

THE DETAILS:

- 59 residences
- 8 low-density buildings
- 1-, 2- and 3-bedroom townhomes and garden homes to fit your lifestyle needs
- Strata fees: approx. \$0.37 per sq. ft.
- Estimated completion: Spring 2023

AN INTIMATE WESTSIDE COMMUNITY:

- With only five to twelve homes per building, residents enjoy privacy and an intimate neighbourhood experience
- Intelligently developed by local, family-owned Intergulf and in collaboration with Gateway Architecture, BAM Interior and Virani Real Estate Advisors
- Built with carefully selected premium, durable materials
- Individual and private off-street entrances into every home
- Homes are arranged to receive ample daylight from oversized outdoor living spaces
- Expansive private outdoor living spaces, with integrated BBQ gas hookup and water bibs*
- Direct entry to the inner courtyard*
- Stunning views towards Downtown Vancouver and the North Shore Mountains
- Extensively landscaped central courtyard with nearly 50 trees invites residents to gather, and includes:
 - Children's play area
 - Open lawn
 - Urban garden plots
 - Lounge and fire pit seating
 - Recreational space for the whole family

INSPIRED INTERIORS:

- Select from two designer colour schemes:
 - Contemporary: contemporary colours with elements of contrast
 - Westcoast: light tones and materiality
- Engineered white oak hardwood flooring throughout
- Airy over-height ceilings up to 9'+
- Open design concept with large windows welcoming an abundance of natural light
- Roller blinds for privacy and natural light control
- Heating and air conditioning in every home to ensure year-round comfort
- Blomberg 24" front-load washer and electric air-vented dryer
- Pot lights throughout living spaces, bedrooms, and bathrooms
- Integrated entryway bench seating with storage space above and below*
- Staircases with engineered hardwood, contrasting black metal spindles and wooden handrails*
- Contemporary matte black fixtures and window frames

GOURMET KITCHENS:

- Premium appliance package by Miele in every home
 - 24 - 30-inch oven
 - 24 - 30-inch gas cooktop
 - Energy-efficient dishwasher with control panel
 - 24 - 30-inch full-size freestanding refrigerator with bottom mount freezer
 - 24 - 30-inch built-under hood fan with LED lighting and sliding switch
- Naturally anti-microbial quartz countertops
- European-inspired, soft-touch cabinetry
- European-designed double sink with Riobel Matte Black faucet
- Cantilevered island with space for bar seating*
- Integrated storage features - including pull-out waste bins

*Select homes

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BATHROOM SANCTUARIES:**

- Light Grey porcelain tiling or terrazzo for select floors
- Pot, pendant, and under-cabinet mood lighting
- Duravit or Toto washbowl with Riobel faucets
- Mirror framed medicine cabinet in en-suites
- Integrated under-cabinet and under-sink storage
- Rain and Cascade shower head plus a second detachable showerhead
- Duravit toilet

PEACE OF MIND:

- Secure underground parkade with electric fob entry, designated visitor parking space, and designated loading zone
- 30A EV outlet in every resident parking stall
- Enclosed bicycle storage rooms and E-bike charging stations
- Secure storage spaces in the parkade
- Direct access to home from the parkade*
- Intergulf in-house new homeowners warranty program:
 - 2-year materials & labor
 - 5-year building envelope (including water penetration)
 - 10-year structural

UPGRADES & CUSTOMIZATION:

- 1) Custom Millwork
 - Reinforced Living Room Wall for large TV accommodation – combined with entertainment storage center and bench seating
 - Kitchen window bench seating with storage
 - Kitchen open shelving with back-lit display feature
- 2) En-suite, Second Bathroom and Powder Room
 - Terrazzo or grey tile on walls for select locations
- 3) EV enabled parking stalls & private bike storage

NEIGHBOURHOOD AMENITIES:

- Located close to amenities, nature, and transportation corridors
- 2-5 minute walk:
 - Queen Elizabeth Park
 - Hillcrest Community Centre
 - King Edward Skytrain Station
- 10-20 minute walk:
 - South Main Street shopping and dining
 - VanDusen Botanical Garden
 - New Oakridge Shopping Centre
- 5-10 minute drive:
 - Granville Island and False Creek Seawall
 - South Granville Street shopping and dining
 - Downtown Vancouver

INTERGULF DEVELOPMENT GROUP

- Family-owned, Vancouver-based developer
- 35 years of experience in new construction
- 10,000+ homes built
- Notable recent past projects include: Terraces at the Peak, Hunter at Lynn Creek, and 27 North

*Select homes

**Fixtures change depending on floorplan type

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