

Jr. One Bedroom Homes

Welcome Home

A bright, vibrant neighbourhood where urban living, art and nature intersect

- Located in a quiet residential neighbourhood close to schools and bordered forest, the prime Port Moody location offers an easy and bridgeless commute to Vancouver and quick access to other urban centres.
- Modern and sophisticated residences, designed by award-winning Shift Architecture
- Open-air balconies with forest views to the south and water views to the north
- Certified Step Code 3 building, where innovative construction practices make homes more energy efficient than conventional wood-frame building
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Bright, welcoming lobby with overheight ceilings and an integrated package delivery system
- Comprehensive 2-5-10 National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage, and 10-year structural coverage

Italian-Designed Kitchens

A space you'll enjoy cooking and entertaining in

- Premium European integrated and paneled appliance package:
 - Liebherr 24" refrigerator
 - AEG 24" gas cooktop with four dual-stacked burners
 - Cabinetry panel-concealed AEG hood fan
 - AEG 24" speed oven with touch control panel, built seamlessly into cabinetry
 - Fulgor 18" dishwasher
- Elegant quartz stone countertops with natural marble-look Dekton backsplash
- Matte black faucet with extractable hand spray
- Single-basin stainless steel undermount sink features garburator with countertop push button

Interior Architecture

Calm, warm tones invite you inside

- Designer colour palettes feature shades of warm grey, inky black, soft oak, and muted cream
- Soft, matte warm grey cabinetry and black plumbing fixtures and hardware throughout the home, with your choice of two accent oak-tone finishes: natural or moonlight grey
- Premium wide plank, natural oak-tone resilient laminate flooring throughout the home
- Custom European flat panel cabinets, featuring touch latch hardware on the upper doors, and edge-pull hardware on lower doors and refrigerator
- Bedrooms feature a transom window to allow natural light in
- All doors and drawers include premium soft-close mechanisms
- Under-cabinet LED recessed lighting illuminate workspaces
- Year-round comfort with in-suite temperature control, heating and ventilation system
- Overheight flat-painted ceilings with LED pot lights in entry, kitchen, living areas and corridors
- Contemporary flat profile painted baseboards and door casings
- Roller shades accent each window, with 99% UV blocking roller shades in all bedrooms for added privacy and rest
- Samsung compact ventless side-by-side washer/dryer with folding table above, storage, drying rod, and integrated LED lighting
- Thoughtfully designed custom millwork solution to maximize space and discrete storage:

Flex Space Options (In most homes)

- Dining with standard modern black pendant
- Open finished nook
- TV console with integrated LED lighting

Nook Options

- Desk with integrated LED lighting
- Closed and hidden storage

Useful concealed upper cabinetry in 20" x 24" sections along full length of the home

Modern Bathrooms

A spa-like retreat in your home

- Modern, floating vanity with matte, warm grey cabinets, polished quartz countertops and backsplash, and a sleek black faucet
- Cabinets feature refined edge-pull hardware and a soft-close mechanism, while an under-mount washbasin, LED wall sconces, and a convenient ledge complete the vanity
- Sleek modern accents include matte black plumbing features, oversize Terrazzo stone-look porcelain floor tiles and shower feature wall, and complementary stacked large white subway tiles
- Relaxing rectangular deep soaker tub with frameless glass shower guard
- Water-conscious low flow, dual-flush elongated toilet with soft-close seat
- Luxurious NuHeat electric floor heating system with LCD signature touchscreen

Safe & Secure

For your peace of mind

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates and ample lighting
- All ground-floor homes pre-wired for in-suite security systems
- Solid core suite entry door with Mortise lock set and viewhole
- State-of-the-art fire protection including sprinklers and smoke detectors in every suite
- Future-Friendly Homes: technology-ready for easy and secure WiFi connectivity and Fibre Internet access, included with all homes

Shared Amenities

A community for creatives and families alike

- Easy access dog wash
- Workshop with bike repair station and community tools
- Kids room with toys, books and dress up zone
- Flexible rooftop lounge with co-work space
- Rooftop terraces with BBQ zones, outdoor dining and entertainment areas, as well as communal urban garden plots
- Fitness room with cardio equipment and free weights
- Central courtyard with children's play area and slide, open green space and beautiful, lush landscaping
- Public art feature, "This Old House," by Vancouver-based and internationally recognized Alex Morrison, a wall-mounted lattice work of steel and acrylic.

THE DEVELOPER RESERVES THE RIGHT IN ITS SOLE DISCRETION TO MAKE MODIFICATIONS OR CHANGES TO BUILDING DESIGN, FLOOR PLANS, PROJECT DESIGNS, SPECIFICATIONS, FINISHES, FEATURES, AND DIMENSIONS, WITHOUT PRIOR NOTICE OR COMPENSATION TO ANY PERSON. SQUARE FOOTAGES ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM ARCHITECTURAL DRAWINGS. ACTUAL FINAL DIMENSIONS FOLLOWING COMPLETION OF CONSTRUCTION MAY VARY FROM THOSE SET OUT HEREIN. E.&O.E.

One Bedroom Homes

Welcome Home

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- Certified Step Code 3 building, where innovative construction practices make homes more energy efficient than conventional wood-frame building
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Bright, welcoming lobby with overheight ceilings and an integrated package delivery system
- Comprehensive 2-5-10 National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage, and 10-year structural coverage

Italian-Designed Kitchens

A space you'll enjoy cooking and entertaining in

- Premium European integrated and paneled appliance package:
 - Liebherr 24" refrigerator
 - AEG 24" gas cooktop with four dual-stacked burners
 - Cabinetry panel-concealed AEG hood fan
 - AEG 24" speed oven with touch control panel, built seamlessly into cabinetry
 - Fulgor 18" dishwasher
- Elegant quartz stone countertops with natural marble-look Dekton backsplash
- Matte black faucet with extractable hand spray
- Single-basin stainless steel undermount sink features garburator with countertop push button

Interior Architecture

Calm, warm tones invite you inside

- Designer colour palettes feature shades of warm grey, inky black, soft oak, and muted cream
- Soft, matte warm grey cabinetry and black plumbing fixtures and hardware throughout the home, with your choice of two accent oak-tone finishes: natural or moonlight grey
- Premium wide plank, natural oak-tone resilient laminate flooring throughout the home
- Custom European flat panel cabinets, featuring integrated finger pulls on upper doors and edge-pull hardware on lower doors and refrigerator
- All doors and drawers include premium soft-close mechanisms
- Under-cabinet LED recessed lighting illuminate workspaces
- Year-round comfort with in-suite temperature control, heating and ventilation system
- Overheight flat-painted ceilings with LED pot lights in entry, kitchen, living areas and corridors
- Contemporary flat profile painted baseboards and door casings
- Roller shades accent each window, with 99% UV blocking roller shades in all bedrooms for added privacy and rest
- Bedroom closet outfitted with closet organizers
- Samsung compact ventless side-by-side washer/dryer with folding table above, storage, drying rod, and integrated LED lighting
- Thoughtfully designed custom millwork solution to maximize space and offer discrete storage. Designed by Marcon in Vancouver, made in Italy:
 - TV millwork coordinated to match cabinetry millwork throughout suite

Modern Bathrooms

A spa-like retreat in your home

- Modern, floating vanity with matte, warm grey cabinets, polished quartz countertops and backsplash, and a sleek black faucet
- Cabinets feature refined edge-pull hardware and a soft-close mechanism, while an under-mount washbasin, LED wall sconces, and a convenient ledge complete the vanity
- Sleek modern accents include matte black plumbing features, oversize Terrazzo stone-look porcelain floor tiles and shower feature wall, and complementary vertically stacked white subway tiles
- Relaxing rectangular deep soaker tub with frameless glass shower guard
- Water-conscious low flow, dual-flush elongated toilet with soft-close seat
- Luxurious NuHeat electric floor heating system with LCD signature touchscreen

Safe & Secure

For your peace of mind

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates and ample lighting
- All ground-floor homes pre-wired for in-suite security systems
- Solid core suite entry door with Mortise lock set and viewhole
- State-of-the-art fire protection including sprinklers and smoke detectors in every suite
- Future-Friendly Homes: technology-ready for easy and secure WiFi connectivity and Fibre Internet access, included with all homes

Shared Amenities

A community for creatives and families alike

- Easy access dog wash
- Workshop with bike repair station and community tools
- Kids room with toys, books and dress up zone
- Flexible rooftop lounge with co-work space
- Rooftop terraces with BBQ zones, outdoor dining and entertainment areas, as well as communal urban garden plots
- Fitness room with cardio equipment and free weights
- Central courtyard with children's play area and slide, open green space and beautiful, lush landscaping
- Public art feature, "This Old House," by Vancouver-based and internationally recognized Alex Morrison, a wall-mounted lattice work of steel and acrylic.

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Two & Three Bedroom Homes

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Italian-Designed Kitchens

A space you'll enjoy cooking and entertaining in

- Premium European integrated and paneled appliance package:
 - Liebherr 30" refrigerator
 - AEG 30" gas cooktop with five burners
 - Cabinetry panel-concealed AEG hood fan
 - AEG 30" electric wall oven, built seamlessly into cabinetry
 - Fulgor 24" dishwasher
 - Panasonic microwave with coordinated trim
- Elegant quartz stone countertops with natural marble-look Dekton backsplash
- Matte black faucet with extractable hand spray
- Double-basin stainless steel undermount sink features garburator with countertop push button

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- Premium wide plank, natural oak-tone resilient laminate flooring throughout the home
- Custom European flat panel cabinets, featuring integrated finger pulls on upper doors and edge-pull hardware on lower doors and refrigerator
- All doors and drawers include premium soft-close mechanisms
- Under-cabinet LED recessed lighting illuminate workspaces
- Year-round comfort with in-suite temperature control, heating and ventilation system
- Overheight flat-painted ceilings with LED pot lights in entry, kitchen, living areas and corridors
- Contemporary flat profile painted baseboards and door casings
- Roller shades accent each window, with 99% UV blocking roller shades in all bedrooms for added privacy and rest
- Closets outfitted with built-in organizers in master bedrooms and wire organizers in second bedrooms
- Samsung compact ventless washer/dryer (side-by-side in some homes)
- Thoughtfully designed custom millwork solution to maximize space and offer discrete storage. Designed by Marcon in Vancouver, made in Italy:
 - TV millwork coordinated to match cabinetry millwork throughout suite
 - Desk with integrated LED lighting to illuminate workspace (in some homes)
 - Closed and concealed storage

Modern Bathrooms

A spa-like retreat in your home

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- Sleek modern accents include matte black plumbing features, oversize Terrazzo stone-look porcelain floor tiles and shower feature wall, and complementary vertically stacked white subway tiles
- Relaxing in a rectangular deep soaker tub with frameless glass shower guard
- Stand-up showers are encased in frameless glass with built-in shower ledge for convenient storage, as well as matte black single-lever rain shower head with pressure-balanced control
- Water-conscious low flow, dual-flush elongated toilet with soft-close seat
- Luxurious NuHeat electric floor heating system with LCD signature touchscreen in ensuite

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