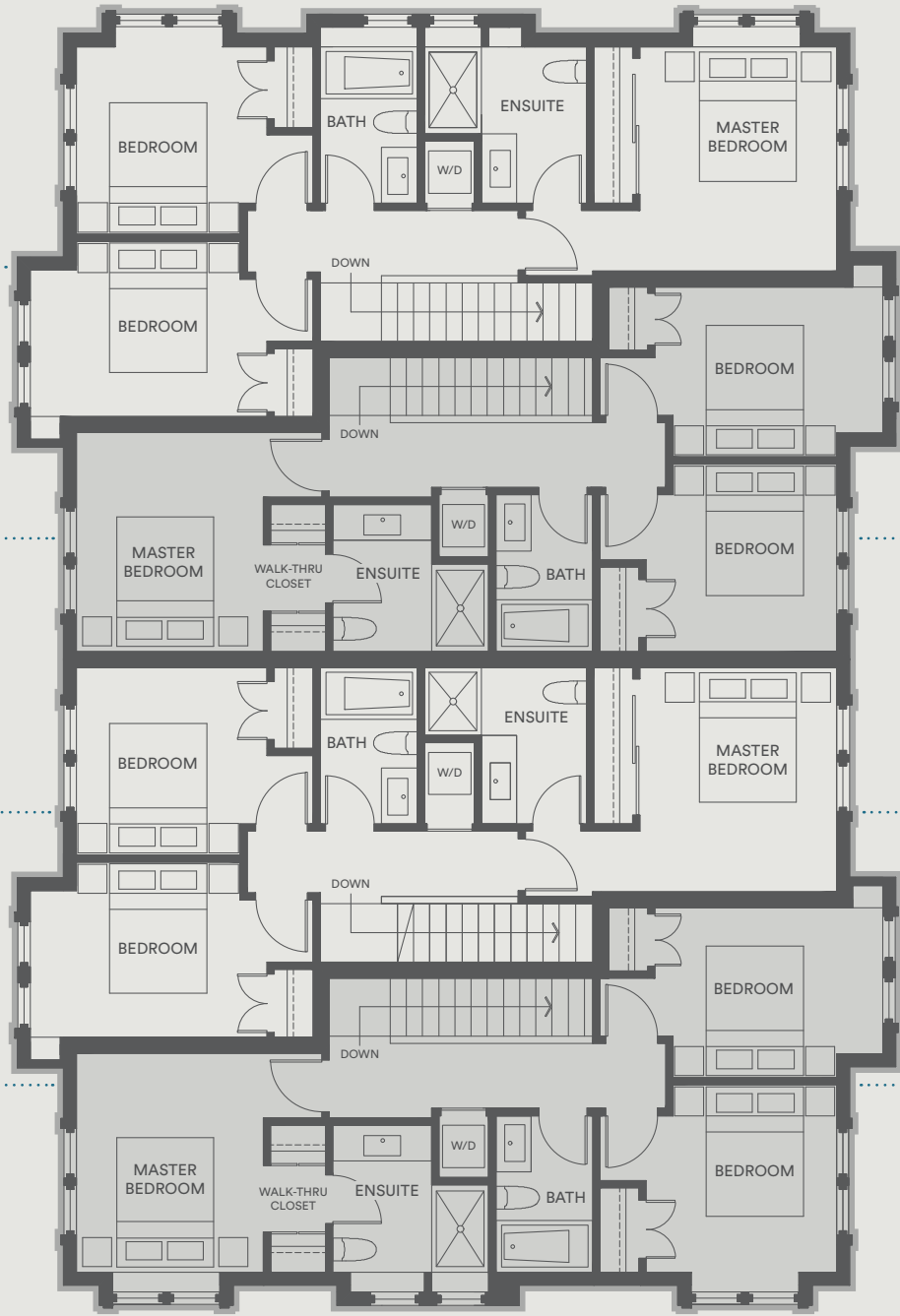
Block 6

BOLDedgestone

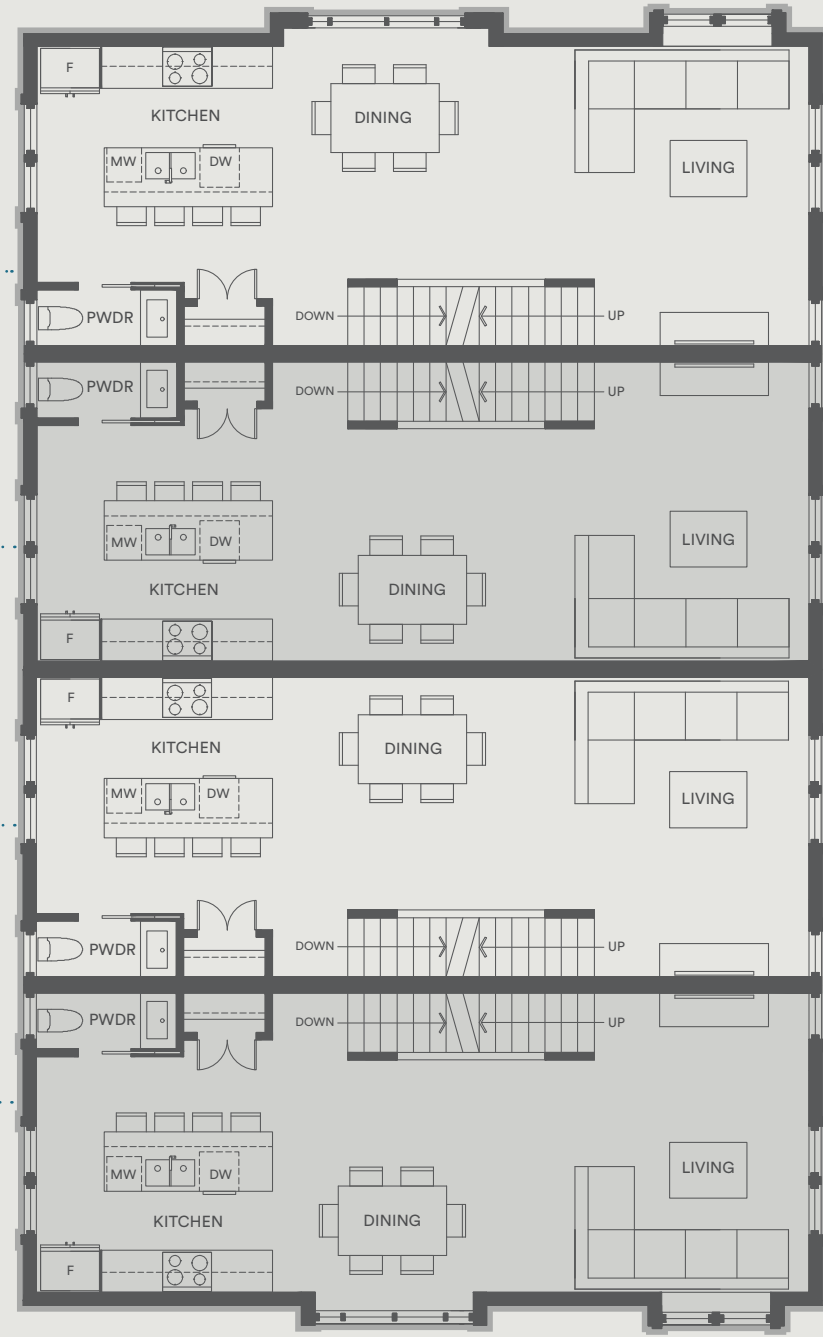
Three Storey Townhomes



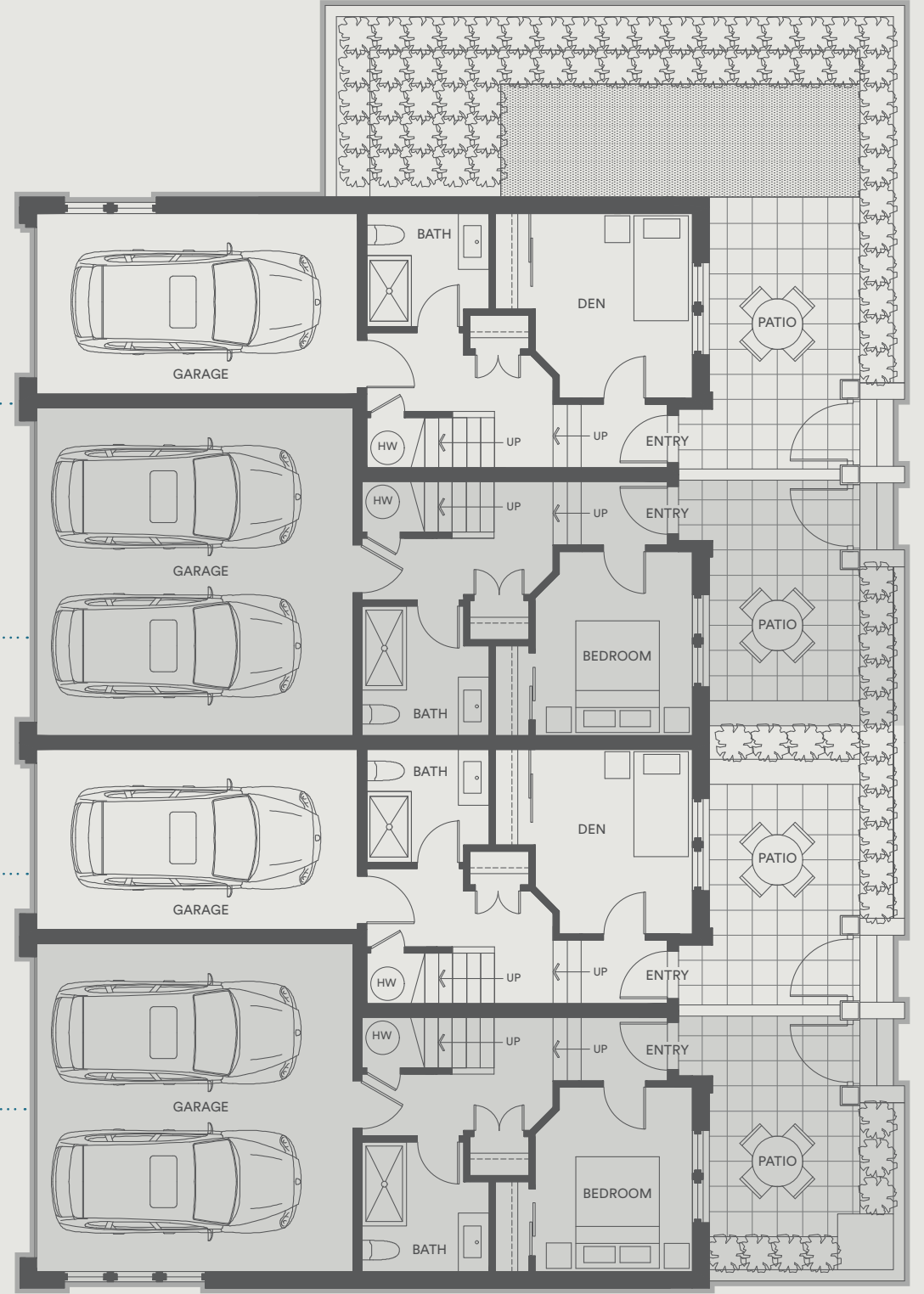
- D1** **2127 CLARKE STREET**
3 Bed + 3.5 Bath + Den
Living 1653 sqft
Garage 233 sqft
Outdoor 316 sqft
Total 2202 sqft
- D2** **2129 CLARKE STREET**
4 Bed + 3.5 Bath
Living 1625 sqft
Garage 407 sqft
Outdoor 135 sqft
Total 2167 sqft
- D1** **2131 CLARKE STREET**
3 Bed + 3.5 Bath + Den
Living 1623 sqft
Garage 231 sqft
Outdoor 135 sqft
Total 1989 sqft
- D2** **2133 CLARKE STREET**
4 Bed + 3.5 Bath
Living 1658 sqft
Garage 409 sqft
Outdoor 132 sqft
Total 2199 sqft



Upper



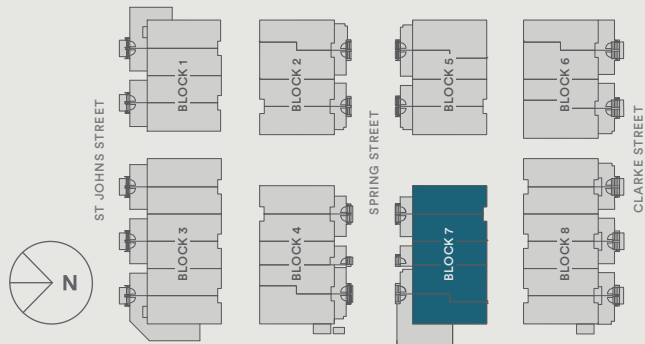
Main



Lower

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bold.ca/edgestone



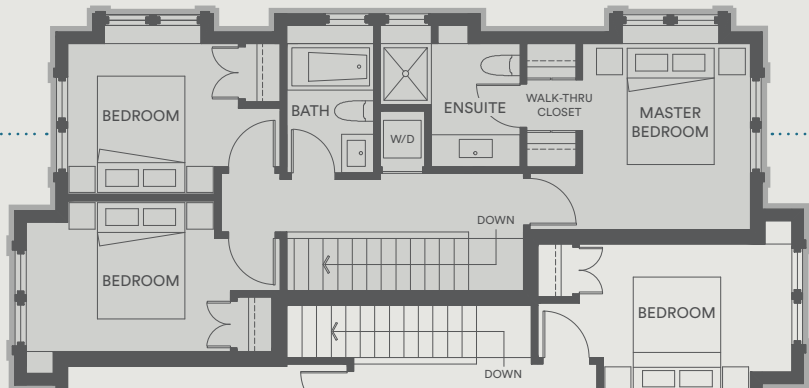
Upper

Main

Lower

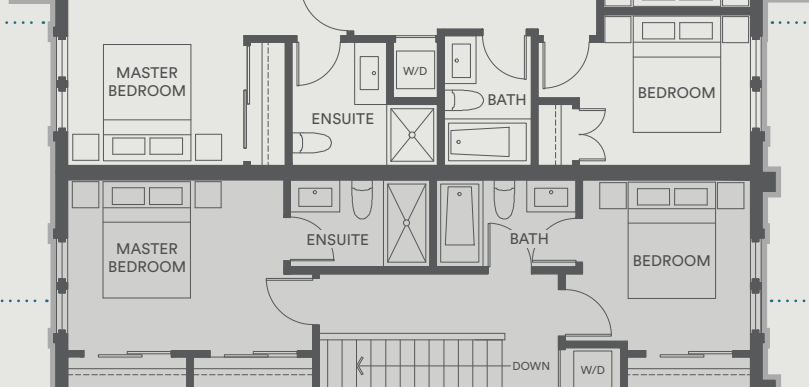
A2 2124 SPRING STREET
3 Bed + 2 Bath

Living 1308 sqft
Garage 540 sqft
Outdoor 67 sqft
Total 1915 sqft



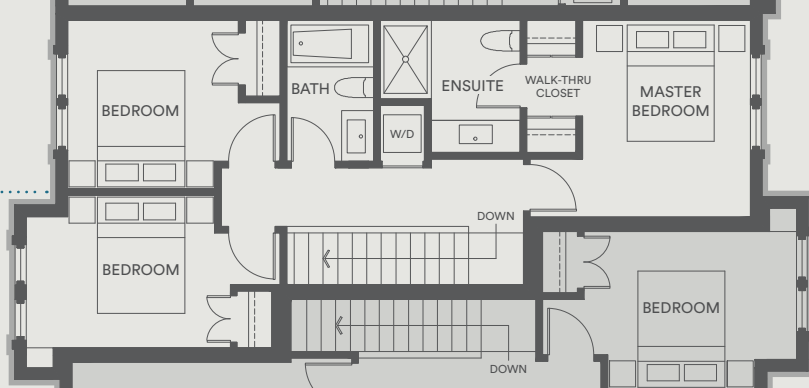
A2 2126 SPRING STREET
3 Bed + 2 Bath

Living 1285 sqft
Garage 537 sqft
Outdoor 87 sqft
Total 1909 sqft



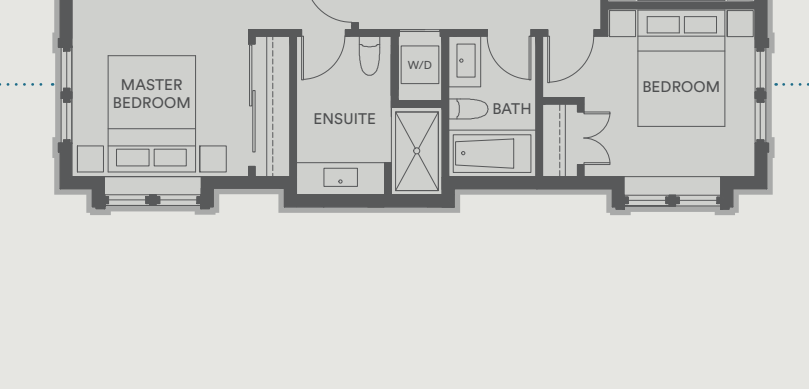
F1 2128 SPRING STREET
2 Bed + 2.5 Bath + Ent

Living 1315 sqft
Garage 255 sqft
Outdoor 69 sqft
Total 1639 sqft



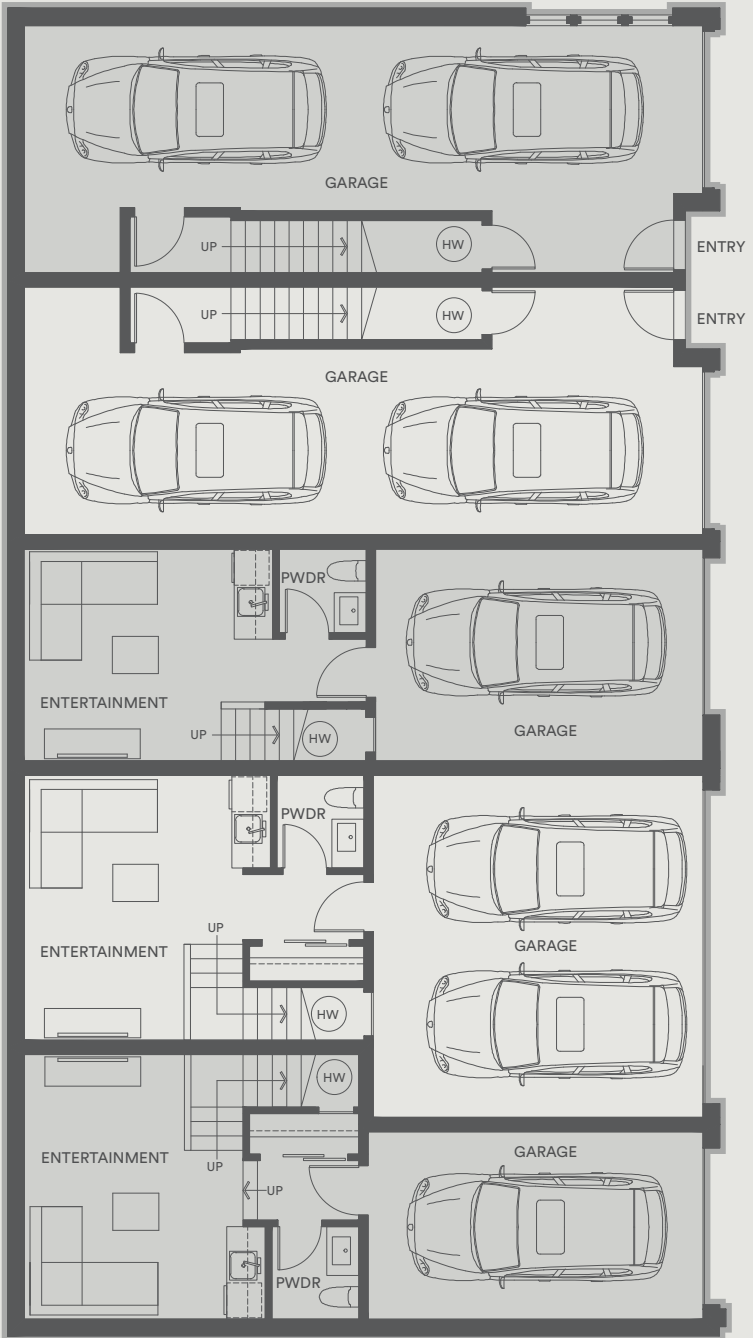
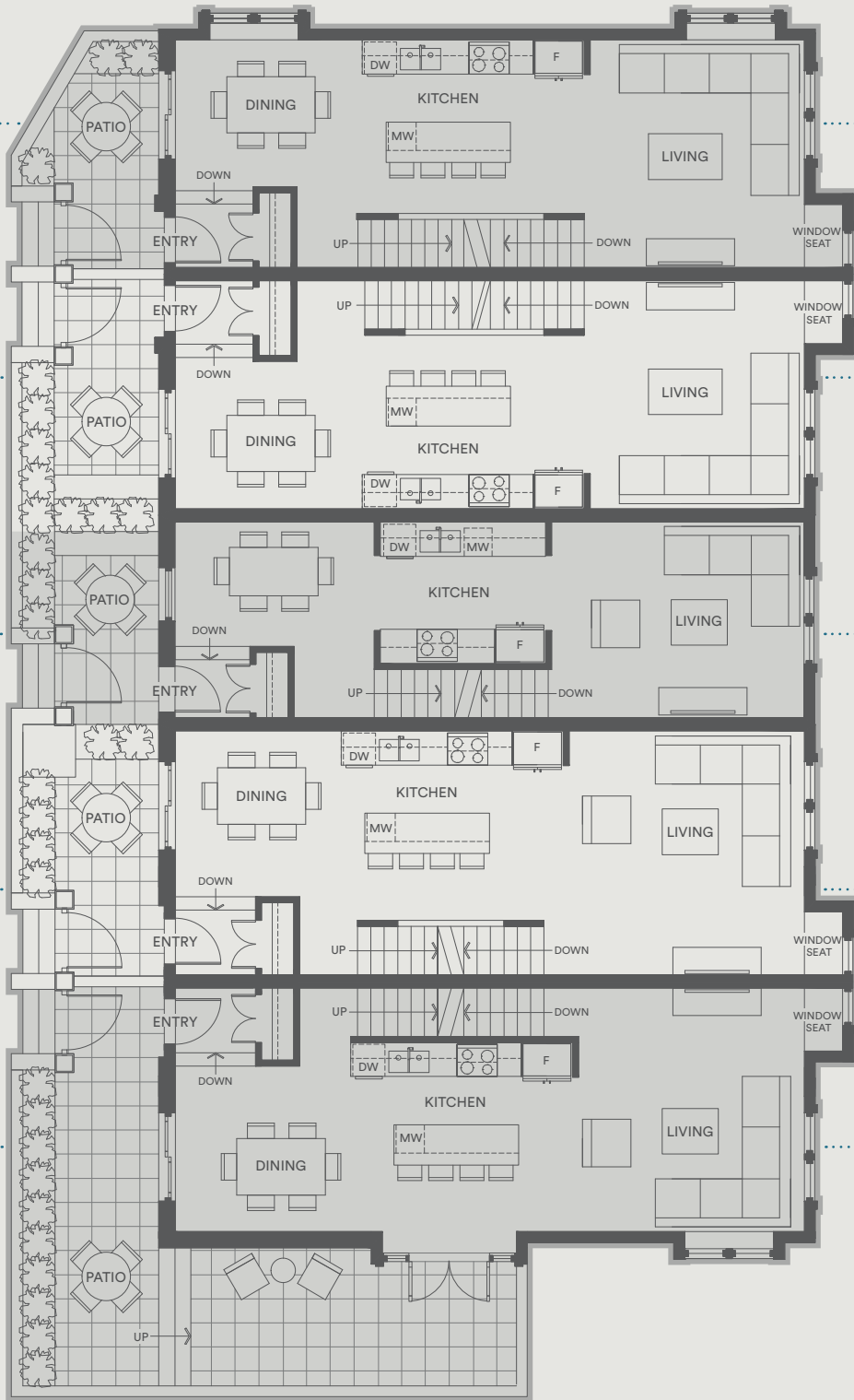
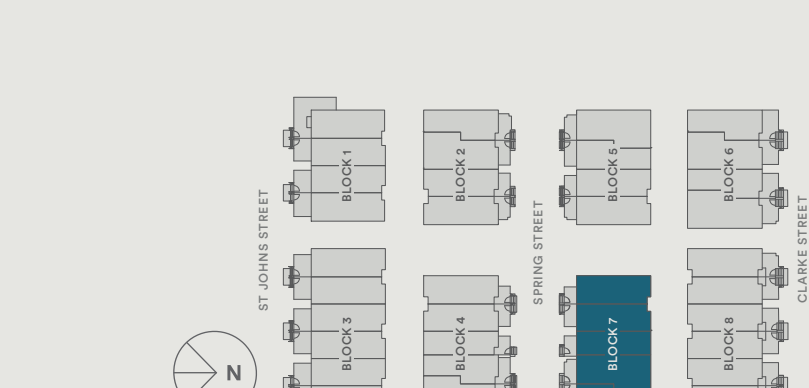
E2 2130 SPRING STREET
3 Bed + 2.5 Bath + Ent

Living 1646 sqft
Garage 405 sqft
Outdoor 111 sqft
Total 2162 sqft



E1 2132 SPRING STREET
3 Bed + 2.5 Bath + Ent

Living 1667 sqft
Garage 227 sqft
Outdoor 363 sqft
Total 2257 sqft



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Upper

Main

Lower

B1 2135 CLARKE STREET
3 Bed + 3 Bath + Den

Living 1562 sqft
Garage 295 sqft
Outdoor 123 sqft

Total 1980 sqft

B1 2137 CLARKE STREET
3 Bed + 3 Bath + Den

Living 1521 sqft
Garage 293 sqft
Outdoor 125 sqft

Total 1939 sqft

B1 2139 CLARKE STREET
3 Bed + 3 Bath + Den

Living 1521 sqft
Garage 293 sqft
Outdoor 125 sqft

Total 1939 sqft

B1 2141 CLARKE STREET
3 Bed + 3 Bath + Den

Living 1521 sqft
Garage 293 sqft
Outdoor 125 sqft

Total 1939 sqft

B1 2143 CLARKE STREET
3 Bed + 3 Bath + Den

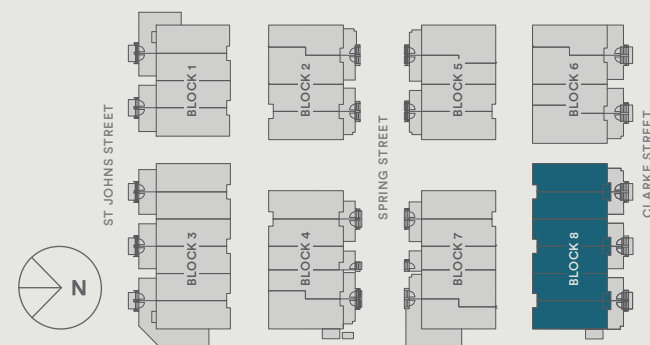
Living 1521 sqft
Garage 293 sqft
Outdoor 125 sqft

Total 1939 sqft

B1 2145 CLARKE STREET
3 Bed + 3 Bath + Den

Living 1559 sqft
Garage 295 sqft
Outdoor 181 sqft

Total 2035 sqft



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