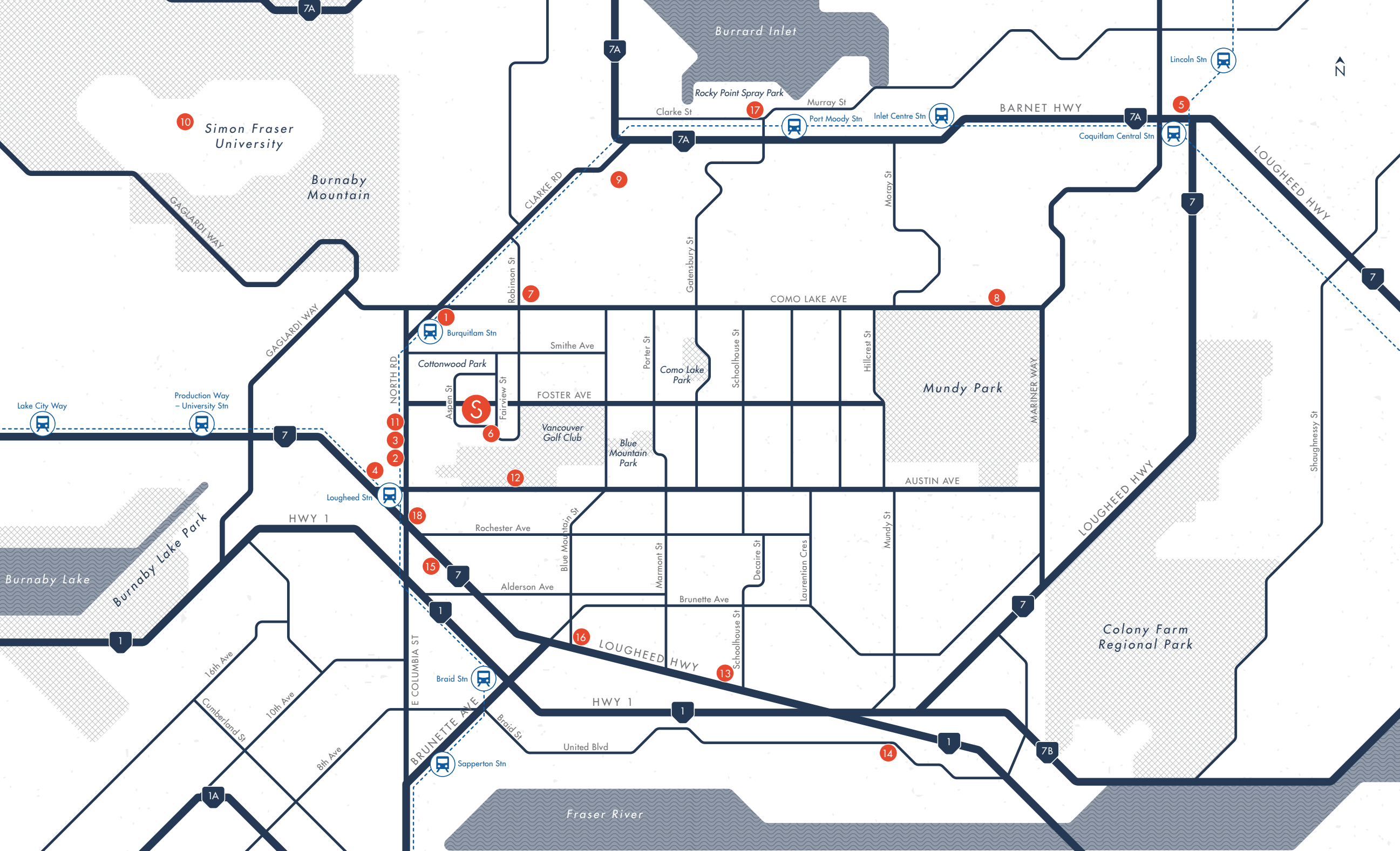


Advance Preview Package

skagen

# 52 Scandinavian-Inspired 3 & 4 Bedroom Passive House Townhomes in West Coquitlam.





### Shopping

1. Safeway Burquitlam
2. Save-On-Foods
3. BC Liquor Stores
4. Lougheed Town Centre
5. Coquitlam Centre

### Education

6. Roy Stibbs Elementary School
7. Banting Middle School
8. Dr. Charles Best Secondary School
9. Port Moody Secondary School
10. Simon Fraser University

### Recreation

11. GoodLife Fitness Burnaby Northgate
12. The Vancouver Golf Club
13. Cineplex Cinemas Coquitlam and VIP
14. Hard Rock Casino Vancouver

### Dining

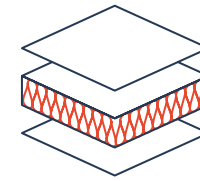
15. JOEY Coquitlam
16. Townhall Public House
17. The Parkside Brewery
18. Coffee Monster

One step away from urban amenities in a community that keeps going.

## Passive House is the way of the future.

Passive House came to life in Germany and Austria, where the innovative building methodology gained prominence and international acclaim as the most sustainable building method to date. It is an international global standard with an advanced high performance building standard relying on improved insulation, air tightness, windows, and 24/7 fresh air ventilation to decrease the home's carbon footprint, save on energy costs, and create a more pleasant and comfortable living environment. To date, there are over 60,000 Passive House buildings worldwide.

## Five Basic Principles of Passive House



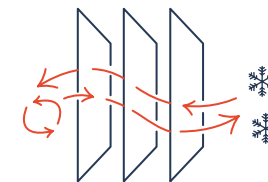
### 1 Super-Insulated Exterior Walls

Conventional insulation thickness more than doubles to R40 with Passive House, reducing heat loss and eliminating outside temperatures from interfering with comfort.



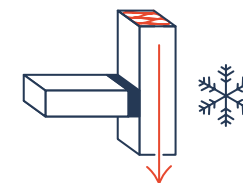
### 2 High-Performance Triple-Glaze Windows

Triple glazed, sealed tilt and turn Passive House windows provide added insulation and eliminates outdoor noise.



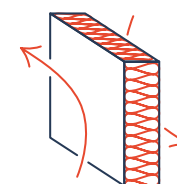
### 3 Heat Recovery Ventilation System

Two air streams are always moving throughout the home. Fresh air is drawn inside and cleaned, while stale air is pushed out of the home. Simultaneously the HRV recovers and reuses the heat already generated in the home.



### 4 Continuous Insulation And No Thermal Bridging

Any gaps in the building envelope or cold surfaces drawing heat out will defeat the purpose of insulation. Passive House eliminates all thermal bridges with a simple form and meticulous design.



### 5 Airtight Construction

You will never experience a sneaky draft in the colder months. Passive House design controls air movement and prevents heat loss with an impenetrable barrier.

### Interiors

- 1 Resilient European vinyl plank flooring sweeps throughout main and lower levels
- 2 Stairs to upper levels are defined by a stunning partition of vertical wood slats
- 3 Main level powder rooms for guests
- 4 Dedicated upper level for the master bedroom and ensuite in some homes
- 5 All bedrooms accommodate a king-size bed
- 6 Lower level flex space can be customized to suit your needs
- 7 Private bicycle storage offers security and convenience
- 8 Customize the den by growing into your space during different life stages

### Kitchen

- 9 Energy-efficient appliances
- 10 Double sinks are punctuated by a matte black pull-out faucet
- 11 Durable engineered stone countertops set against a marble-style hexagon backsplash
- 12 Wall and island open shelving maintain organization
- 13 Breakfast bar for casual dining

### Ensuite

- 14 Spacious master ensuite
- 15 Over-sized, glass-enclosed shower, with niche for toiletries

### Sustainability

- 16 EV ready charging in parking stalls adjacent to each unit
- 17 24/7 healthy fresh air with Passive House ventilation
- 18 80% reduction in heating costs with Passive House design
- 19 High-quality sealed triple glazed tilt and turn windows that eliminate drafts and sounds

### Exterior

- 20 Main ground entry living space
- 21 Spacious patios







# Get to know your neighbours at the Common House amenity building and courtyard.

A contemporary two-storey amenity building is home to an expansive harvest table with bench seating where residents can host private events or pot luck dinners with friends and family. A kid-friendly indoor entertaining space features oversized bean bag chairs, modular seating, and TV viewing area. Outside, enjoy time on the terrace listening to the kids play while grilling dinner on the community barbeque.





There's something for everyone  
inside the Common House.



# Site Plan

Happiness is home.



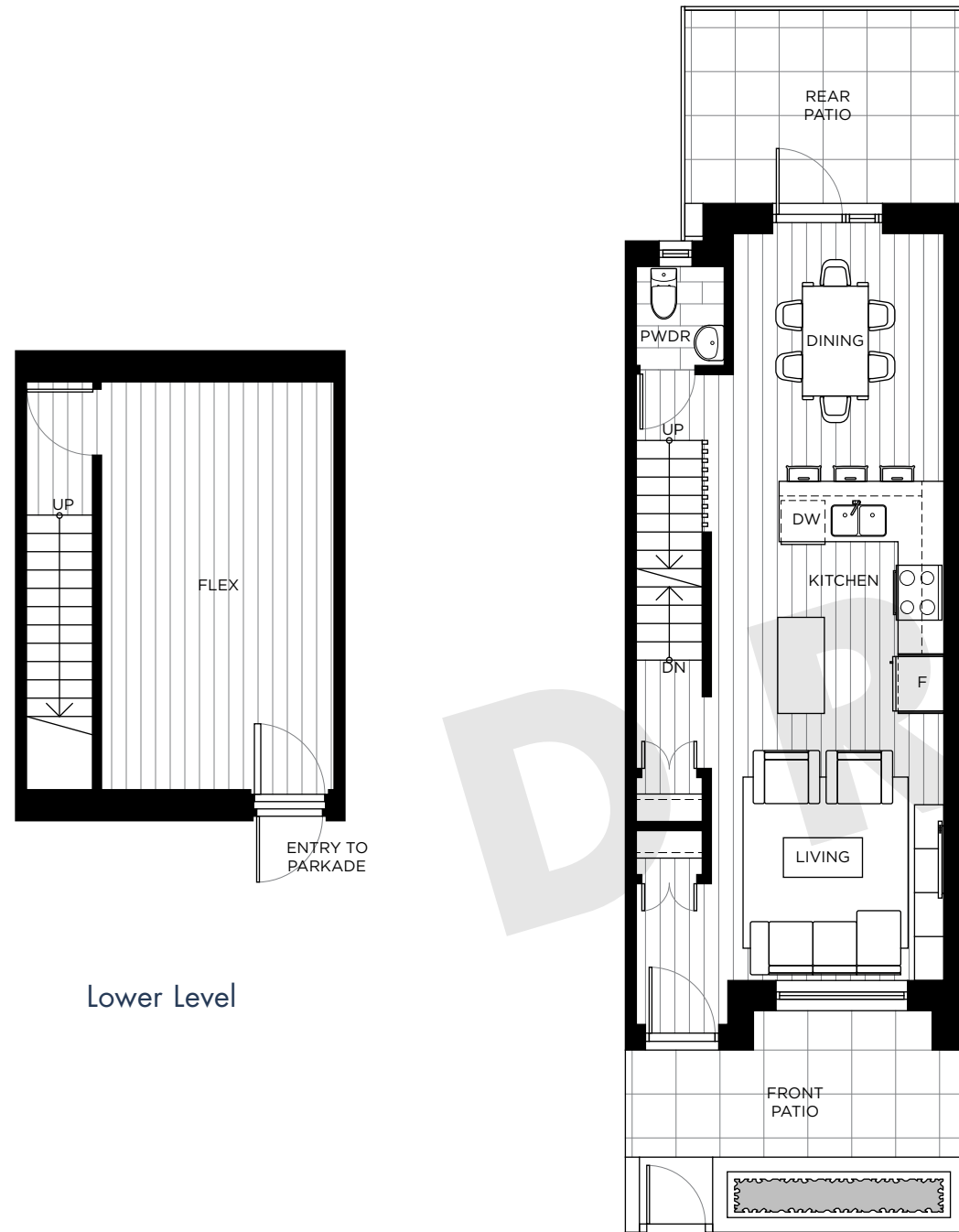
# Plan B

3 Bed + 2.5 Bath + Flex

Interior: 1685-1699 Sq Ft | Exterior: 300-343 Sq Ft

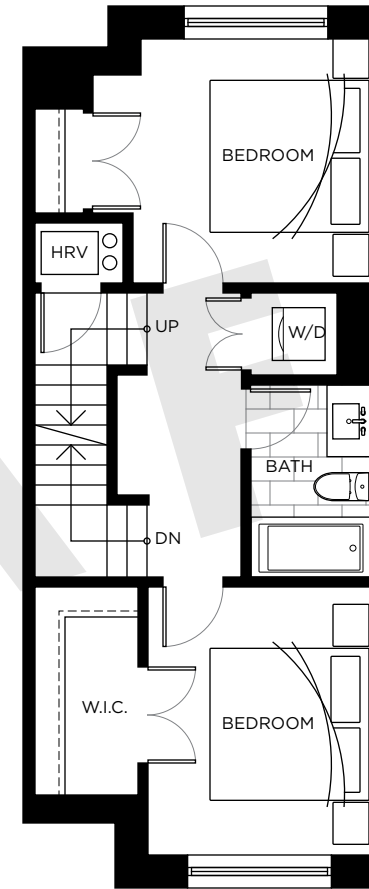
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Happiness is home.

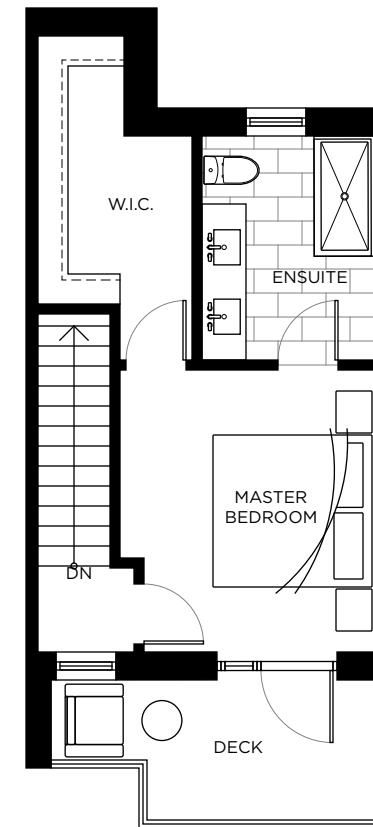


Lower Level

Level 1



Level 2



Level 3

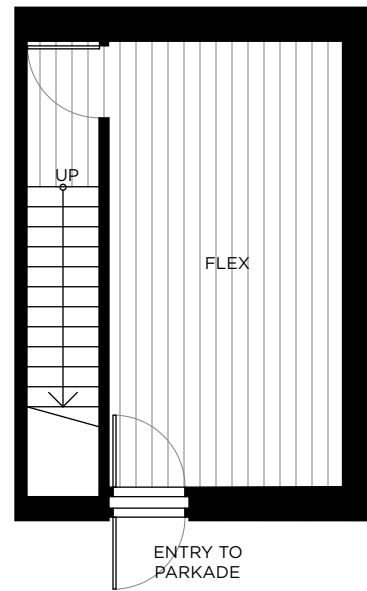
# Plan C

3 Bed + 2.5 Bath + Flex

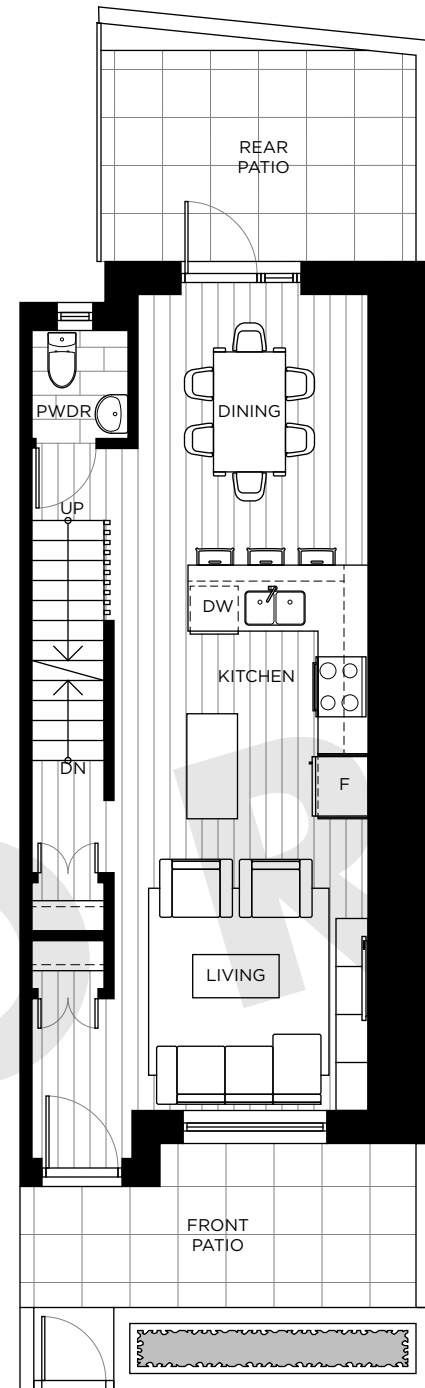
Interior: 1694-1703 Sq Ft | Exterior: 256-319 Sq Ft

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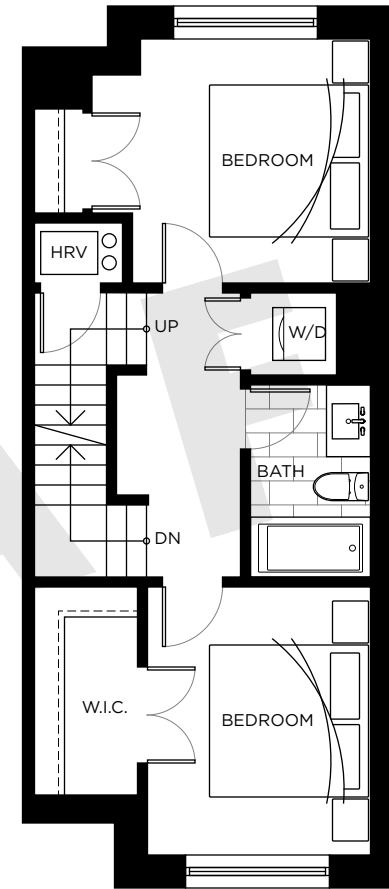
Happiness is home.



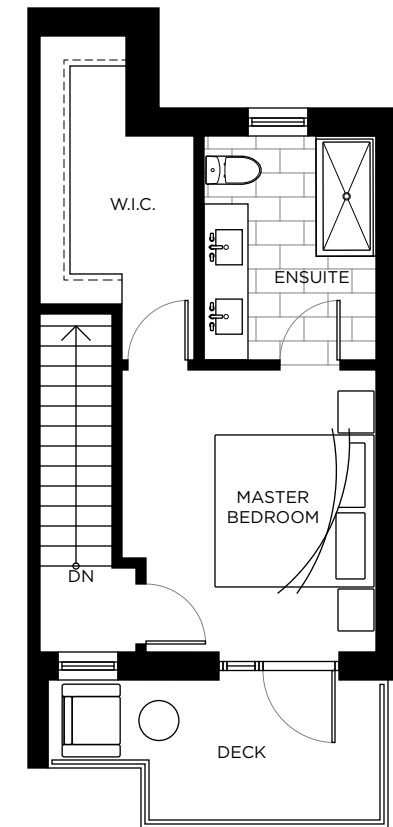
Lower Level



Level 1



Level 2



Level 3

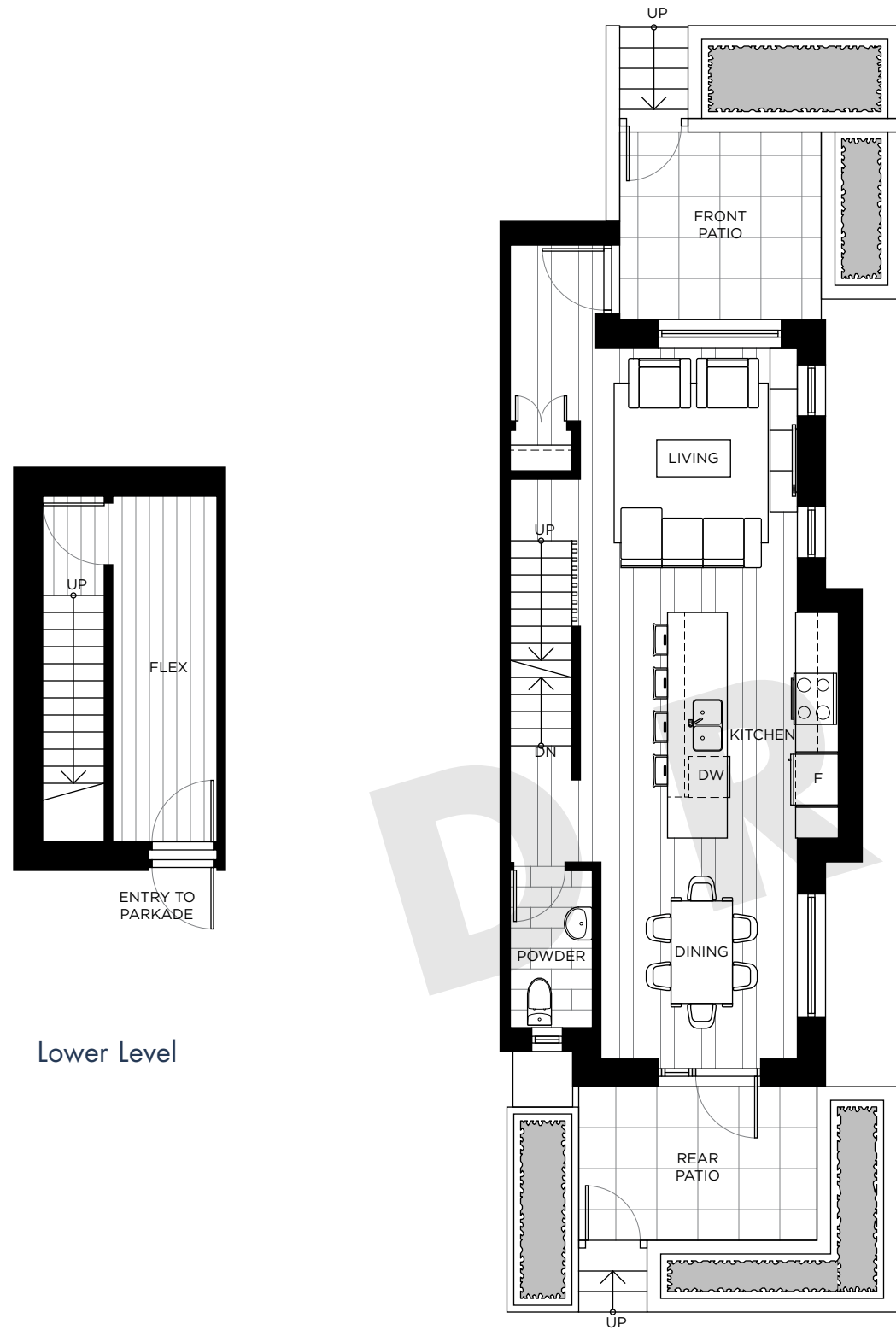
# Plan F

3 Bed + 2.5 Bath + Flex

Interior: 1653-1679 Sq Ft | Exterior: 290-304 Sq Ft

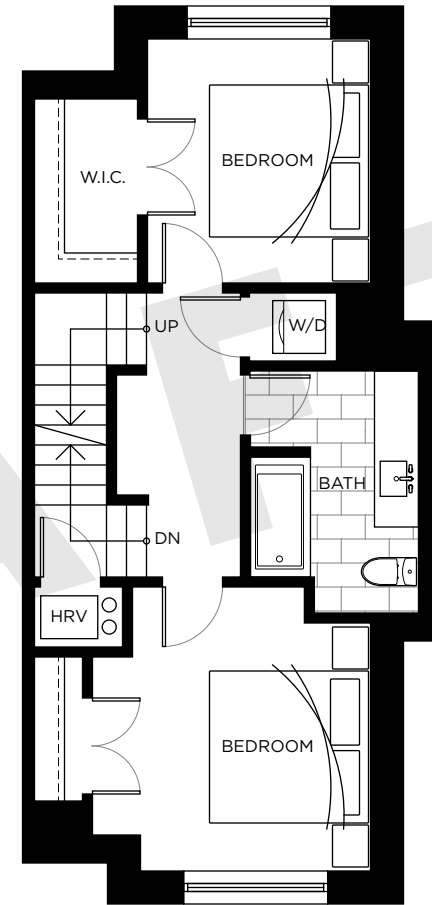
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Happiness is home.

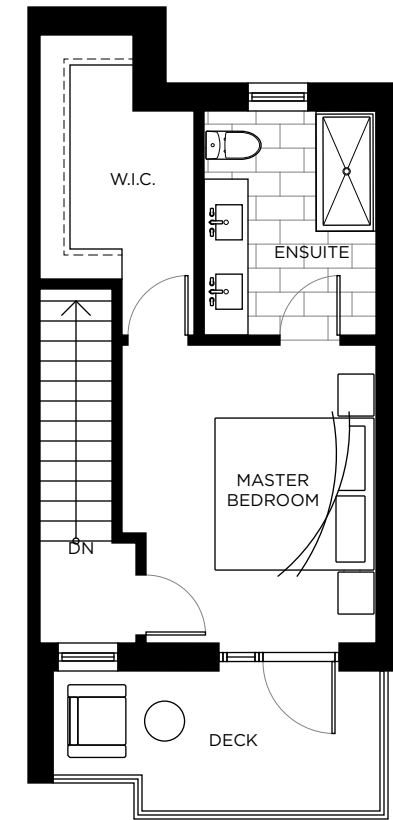


Lower Level

Level 1



Level 2



Level 3

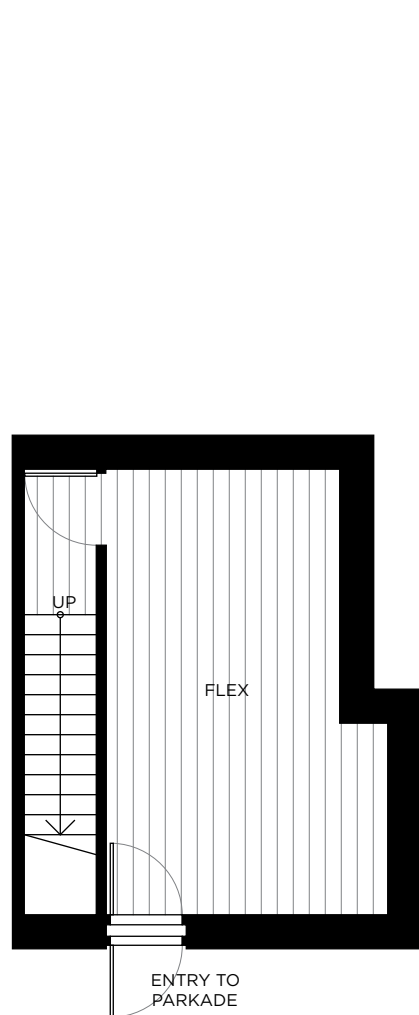
# Plan G

3 Bed + 2.5 Bath + Flex

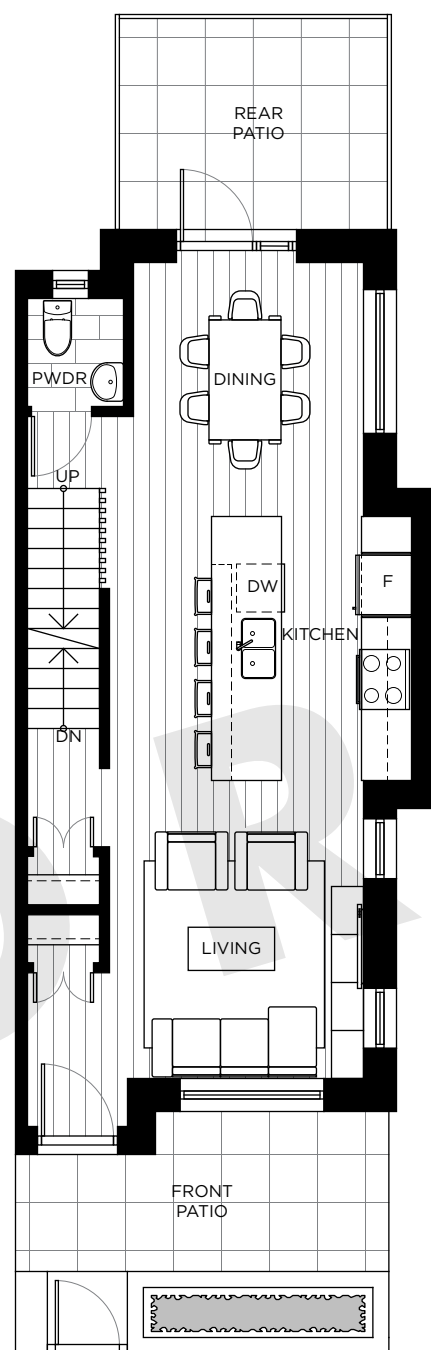
Interior: 1753 Sq Ft | Exterior: 313 Sq Ft

skagen

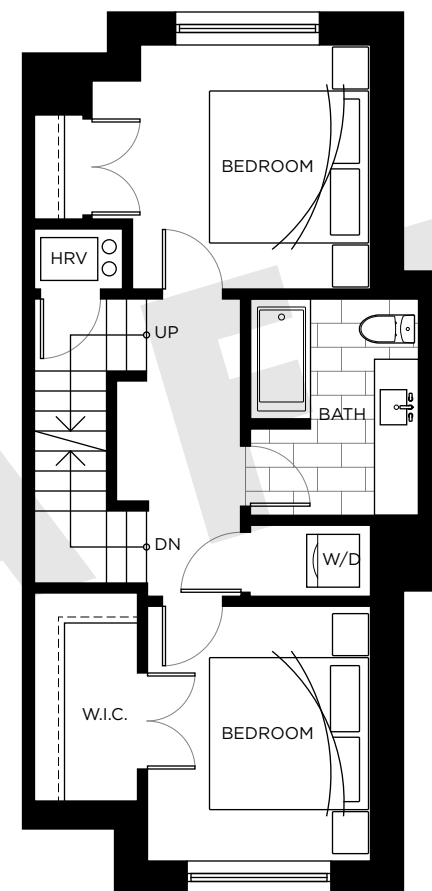
Happiness is home.



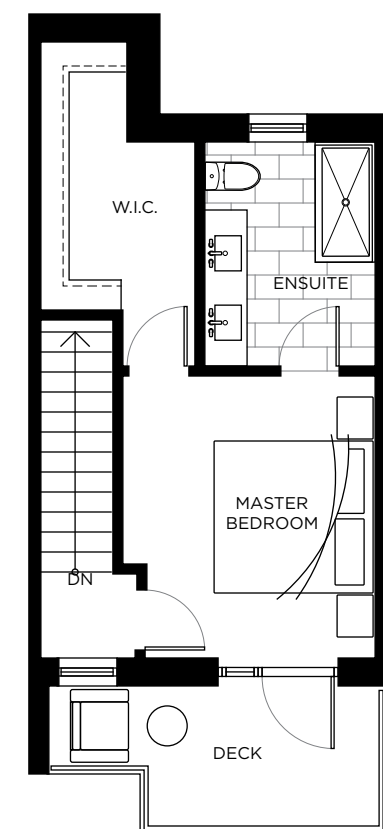
Lower Level



Level 1



Level 2



Level 3

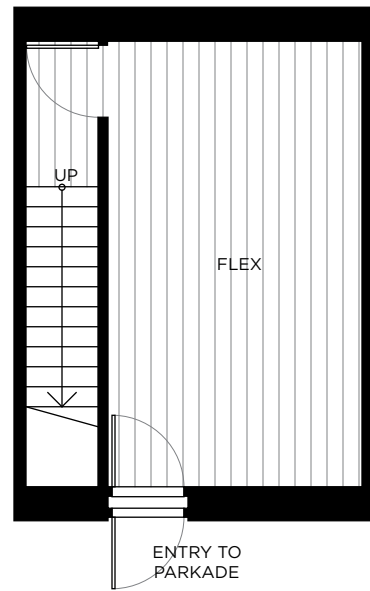
# Plan I

3 Bed + 2.5 Bath + Den + Flex

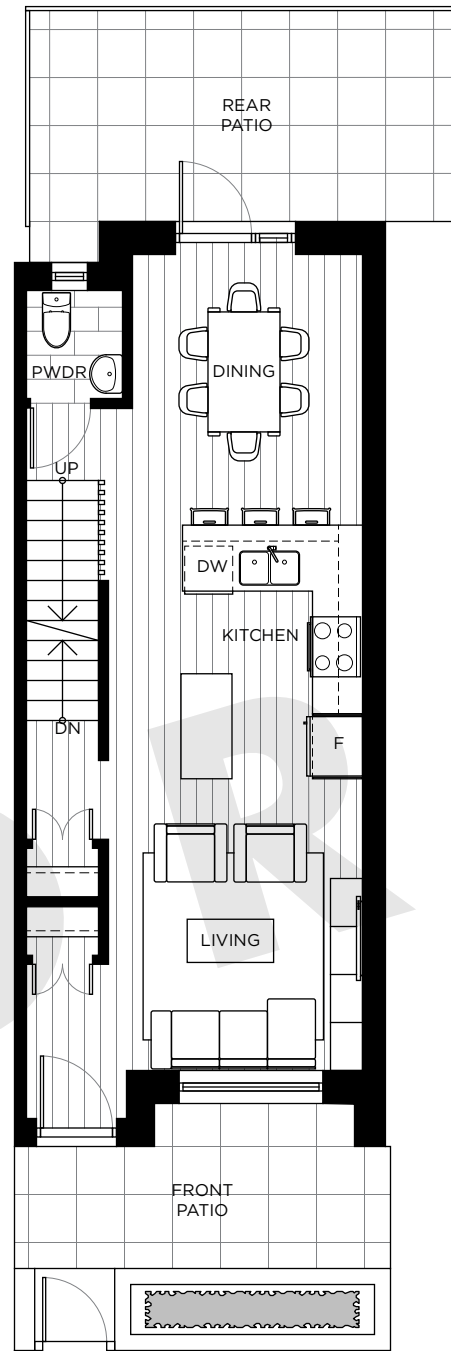
Interior: 1798-1812 Sq Ft | Exterior: 168-324 Sq Ft

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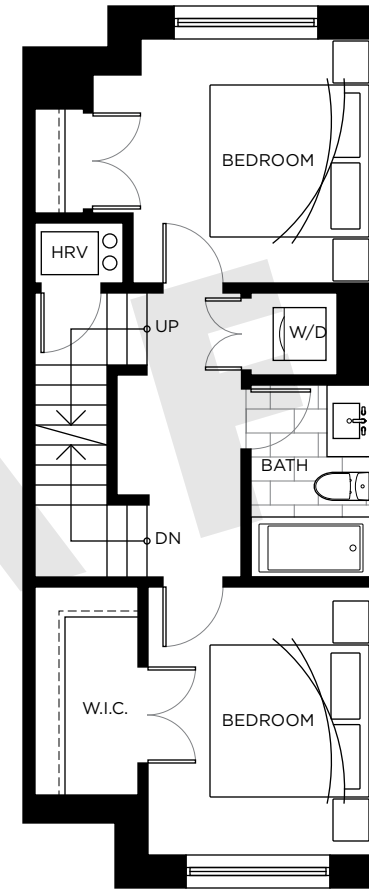
Happiness is home.



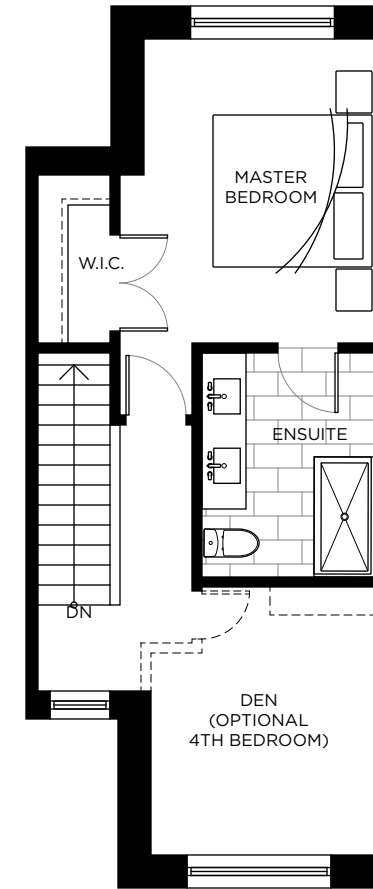
Lower Level



Level 1



Level 2



Level 3

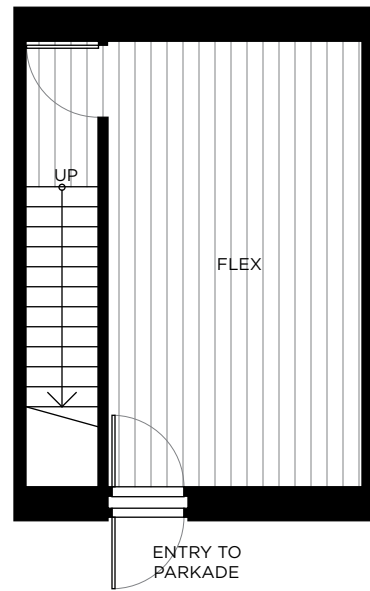
# Plan J

3 Bed + 2.5 bath + Den + Flex

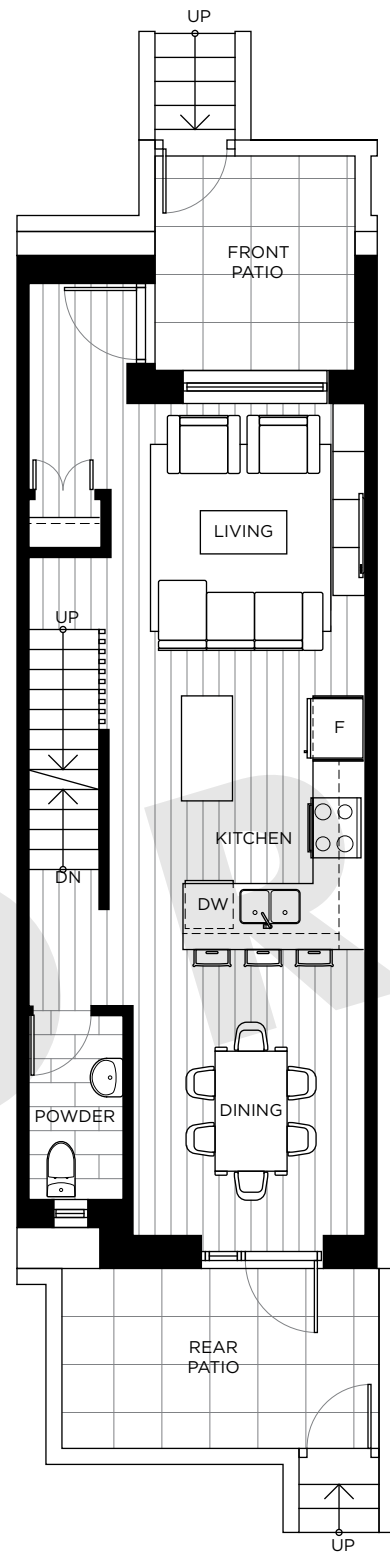
Interior: 1828-1831 Sq Ft | Exterior: 208-216 Sq Ft

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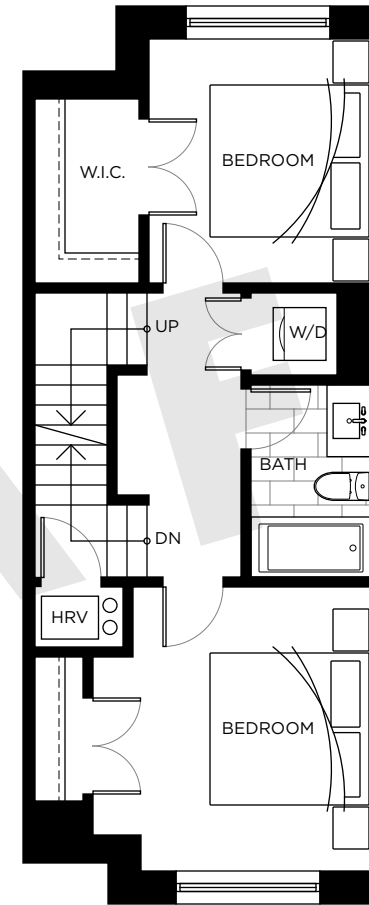
Happiness is home.



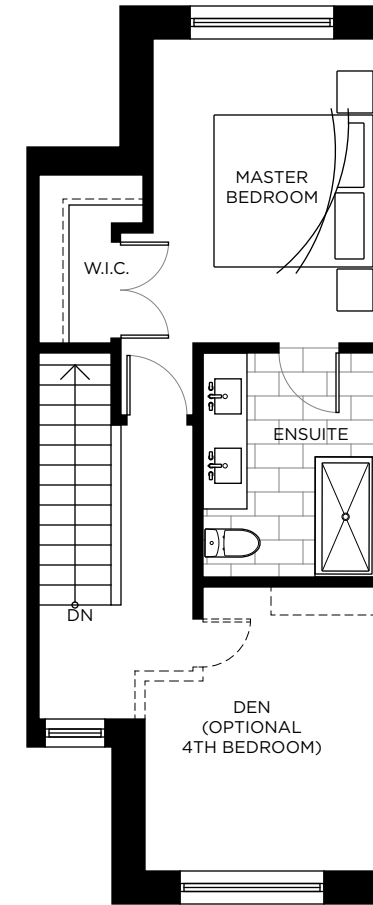
Lower Level



Level 1



Level 2



Level 3



# Features

## Simple Living

- Really big and functional floor plans
- European vinyl resilient plank flooring on lower and main levels
- Soft wool carpet on upper two levels
- Energy-efficient LED lighting throughout
- Shaker interior doors with matte black hardware
- European tilt-and-turn windows with roller shades
- Spacious storage room in all homes
- 27" full-size, stacking Whirlpool energy efficient washer and ventless heat pump dryer
- Select from two designer colour schemes

## Kitchen Experience

- High-end appliance package:
  - 30" Blomberg Electric Range
  - 30" Kitchenaid Bottom Mount Fridge
  - Integrated Blomberg dishwasher
  - Faber slide-out range hood
- Double stainless steel sink with matte black, pull-down Moen faucet
- Modern, flat-panel, custom cabinetry in matte laminate and wood-style finishes features matte black pulls
- Engineered stone counters paired with marble-style hexagon backsplash
- Convenient open shelving (most homes)
- Linear pendant lighting illuminates island

## Calming Bathrooms

- Spacious master ensuite:
  - Frameless glass-enclosed shower, with fixed and handheld shower heads, and tub
  - Italian concrete-look, large-format, hexagon floor tiles complement marble-style porcelain wall tiles
  - Double vanity with custom cabinetry
- Round vanity mirrors
- Practical shower niche in all showers
- High-end matte black and chrome Grohe bathroom fixtures
- Matte laminate cabinetry
- Main level powder room

## Common House

- Contemporary two-storey amenity building with full-height windows highlighting a striking mezzanine
- Full chef's kitchen to entertain
- Bespoke harvest table and bench seating with dramatic double-height chandelier for hosting private catered events or pot luck dinners
- Resilient flooring and carpet planks come together in a herringbone pattern throughout
- Kid-friendly entertaining space features oversized bean bag chairs, modular seating, and TV viewing area with Bluetooth connectivity
- Shuffleboard zone with books and games storage
- Mezzanine features an intimate bar area, smaller harvest table, and cozy reading nook
- Outdoor terrace with seating and community barbeque
- Outdoor children's playground
- Common walkways encourage community and neighbour interactions



A responsibility to improve  
how people live.

Eighth Avenue Development Group is driven by a desire to create sustainable, healthy, design-oriented, and comfortable living environments. We use creativity and forward-thinking to design architecturally-inspired forms that are attuned to the existing fabric of a neighbourhood. To last and be relevant for generations, our homes use Passive House design principles, well-crafted layouts, and details that improve everyday living all intertwined to produce homes for now and the future.

Happiness is home.

[skagencoquitlam.com](http://skagencoquitlam.com)

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