

# FEATURES

## FRONT & CENTRE

- Situated at Leigh Square in Downtown Port Coquitlam
- Adjacent to Port Coquitlam's City Hall and the future newly revitalized Leigh Square
- Urban convenience within Downtown Port Coquitlam and beyond:
  - **1min** walk to City Hall & Donald Pathway
  - **5min** walk to PoCo Community Centre
  - **10min** walk to the West Coast Express
  - **10min** drive to Coquitlam Centre and Coquitlam Central SkyTrain Station

## DESIGNER INTERIORS

- Interiors expertly designed by Portico Design Group
- Two modern and sophisticated colour schemes in classic light and dark tones
- Overheight 9' ceiling height
- Luxury vinyl plank (wood-look) flooring throughout living and bedroom areas.
- Large balconies & terraces
- Modern roller-blinds throughout with blackout shades in bedroom and 3% openness in living spaces.
- Air conditioning available for year-round comfort
- General Electric high efficiency front-load washer/dryer
- Sustaining energy recovery ventilator (ERV) unit for fresh air circulation and humidity control

## MODERN KITCHENS

- Modern designed kitchens with custom laminate soft-close cabinetry and integrated under-cabinet lighting
- Engineered Vicostone quartz countertop
- Large format porcelain tiled backsplash
- Cabinet lazy susan in select homes
- Removable cutlery dividers
- Under sink waste and recycling centres
- **Premium SMEG Appliance Package**
  - All Appliances Made in Italy
  - Modern Efficient Refrigerator:
    - 24" in Studios
    - 30" in 1-Bed and 2-Bed Homes
    - 48" in Select Homes
  - Professional Induction Range
  - Integrated Dishwasher
  - Slide-out hood fan

## TRANQUIL BATHROOMS

- Soft-close millwork laminate vanity
- Sophisticated porcelain wall and floor tile
- Relaxing soaker tub
- Primary bathrooms and ensuites feature:
  - Walk-in shower with glass enclosure
  - Rainfall shower and wand combo
  - Custom millwork

## DESIRABLE AMENITIES

- Over 7,500 SF of Indoor & Outdoor Amenities
- Indoor Social and Dining Lounge with full-service kitchen and private coworking room
- Private working rooms on all levels
- Outdoor terrace for recreation and socialization:
  - Landscaped lounge areas
  - Outdoor fire pit with relaxation area
  - Outdoor cooking and dining areas protected by pergolas suitable for large groups
  - Outdoor children's play area
  - Community garden plots
- Secure Bicycle Workshop Lounge, Bike Storage & Bike Wash Station
- EV Car Share
- 4 E-Bike Share (2 E-Bikes with Cargo Capability)
- Dog Wash Station
- Parcel delivery mailboxes

## PEACE-OF-MIND

- Northstar Development Customer Care Warranty:
  - 2-5-10 New Home Warranty
- Secure building entry system with entry phone, security cameras and key fob
- Expertly built by Edge Construction