



HIGHPOINT



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THE **PEAK** OF LUXURY

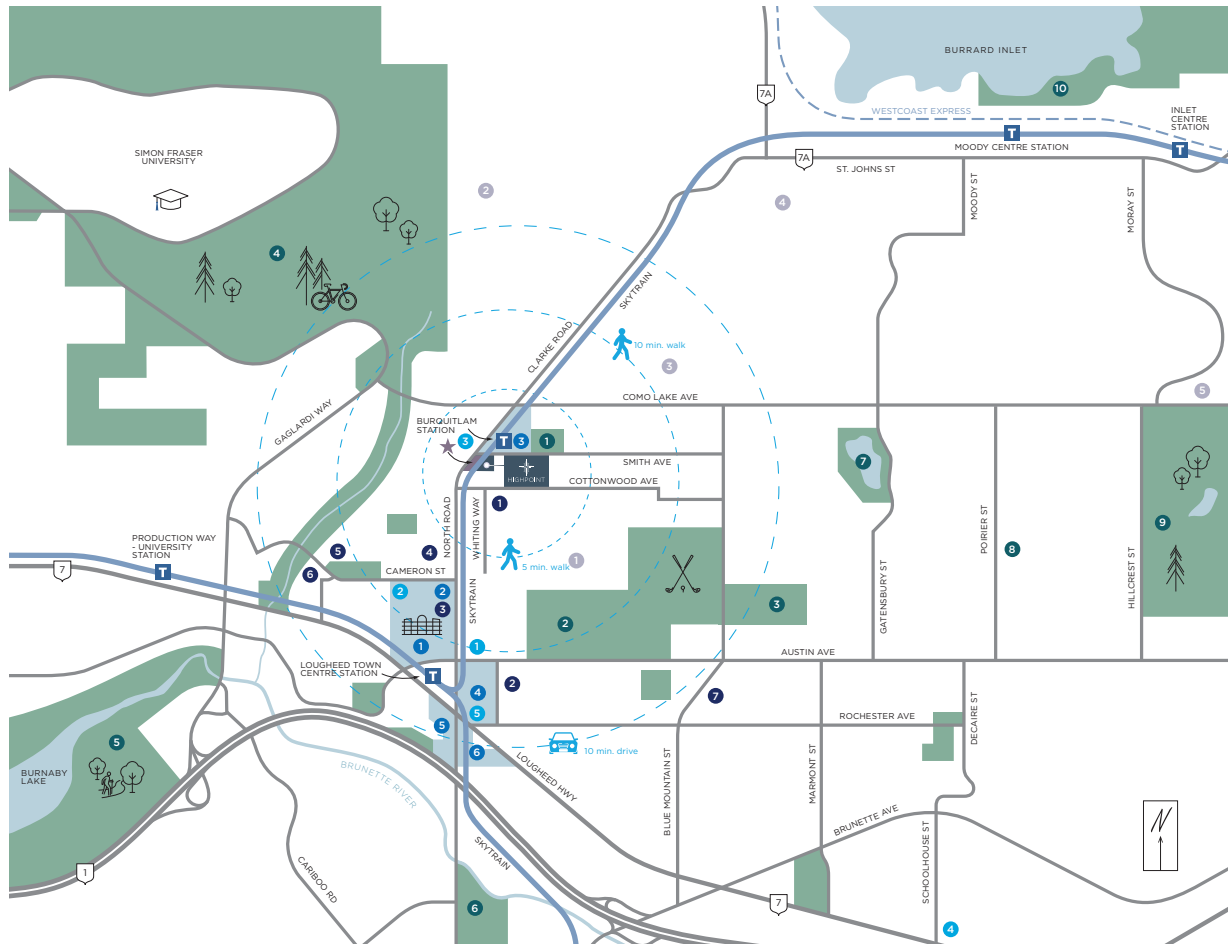
Rising 51 storeys above Coquitlam's fastest-growing and most connected neighborhood, Highpoint redefines upscale living with unmatched convenience and style. Perfectly positioned between stunning mountain views, lush parks, and the everyday essentials of a well-established community, Highpoint is more than a landmark — it is the next chapter of Coquitlam's evolution. Where thoughtfully designed homes and luxury amenities meet premium services and businesses at your doorstep, Highpoint sets the stage of a new era of luxury urban living.



LEDMAC IN COQUITLAM



NEIGHBOURHOOD



Situated at the centre of it all, Highpoint places you within walking distance of transit, shopping, green spaces, schools, and services. With the SkyTrain outside your door and Simon Fraser University just minutes away, it is an effortless commute in any direction. Whether it's your morning grocery run at Safeway or an afternoon workout at the YMCA, life at Highpoint is all about easy access to what matters.

SHOPPING

- 1 The City of Loughheed
 - Sport Chek
 - Walmart
 - TD Bank
 - Fitness World
 - London Drugs
- 2 Northgate Village
 - Save-On-Foods
 - Shoppers Drug Mart
 - BC Liquor Store
- 3 Burquitlam Plaza
- 4 Cariboo Centre
- 5 Hannam Supermarket
- 6 Hanin Village

RESTAURANTS

- 1 Sushi California
- 2 Green Leaf Cafe
- 3 Nice Meating You BBQ
- 4 Cactus Club Cafe
- 5 The Taphouse

SCHOOLS

- 1 Roy Stibbs Elementary
- 2 École Glenayre Elementary
- 3 École Banting Middle School
- 4 Port Moody Secondary
- 5 École Dr. Charles Best Secondary

PARKS & RECREATION

- 1 Burquitlam Park & Bettie Allard YMCA
- 2 The Vancouver Golf Club
- 3 Blue Mountain Park
- 4 Burnaby Mountain Conservation Area
- 5 Burnaby Lake Regional Park
- 6 Hume Park
- 7 Como Lake Park
- 8 Poirier Sport and Leisure Complex
- 9 Mundy Park
- 10 Rocky Point Park

HIGHPOINT BUSINESSES

- 1 Popeyes Chicken & Biscuits
- 2 AMC Insurance
- 3 Sushi California
- 4 Trees Organic Coffee & Cheesecake
- 5 Dr. Otway Dentist
- 6 Optimal Health Collective
- 7 NuSmile Orthodontics
- 8 Uncle Fatih's Pizza
- 9 Vancity

LEDMAC COMMUNITIES

- 1 Precidia
- 2 Sydney
- 3 Northgate Village & Silhouette
- 4 Strathmore Lane
- 5 Stonebrook
- 6 Cameron
- 7 Charland

— SkyTrain
— Westcoast Express



A GRAND ARRIVAL

Step into refined sophistication from the moment you arrive. Highpoint's lobby is a masterclass in modern design — soaring ceilings, radiant architectural lighting, and full-height marble feature walls create a serene yet striking first impression. Warm wood paneling and custom millwork provide a welcoming balance of elegance and comfort, while sculptural lighting above adds a sense of artful motion. Whether you're greeted by your concierge with a parcel in hand or simply passing through, the experience is intentionally elevated — because at Highpoint, every detail is designed to make coming home feel extraordinary.





SKYLOUNGE



SKYLounge

Soaring high above the city on the 51st floor, the SkyLounge is your front-row seat to the most spectacular views in the Lower Mainland. From Mount Baker to the Gulf Islands, Downtown Vancouver to the North Shore mountains, this is where the skyline becomes your backdrop. Outdoors, gather fireside with friends under the endless sky. Indoors, host unforgettable dinners in the grand dining lounge or unwind in the cozy fireside seating area — all seamlessly connected to a chef-inspired kitchen. Designed to rival the world's finest hotels, the SkyLounge is more than an amenity. It's your personal escape in the sky.



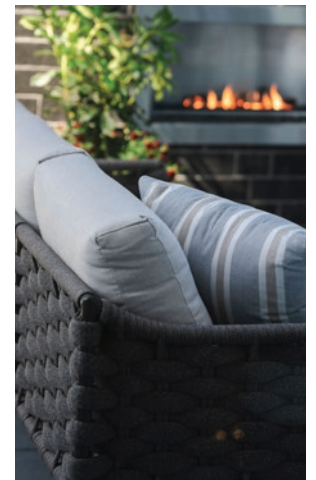
SKYLOUNGE



Highpoint's 12,000 square feet of luxury amenity space extends across multiple floors, each space thoughtfully curated for how you live, work, and unwind. On the 11th floor, wellness and recreation come together to offer an entire half-floor of lifestyle-enhancing space. Host in style in the fireside Amenity Lounge, with a full kitchen and sweeping views. Challenge friends to a game of Ping Pong in the Games Room, or fire up the BBQ and relax on the fireside patio.



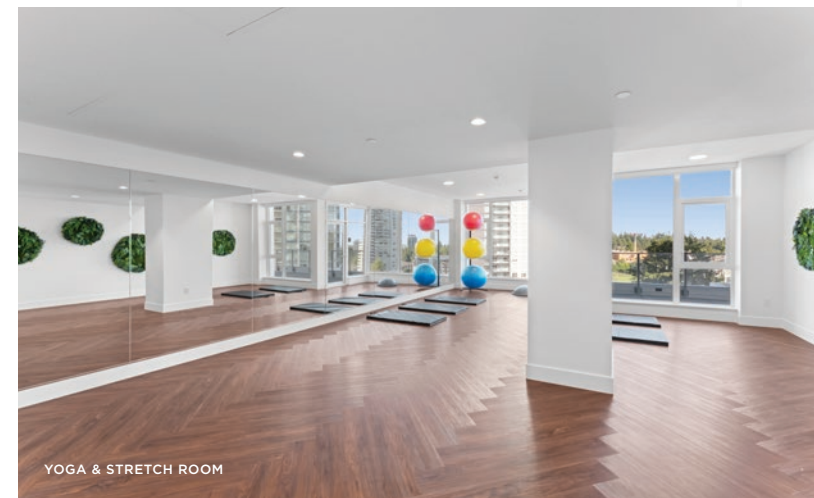
WHERE EVERY FLOOR ELEVATES **YOUR LIFESTYLE**





FITNESS CENTRE

On the same floor, a fully-equipped Fitness Centre, with double-height ceiling and expansive windows, will get your heart racing. Multiple cardio machines and a separate weight area offers space to perfect your routine. Next door, stretch and wind down in the Yoga & Stretch Room. The 11th floor is a completely curated venue for all your wellness and recreation needs.

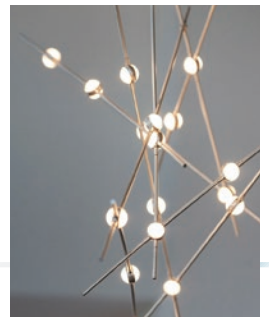


YOGA & STRETCH ROOM

WORK & **RELAX**

Just above, the 12th floor offers room to focus and reconnect. Work in the Study Room, gather in the Meeting Room, or unwind with a movie in the Media Room. Two fully furnished guest suites make hosting overnight visitors a breeze.

At Highpoint, everyday moments become extraordinary — whether you're entertaining, recharging, or simply taking in the view.





INTERIORS

Luxury is redefined at Highpoint — these are homes designed to be both beautiful and deeply livable. Natural light pours through expansive windows across wide-plank floors and soft tones and fine textures come together in perfect harmony. From early mornings at the kitchen island to evenings spent watching the city lights from your balcony, every detail is crafted to make the everyday feel extraordinary. This is where form meets feeling. Where timeless design becomes the backdrop to your most meaningful moments.



INTERIORS SCHEME 1: **ALTITUDE**

Bright and polished, Altitude offers a clean, contemporary aesthetic. Glossy white cabinetry, sleek chrome finishes, and soft, tonal textures create a light-filled space that feels crisp, fresh, and effortlessly modern — a perfect canvas for any design vision.



INTERIORS SCHEME 2: **ELEVATE**

Warm and weightless, Elevate brings a soft serenity to the home. Light grey, wood-toned cabinetry pairs with white quartz and understated finishes to evoke a sense of quiet sophistication — airy, organic, and timelessly refined.



REST & **RETREAT**





ENDLESS 360 DEGREE VIEWS FROM **COQUITLAM'S HIGHEST PEAK**





FEATURES

NEIGHBOURHOOD

- Soaring 51 storeys into the sky, Highpoint is the peak of luxury and tallest tower in Coquitlam
- Centrally located in a connected and fast-growing neighbourhood, you are steps from the Burquitlam Skytrain Station, and a 5-minute drive to Lougheed Town Centre, The Vancouver Golf Club, and SFU
- Conveniently surrounded by parks, schools, dining, and shopping
- Expansive views of the snow-capped North Shore mountains, Fraser River, Downtown Vancouver and beyond to the Gulf Islands
- Nearby trails for hiking and biking, dog parks and the Burrard Inlet for paddle boarding, kayaking and more

FIRST IMPRESSIONS

- Striking glass tower designed by award-winning Arcadis
- Statement canopy entrance with porte cochère flanked by a signature water feature
- Grand, over-height lobby with a luxurious fireside seating area, and a concierge to welcome you home
- Lush, expansive landscaping and gardens throughout the community
- Conveniently located retail shops on the ground floor

YOUR HOME

- Interiors feature two designer palettes curated by The Mill Design Group
 - Altitude (bright white, fresh)
 - Elevate (light grey, airy)
- Comfort heating and cooling in all residences
- Airy ceilings as high as 9'

- Sleek and durable laminate flooring in kitchen and living areas and bedrooms
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings throughout provide privacy and light control (excluding transom windows)
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital TV access
- Generous balconies or patios includes outdoor lighting and exterior patio outlets

CRAFTED KITCHENS

- Soft-close, full height cabinetry
- LED under-cabinet lighting
- Pantries and islands in select homes
- Contemporary chrome hardware on lower cabinetry
- Quartz composite countertops with contemporary, porcelain tile backsplash
- USB outlet(s) for convenient charging
- Cook and entertain with full size, integrated stainless steel appliances:
 - Stainless steel refrigerator with bottom mount freezer by Fisher & Paykel
 - 5-Burner gas cooktop by KitchenAid
 - Undermount 30" Even-Heat convection single wall oven by KitchenAid
 - 24" Energy Star qualified dishwasher by KitchenAid
- Modern, high-performance, chimney style hood fan by Venmar
- 'Built in' Panasonic microwave oven featuring Inverter® Technology
- Premium Kohler undermount sink
- Single-lever Kohler kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closets in most primary bedrooms

- Bright, switch-controlled, ceiling light fixtures and USB port in all bedrooms
- Modern, frameless glass shower with tile surround and chrome-finish Kohler shower set in most primary ensuite
- Large soaker tub with chrome Kohler shower set and contemporary tile surround in main bathrooms
- Flush-mount LED pot lighting above the shower or tub
- Large, clean-edged vanity mirror with overhead LED pot lighting in all bathrooms
- Quartz composite vanity countertop with undermount sink and faucet by Kohler
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms
- Polished chrome-finish bath accessories

PEACE OF MIND

- Entry phone with security camera outside main lobby and parkade entrance
- Two fob entry devices provide access to lobby, all amenity spaces, storage rooms and bright, secure parkade
- All homes include energy-efficient, Low E, double glazed windows and sliding or swing patio doors
- Rough-in for wireless security system in all homes
- Hard-wired smoke alarm and carbon monoxide detector and fire sprinklers in all homes
- Travelers Insurance providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty

- A dedicated customer service team ensures you are taken care of

SKY LOUNGE

- A two-storey oasis located on the 51st floor offers expansive views
- Fully-equipped kitchen and large formal dining area
- Cozy, fireside lounge and seating
- Outdoor patio seating and fire pit

AMENITIES

Wellness & Recreation – 11th Floor

- An impressive Amenity Lounge, complete with a full kitchen, island, fireside seating, and TV area
- A fully-equipped Fitness Centre, with a double-height ceiling and separate weight area
- Yoga & Stretch Room to wind down
- Games Room with ping pong table
- Outdoor patio outfitted with tables and seating, fireside couches, and a BBQ
- Outdoor kids play area and garden seating

Work & Relax – 12th Floor

- Multi-purpose Meeting Room and shared study room
- Two fully-furnished Guest Suites for overnight visitors
- Media Room to watch a movie or sports game with friends

PARKING & STORAGE

- One personal 2-bicycle sized storage locker and parking space provided for each home
- Visitor and bicycle storage
- Ask us about EV charging stalls



WORLD CLASS AMENITIES





LANDSCAPE PLAN



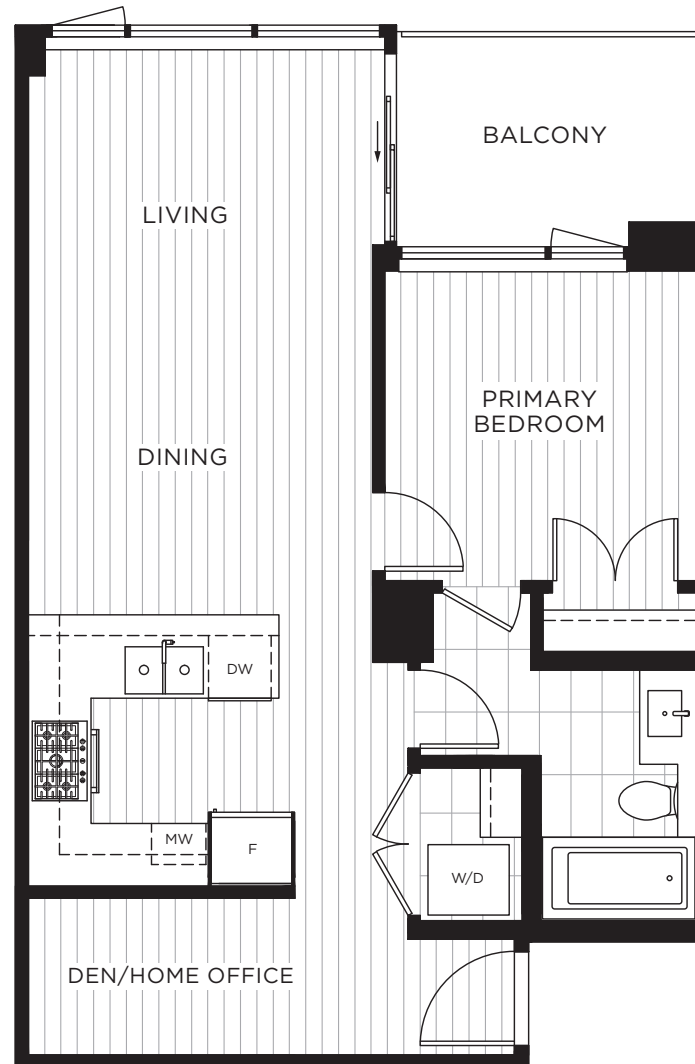
- | | |
|---|--|
| ① Grand, circle-entry drive and cascading water feature | ④ 11 th floor patio and children's play area |
| ② Lobby entry | ⑤ 11 th floor outdoor dining and patio lounge |
| ③ Street level shops and services | ⑥ SkyLounge terrace and fireside patio |



A PLAN

1 BEDROOM + DEN 1 BATH

INDOOR LIVING: 642 SQ. FT.
OUTDOOR LIVING: 58 SQ. FT.
TOTAL: 700 SQ. FT.



FLOORS 18-32

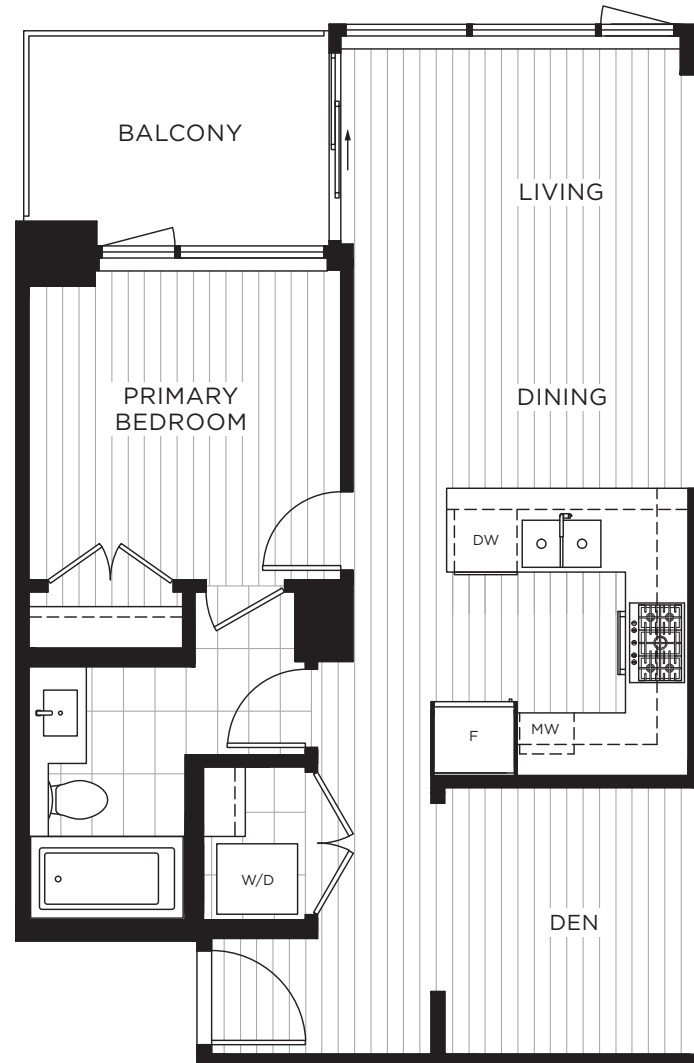




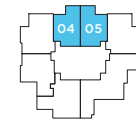
A2 PLAN

1 BEDROOM + DEN 1 BATH

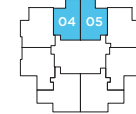
INDOOR LIVING: 640 SQ. FT.
OUTDOOR LIVING: 60 SQ. FT.
TOTAL: 700 SQ. FT.



FLOORS 39-41



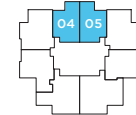
FLOORS 36-38,
42-47



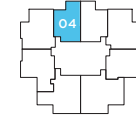
FLOORS 35, 45



FLOOR 34



FLOORS 30-32,
48, 49



SMITH AVE



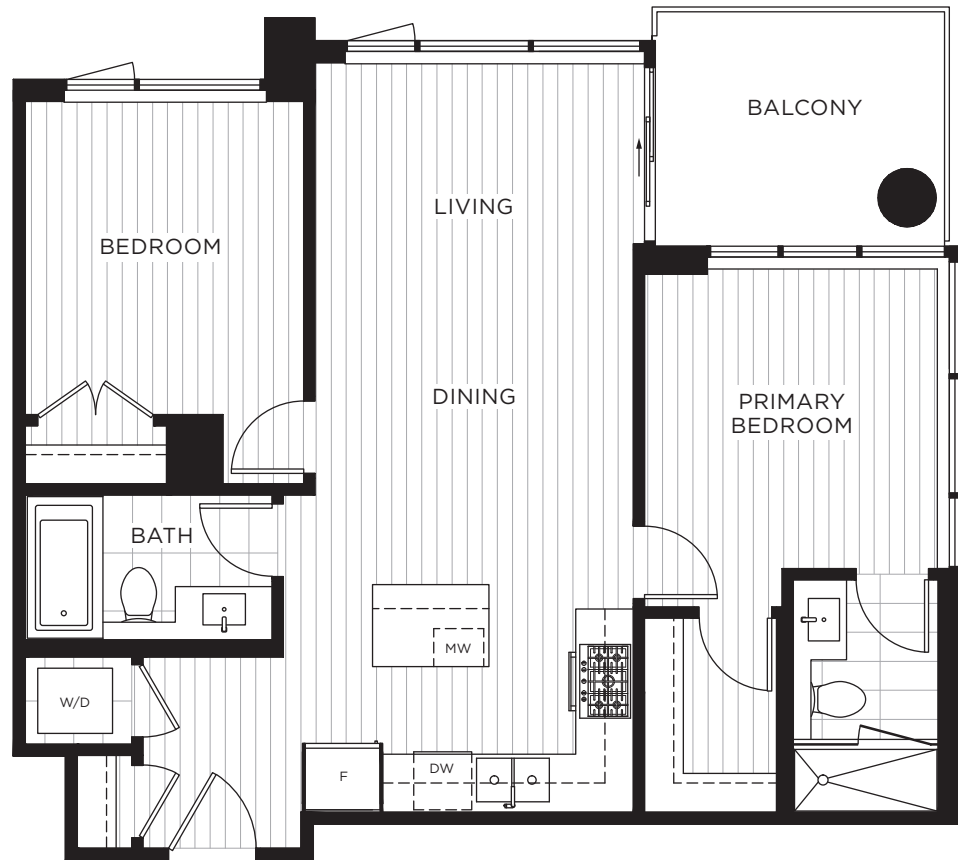
CLARKE ROAD



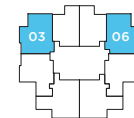
B PLAN

2 BEDROOM 2 BATH

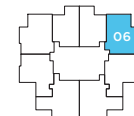
INDOOR LIVING: 790 SQ. FT.
OUTDOOR LIVING: 76 SQ. FT.
TOTAL: 866 SQ. FT.



FLOORS
44-47, 49



FLOORS
42, 43, 48



SMITH AVE



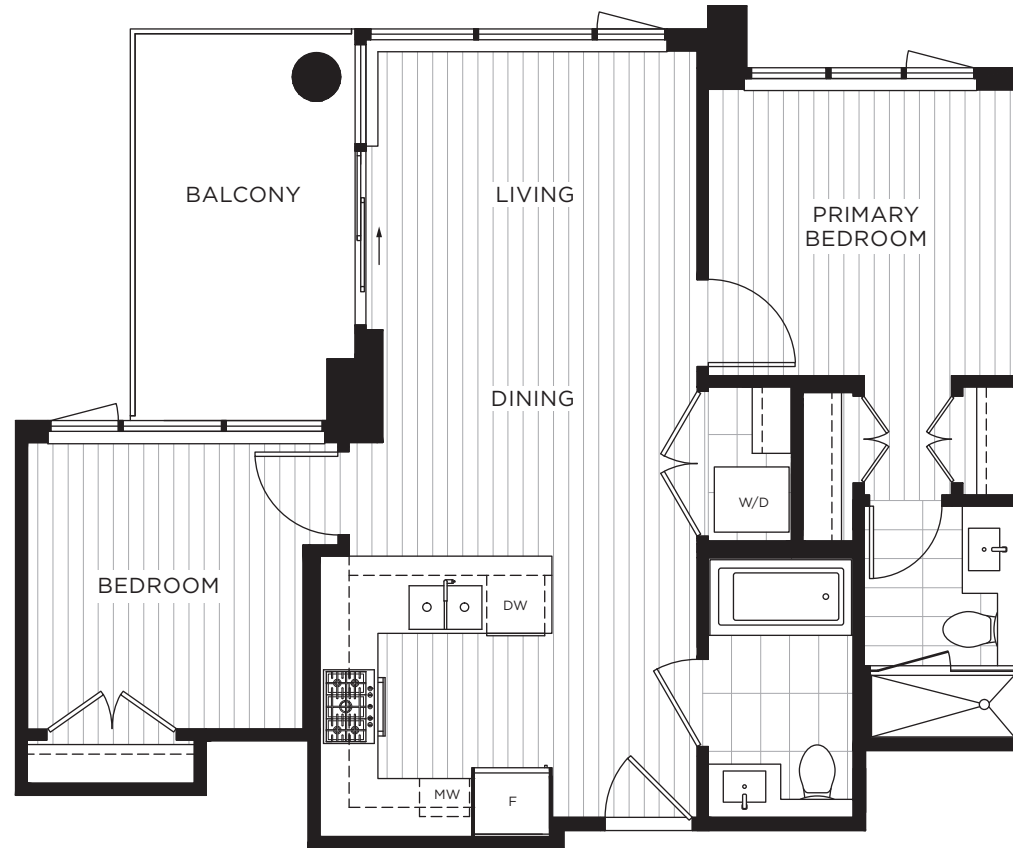
CLARKE ROAD



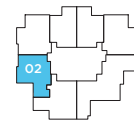
B1 PLAN

ADAPTABLE 2 BEDROOM 2 BATH

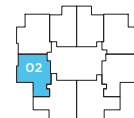
INDOOR LIVING: 764 SQ. FT.
OUTDOOR LIVING: 95 SQ. FT.
TOTAL: 859 SQ. FT.



FLOORS 39-41



FLOORS 37-38,
42-43



SMITH AVE



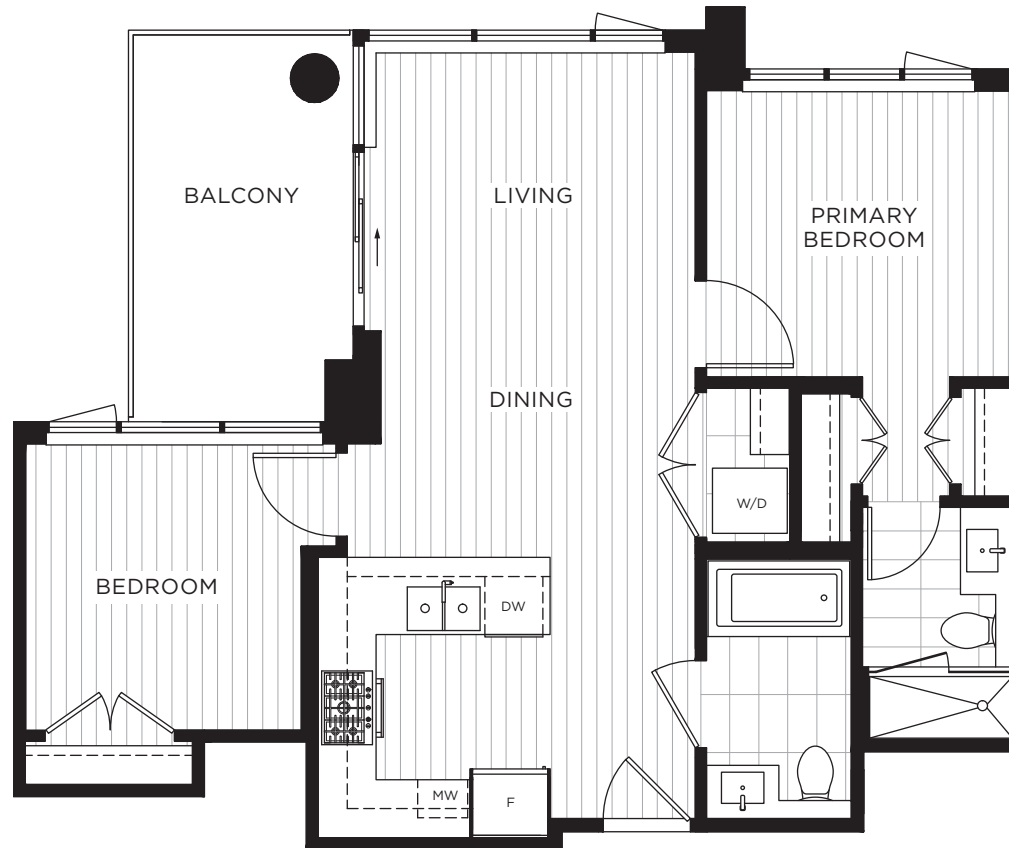
CLARKE ROAD



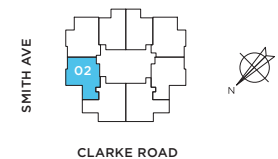
B1 PLAN

2 BEDROOM 2 BATH

INDOOR LIVING: 764 SQ. FT.
OUTDOOR LIVING: 95 SQ. FT.
TOTAL: 859 SQ. FT.



FLOORS 44-49



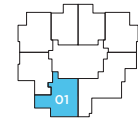


B2 PLAN

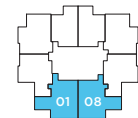
2 BEDROOM 2 BATH

INDOOR LIVING: 865 SQ. FT.
OUTDOOR LIVING: 85 SQ. FT.
TOTAL: 950 SQ. FT.

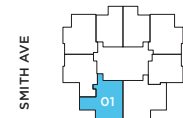
FLOORS
39-41



FLOORS
36-38, 42-49



FLOORS 15-21,
23-25, 27-35



SMITH AVE



CLARKE ROAD



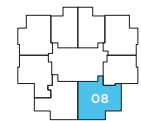
C PLAN

3 BEDROOM 2 BATH

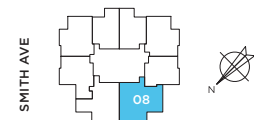
INDOOR LIVING: 1,006 SQ. FT.
OUTDOOR LIVING: 85 SQ. FT.
TOTAL: 1,091 SQ. FT.



FLOORS 22, 26



FLOORS 15-21,
23-25, 27-34



SMITH AVE

CLARKE ROAD



LEDINGHAM McALLISTER

Building BC since 1905

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