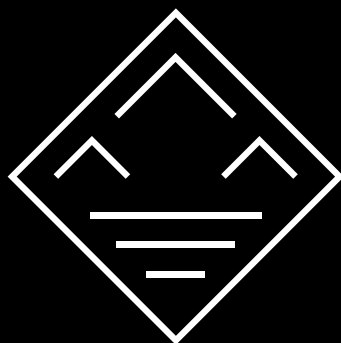


TOPPEN RIDGE



A Mastery of Design

24 Townhomes & Courtyard Homes

FORMWERKS
BOUTIQUE PROPERTIES



B C C O N D O S . N E T





Distinctive. Sophisticated. Timeless. Each word aptly defines Toppen Ridge, a design-driven collection of townhomes and garden homes in North Vancouver's historic Moodyville neighbourhood. Masterfully designed by Formwerks Architectural, the two- and three-bedroom homes are influenced by Scandinavian design and functionality, crafted with the same attention to detail as a Formwerks custom-designed home. Paired with the industrial history of the community, homes are distinct in style yet timeless in design.

While surrounded by the beauty of the North Shore forests, parks and mountains, homes are a short walk from the urban amenities and culture of Lonsdale Avenue, Park & Tilford, and even downtown Vancouver. Masterful in design and exemplary in location, living is heightened here.

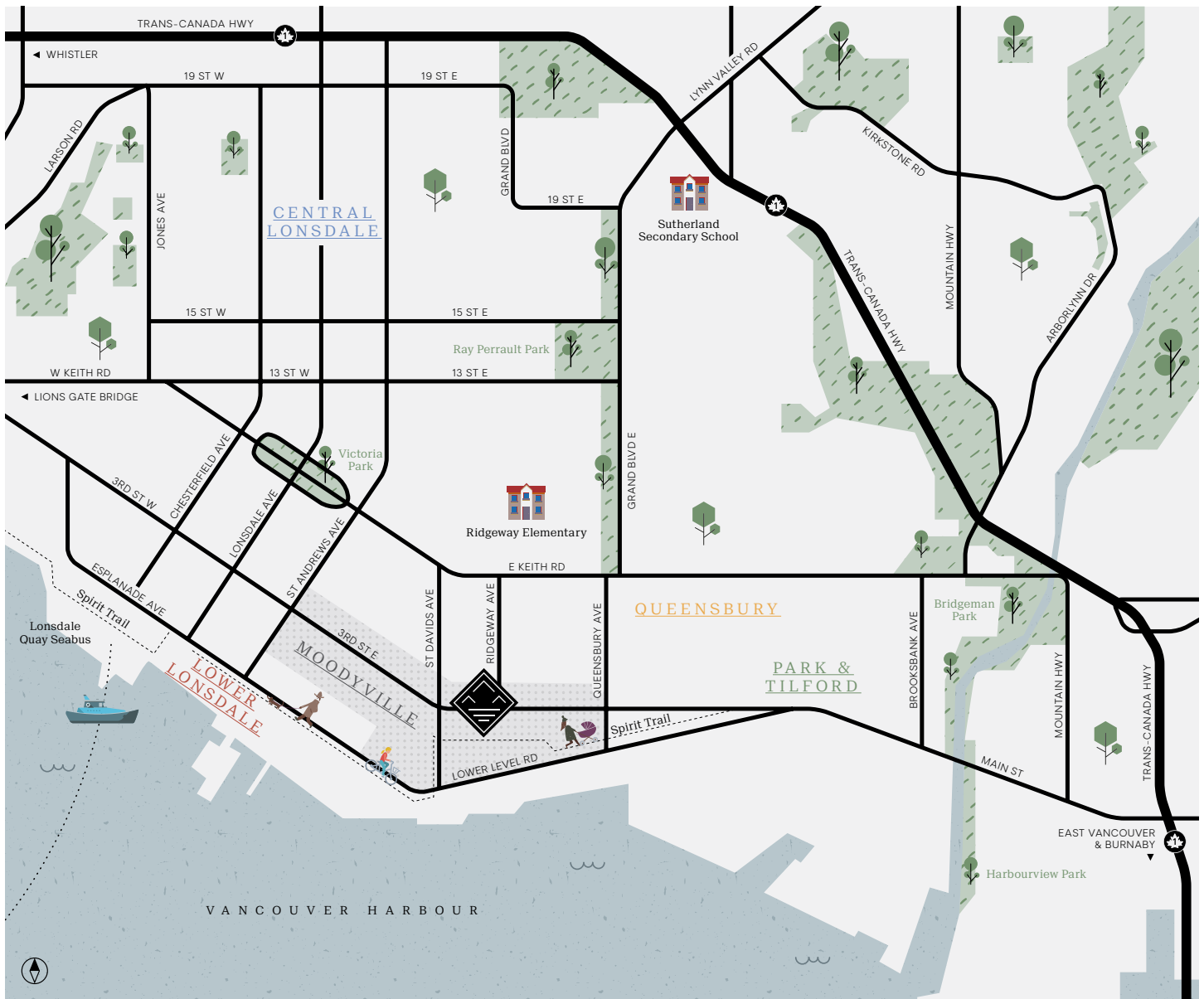


North Vancouver's Heart



A residential neighbourhood revitalized. Moodyville has a storied industrial past, attracting the North Shore's original residents. Toppen Ridge is positioned in a neighbourhood undergoing rapid transformation – only minutes from the urban and cultural allure of Lonsdale Avenue and surrounded by the lush and rugged landscapes of mountains, forests, water, and parks.





CENTRAL LONSDALE

- City Market by Loblaws
- Whole Foods Market
- Persia Foods Produce Market
- London Drugs
- Puccini's Deli
- JJ Bean
- Rosemary Rocksalt
- Parlour Ice Cream
- Club16 Trevor Linden Fitness North Vancouver
- Harry Gerome Community Recreation Centre
- RBC Royal Bank

LOWER LONSDALE

- Lonsdale Quay Market
- Mo's General Store
- Shipyards Night Market
- Pier 7 Restaurant + Bar
- Tap & Barrel
- The District Brasserie
- Gusto Di Quattro
- Burgoo Bistro
- Fishworks Restaurant
- Beere Brewing Company
- Joey Restaurant

- Buddha-Full Café
- Glory Juice Co.
- Il Castello Pizzeria
- Browns Socialhouse
- Finch & Barley
- Coconama Chocolate
- Cineplex Cinemas
- Moksha Yoga
- Salted Cycle
- Lagree West

QUEENSBURY

- Queensbury Market
- Sprout Organic Market
- The British Butcher Shoppe
- S'wich Café
- BLVD Bistro

PARK & TILFORD

- Save-On-Foods
- Rona
- MEC North Vancouver
- PetSmart
- Bridge Brewing Company



Set Apart From The Rest



01. Peaked roofs mimic surrounding mountains

02. Stylish industrial gooseneck lighting

03. Entrances appointed with metal awnings

04. Oversized windows welcome natural light

05. Functional Dutch doors distinct in colour

06. Private balconies off master suites

Toppen Ridge was inspired by the unpretentious form and innate functionality of Scandinavian design. The industrial heritage of Moodyville is paired with the authentic character and style of Toppen Ridge, carefully considered to respect the roots of the neighbourhood. Unique architectural details set a tone that is both intentional and enduring.





Precise Interior Craftsmanship



A level of refinement not often achieved. Homes designed for living boast an open-concept main floor seamlessly connecting dining, kitchen and living spaces. Inviting interiors are created with over-height 9' ceilings in most homes, over 10' ceilings in some homes, and thoughtfully-placed windows allowing natural light to flow throughout.





Artistically-Crafted Kitchens



FINN



FINN



FREYA



FREYA

Purpose interacts with style. At the centre of the home, kitchens are more than a visual focal point – they are the heartbeat of the household. From matte black hardware, to contrasting cabinets, to wood-finish and steel accents, attention is placed on distinguished details.

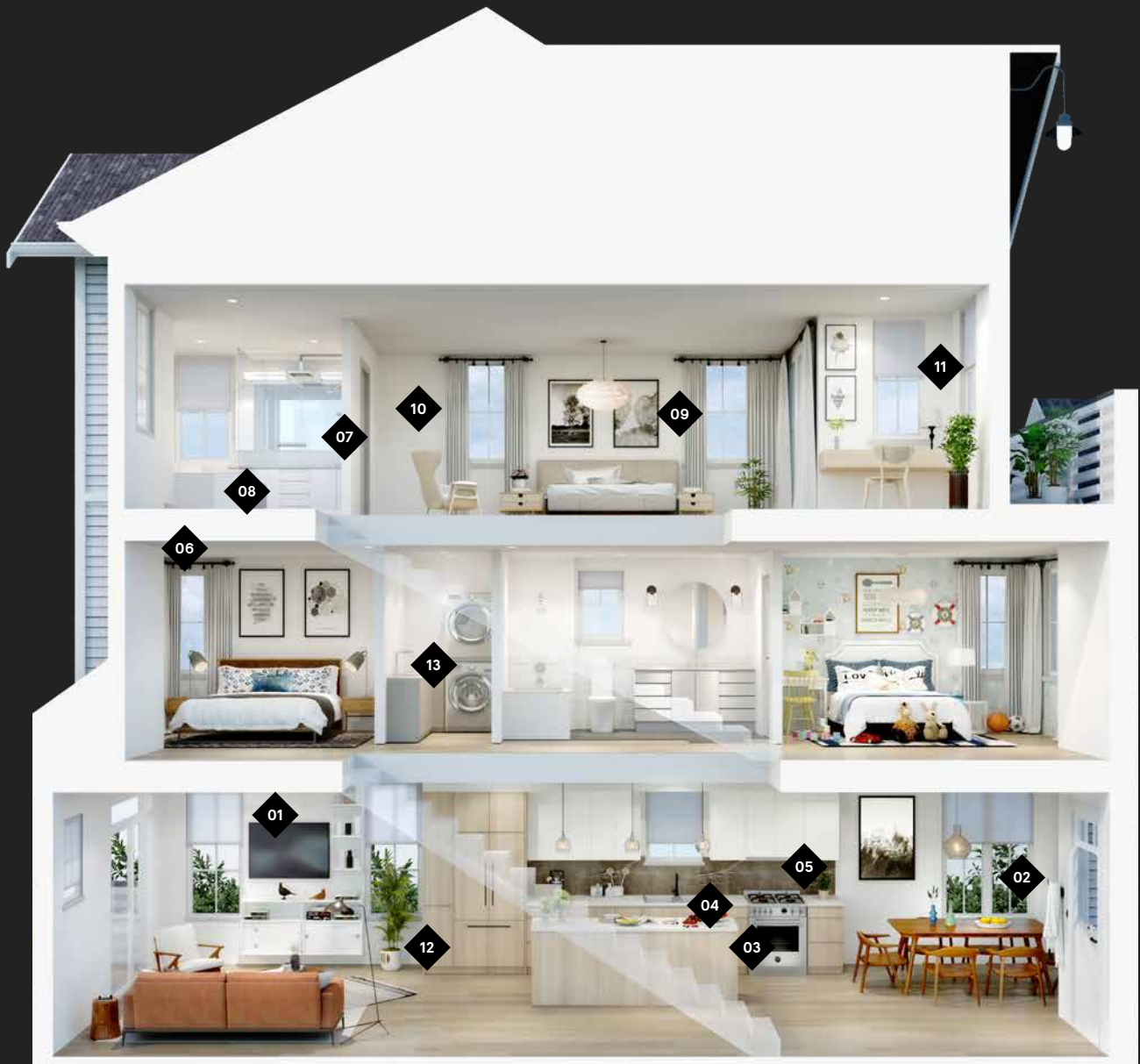




A Serene Bathroom Haven



The beauty of the unexpected. The elevated living experience continues in bathrooms, where marbled Carrara finish hexagon tiles blanket the floor and sleek vanities offer elegant storage. Inspired by the simplicity and clean-lines of Scandinavian design, ensuites feature striking polished quartz countertops, subway tile placed in a subtly unique pattern, an expansive frameless glass shower and distinct chrome faucets. An appreciation for design translates into a space that beckons complete relaxation.



01. Over 10' main floor ceiling height in B Plans, 9' in all other homes

02. Oversized windows are distinct in style and invite the outdoors in

03. Quartz countertops, with a Pietra marble slab backsplash (available as upgrade), offer plenty of available elegant workspace

04. Matte black hardware throughout

05. White upper cabinets beautifully contrast warm wood-finish lower cabinets

06. Individually patterned hexagon tile flooring in bathrooms

07. Seamless glass shower with invigorating rain-shower feature

08. Custom double vanity in ensuite

09. 9'5" ceiling height on 3rd level

10. Generous walk-in closet and smart organization system

11. Flexible master bedroom nook offers versatility

12. Practical storage solutions throughout the home

13. Dedicated laundry area offers efficient workspace



Homes & Floorplans



Bringing space to life is an art form. The living experience at Toppen Ridge is defined by smart, open floorplans, seamless functionality, and meticulous attention to detail. These dynamic homes offer flexible living with options for live-work space and legal suites.



Features

A MASTERY OF DESIGN

- Presented by Formwerks Boutique Properties, Toppen Ridge is a collection of 24 two- and three-bedroom townhomes and courtyard garden level residences designed in-house by Formwerks Architectural
- Gracing North Vancouver's flourishing Moodyville neighbourhood, modern yet timeless architectural style is set apart by a philosophy driven by design
- Exterior details feature peaked roofs, entrances appointed with metal awnings, industrial gooseneck lighting, and oversized divided light windows
- Outdoor spaces include private master bedroom balconies (townhomes) and large patios backing onto a lush courtyard (select homes)
- Live/work or legal suite options offer lifestyle flexibility (select homes)

INTERIORS WITH AN IDENTITY

- Interiors are inspired by the simplicity and clean lines of Scandinavian design, while also conveying a subtly unique style, creating a home with distinction
- Two thoughtfully curated colour palettes, Freya and Finn, are yours to choose from
- European Hardwood-style laminate flooring extends throughout living, dining, and kitchen areas
- Luxe wool-blend carpeting throughout upper floors and bedrooms is soft underfoot
- Roller blinds on windows smoothly achieve privacy
- Full-size laundry rooms with counters and sinks for added convenience (select homes)
- Family-size, front-loading LG Ultra Capacity SteamWasher™ and Ultra Capacity Electric SteamDryer™
- In-home storage for invaluable organization

ARTISTICALLY-CRAFTED KITCHENS

- Contemporary flat-panel, with wood-style lower cabinets and white upper cabinets with integrated handle feature
- Polished stone Absolute White quartz countertops pair with Pietra porcelain tile backsplash (polished marble backsplash in Grey Pietra available as an upgrade)
- Expansive multi-functional kitchen island for working, eating, and entertaining
- Large backsplash window behind sink (select homes) invites additional natural light into the kitchen
- Double-bowl, under-mount stainless steel sink paired with a pull-down, flat black Kohler faucet
- Premium appliance collection includes:
 - Powerful 30" Bertazzoni gas range, with four burners, including a dual-ring power burner
 - Integrated 36" Fisher & Paykel French door refrigerator with bottom freezer drawer and ActiveSmart™ technology
 - Stainless steel hood fan equivalent to 450 CFM power
 - 24" Integrated Bloomberg dishwasher with silent operation and 5 wash cycles
 - Under-counter Panasonic microwave (select homes)

TRANSCENDENT BATHROOMS

- Enduring polished stone, quartz countertops in White Attica (main bath counters) and Georgia Bluffs (ensuite counters)
- European hexagon tile flooring in ensuites and main baths creates a geometric pattern unique to individual homes
- Sleek chrome faucets that deviate from the ordinary
- Comfort-height toilets
- Contemporary, square rain showerhead in chrome with corresponding hand-shower

▪ Master ensuite features:

- Generous vanity with double basins offer abundant surface space and storage (select homes)
- Walk-in glass-enclosed shower and separate bathtub (select homes)
- 2" x 2" Carrara marble matte finish porcelain tile forms the shower base
- Lustrous chrome fixtures

FEELS-LIKE-HOME AMENITIES

- Shared outdoor spaces are comprised of beautiful landscaping throughout connecting pathways and a central courtyard with gardens, seating, and a natural wooden play structure crafted from an existing tree on site
- Bicycle storage spaces, tune-up and wash station
- Secure gated underground visitor parking, with EV charging stations either readily available or roughed-in for future use
- HRV heat recovery ventilation

ENDURING QUALITY

- Sustainably built to LEED Gold V4 standards creating a healthy and highly-efficient home
- Comprehensive WBI Home Warranty
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural defects
- Home security system-ready
- Hard-wired smoke/carbon monoxide detectors
- Fire sprinkler system
- Rainwater collection and storage system for irrigation

TOPPEN RIDGE



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MOODYVILLE



This is not an offering for sale. Any offering for sale may only be made after filing a Disclosure Statement under the Real Estate Development Marketing Act. The developer FB E. 3rd Development Limited Partnership reserves the right to make modifications to building design, pricing, specifications, finishes, features and floor plans, before or after a Disclosure Statement is filed. E & O F



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