



SOUTH **THE BEND**

3 BEDROOM | 4 BATHROOM

CONTEMPORARY COLLECTION OF TOWNHOMES

600 NINTH ST NANAIMO

THE SOUTHBEND

YOUR FUTURE STARTS HERE.



Conveniently situated in the increasingly in-demand south end of Nanaimo on the corner where Ninth Street meets Howard Avenue, The Southbend offers access to pedestrian-friendly recreation with a treed backdrop, adjoining parkland, and a wealth of trails to explore. Boasting a thoughtfully designed land and streetscape that creates an inviting and inspiring environment, this contemporary collection of townhomes features tastefully finished garden access and forest view homes with functional and flexible floor plans.

Offering today's busy households nearly 1,500 sqft of floor space over three storeys, each contemporary townhome boasts three bedrooms and four bathrooms. A garden and yard area, reserved for each owner's exclusive use, extends the living space while a private attached garage and driveway will help with your storage and parking needs. The optimal blend of design and functionality in the perfect setting, The Southbend sets the standard for active, inspired living, making it the ideal place to call home.

OVERVIEW

INDOOR LIVING

- 1,427 to 1,459 sqft of flexible and thoughtfully designed living space over three storeys
- Three bedrooms, two with ensuites
- Four bathrooms, three with four-pieces and a convenient powder room on the main floor
- Two floor plan categories available - Garden Access featuring L-kitchens, and Forest View featuring U-kitchens
- Multi-functional space on the ground level of the garden-access units fronting Ninth Street: bedroom, media room, home office, gym - make it your own
- Two on-trend finishing packages for different budgets - Essentials (interior units) and Premium (corner units)

- Quartz countertops and a stainless steel appliance package in all kitchens
- Quality wide plank laminate in the living area, carpet on the stairs and bedrooms, tile flooring in the bathrooms (vinyl tile in the Essentials package)
- Closet space and private attached garages for your storage needs
- Electric baseboard heating with HRV system for fresh air circulation



OUTDOOR LIVING

- Exterior colour palette inspired by nature
- Building exteriors feature board & batten, shake, and horizontal vinyl siding with a ledge stone accent on buildings 01 to 06



- Aesthetically pleasing landscaping throughout the property
- Each unit enjoys sizeable LCP designated exclusive use outdoor living space, including a yard, front porch, rear patio, and a deck off the kitchen
- Vehicle driveways designated as LCP for the exclusive use of each unit
- Garden access units fronting Ninth Street offer a convenient direct secondary access
- Forest view units (buildings 09 to 14) back onto either Lotus Pinnatus Park or treed common property
- Barbeques permitted for your outdoor grilling needs

OVERVIEW

COMMUNITY LIVING

- A vibrant collection of 47 contemporary three storey townhomes, including one two-unit, seven three-unit, and six four-unit buildings
- The natural setting provides an inviting and inspiring environment that includes a water feature, a tree protection zone within the common property, and a gazebo for community gatherings



- Visitor parking, including a designated electric vehicle charging station and a community bike rack
- Low maintenance living with lawn and landscape area maintenance included
- Strata management services to be provided by Westcoast Strata Management, with affordable strata fees budgeted at \$220 per month
- Minimal pet restrictions (can't contravene City of Nanaimo bylaws, leashed in certain areas, requirement to remove and dispose of waste, etc.)
- No rental or age restrictions
- R10 Steep Slope Residential Zoning

CONVENIENT LIVING

- Situated on the Harewood Bus route (#6), offering convenient service to shopping, schools (including VIU) and downtown
- Direct trail access to the Nanaimo Parkway Trail and Lotus Pinnatus Park
- Close proximity to all levels of schools: Georgia Avenue Community School (1.8 km), John Barsby Secondary (1.6 km), Vancouver Island University (2.1 km)
- Access to a variety of shopping options nearby: Harewood Heights featuring Quality Foods, a pharmacy, liquor store, and Co-op gas station is located within walking distance (1 km); the recently renovated University Village Mall is 2.1 km away, and the Southgate Shopping Centre is just a 3.1 km drive from home



OVERVIEW

CONVENIENT LIVING (CONT.)

- Spending time in nature has never been easier with the Colliery Dam Park a mere 1.2 km away, the Morrell Nature Sanctuary 3.2 km, and Westwood Lake 6.6 km, while Nanaimo's waterfront Maffeo Sutton Park with parking and access to the picturesque harbourfront seawall walking path is just 4.3 km away
- Active households will appreciate being 1.2 km away from Harewood Centennial Park, featuring a waterpark, playground, skate parks, sports court, lacrosse box, and baseball fields
- A wide variety of take-out and dine-in options, including some of Nanaimo's best downtown restaurants, are all less than a 5 km drive away



PROTECTION

- Smoke and carbon monoxide detectors and fire suppression sprinklers to keep your household safe
- Peace-of-mind with the “2-5-10 Home Warranty”



- Quick connections to the mainland and beyond with Harbour Air (4.2 km), BC Ferries at Departure Bay (6.9 km) and Duke Point (14.4 km), and from Nanaimo Airport (12.7 km)
- Day trip to some of the Island's most in-demand destinations: Rathtrevor Beach Provincial Park (+/- 30 min), Cowichan Valley Wine Region (+/- 40 min), Mount Washington Alpine Resort (+/- 1.5 hrs), Downtown Victoria (+/- 1.5 hrs), Tofino and Ucluelet (+/- 2.75 hrs)

THE BUILDER



A family-owned and operated business with strong beliefs in positive family values, Akers Property Solutions is an Island-based company focused on enhancing communities by setting the bar for quality development and construction services.

LIFESTYLE & LOCATION



DINING & DRINKS

1. Gabriel's Cafe
2. The Nest Bistro
3. Big Wheel Burger
4. Panago Pizza
5. Asteras
6. Wolf Brewing Company

SHOPPING

1. Harewood Heights
2. University Village Mall
3. Southgate Shopping Centre
4. Port Place Shopping Centre
5. Rona

RECREATION

1. Nanaimo Aquatic Centre
2. Nanaimo Ice Centre
3. Serauxman Stadium (baseball)
4. Harewood Centennial Park
5. Nanaimo Curling Club

SCHOOLS

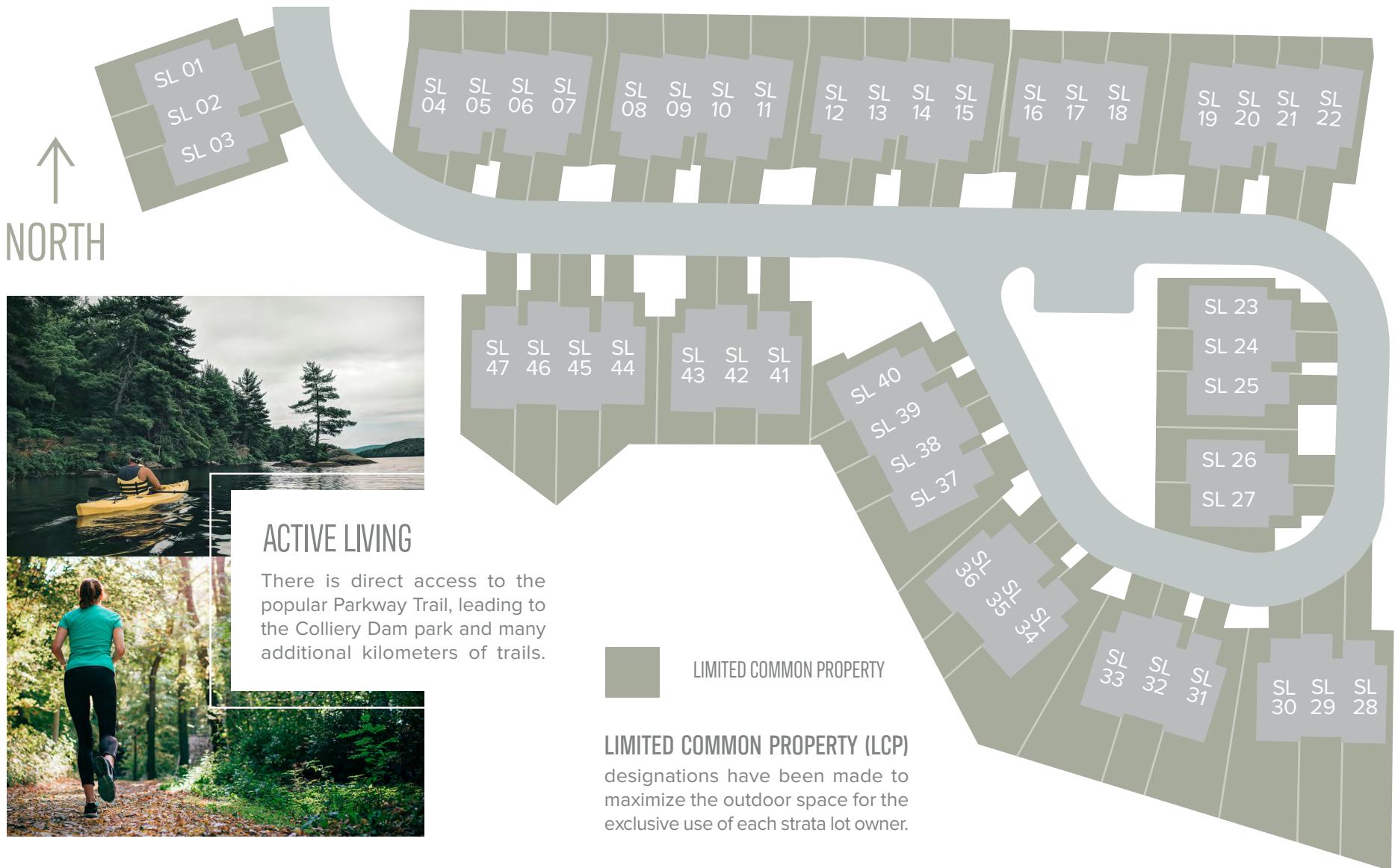
1. Georgia Avenue Community School
2. John Barsby Secondary
3. Vancouver Island University

SITE PLAN



Rendering is an artistic concept and intended as a general reference only, may not accurately depict the development and its surroundings, and may differ from the finished product. The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E.&O.E.

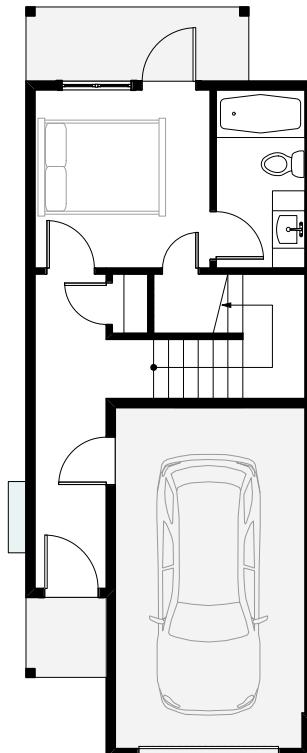
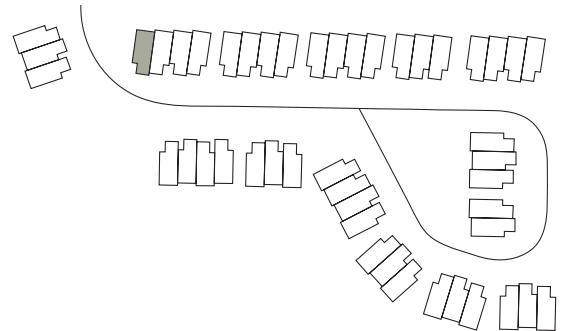
OUTDOOR LIVING SPACE



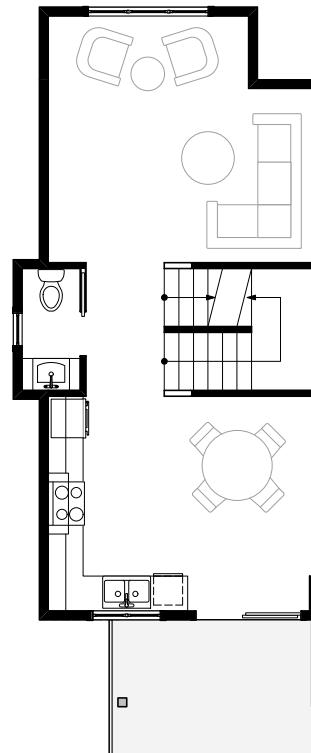
Site plan above is an artistic concept and intended as a general reference only, based on the Preliminary Strata Plan, Exhibit 1.1 in the Disclosure Statement. Please see the actual Preliminary Strata Plan in Exhibit 1.1 of the Disclosure Statement. E.& O.E.

LAYOUT 01 | PREMIUM

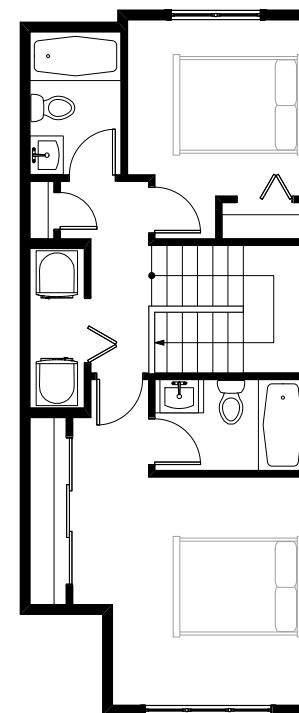
GARDEN ACCESS | +/- 1,439 SQFT | 146



LOWER



MAIN

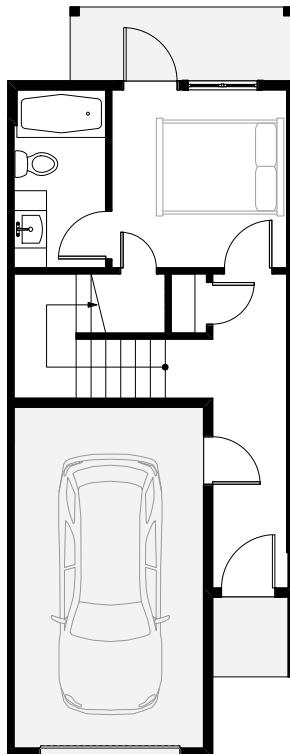
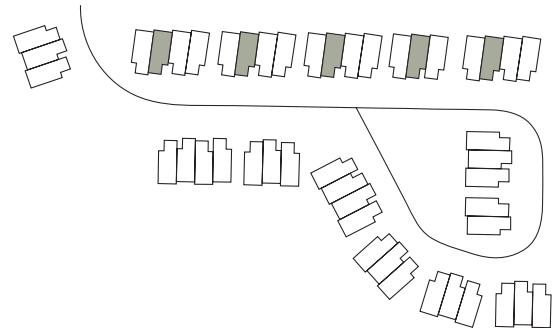


UPPER

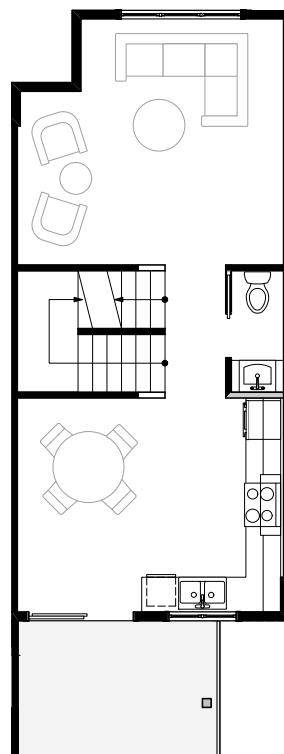
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LAYOUT 02 | ESSENTIALS

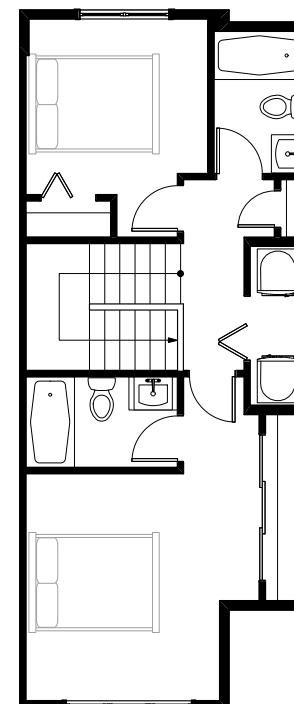
GARDEN ACCESS | +/- 1,452 SQFT | 130, 133, 137, 141, 145



LOWER



MAIN

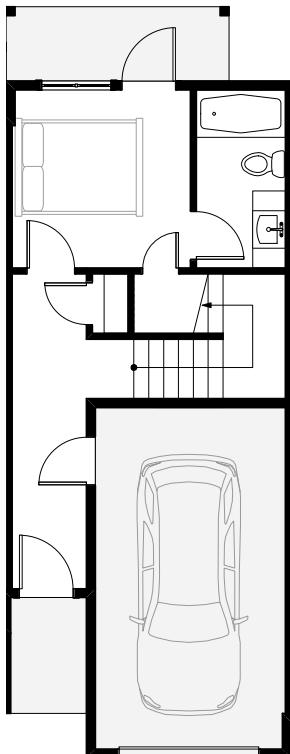
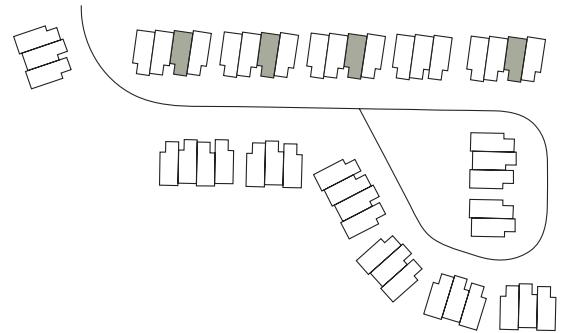


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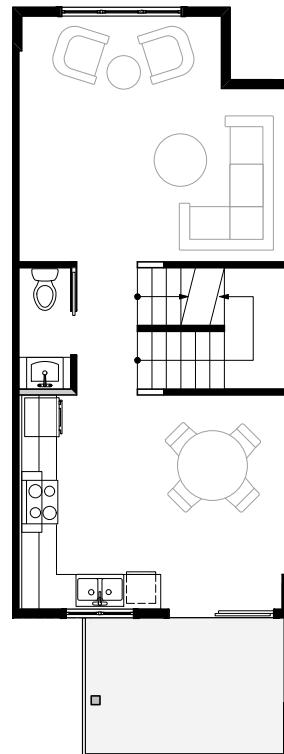
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LAYOUT 03 | ESSENTIALS

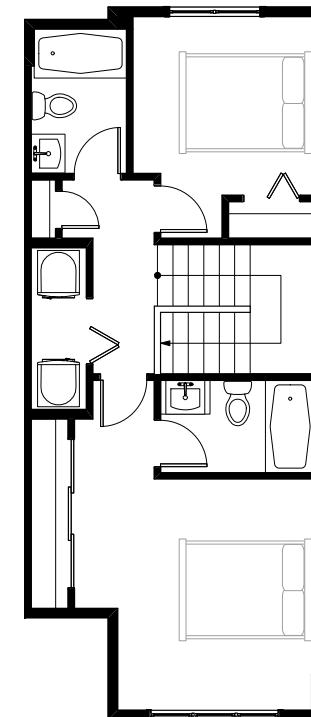
GARDEN ACCESS | +/- 1,452 SQFT | 129, 136, 140, 144



LOWER



MAIN

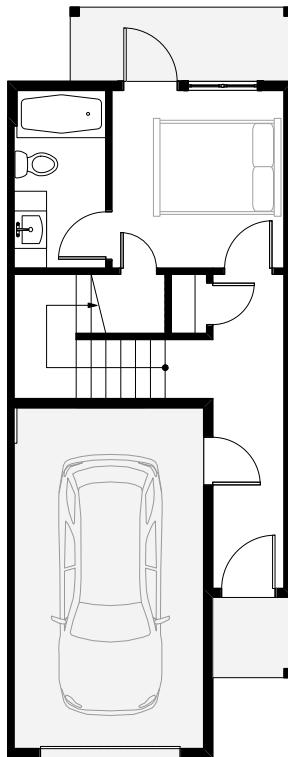
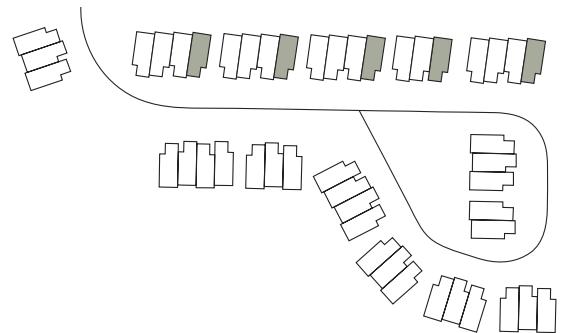


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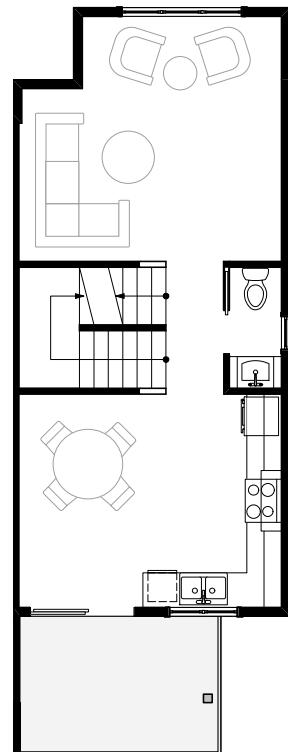
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LAYOUT 04 | PREMIUM

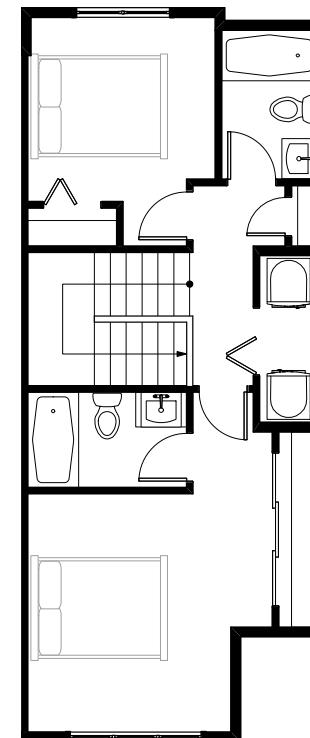
GARDEN ACCESS | +/- 1,427 SQFT | 128, 132, 135, 139, 143



LOWER



MAIN

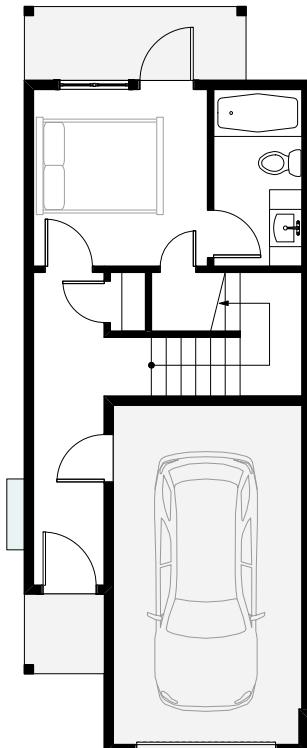
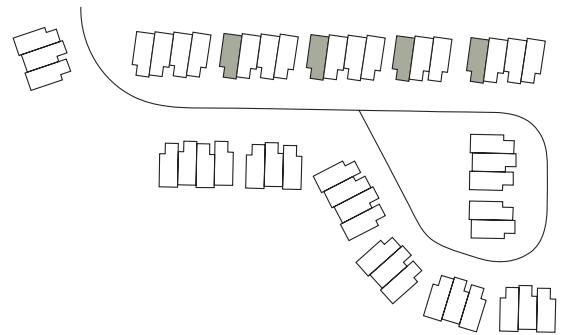


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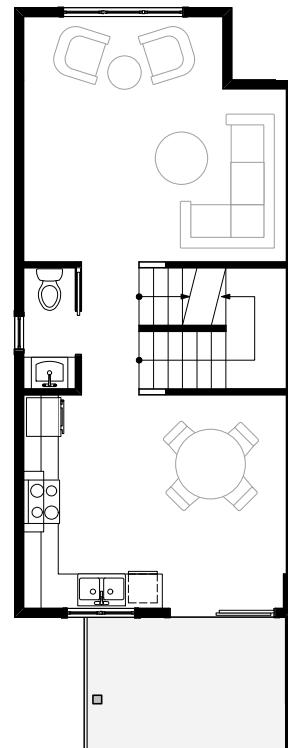
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LAYOUT 05 | PREMIUM

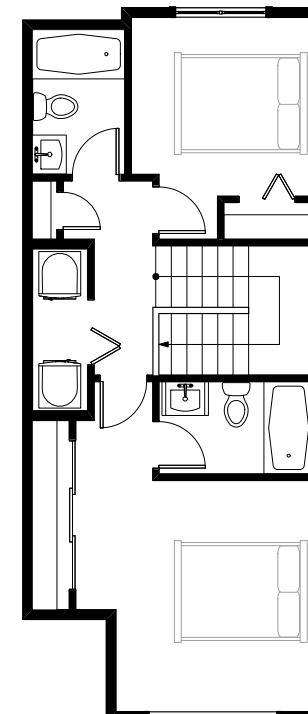
GARDEN ACCESS | +/- 1,427 SQFT | 131, 134, 138, 142



LOWER



MAIN

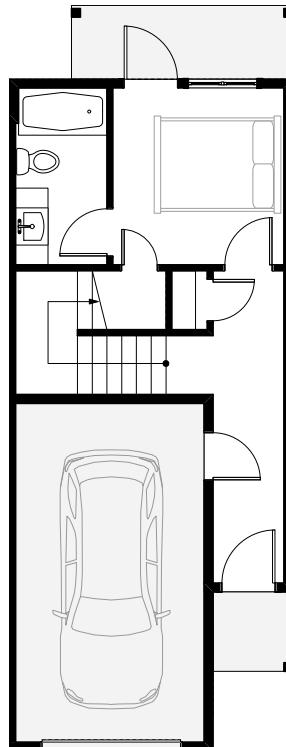
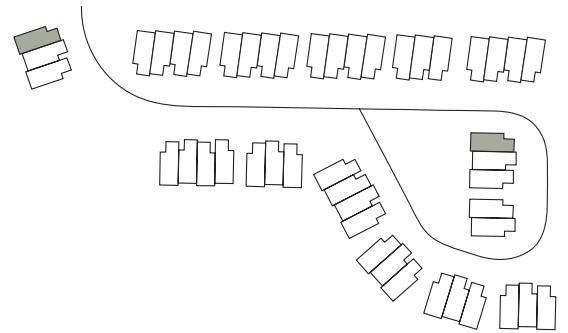


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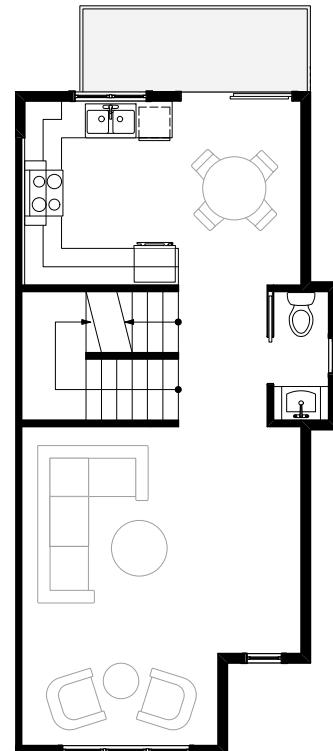
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LAYOUT 06 | PREMIUM

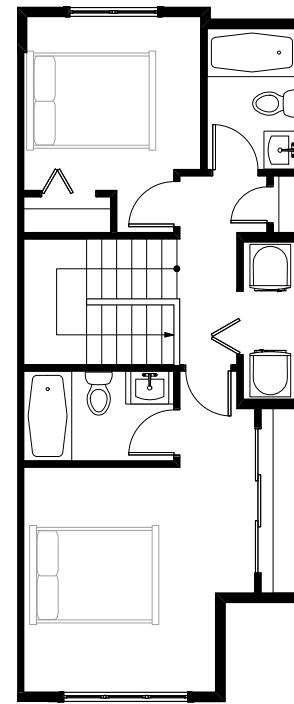
FOREST VIEW | +/- 1,445 SQFT | 100,127



LOWER



MAIN

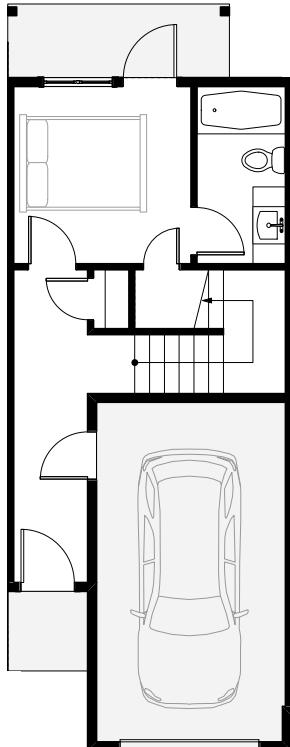
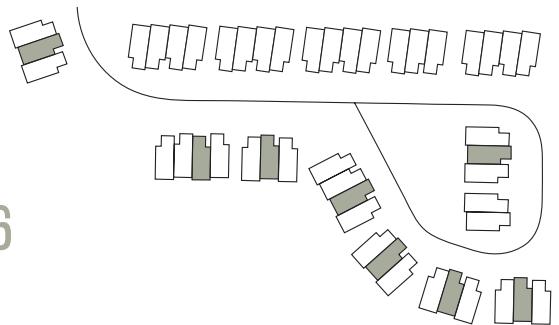


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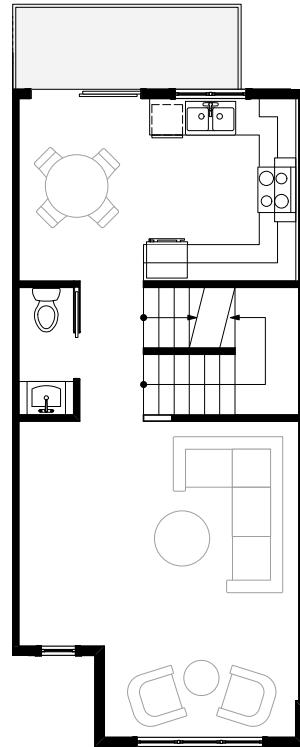
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LAYOUT 07 | ESSENTIALS

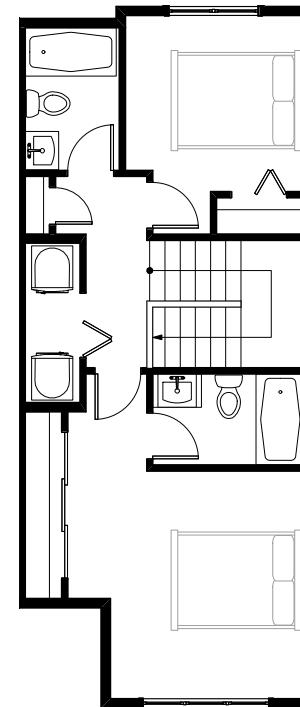
FOREST VIEW | +/- 1,457 SQFT | 101, 105, 108, 112, 115, 118, 121, 126



LOWER



MAIN

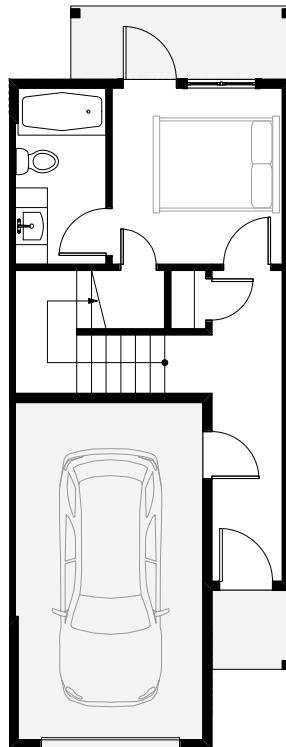
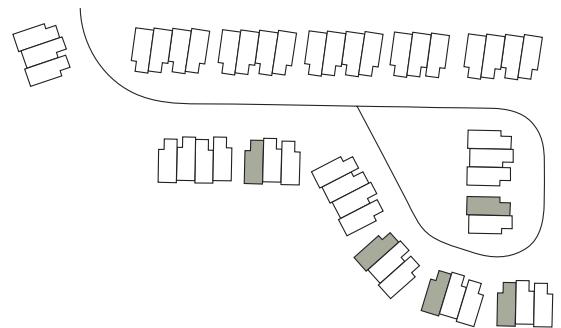


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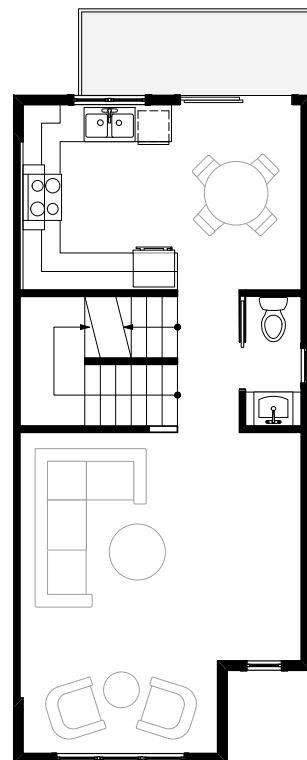
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LAYOUT 08 | PREMIUM

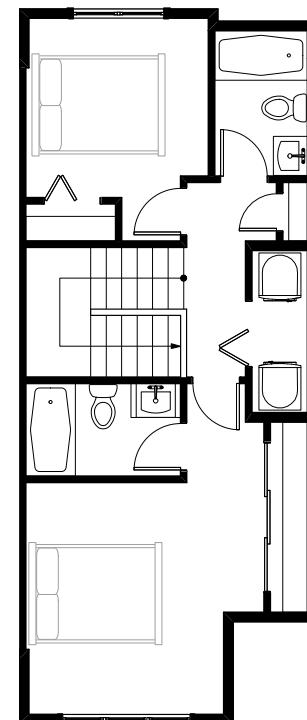
FOREST VIEW | +/- 1,434 SQFT | 107, 114, 117, 120, 124



LOWER



MAIN

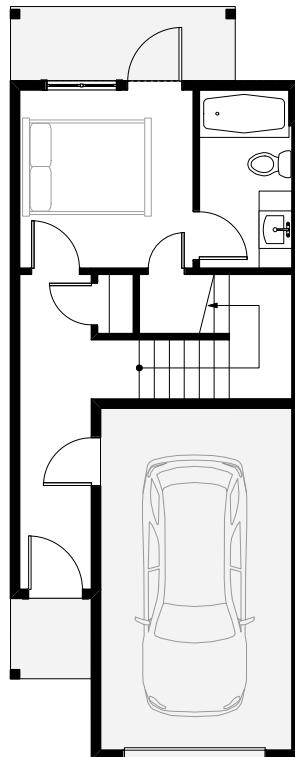
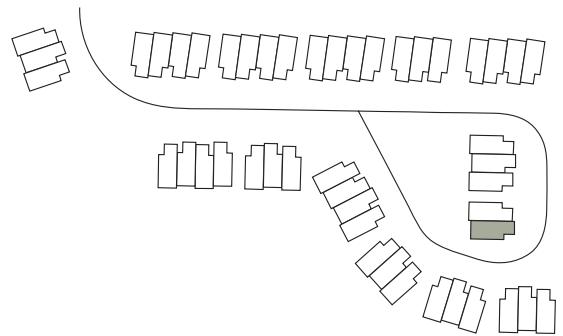


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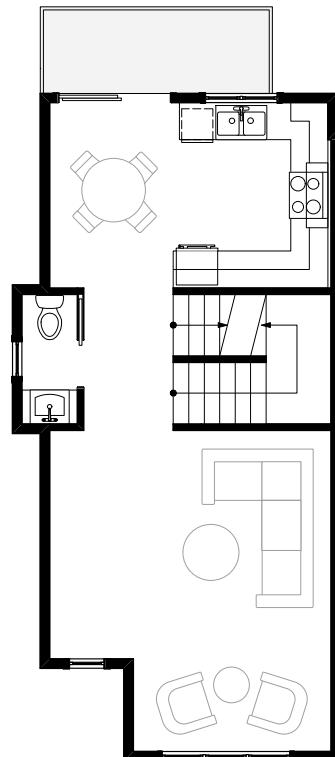
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AYOUT 09 | PREMIUM

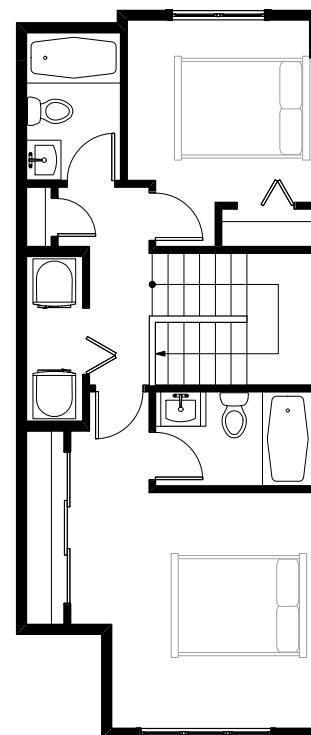
FOREST VIEW | +/- 1,447 SQFT | 123



LOWER



MAIN

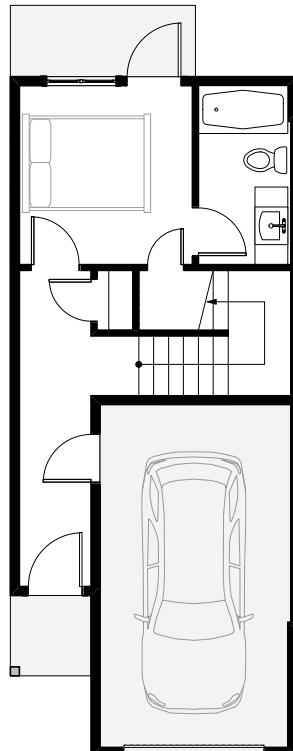
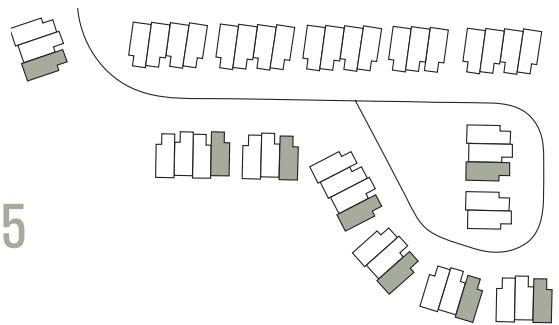


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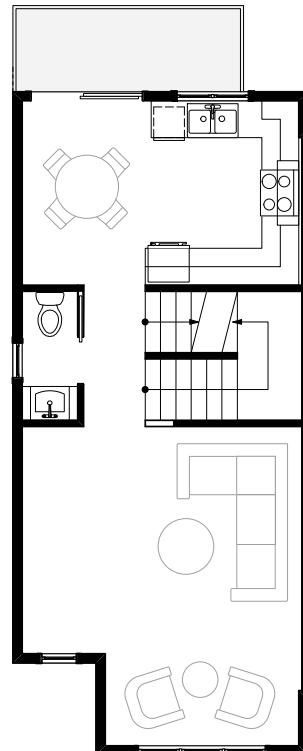
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LAYOUT 10 | PREMIUM

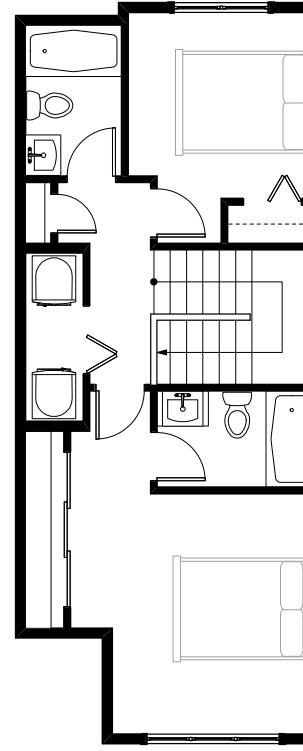
FOREST VIEW | +/- 1,432 SQFT | 102, 106, 109, 113, 116, 119, 122, 125



LOWER



MAIN

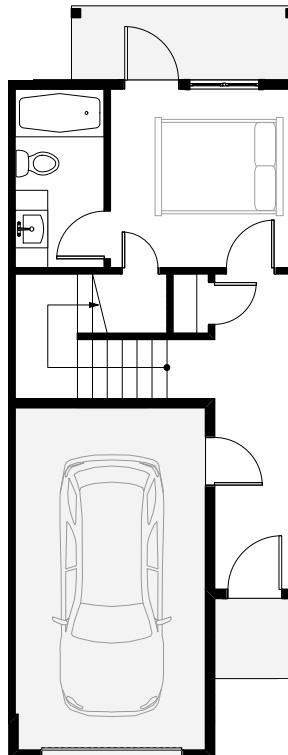
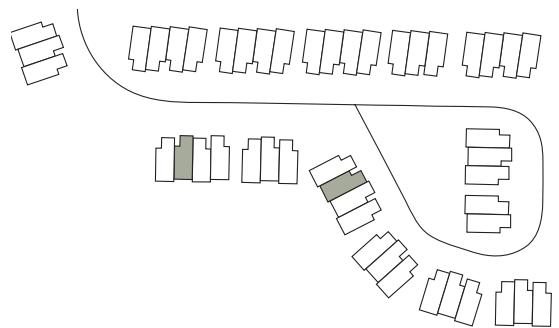


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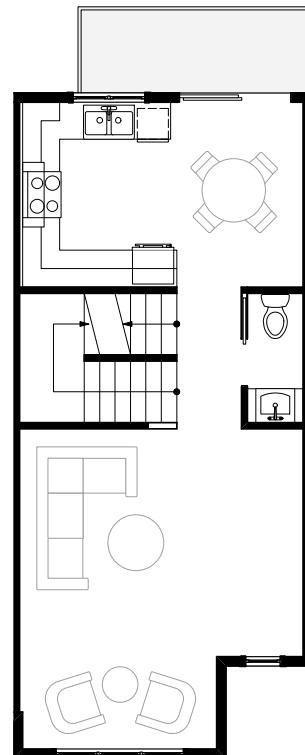
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LAYOUT 11 | ESSENTIALS

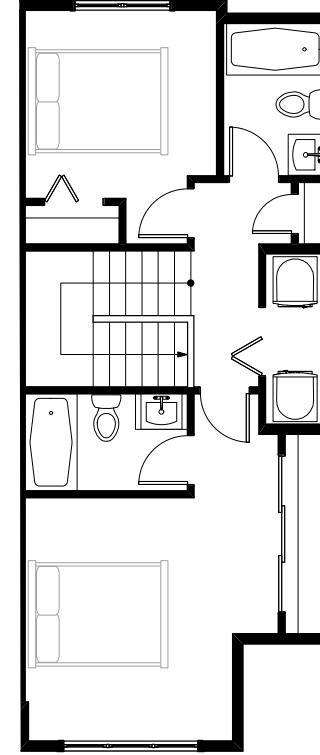
FOREST VIEW | +/- 1,457 SQFT | 104, 111



LOWER



MAIN

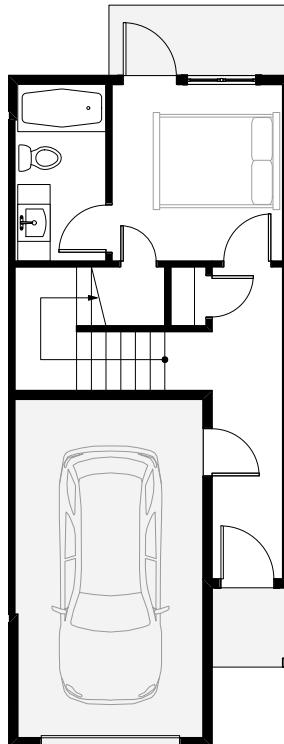
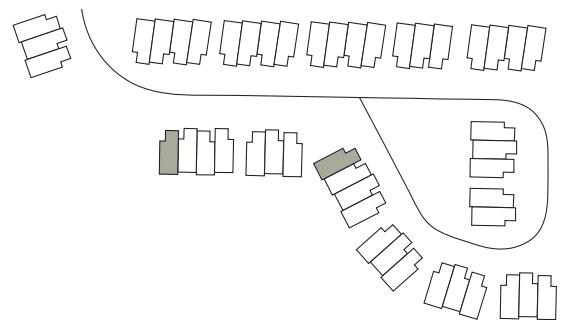


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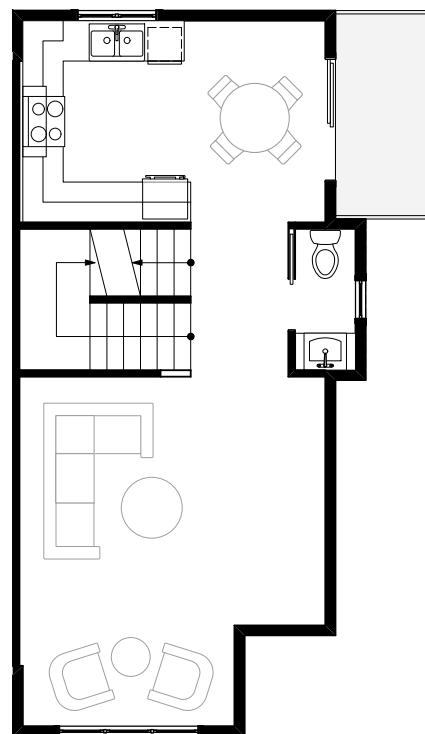
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LAYOUT 12 | PREMIUM

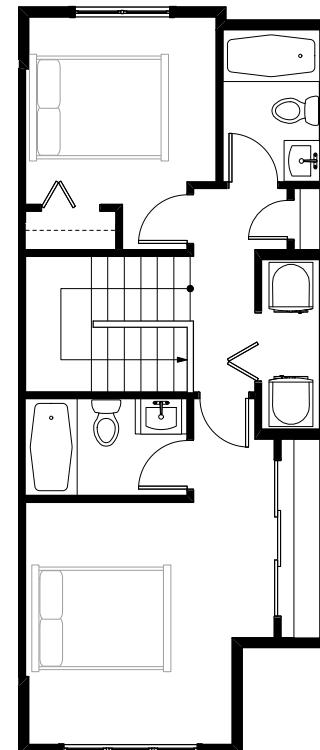
FOREST VIEW | +/- 1,448 SQFT | 103, 110



LOWER



MAIN



UPPER

Forest View is the name of the floor plan classification only and does not guarantee the presence or quality of a forest view. The Developer reserves the right to make changes to the floor plans, features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E.& O.E.. Actual townhomes may have minor variations from the plan illustrated above. Floor plans and all dimensions are taken from the architectural drawings and are approximate. Square footage is converted from square meters and taken from the Disclosure Statement in Exhibit 3.1, Form V Schedule of Unit Entitlement - Total Area in m², is approximate, and varies from the total square footage found on the architectural plans. Actual dimensions and square footage once complete may be different. E.& O.E.

INDOOR LIVING SPACE

UNIT #	STRATA LOT	SIZE (sqft)	UNIT #	STRATA LOT	SIZE (sqft)
100	1	1,445	124	26	1,434
101	2	1,457	125	25	1,432
102	3	1,432	126	24	1,457
103	47	1,448	127	23	1,445
104	46	1,457	128	22	1,440
105	45	1,457	129	21	1,452
106	44	1,432	130	20	1,452
107	43	1,434	131	19	1,427
108	42	1,457	132	18	1,427
109	41	1,432	133	17	1,452
110	40	1,448	134	16	1,427
111	39	1,457	135	15	1,427
112	38	1,457	136	14	1,452
113	37	1,432	137	13	1,452
114	36	1,434	138	12	1,427
115	35	1,457	139	11	1,427
116	34	1,432	140	10	1,452
117	33	1,434	141	9	1,452
118	32	1,457	142	8	1,427
119	31	1,432	143	7	1,427
120	30	1,434	144	6	1,452
121	29	1,457	145	5	1,452
122	28	1,432	146	4	1,439
123	27	1,447			

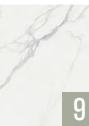
The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. Floor plans and all dimensions are taken from the architectural drawings and are approximate. Square footage is converted from square meters and taken from the Disclosure Statement in Exhibit 31, Form V Schedule of Unit Entitlement - Total Area in m², is approximate, and varies from the total square footage found on the architectural plans, which shows each unit as larger than the Disclosure Statement. Actual dimensions and square footage once complete may be different. E.& O.E.

ESSENTIALS INTERIOR



1. Weiser Lisbon Satin Chrome Round Rose Door Hardware
2. Lexie 20.5" Chrome Wide Cord LED Chandelier
3. Spec 24" Polished Chrome LED Vanity Lighting
4. Moen Genta Chrome One-Handle Tub/Shower Faucet
5. Moen Genta Chrome One-Handle Bathroom Faucet
6. Riobel Pro Chrome Kitchen Faucet with Spray
7. Tokyo 7 5/8" Wide Plank 12mm AC4 Laminate Flooring
8. Classic Silver Stairs & Bedroom Carpet
9. Shnier 12" x 24" Vinyl Tile Bathroom Flooring
10. Matte White Shaker-Style Soft Close Cabinetry
11. Fir Stone C5122 Honed Quartz Kitchen Countertops
12. Inukshuk Grey Laminate Bathroom Countertops
13. Dove's Wing Paint

PREMIUM CORNER



1. Weiser Lisbon Matte Black Round Rose Door Hardware
2. Lexie 20.5" Matte Black Wide Cord LED Chandelier
3. Spec 24" Matte Black LED Vanity Lighting
4. Moen Genta Matte Black One-Handle Tub/Shower Faucet
5. Moen Genta Matte Black One-Handle Bathroom Faucet
6. Riobel Pro Matte Black Kitchen Faucet with Spray
7. Tokyo 7 5/8" Wide Plank 12mm AC4 Laminate Flooring
8. Classic Silver Stairs & Bedroom Carpet
9. 12" x 24" Carrera Tile Bathroom Flooring
10. Verismo Flat-Panel Lower Kitchen Cabinetry
11. Matte White Shaker-Style Upper Kitchen & Vanity Cabinetry
12. Fir Stone V8011 Polished Quartz Kitchen Countertops
13. Calacatta Marble Laminate Bathroom Countertops
14. Dove's Wing Paint

APPLIANCES



Samsung Stainless Steel 21 cu.ft. 33" Top Mount Refrigerator with Twin Cooling Plus™ and FlexZone™

Broan Stainless Steel Glacier 30" 300 Max Blower CFM, Under-Cabinet Range Hood

Samsung Stainless Steel 6.3 cu.ft. Freestanding Electric Range with Wi-Fi

Samsung Stainless Steel Hidden Touch Control 55 dBA Dishwasher

Samsung 5.2 cu.ft. Front Load Washer with Self Clean+

Samsung 7.5 cu.ft. Front Load Electric Dryer with ENERGY STAR® Certification

EXTERIOR FINISHES



HORIZONTAL SIDING



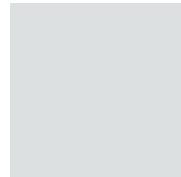
LEDGE STONE



SHAKE



BOARD & BATTEN



TRIM & RAILING



Renderings are artistic concepts only, do not reflect all units, and may differ from the finished product. Siding colours may appear different on the building than they appear in print or digitally. Buildings feature a combination of horizontal siding, shake, and board & batten styles, all of which are vinyl products. Not all colours, materials, and finishings apply to each unit. Ledge stone is found on the exterior of Buildings 01 to 06 only. The Developer reserves the right to make changes to the features, materials, fixtures, finishings, specifications, designs, plans, and dimensions. E& O.E.

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