



FEATURES + AMENITIES

Living here means more time to explore

FIRST IMPRESSIONS

- A community of 63 townhomes and garden suites situated directly across from the Spirit Trail and the brand new, master-planned Moodyville Park with over 4 hectares of green space, including a new pump track, viewpoint, trails, playgrounds, basketball courts and more...
- Modern, West-Coast design by award-winning, Shape Architecture featuring a gorgeous pallet of light and dark wood siding with stone accents
- Beautifully landscaped centralized courtyard opening directly on to Moodyville Park
- Exceptional indoor/outdoor living with all homes featuring landscaped patios and many boasting private rooftop decks with stunning views
- Multi-functionally designed Amenity Room
- Additional natural light provided by skylights in expansive 14ft vaulted ceilings*
- Easy walking distance to the eclectic Queensbury shops and restaurants, or a quick stroll down to vibrant Lower Lonsdale and the Shipyards District
- Short drive to some of the world's best hiking and biking trails
- Easy access to major transit routes and only a 12-minute commute to downtown Vancouver by SeaBus with access to the Canada Line & YVR
- EV charging roughed-in for all secured underground parking spots

3 ARTFULLY SELECTED COLOUR PALETTES BY AK DESIGN

WHITE: Fresh. Minimal. Modern.

Bright white millwork with polished chrome fixtures, brushed nickel hardware with combination of white and soft grey tiles.

WOOD: Warm. Natural. Modern.

Modern mix of oak and white millwork with polished chrome fixtures and brushed nickel hardware with a combination of white and soft gray tiles.

BLACK: Sleek. Stylish. Modern.

Luxurious combination of black and white millwork with matte black fixtures and hardware with combination of white, black and soft grey tiles.

INTERIOR COMFORTS

- Under cabinet lighting for illuminated workspaces
- Expansive windows for incredible natural light
- Engineered hardwood in all main living areas
- Plush carpet in all bedrooms
- Full-sized, high-efficiency LG washer and dryer*

GOURMET KITCHENS

- Large islands for family-style cooking and entertaining*
- Fully integrated appliance package from Fisher Paykel including:
 - 36" integrated French door refrigerator* or 30" integrated refrigerator
 - 30" 5 burner gas cooktop
 - 30" wall oven
 - 24" Integrated dishwasher for a clean look
 - Built in microwave or over the range combination microwave and hood fan
- Sleek flat cabinet doors in white, wood or black with soft-close drawers
- Easy to maintain, custom Corian countertops with seamless backsplash
- Large undermounted stainless steel sink with modern pull-down spray faucet

BEAUTIFUL BATHROOMS

- Custom vanity with large drawers for maximum storage
- Seamless custom Corian countertops with undermount sinks
- Dual-flush, high efficiency toilets for smart water consumption
- Full height glass enclosures on all walk-in showers
- Large format, naturally textured wall and floor tile with modern mosaic tile shower floor
- Fixtures in chrome or matte black to accompany chosen colour scheme

PEACE OF MIND

- Comprehensive 2-5-10 warranty insurance 2-year materials and labour warranty
- 5-year building envelope warranty
- 10-year structural warranty
- Sustainable demolition and building practices ensuring minimum environmental impact
- Gated underground parking with secure access and ample lighting

FEATURED UPGRADES

- West Coast modern-inspired tongue and groove wood vaulted ceilings in main living areas*
- Air Conditioning*
- Secure, 2 car parking enclosures with storage and direct home access*
- Options for large storage*

*AVAILABLE ON SELECT HOMES – Ask your Sales Specialist for details.