Upsize your home.

Decrease your carbon footprint.

Future proof your lifestyle.

This is Skagen Smart Sense.

skagen

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52 Scandinavian-inspired Passive House townhomes crafted with connection, simplicity, and sustainability.

Happiness begins in the home. The place you always return to. A space you enjoy spending time in. The rooms that reflect who you are. Where spaces are designed so you can freely grow into all your life stages. Home is a place for comfort, belonging, and love in a community that connects you to more convenience, recreation, and transit. This is the foundation for happiness. This is Skagen.

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Simple, modern design with purpose and responsibility.

Designed in a collaboration between Eighth Avenue Development Group and Cornerstone Architecture, Skagen combines European innovation and style to create three- to four-bedroom townhomes that look and feel right, for now and for tomorrow. Grey and white façades are defined by clean lines and subtle details, presenting a distinctive modern style. But the most noteworthy feature of Skagen lies beneath the surface. These townhomes are built to the impressive sustainable standards of Passive House, a building methodology that considerably improves the comfort and energy efficiency of your home.

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Spacious homes tailored for family life.

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The values of craftsmanship and connection continue inside homes at Skagen, where great design is defined by more than the future-forward Passive House technology. These four-level townhomes are also really big – so large, in fact, that all master bedrooms can accommodate a King-Size bed, a walk-in closet, and his-and-hers vanity. The main level open plans invite uninhibited flows of light and movement across plank flooring. Inspired by the functionality and simplicity of Scandinavian interiors, every inch of the home is designed by Port + Quarter to influence your family's life for the better, with smart storage solutions and innovative features throughout. Living is simple – even as you grow.

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The true heart of the home is a focal point of style.

Kitchens are designed to be a welcoming setting from early morning to late night. Contemporary style is combined with efficiency and purpose. A collection of premium stainless steel appliances, which includes Blomberg and KitchenAid, are selected for quality. The versatility of kitchens is appreciated in open shelving, a breakfast bar, and the kitchen island – it's an intelligent use of space. This centrepiece of the home will draw you in for quiet cups of coffee, warm family meals, and memorable get-togethers with friends. More than a place to cook, kitchens are spaces to experience life.

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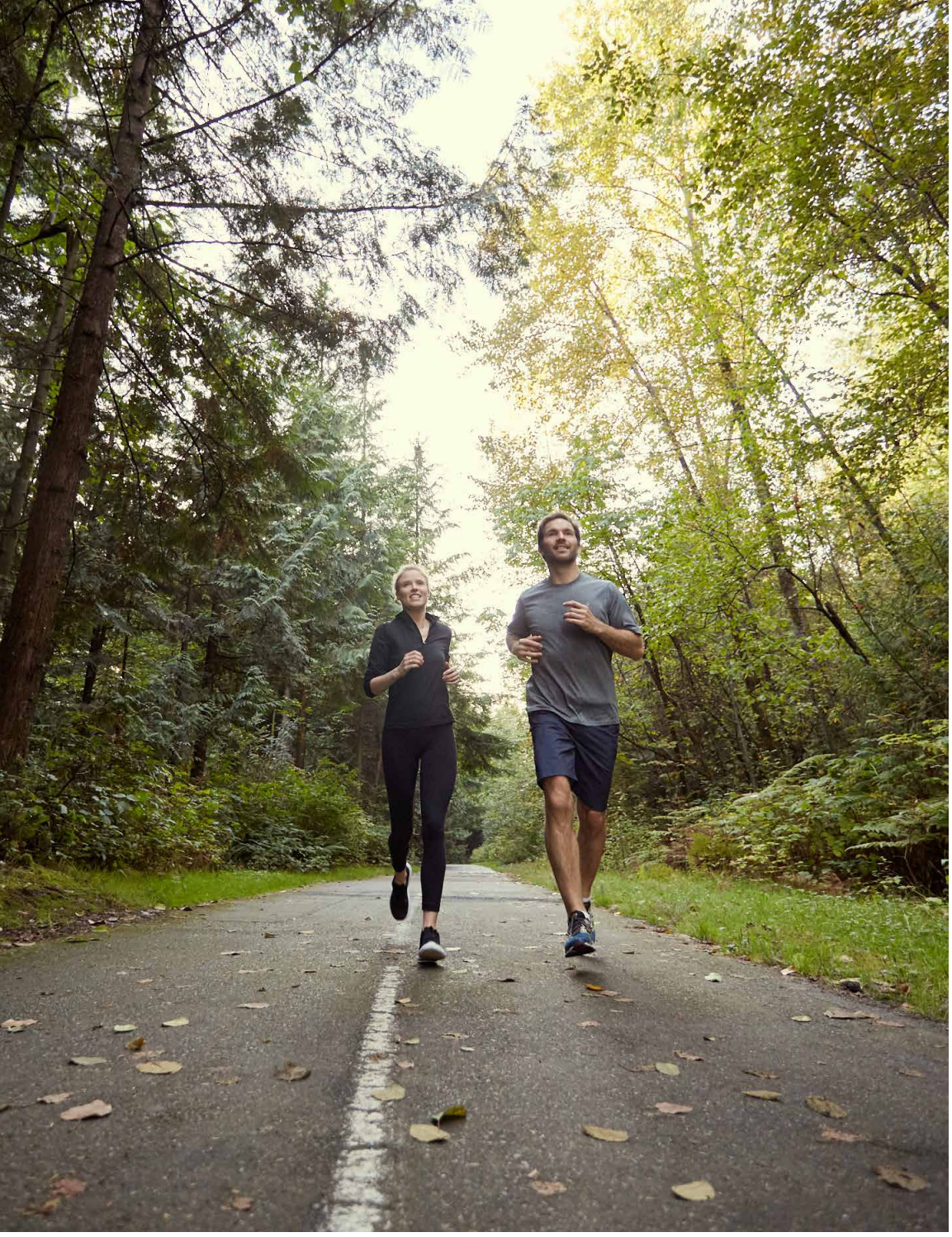

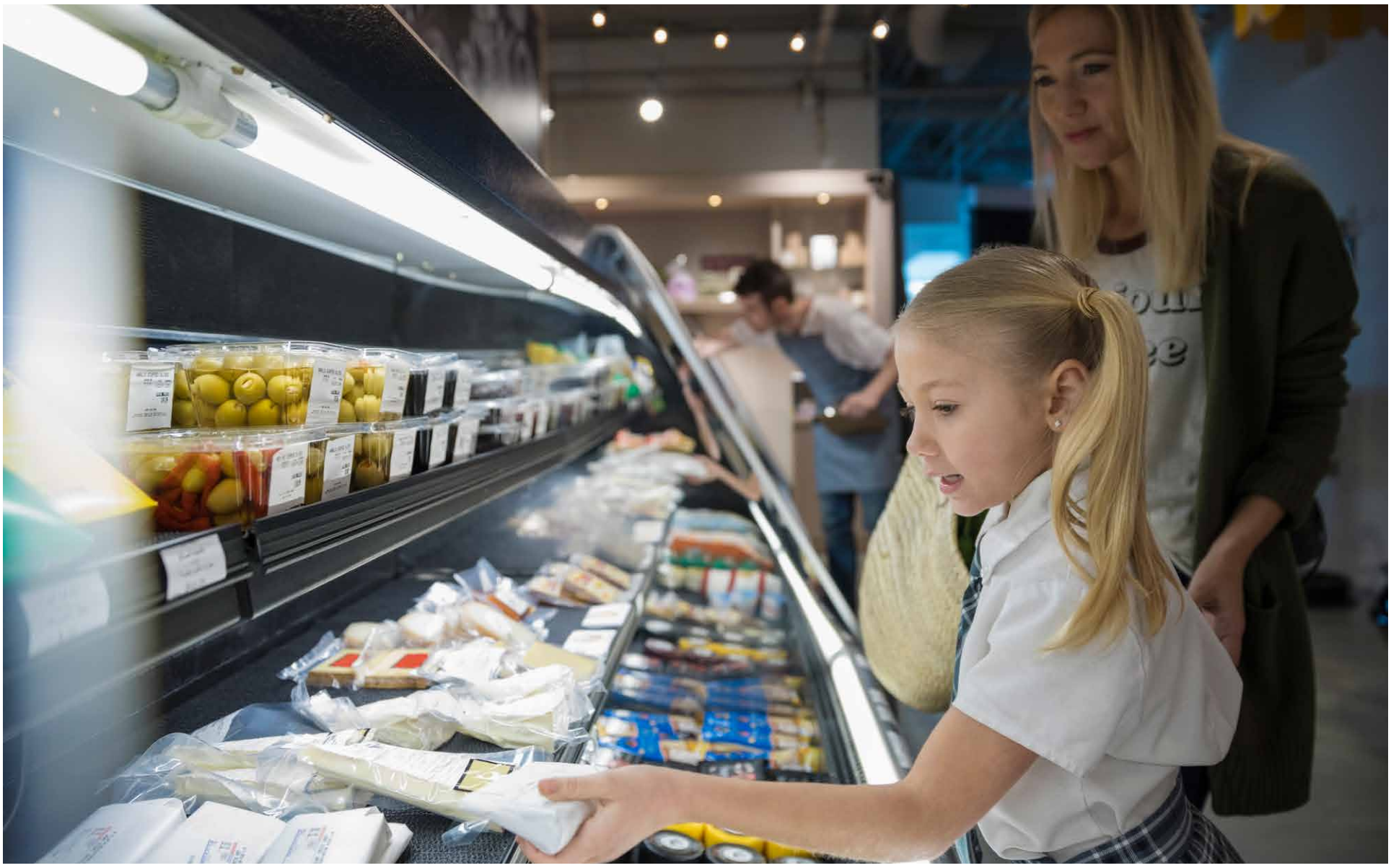

This West Coquitlam community emphasizes variety and growth.

Skagen is centrally placed in West Coquitlam's most up-and-coming, transit-oriented neighbourhood – the desirable North Road community, where thoughtful growth is creating more opportunity and uplifting quality of life. Residents will be able to walk or bike to Burquitlam SkyTrain station, grocery stores, restaurants, and other urban conveniences in twelve minutes or less. The revitalized Lougheed Town Centre, with an impressive roster of upscale shops and services is only a 15-minute walk away. Change is driving better living.

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Parkside Brewery
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BASED IN BEAUTIFUL PORT MOODY, BC
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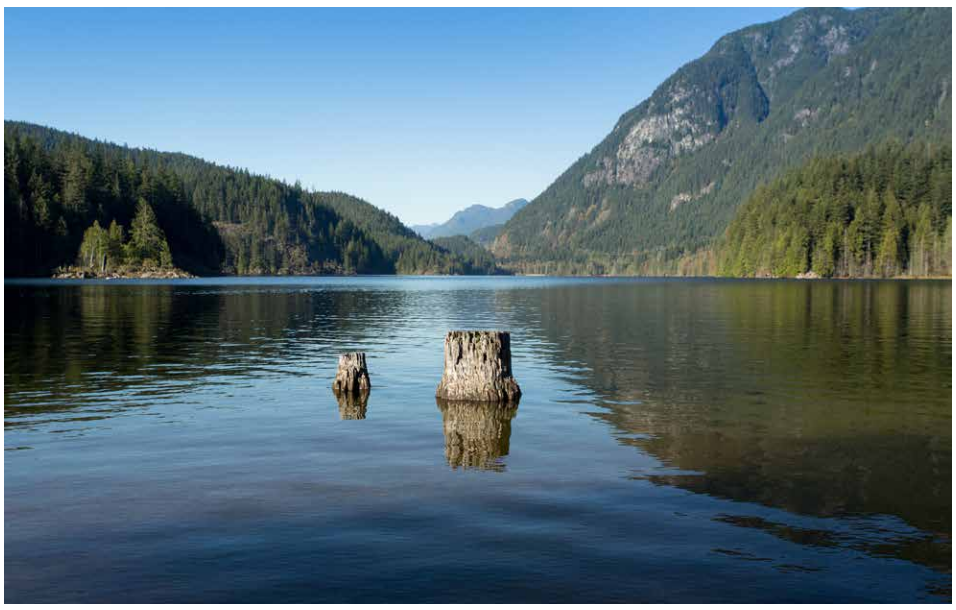

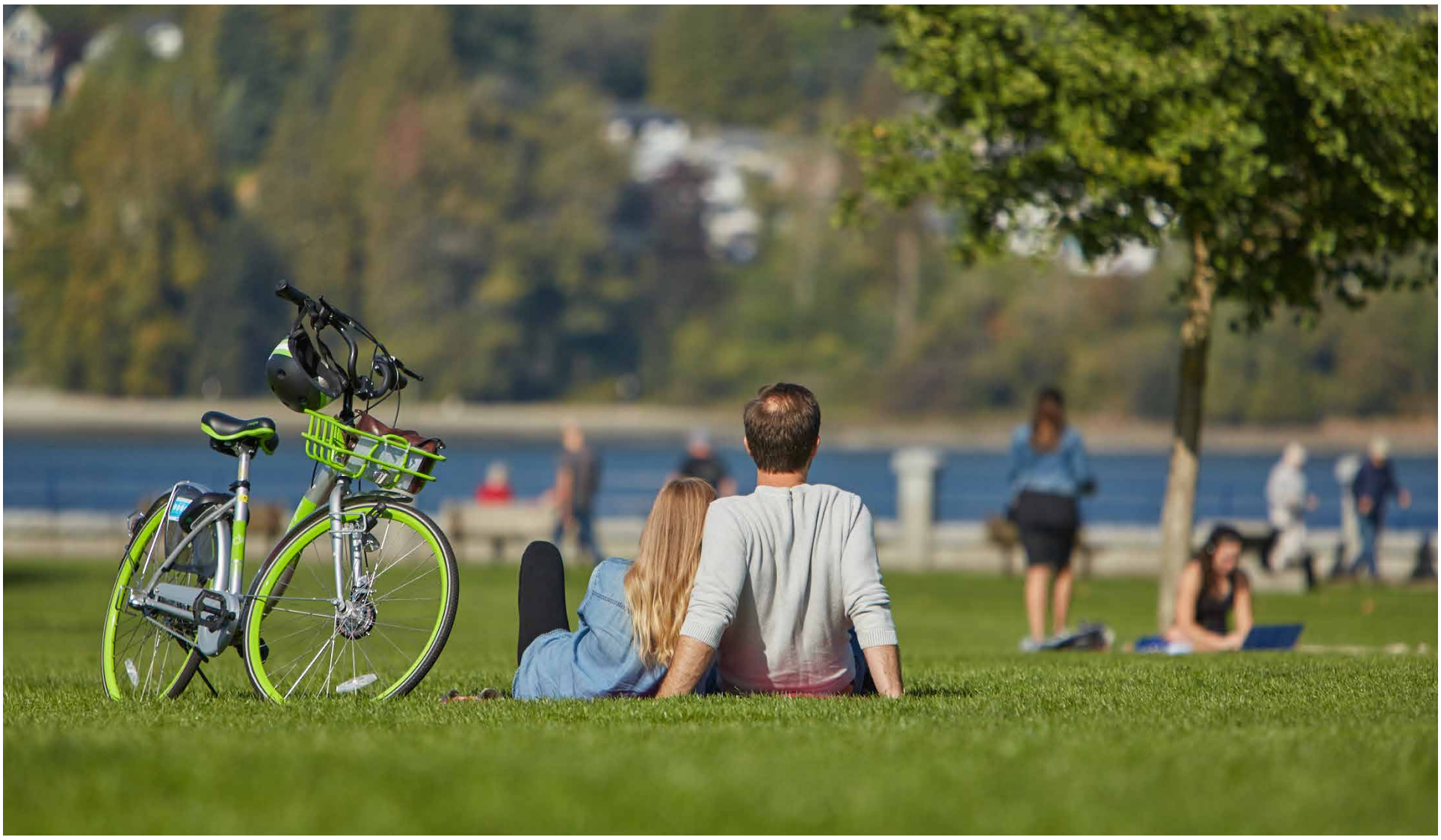

Where else do you have two SkyTrain Stations book ending your home?

Skagen decreases your carbon footprint.

Walk Times to Key SkyTrain Stations

- Burquitlam Station – 12 mins
- Lougheed Station – 20 mins

Commute Times Via SkyTrain

- Commercial-Broadway Station – 29 mins
- Granville Station – 44 mins

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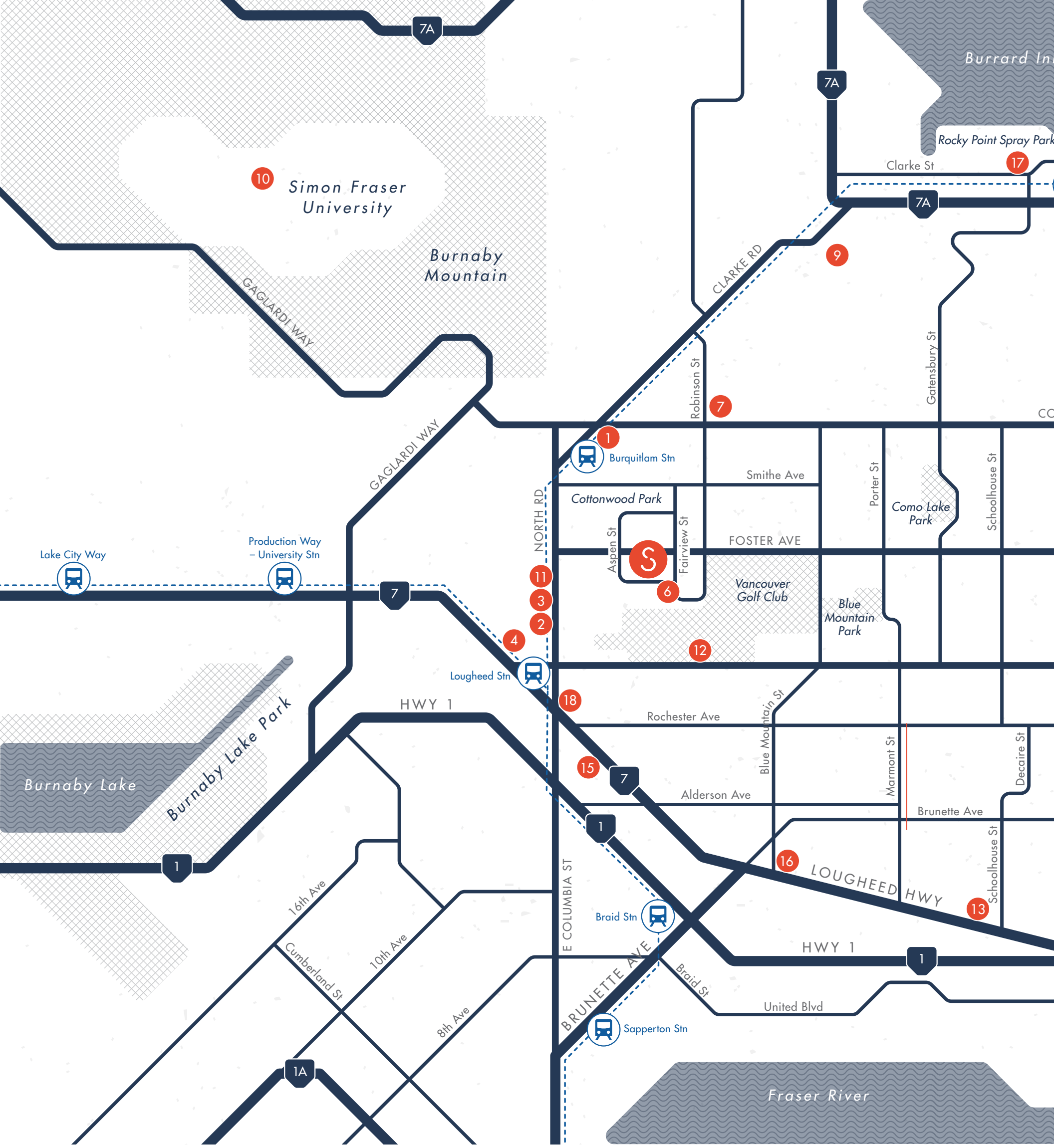
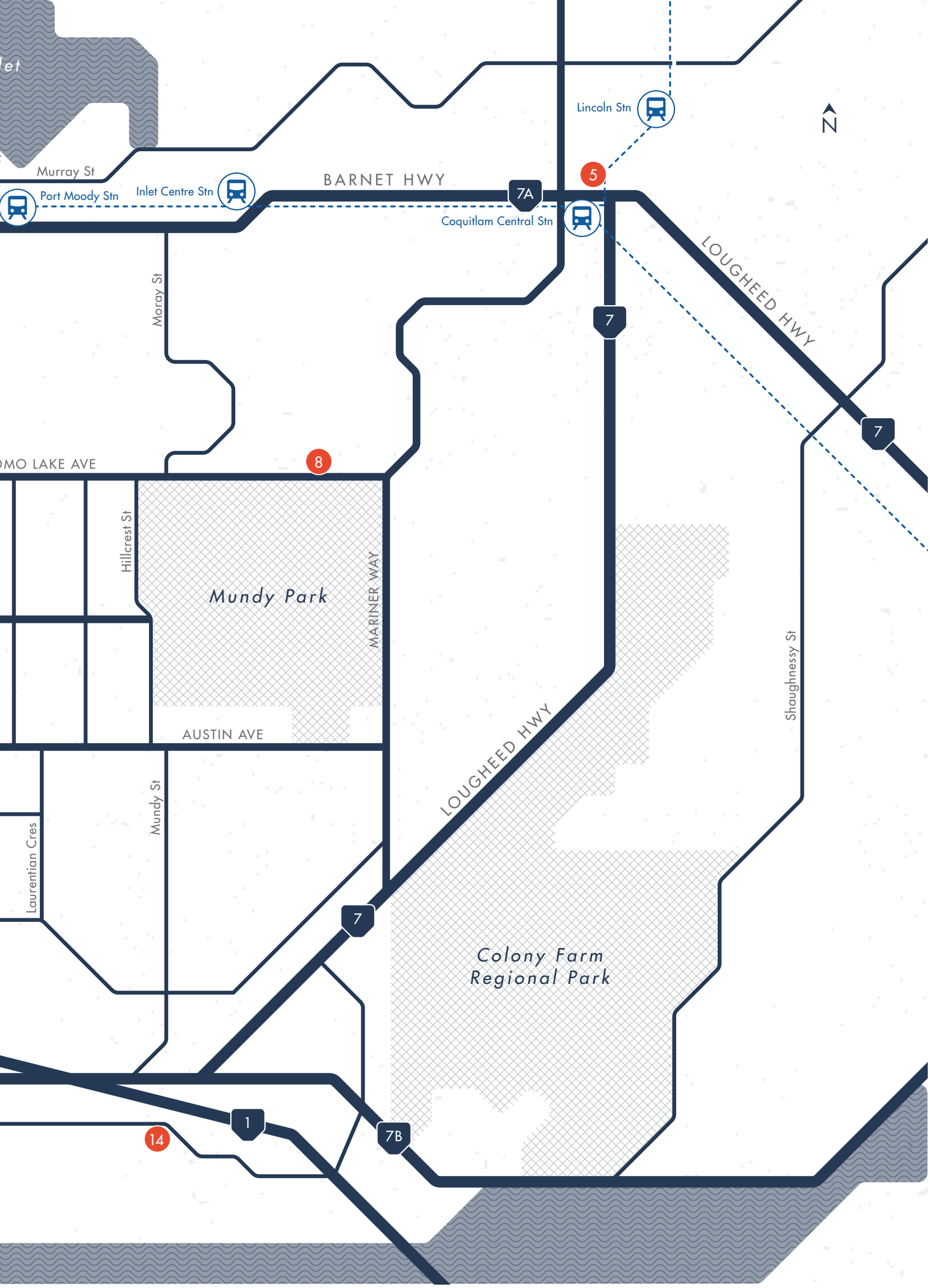
Parkside Brewery

Poirier Sport & Leisure Complex

SAFEWAY
extra



An urban centre that keeps growing is only steps away.



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

Life should be spent together.

Connection is a driving theme at Skagen, and we have crafted a community that encourages interaction amongst families and neighbours. Residents have access to a beautifully landscaped courtyard, where you can stroll through the pathways or relax in the tranquility of the gardens. A children's play area entertains the youngest members of your family, and gives them the space to meet new friends.

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The Common House, a contemporary two-storey amenity building, is home to an expansive harvest table with bench seating. Residents can host private events or potluck dinners with friends and family.

Enjoy time on the terrace listening to the kids play while grilling dinner on the community barbeque.

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An innovative home for the whole family.

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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 master bedrooms accommodate a king size bed, walk-in closet and his-and-hers vanity

6 Lower level flex space can be customized to suit your needs

7 Private bicycle storage offers security and convenience

Kitchen

8 Energy-efficient appliances

9 Double sinks are punctuated by a matte black pull-out faucet

10 Durable engineered stone countertops set against a marble-style hexagon backsplash

11 Wall and island open shelving maintain organization

12 Breakfast bar for casual dining

Ensuite

13 Spacious master ensuite

14 Over-sized, glass-enclosed shower, with niche for toiletries

Sustainability

15 EV ready charging adjacent to each unit

16 24/7 healthy fresh air with Passive House ventilation

17 80% reduction in heating costs with Passive House design

18 High-quality sealed triple glazed tilt and turn windows that eliminate drafts and sounds

Exterior

19 Main ground entry living space

20 Spacious patios

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So, what does Passive House mean for you?

Reducing your home's carbon footprint is a big deal in this age of climate change, but the benefits of Passive House go beyond helping the planet. With an airtight building envelope, heat recovery innovation, air quality ventilation, thicker wall insulation, and triple-glaze windows, you will experience a healthier and more comfortable living environment year-round. Breathe fresh, clean air, free from outdoor allergens and odours. Bask in peace and quiet, without the intrusion of street noises. Enjoy the comfort of even temperatures throughout your home. And you'll love the 80% reduction in overall heating costs.

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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.

What does Passive House mean to you?

- High performance buildings
- 80% savings in heat energy
- Super insulated walls - double the insulation of regular new buildings
- 24/7 high efficiency heat recovery ventilation system for health and comfort
- Triple glazed tilt and turn windows for peace and quiet
- No thermal bridging - even temperatures throughout the home
- Future proof home

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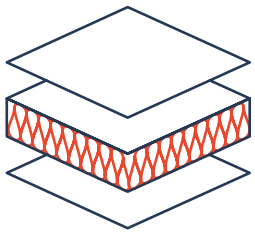
Five Basic Principles of Passive House

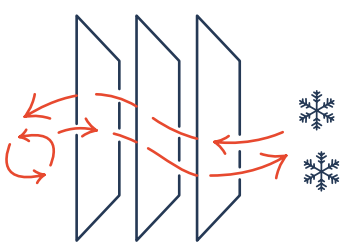


1 Super-Insulated Exterior Walls

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

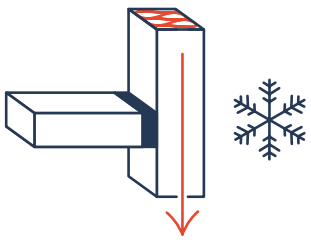
2 High-Performance Triple-Glaze Windows

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



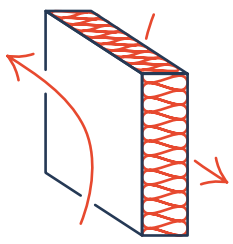
3 Heat Recovery Ventilation System

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.

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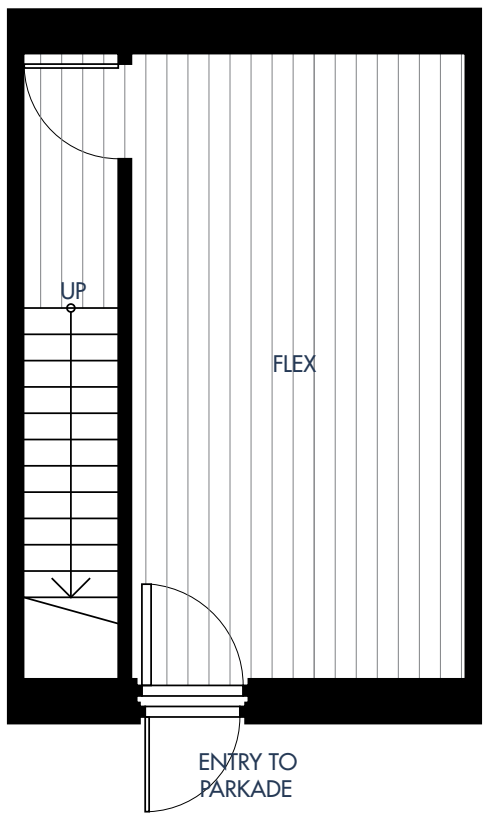
Plan A

3 Bed + 2.5 Bath + Flex Interior: 1729 Sq Ff | Exterior: 307–316 Sq Ft

Upsize Your Life.



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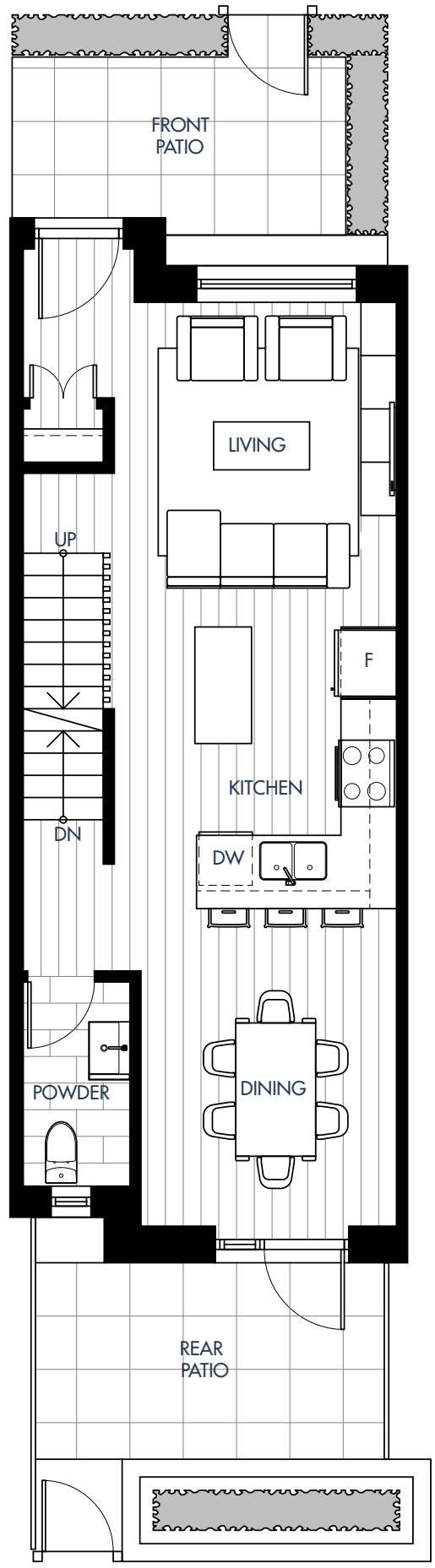

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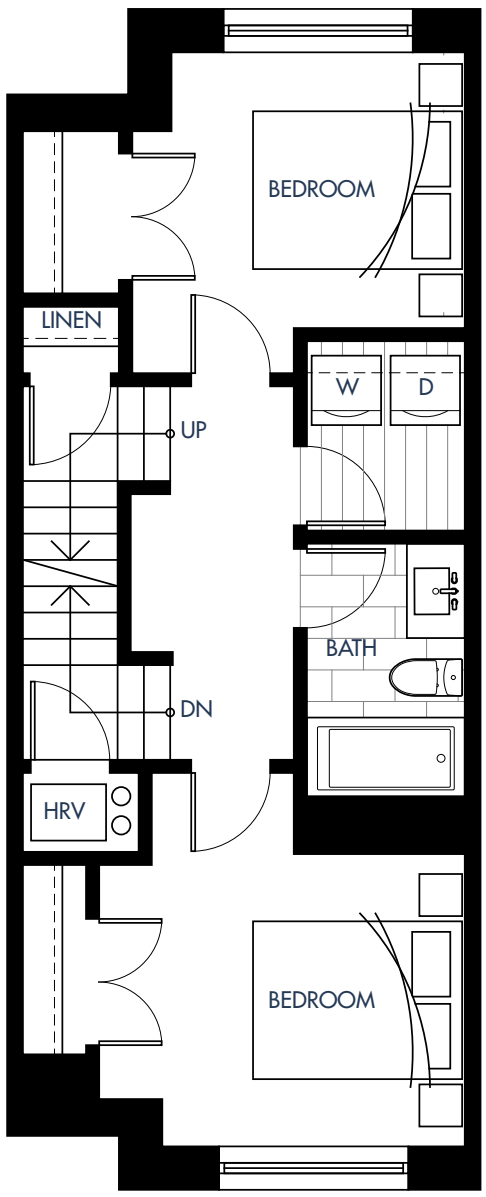

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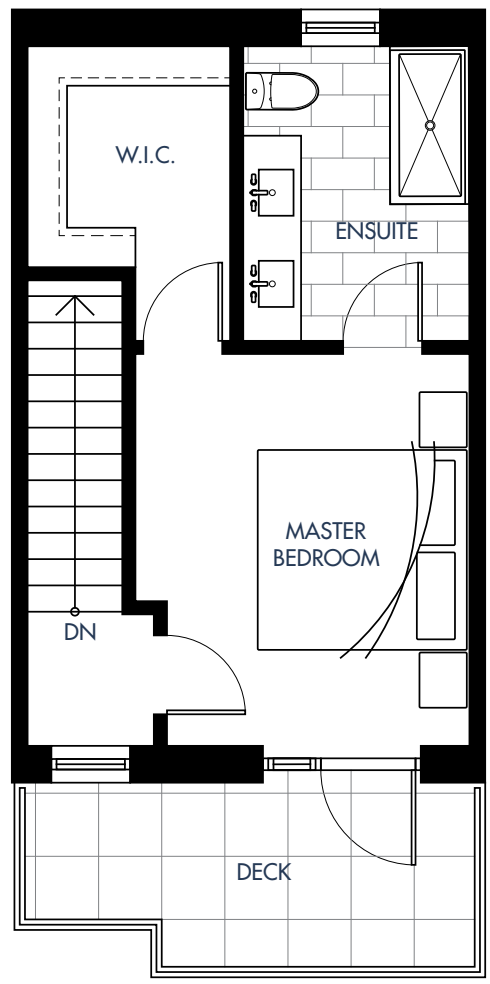

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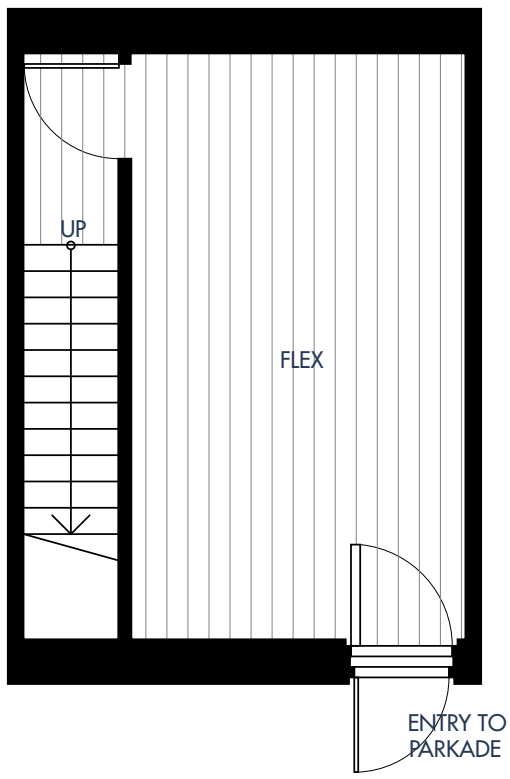
Plan B

3 Bed + 2.5 Bath + Flex Interior: 1685–1699 Sq Ff | Exterior: 300–343 Sq Ft

Upsize Your Life.



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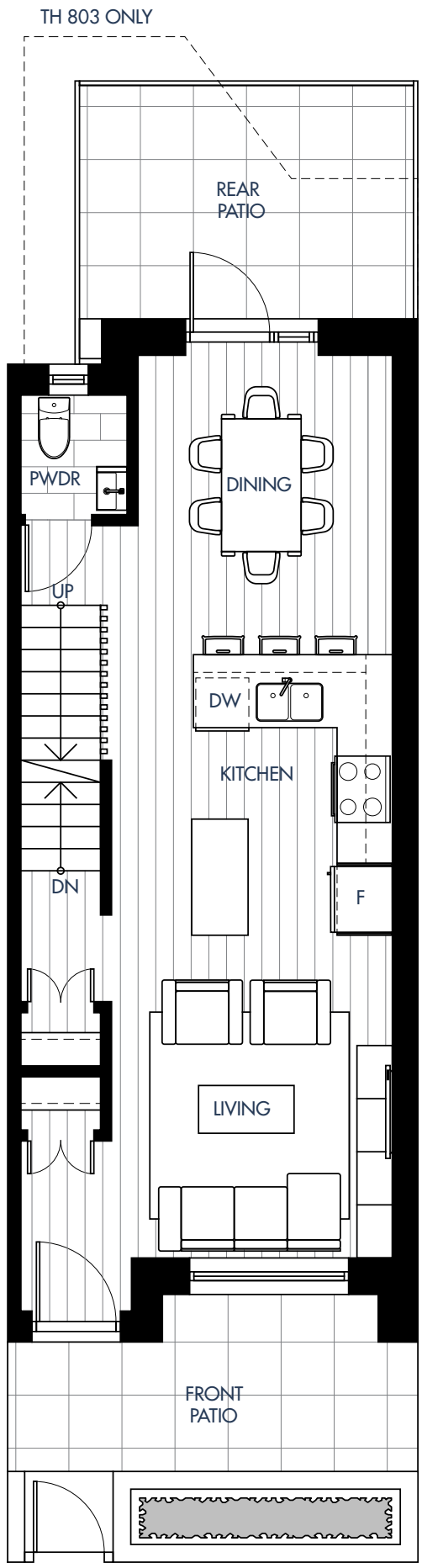

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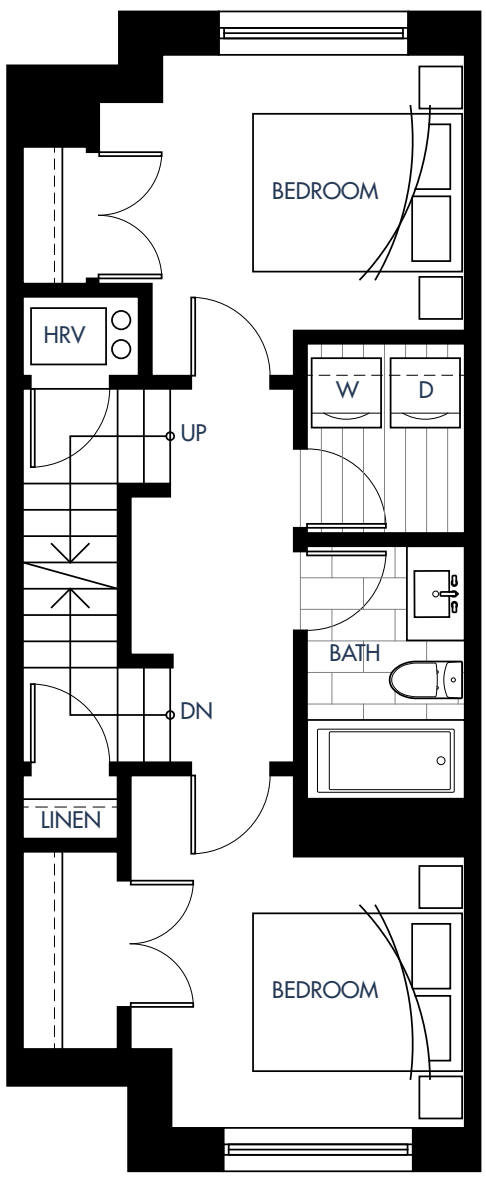

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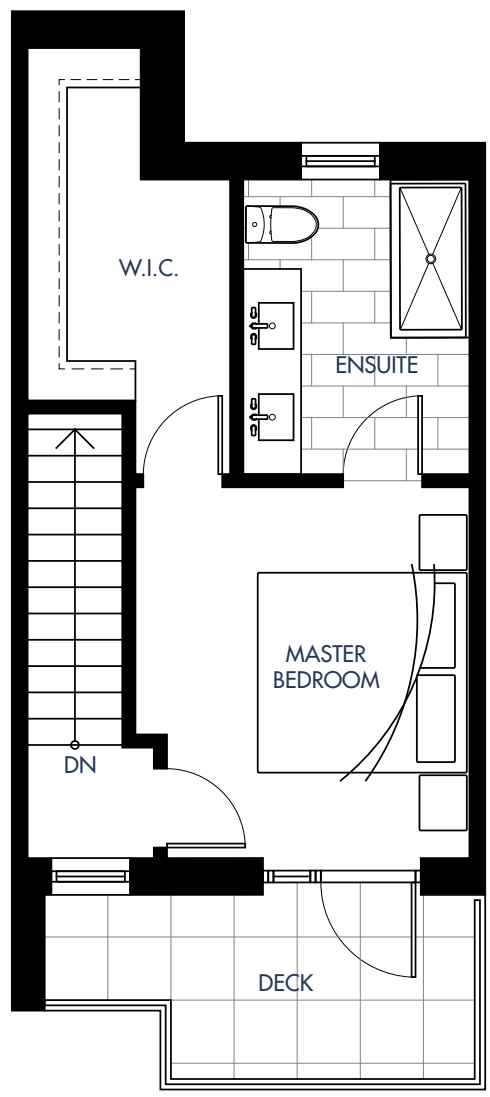

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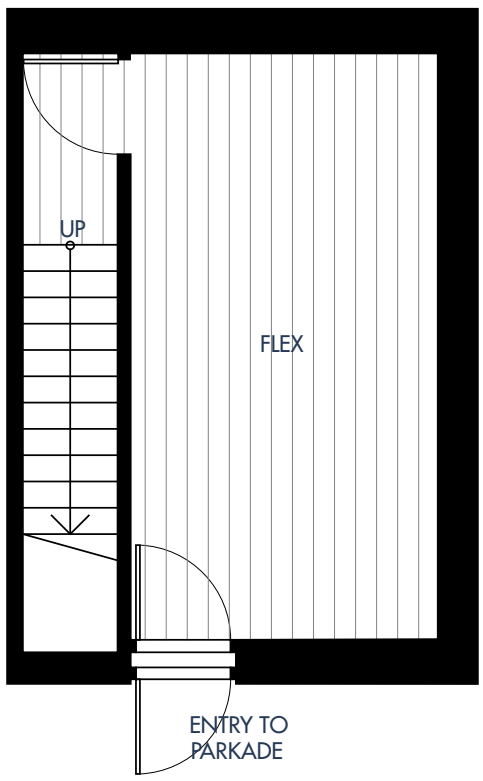
Plan C

3 Bed + 2.5 Bath + Flex Interior: 1694–1703 Sq Ft | Exterior: 256–319 Sq Ft

Upsize Your Life.



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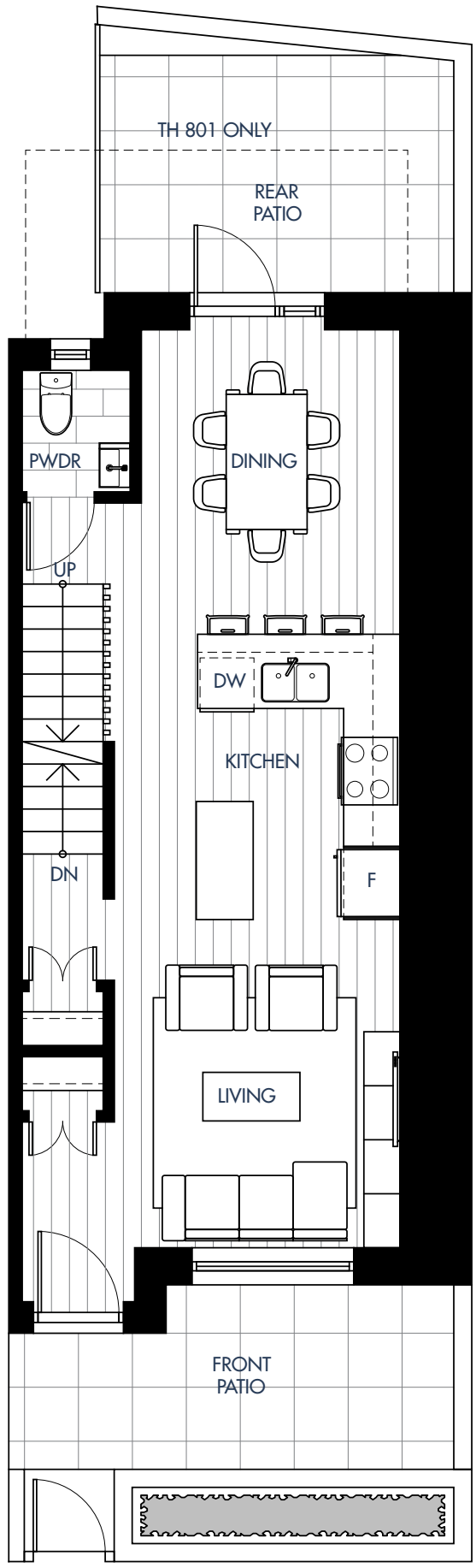

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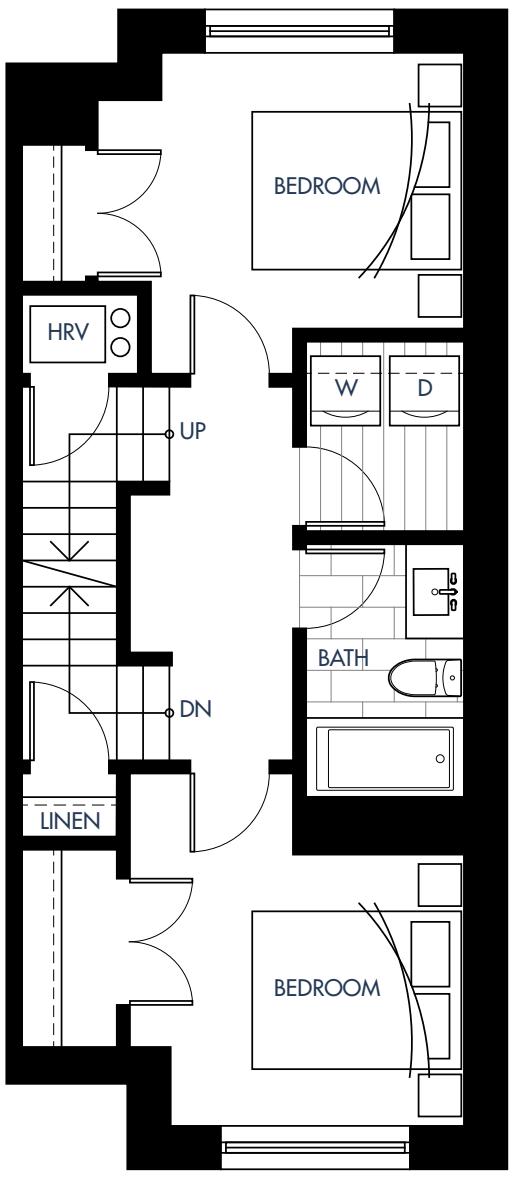

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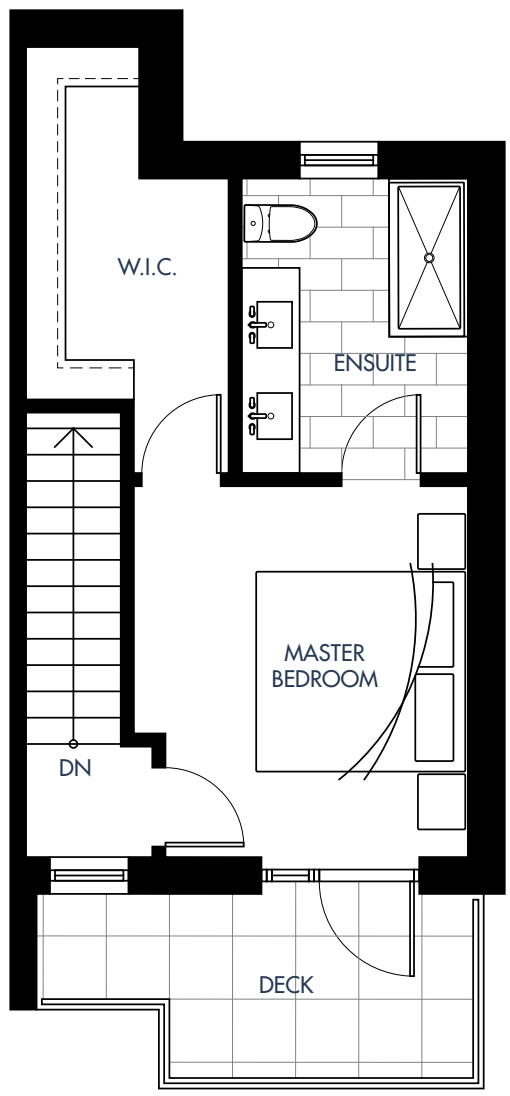

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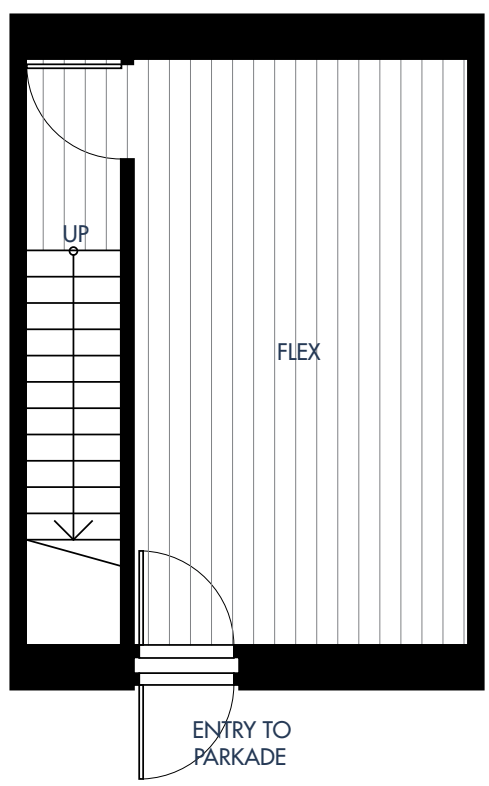
Plan D

4 Bed + 2.5 Bath + Flex Interior: 1796–1813 Sq Ft | Exterior: 168–334 Sq Ft

Upsize Your Life.



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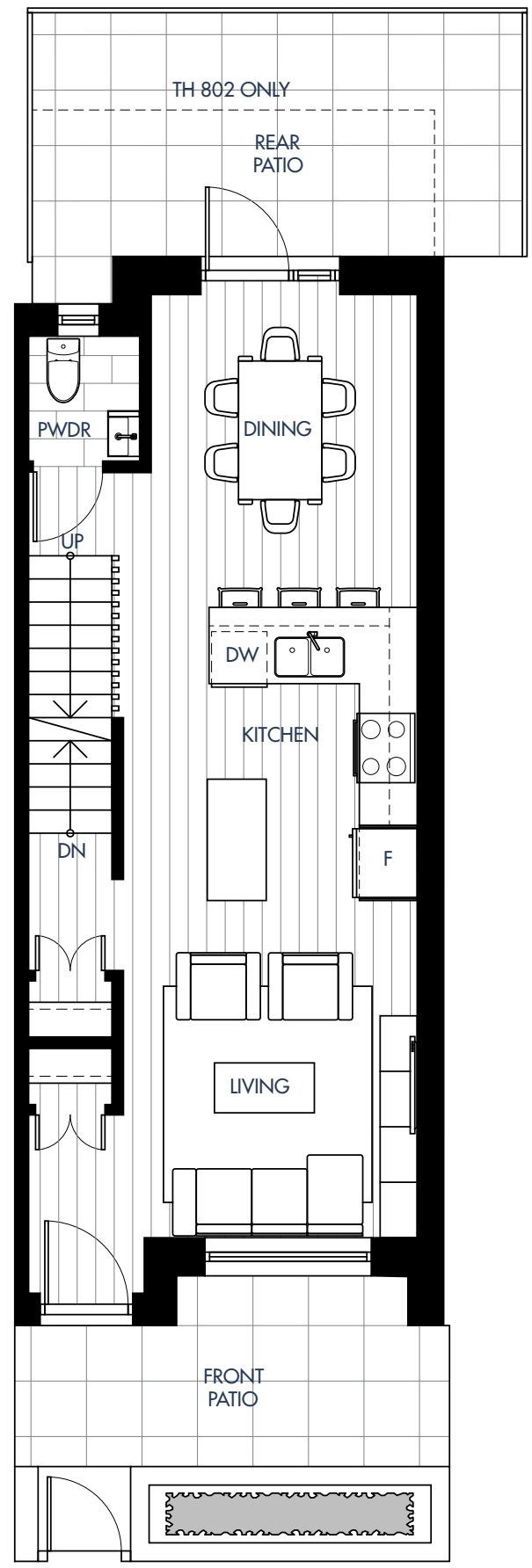

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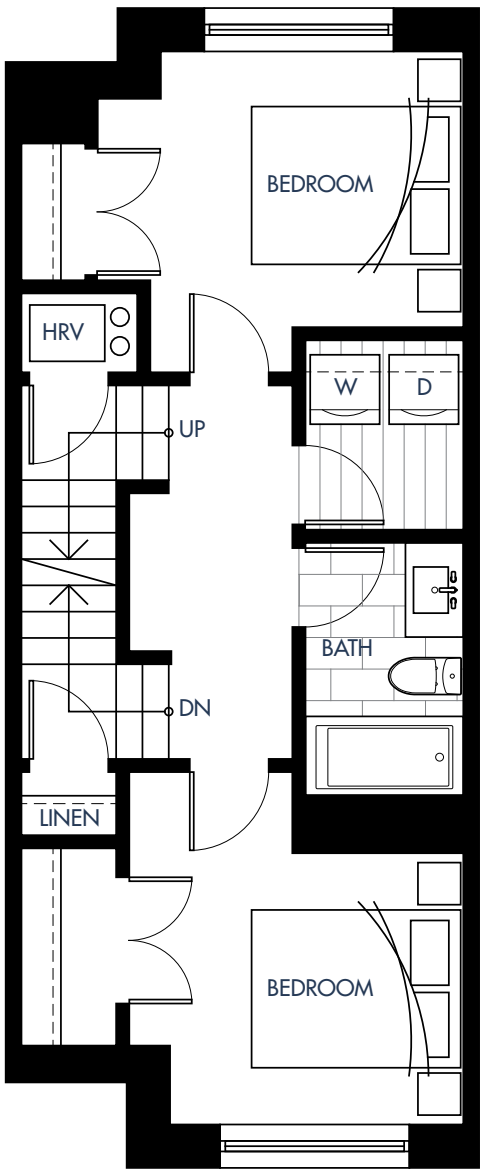

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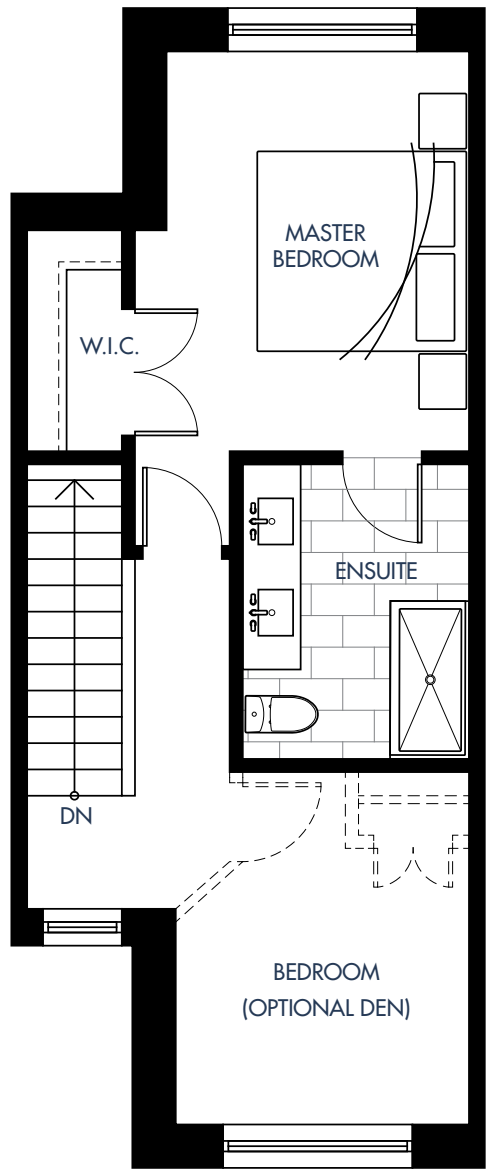

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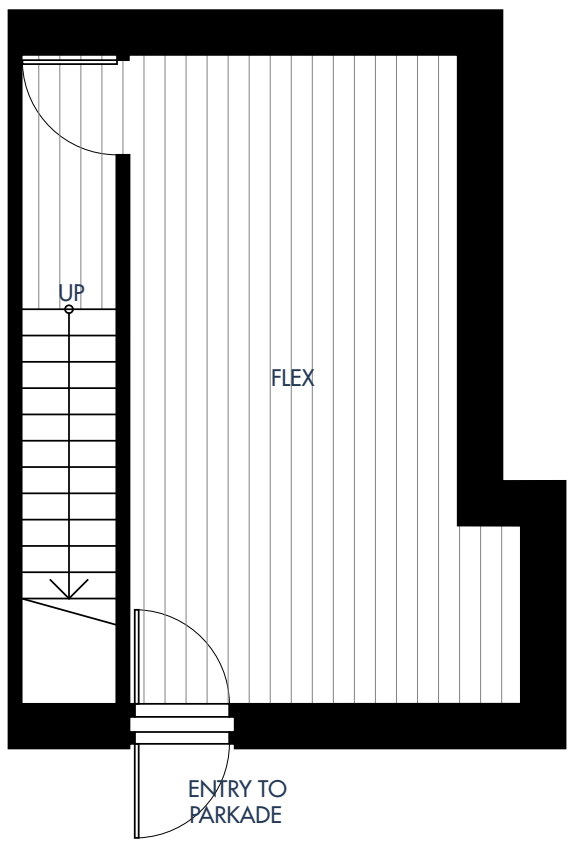
Plan E

3 Bed + 2.5 Bath + Flex Interior: 1812–1813 Sq Ft | Exterior: 313–315 Sq Ft

Upsize Your Life.



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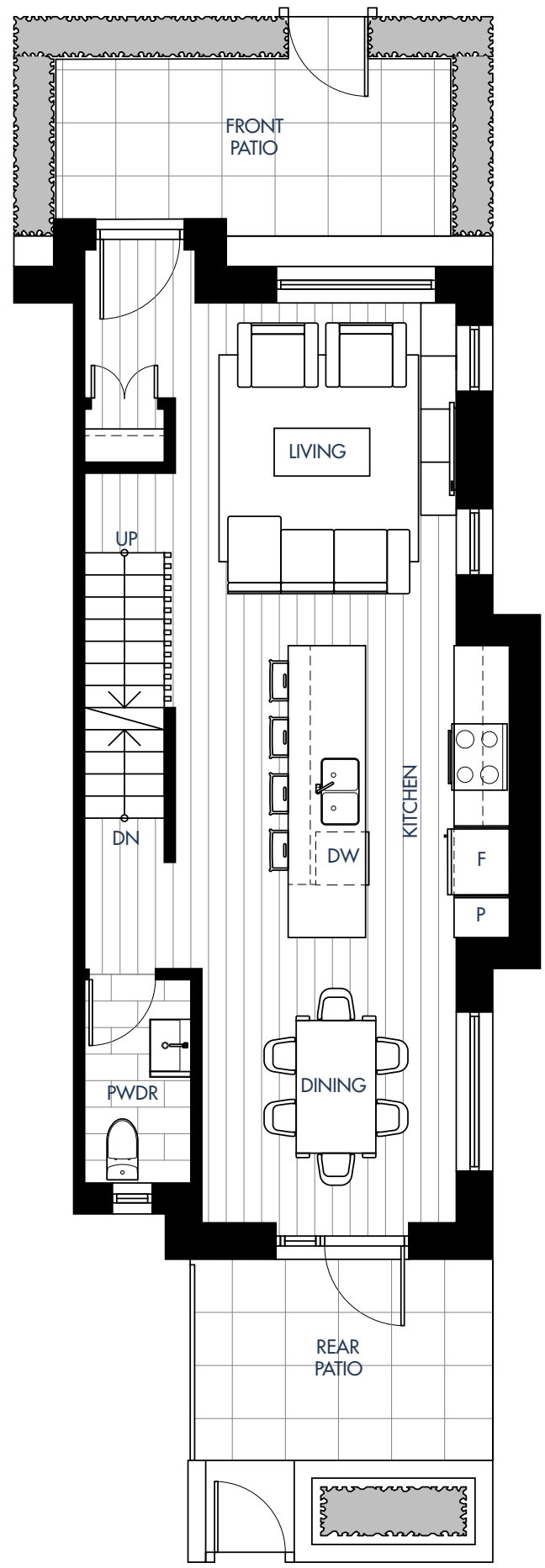

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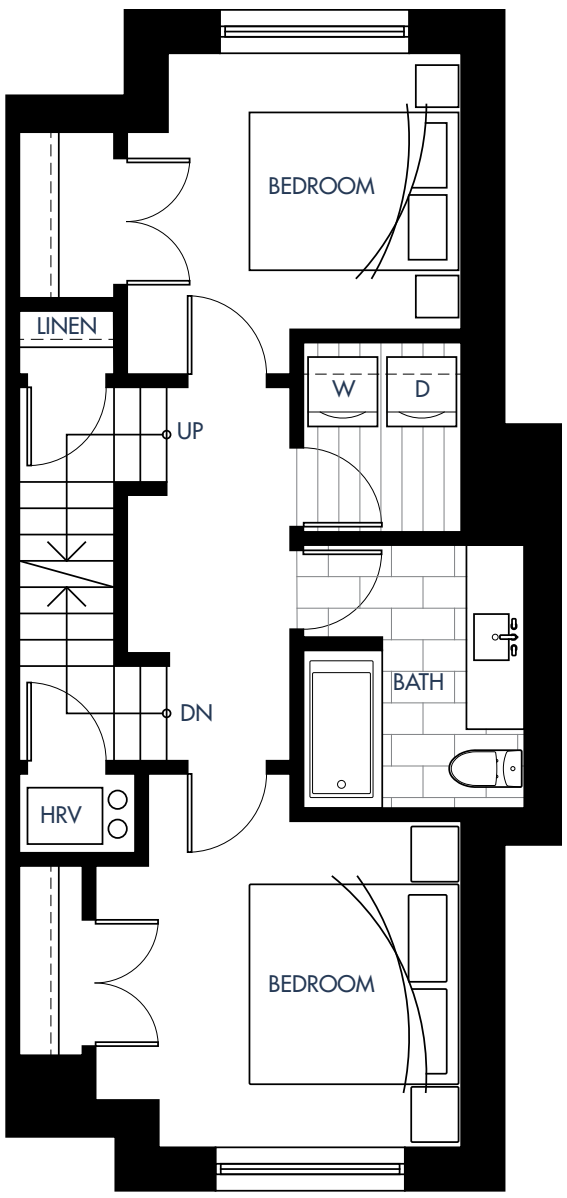

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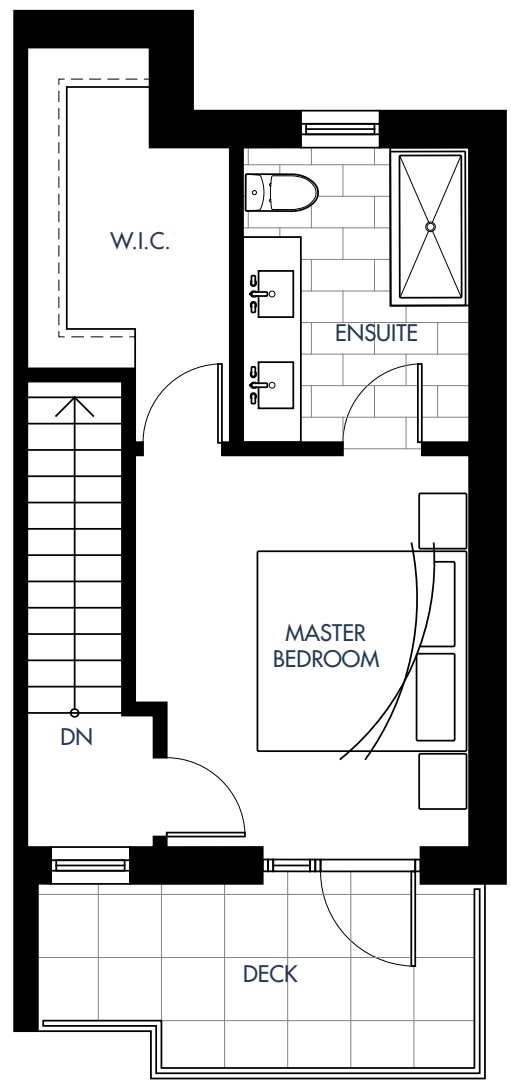

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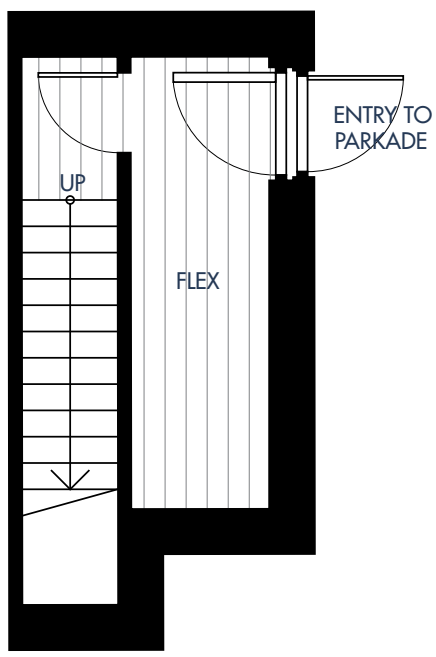
Plan F

3 Bed + 2.5 Bath + Flex Interior: 1653–1679 Sq Ft | Exterior: 290–304 Sq Ft

Upsize Your Life.



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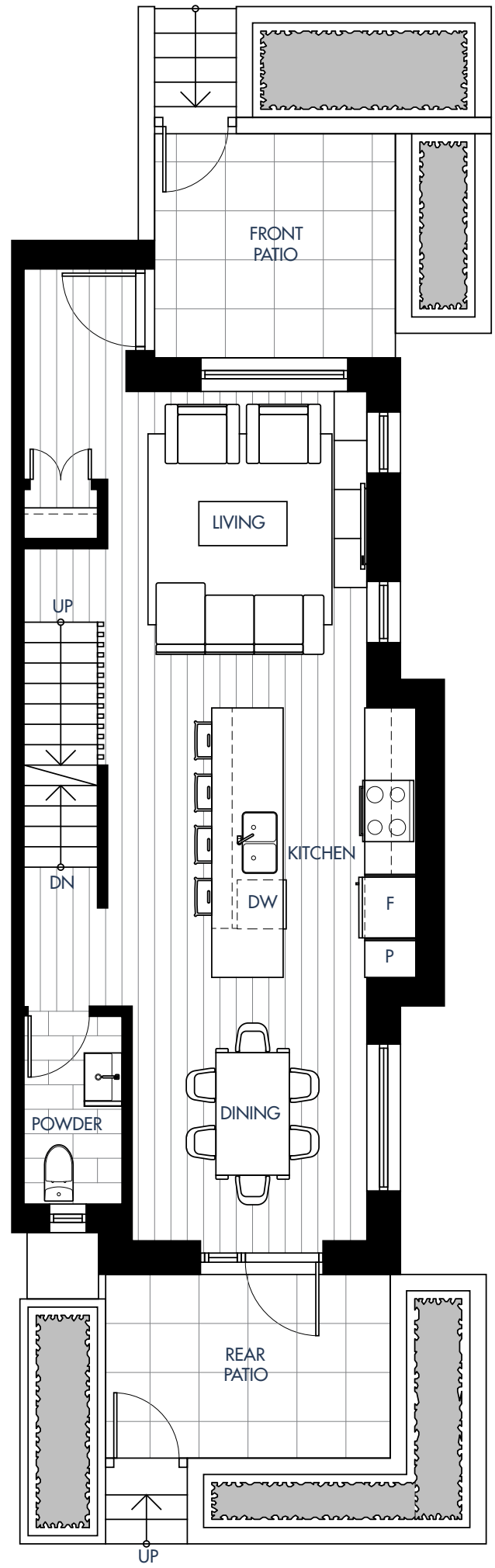

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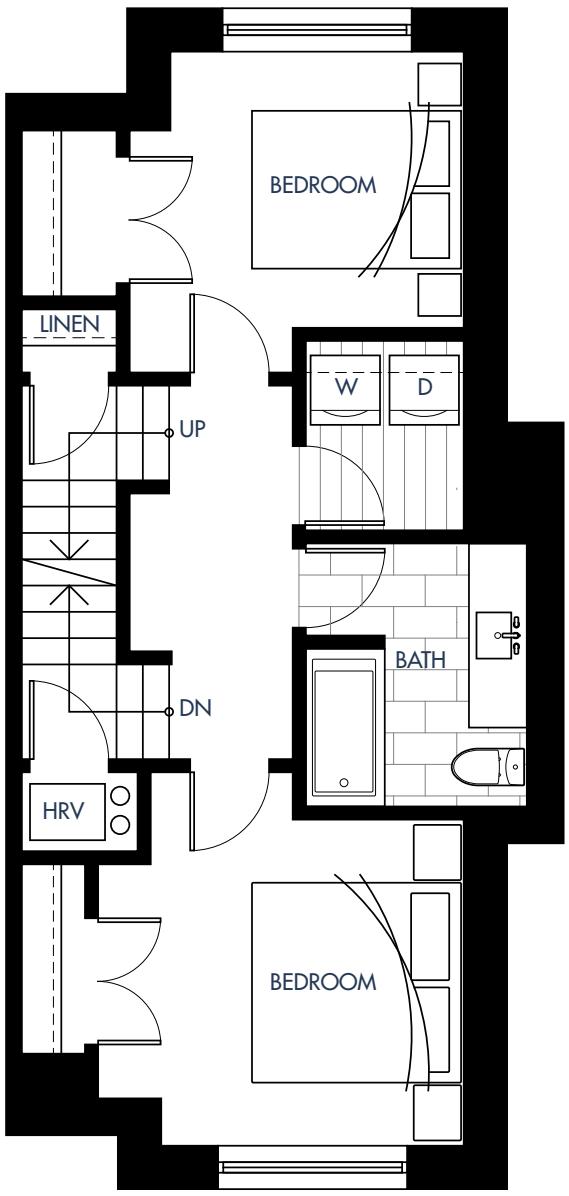

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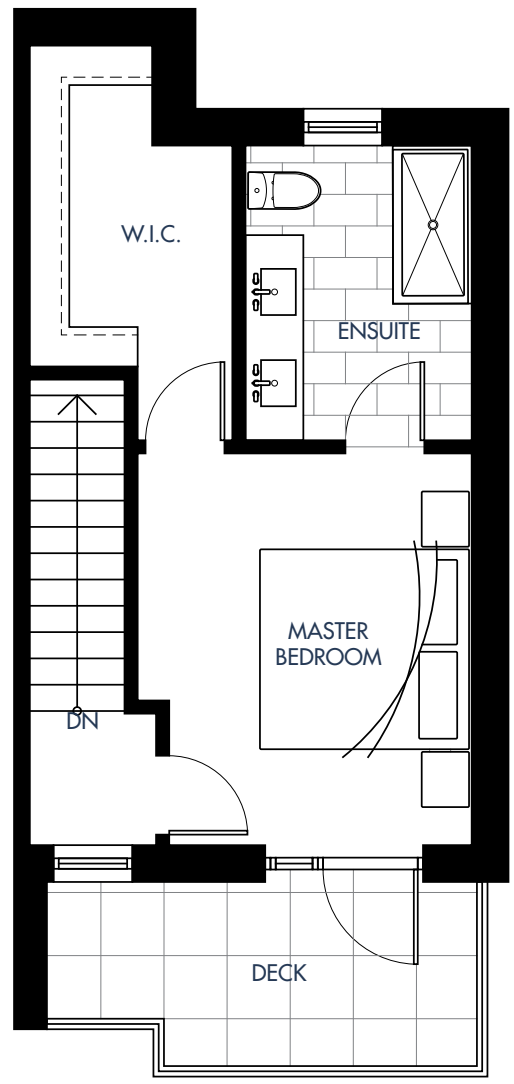

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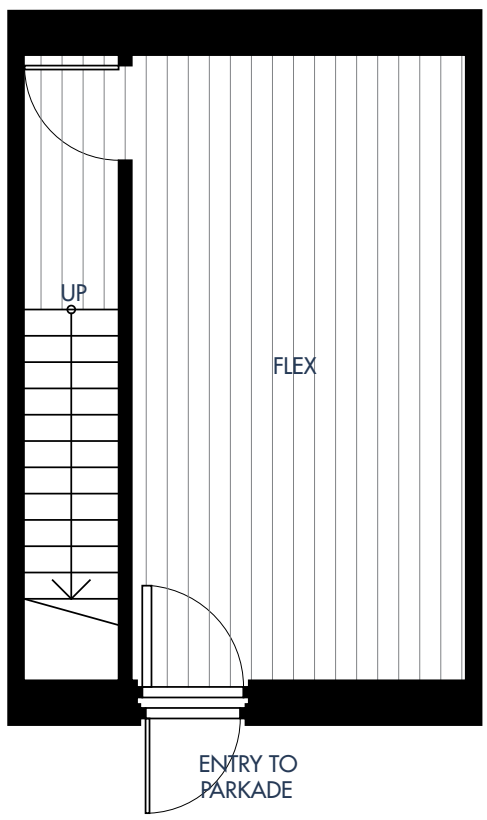
Plan G

3 Bed + 2.5 Bath + Flex Interior: 1753 Sq Ft | Exterior: 313 Sq Ft

Upsize Your Life.



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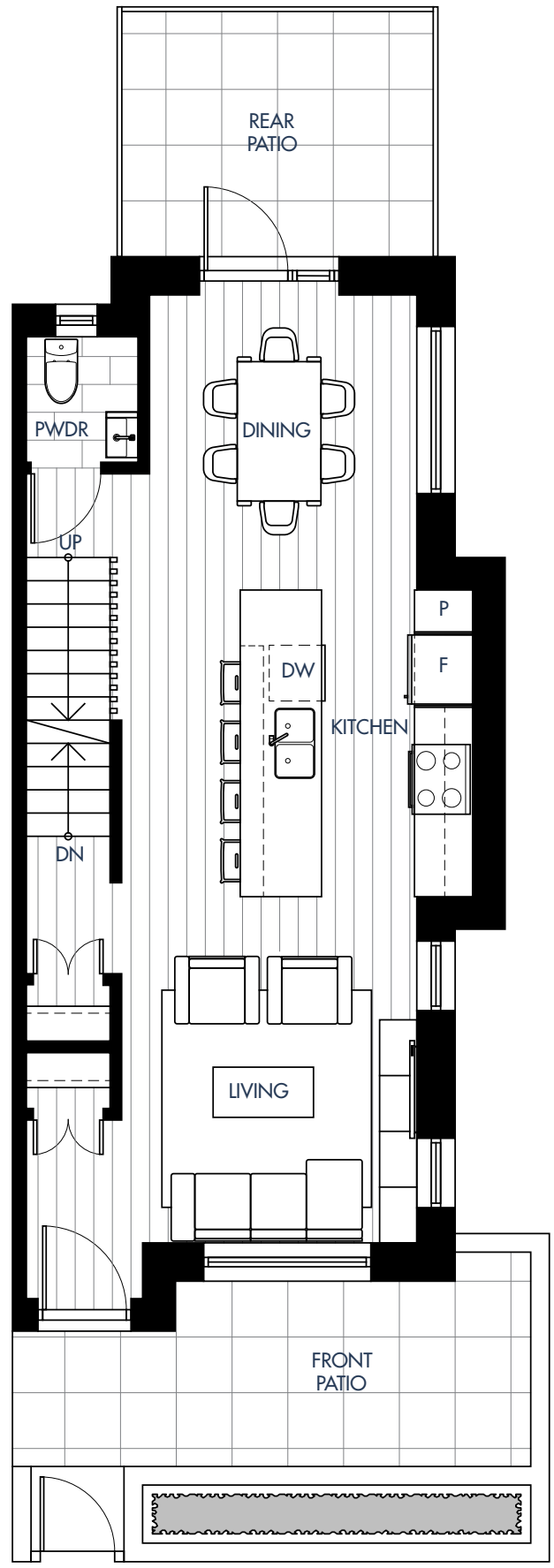

Level 1

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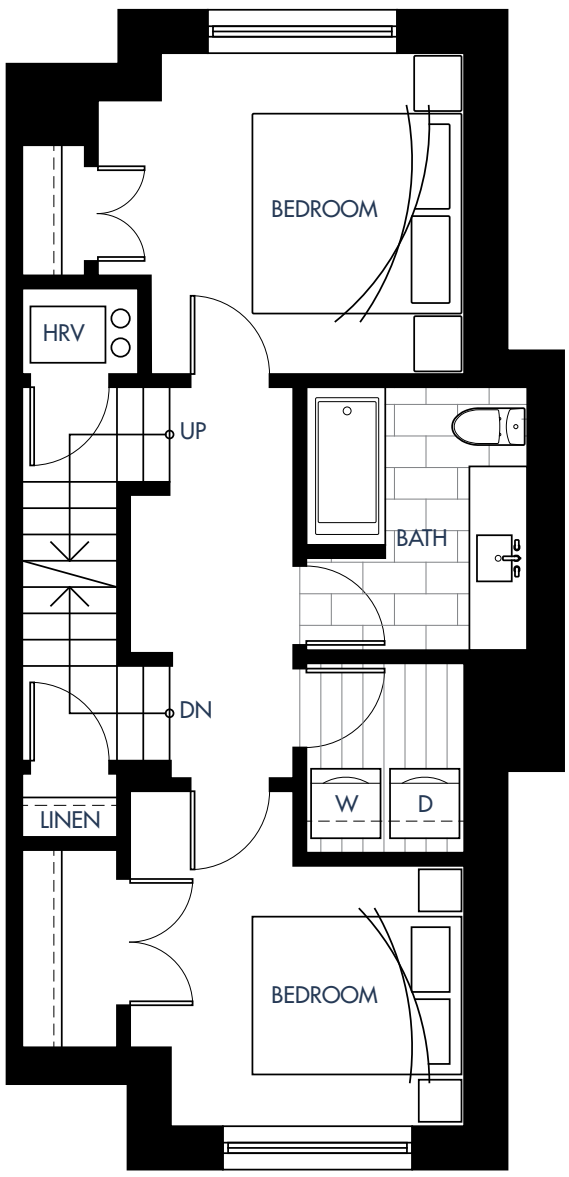

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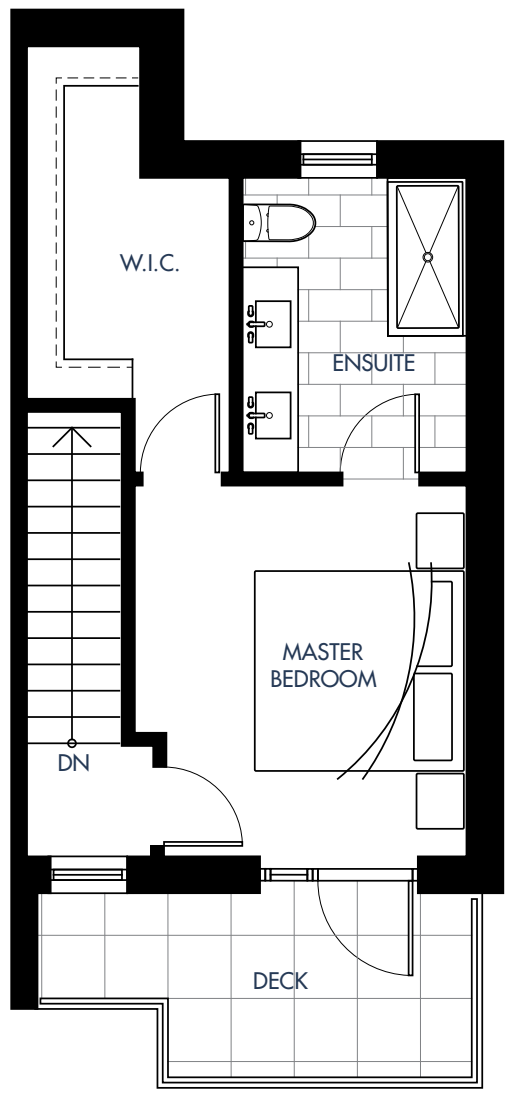

Level 3

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Plan H

4 Bed + 2.5 Bath + Flex Interior: 1863 Sq Ft | Exterior: 282–291 Sq Ft

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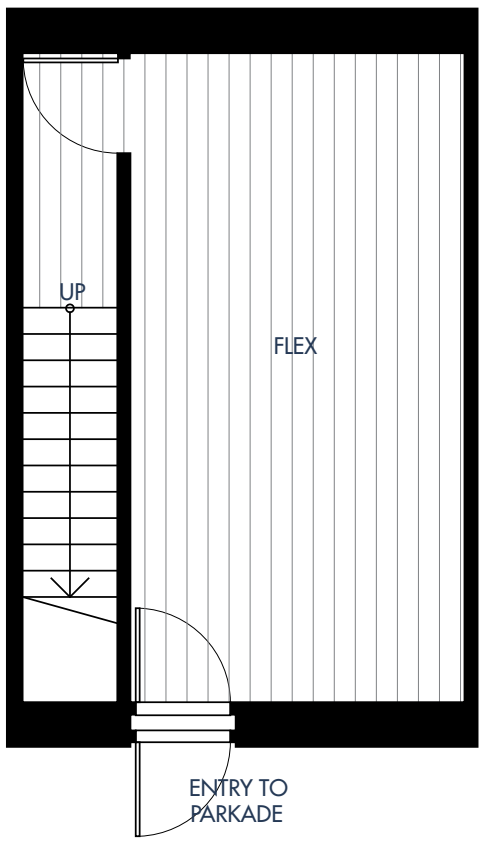

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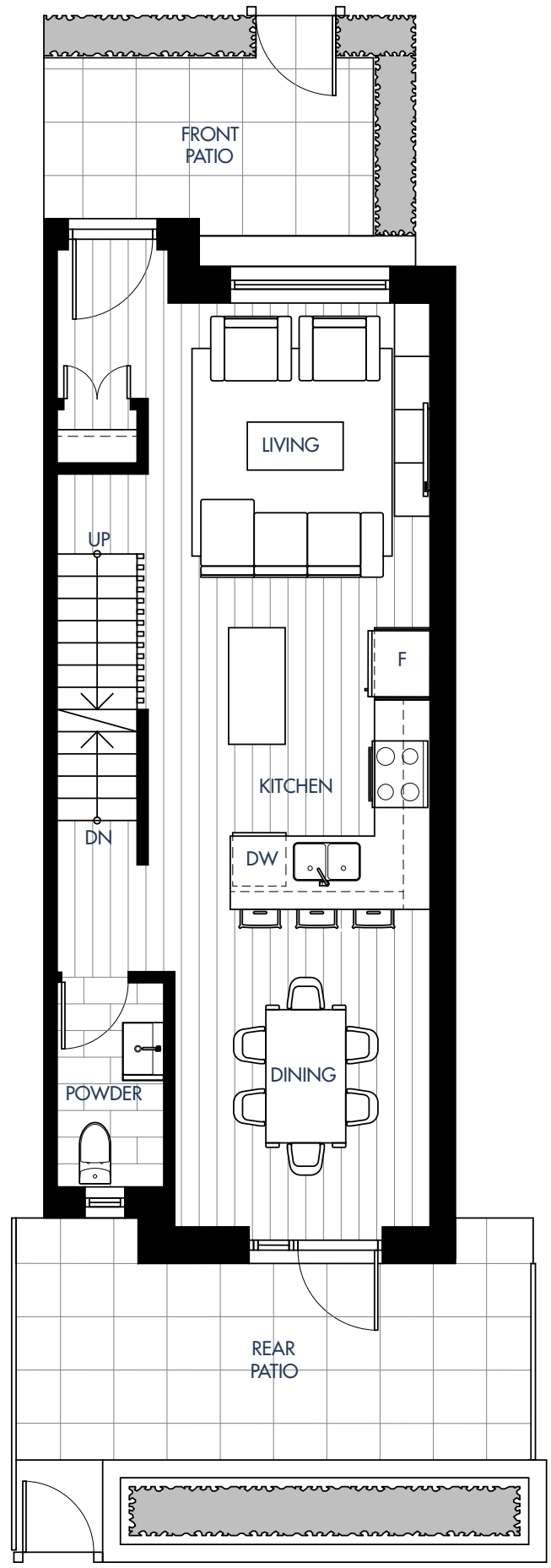

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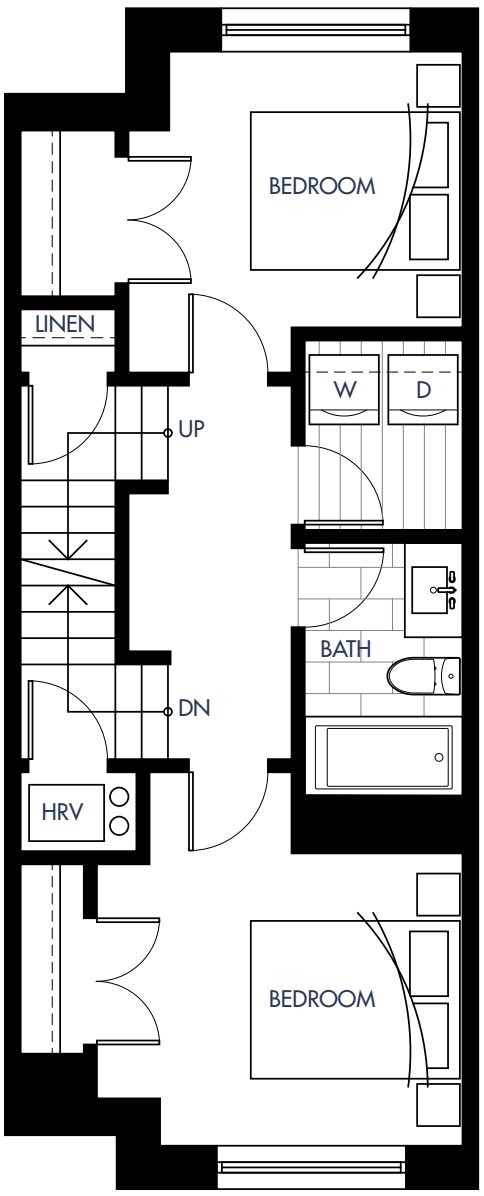

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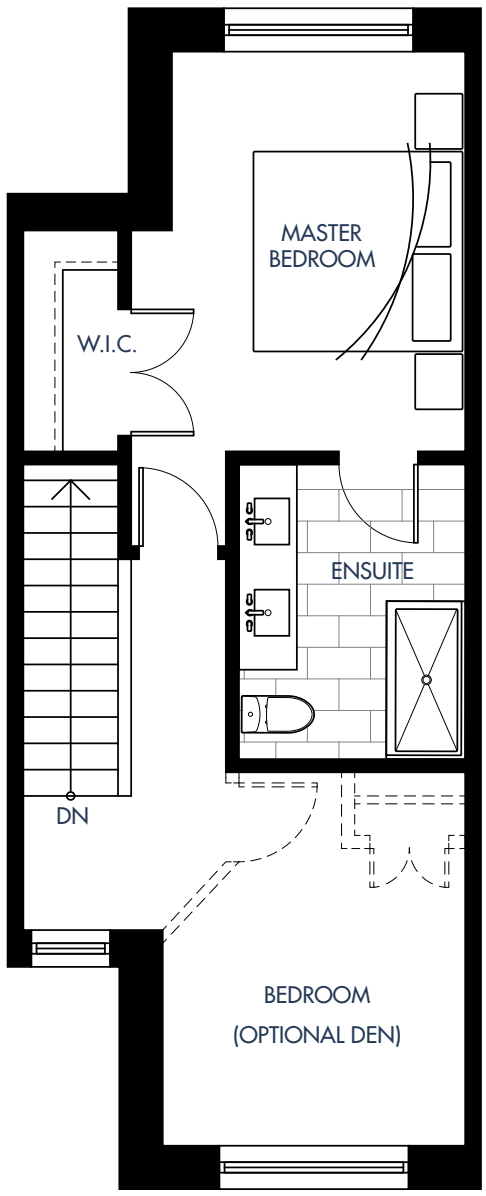

Level 3

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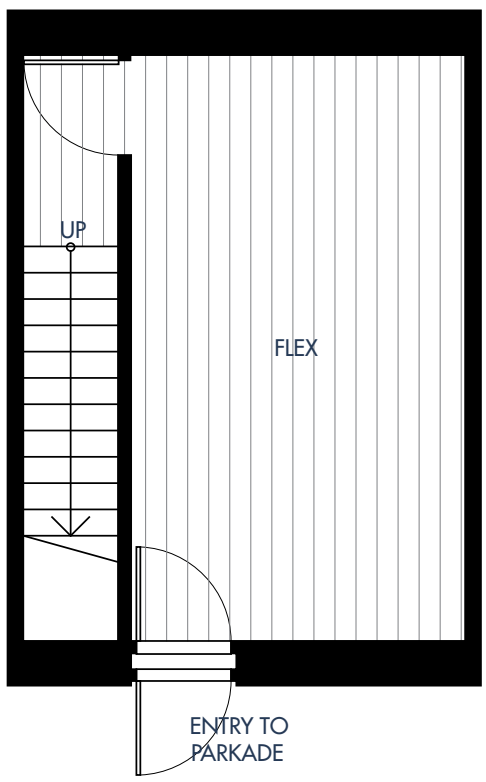
Plan J

4 Bed + 2.5 Bath + Flex Interior: 1828–1831 Sq Ft | Exterior: 208–216 Sq Ft

Upsize Your Life.



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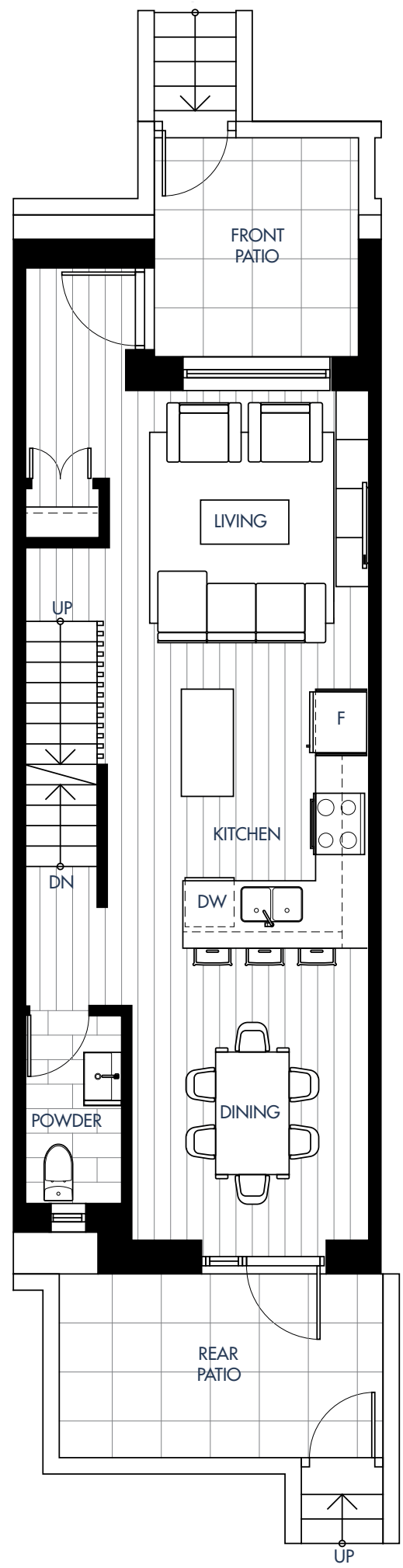

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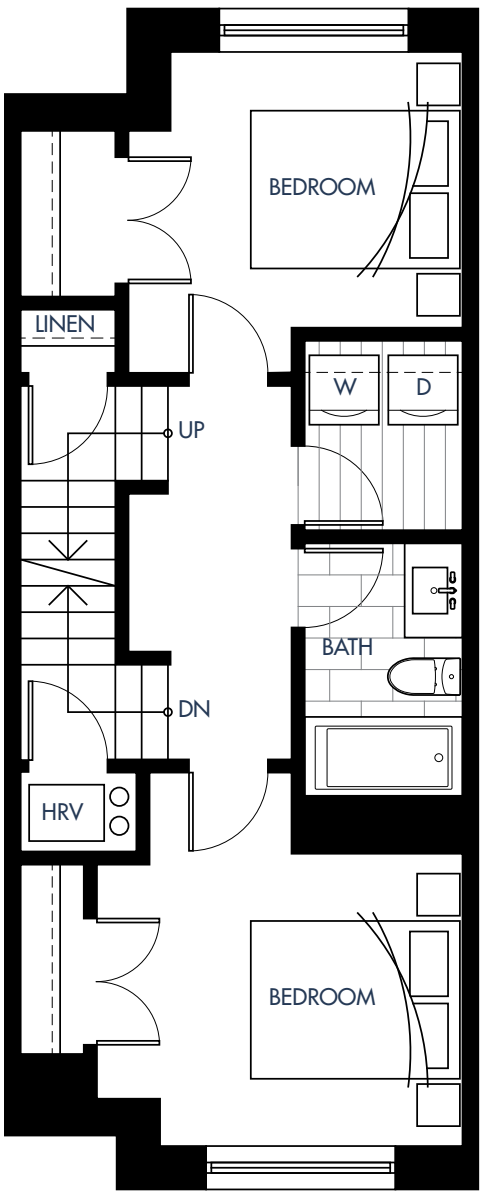

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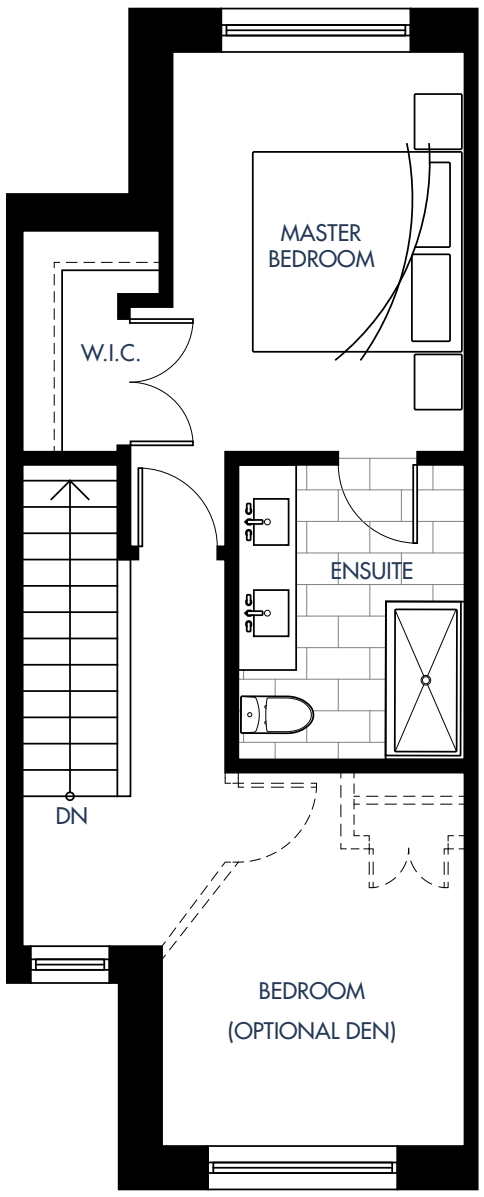

Level 3

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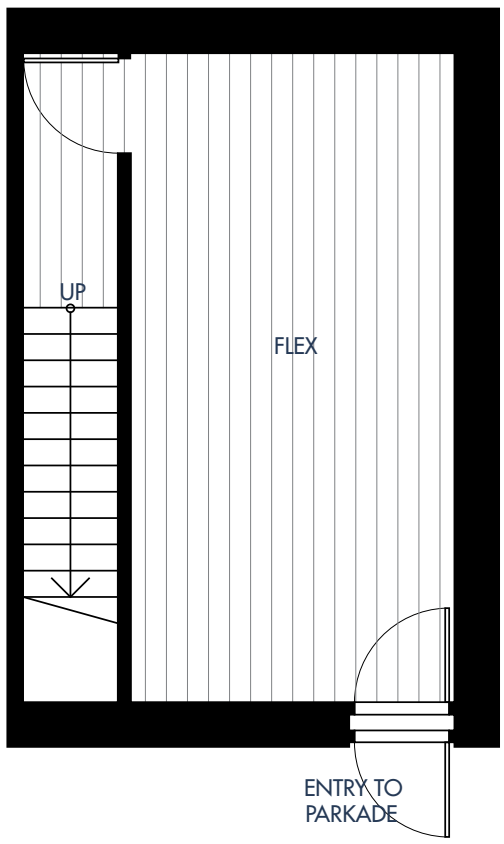
Plan K2

4 Bed + 2.5 Bath + Flex Interior: 2083 Sq Ft | Exterior: 287–293 Sq Ft

Upsize Your Life.



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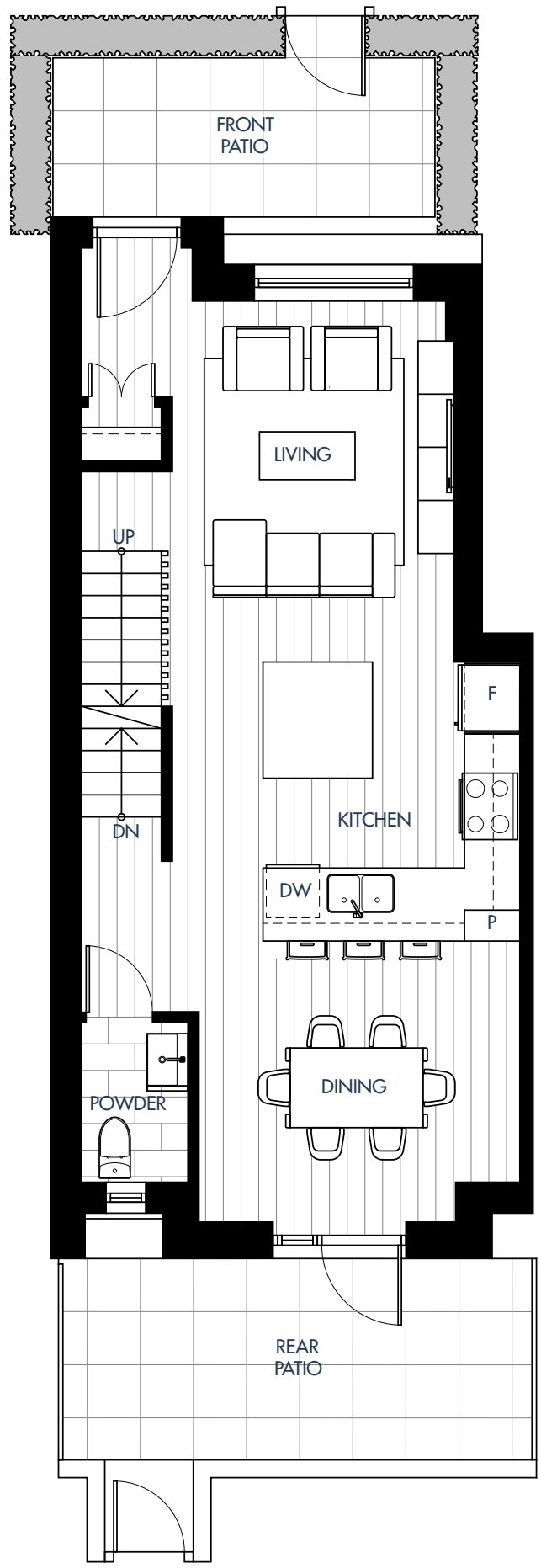

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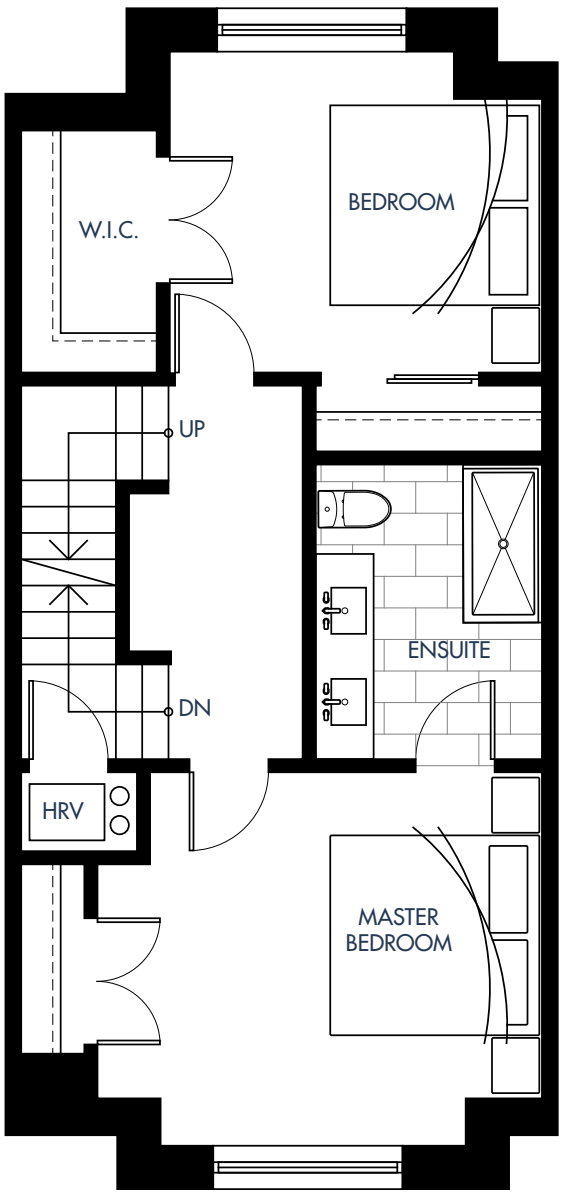

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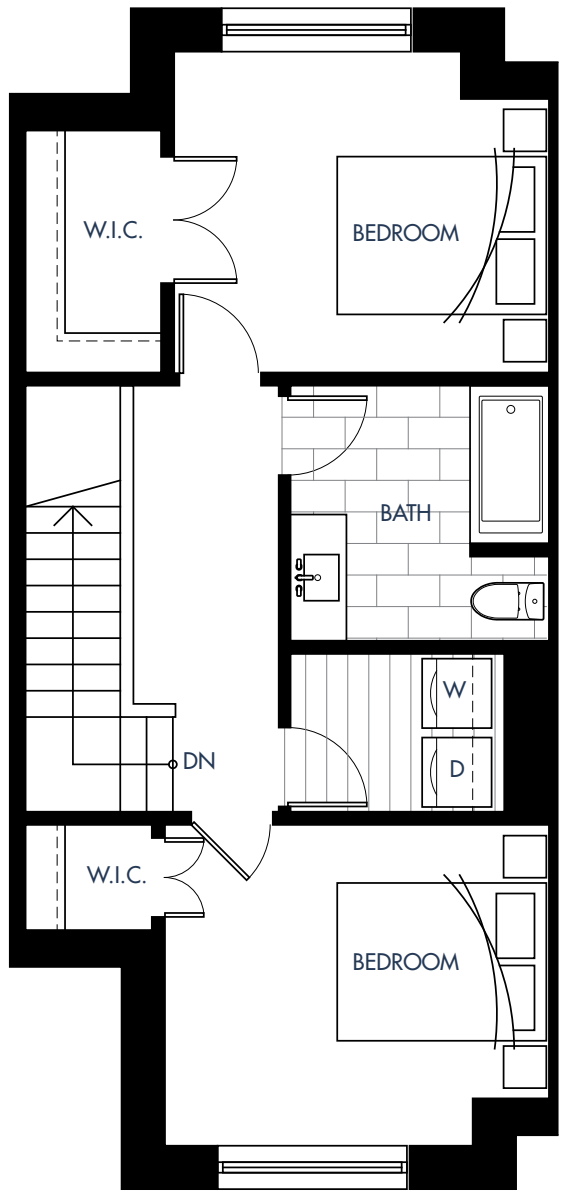

Level 3

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Plan L

3 Bed + 2.5 Bath + Flex Interior: 1666 Sq Ft | Exterior: 376–378 Sq Ft

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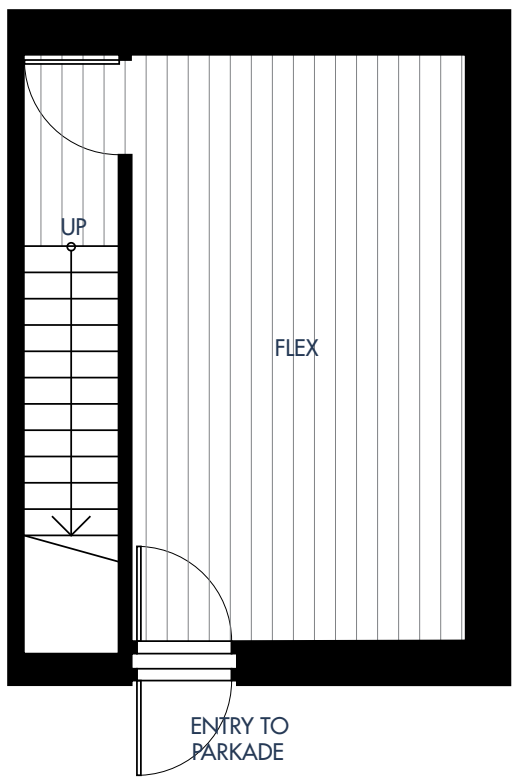

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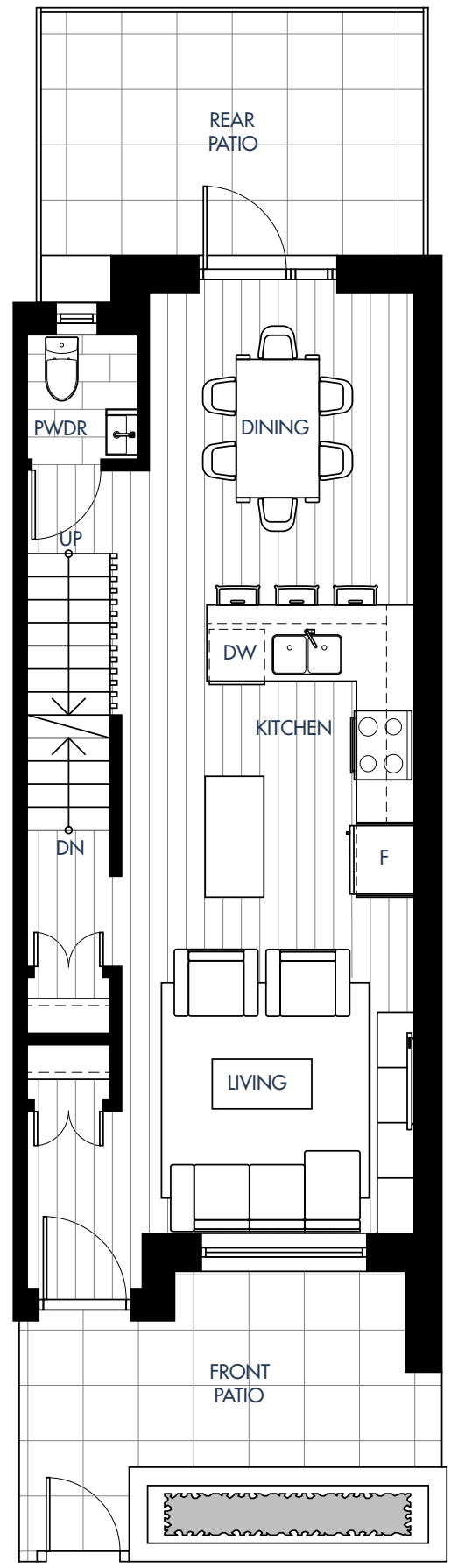

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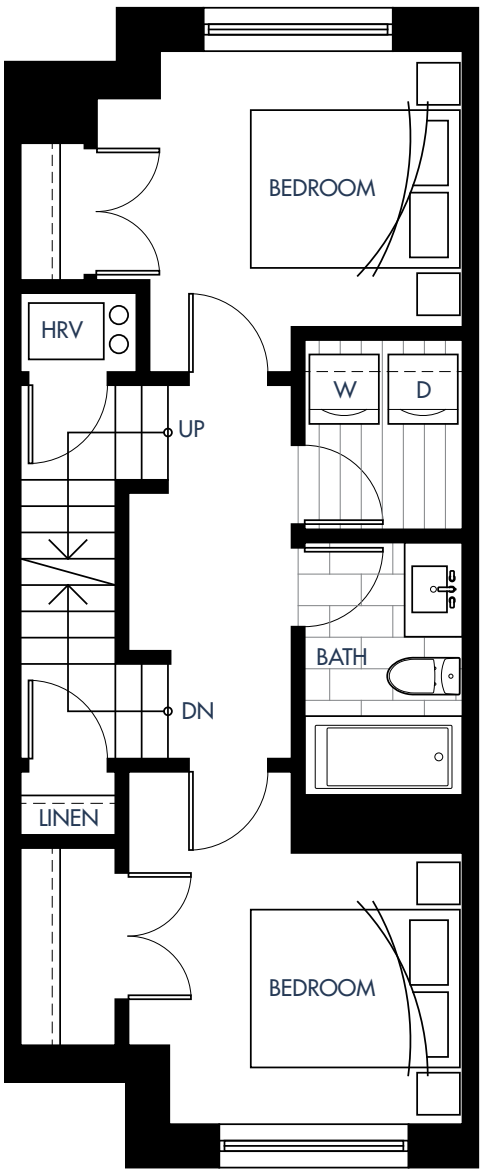

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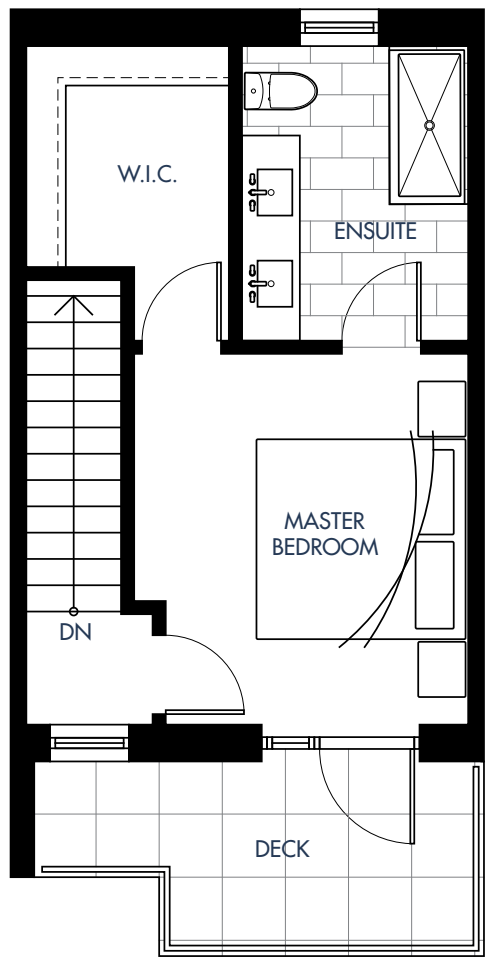

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Site Plan

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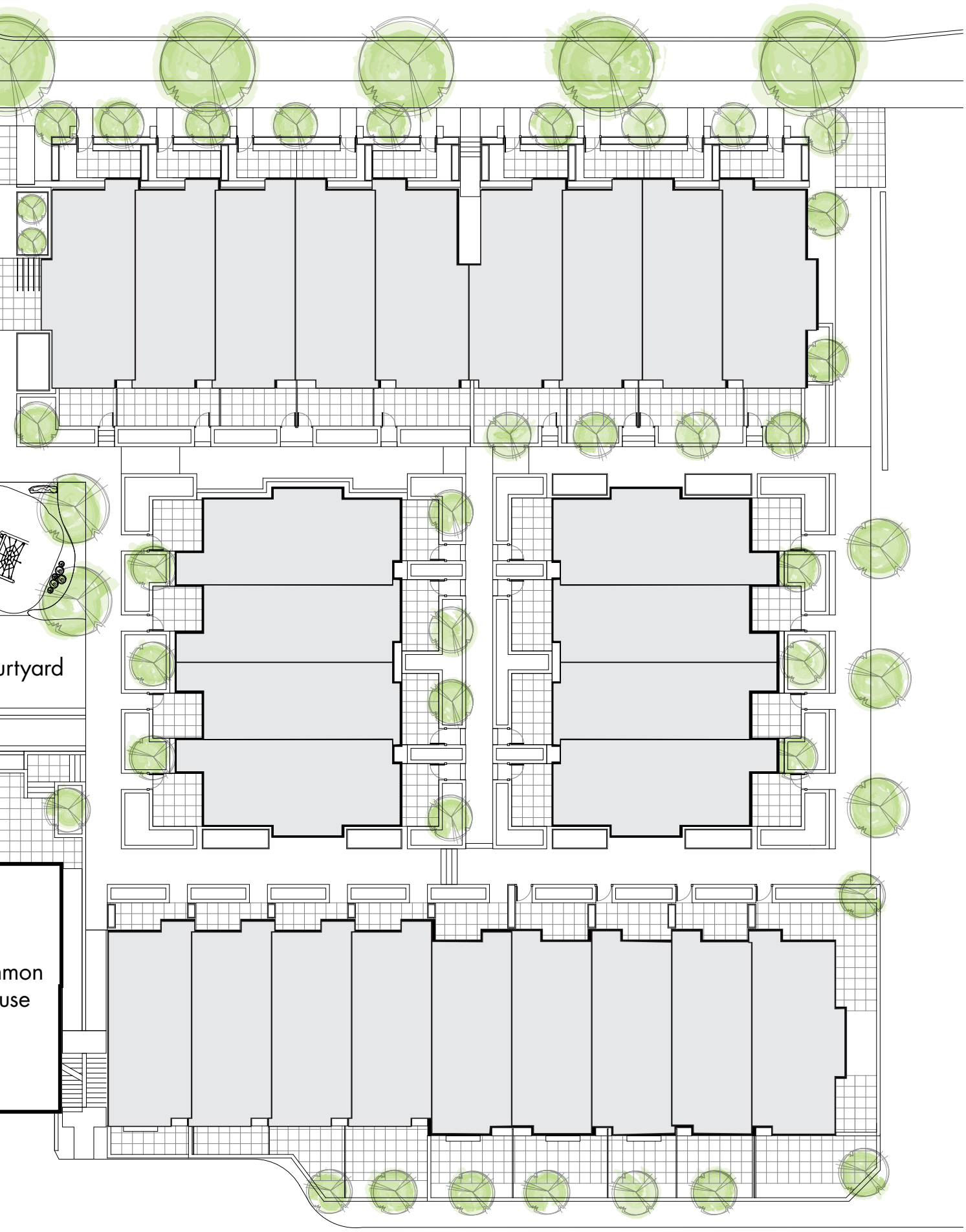

4 Bed

3 Bed

N

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With homes this spacious, we've got room for plenty of useful features.

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Features

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Simple Living

- Really big and functional floor plans
- European resilient plank flooring on lower and main levels
- 100% natural soft wool carpet on upper two levels
- Optional upgrade to resilient plank flooring on all levels
- Energy-efficient LED lighting throughout
- High-quality sealed triple glazed tilt and turn windows with roller shades
- Spacious storage room in all homes
- 27″ full-size, side-by-side stacking Whirlpool energy efficient washer and ventless heat pump dryer
- Select from two designer colour schemes
- Optional upgrade for air conditioning
- Optional upgrade for personal EV Charger in parking stall

Kitchen Experience

- Appliance Package:
  - 30″ Blomberg electric range
  - 30″ KitchenAid bottom mount fridge
  - Integrated Blomberg dishwasher
  - Faber slide-out range hood
- Upgrade Premium Appliance Package:
  - 32″ Fisher & Paykel bottom mount fridge
  - 30″ Fulgor Milano wall oven
  - 30″ Fulgor Milano induction cooktop
- 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. Optional upgrade for shower/tub combo
  - Italian concrete-look, large-format, hexagon floor tiles complement marble-style porcelain wall tiles
  - Double vanity with custom cabinetry with optional wall tile upgrade
  - Opening window in most ensuites
- Designer round 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 barbeques
- Outdoor children's playground
- Common walkways encourage community and neighbour interactions

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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 creative 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 are smart. Passive House methodology, well-crafted layouts, and details that improve everyday living all intertwined to produce homes for now and the future.

th Avenue Development Group Ltd.

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Eighth Avenue forms a partnership with innovative minds to present Skagen.

Cornerstone Architecture is a leading Passive House specialist in the Canadian design landscape. For decades, the Vancouver firm has lent its expertise to satisfy the practical and aesthetic demands of homeowners, committed to discovering the potential of a place.

Port + Quarter is a multi-award-winning boutique design agency. The firm believes that great design lies in finding the perfect balance between intricate detail and modern clean design, while introducing striking form to quotidian function.

Peak Construction Group For over 25 years, Peak Construction has specialized in the development and construction of wood-frame and concrete multi-family residential projects throughout the Lower Mainland of British Columbia.

Prospero International Realty Inc. founded by Robert H. Lee in 1979 and operated by his son Derek Lee for the past decade, is an integrated real estate company engaged in real estate sales and leasing, property management, development, investment, and syndication. The company, with over 150 employees, is well known for its extensive expertise within North American housing markets.

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Our choices define us, our environment, and the future.

Skagen is a decision to be better by focusing on sustainability, simplicity, and connection in a home that's forever.

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