

### → Connected Community

- Welcome Home to Ashton – perfectly situated in a new masterplanned community – Lynn Creek Village – the heart of the North Shore's newest neighbourhood, Lynn Creek
- Lynn Creek Village will complete the neighbourhood transformation by bringing over 25,000 square feet of new commercial retail, grocery, daycare, restaurants and public plaza space to the community
- Step out your door to an expanded Marie Place Park, stroll along the greenway linear park connector to biking and hiking trails, shopping and the Phibbs exchange transit hub
- Meet friends and neighbours at the new Lynn Creek Community Recreation Center across the street
- Just a short drive to year-round recreational activities on the North Shore mountains
- Easy access to major highway connections, Marine Drive Rapid Bus, the Lonsdale Quay SeaBus terminal and public transit routes throughout the Lower Mainland and YVR

### → First Impressions

West Coast contemporary design is showcased across the two buildings with dramatic overhangs, timeless brick facades and natural wood beam accents highlighting the two distinct over-height lobby entrances. Energy efficient double glazed windows, rain-screen building envelope design and a fossil free mechanical system provide for a reduced carbon footprint and greener lifestyle.

### → Refined Interiors

- Two striking colour schemes to choose from – Ash and Oak
- Over height ceilings up to 9'
- Wide plank laminate wood flooring throughout
- Ample bedroom closets with upper shelf for organization
- Blinds on all windows for privacy
- Interior doors feature contemporary smooth finish design with polished chrome lever handles
- Heat pump heating and cooling system

### → Spa-Like Bathrooms

- Modern embossed laminate cabinets in wood grain or matte finish
- Ensuites boast walk-in showers with frameless glass doors, rain shower heads with hand held wands, decorative product niches and slender designer wall sconces in frosted glass\*
- Vanities feature quartz countertops with dual undermount sinks and separate mirrors (floor plan specific)
- Oversized marble-look porcelain tiled floors and shower wall
- Main bathrooms feature relaxing soaker tub with full height tile surround
- Stylish polished chrome hardware and bath accessories throughout

### → Contemporary Kitchens

- State of the art smart technology appliance package :
  - 33" stainless steel french door refrigerator
  - 30" induction cooktop
  - 30" built-in stainless steel wall oven
  - 24" dishwasher with integrated cabinetry panel
  - 30" 400 CFM pull-out stainless steel hood fan
  - Built-in microwave with trim kit
- Modern embossed flat panel, soft-close cabinets, featuring integrated pull, full extension drawers, undermount lighting and decorative niches
- Polished quartz countertops with sleek ceramic tile backsplash
- Free standing centre island with bar seating\*\*
- Undermount stainless steel sink with single lever, pull-down sprayer faucet

### → Lifestyle Amenities

- Elegant lobby lounge with custom fireplace feature wall and soft seating
- Co-Working room with meeting table and individual offices
- Social lounge with catering kitchen, two large screen TV's, plush lounge seating and bar-height dining
- Designated dog washing/grooming room
- Bike wash and maintenance room with tools and stand

### → Convenience and Peace of Mind

- Secure storage locker with E-bike/scooter charging capability conveniently located on each floor
- Parking stall includes rough-in for level 2 EV charger
- Secured keyless lobby entry phone system with floor-controlled access
- Video surveillance for enhanced security
- Gated well lit secure underground parking with designated visitor parking area
- Hard wired smoke detectors, carbon monoxide monitors and fire sprinklers in all homes and common areas
- Comprehensive 2-5-10 warranty backed by Travelers Insurance Company of Canada :
  - 2 years material and labour
  - 5 years building envelope
  - 10 years structural components

\* 2 Bedroom homes only, \*\* Except in A2 and B2 layouts

Features may vary from home to home depending on floorplan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E & O.E.