

Welcome Home  
To Ladner Village.



# The Crossroads of Yesterday & Today.

Some places are so special you never want to leave. They exude a timeless beauty and comfort that can't be replicated. Ladner Village, with its historical storefronts and friendly ambiance, is one of those places.

Bridge & Elliott by Headwater uniquely emerges in the midst of this charm, intersecting contemporary design with a classic community. The collection of studio, one, two, and three bedroom homes channels a fresh perspective on Ladner living. A meaningful experience like this doesn't often appear — be part of a rare opportunity to live someplace cherished.

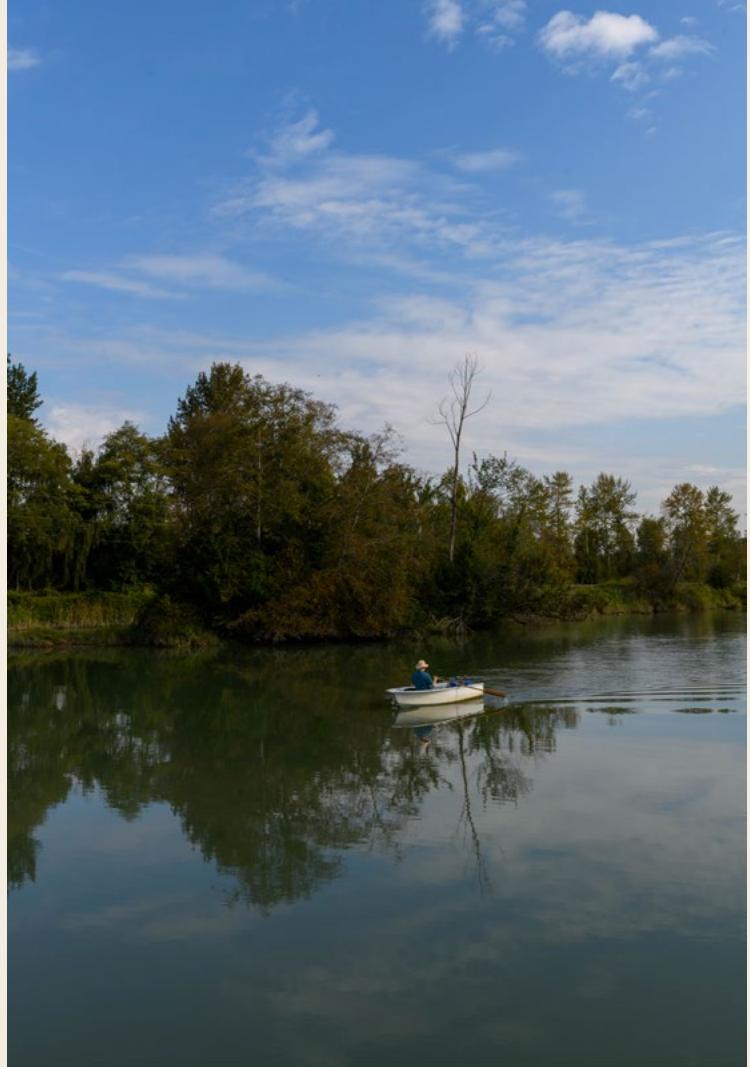


# A Storied Community Tapestry.

There's an endearing quality to life in Ladner Village. Set on the picturesque Fraser River, the vibrant and walkable community began as a quaint fishing village — and has retained its historic charm for over 100 years. Today, this heritage is complemented by modern boutiques, restaurants, and cafés.

Stroll along streets lined with character or explore the scenic shoreline. Meet friends for a delicious meal or shop for fresh, local goods at one of BC's largest open-air farmers' markets. Culture, nature, recreation, and the essentials of life are easily experienced. And at every turn, you may run into a friendly, familiar face — the markings of a true community.





Embark on a tranquil paddle down the river and cast a line to fish, perpetuating the recreational legacy that the river has bestowed upon the village since its inception.



Grab a pint crafted by local breweries, where artisans meticulously hone their craft using the finest local ingredients. Gather with friends and savor the taste of good times.



Ladner Village celebrates walkability, offering residents easy access to essential amenities within a 5-minute stroll from Bridge & Elliott. From grocery stores to bakeries, gift shops, and beyond, everything you need for daily life is conveniently located nearby.



Steeped with charm, this community boasts wide, boulevard sidewalks adorned with open-air cafes and local shops, creating the ideal setting for a leisurely weekend stroll and a chance to catch up with friends from the neighbourhood.



Ladner Village originated as a fishing community nestled along the banks of the Fraser River. Rich in character, history, and unmatched charm, the Village is full of hidden gems waiting to be discovered.

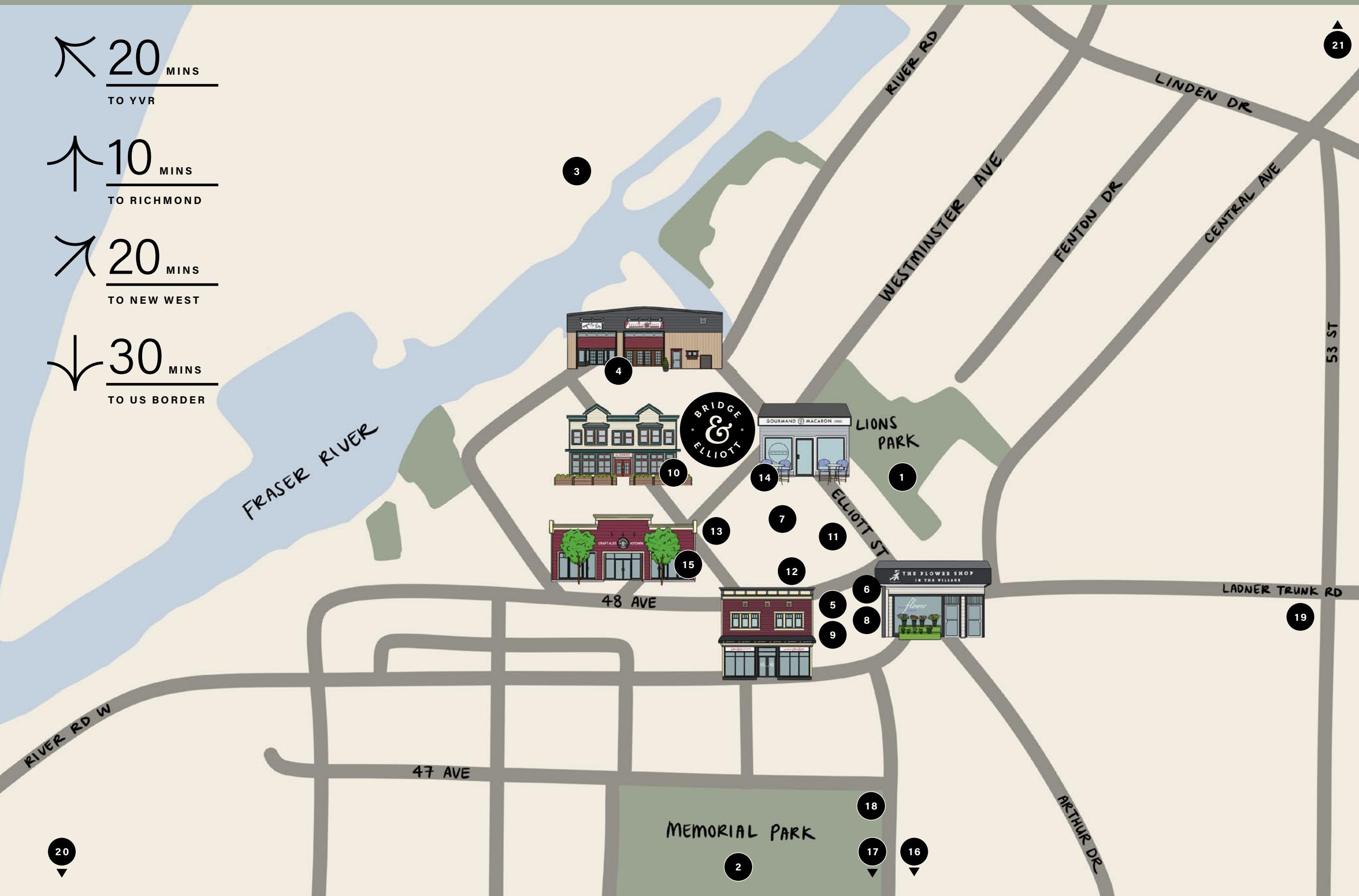


Nature envelops Bridge & Elliott, offering a tapestry of outdoor experiences. Explore the network of local parks, agricultural fields, and riverside trails on foot, by bike, or on a leisurely paddle down the river. The possibilities for outdoor adventure are boundless.



Within the Village, an abundance of culinary delights awaits. From the flavors of Italy to the tastes of Kyoto, a diverse array of local restaurants and bakeries pour their hearts into serving up homemade cuisines.

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# An Intentional Junction of Design.

Bridge & Elliott acknowledges the past while looking to the future, expressing its heritage context in contemporary ways. The six-storey form creates a distinctive sense of arrival, featuring a variety of dimensions, deep setbacks on corners, canopy overhangs, a light colour palette, and a mixture of natural materials. A striking saw-tooth roofline is a modern nod to the local fishing history.

At street level, the building is enveloped with retail spaces and gathering spots that will be alive with community, continuing the Village's vibrant social fabric well into the future.



01 — The sawtooth roofline pays homage to Ladner's rich industrial and agricultural heritage

02 — Vibrant retail establishments complement the livability of Ladner's residents, enhancing the overall vibrancy of the village experience for all who visit or call it home

03 — Expansive patios and balconies offer abundant outdoor space, seamlessly extending the comfort and livability of our homes into the open air

04 — Each home is outfitted with complete air-conditioning systems, ensuring optimal comfort year-round regardless of the weather outside

05 — The exterior materials draw inspiration from the natural and industrial elements, incorporating stone, wood, and metal to evoke a harmonious blend of rustic charm and modern durability



# Elevated Spaces Dedicated to Lifestyle.

The warmth of the surrounding community is accentuated by indoor and outdoor amenities for homeowners. Socializing spills outdoors to a landscaped courtyard, complete with barbeques, dining, lounging areas, fire pits, and play areas shaped for a variety of activities. Feel nourished whether together or in solitude.

01 — Two BBQ and harvest table outdoor dining areas

02 — Firepit lounge

03 — Children's play area

04 — Putting green

05 — Communal garden plots & greenhouse



Your lifestyle is defined by The Harvest Room — a beautifully designed gathering space with a cozy fireplace lounge, long-table dining, and full kitchen.



Our modern fitness room is equipped with state-of-the-art equipment and dedicated stretching areas, providing residents with everything they need for a comprehensive and invigorating workout experience.

# Homes Showcasing a Timeless Design Aesthetic.

True livability is a sense of ease. Interiors by Portico Design Group capture this by creating an experience akin to single-family living — a home with versatility and effortless flow. Scandinavian-influenced spaces are bright and open, efficiently designed for everyday living and entertaining. Enjoy the flexibility and pleasure of hosting family meals, special occasions, or a spontaneous brunch.

In the heart of the home, the kitchen, thoughtful details are intended to elevate functionality and style. A large island anchors the space in most homes, and is complemented by an abundance of storage solutions, full-size Fisher & Paykel appliances, a high-arc faucet, and striking brushed nickel finishes. It's an environment that naturally attracts casual dining and inspired cooking.





This sophisticated level of design continues to the primary bedroom and ensuite, where tranquility is unmistakable. Large walk-in closets in select homes provide plenty of space for wardrobes. Efficiency and elegance are woven together in ensuites, where a wood-tone vanity is paired with a convenient medicine cabinet — and some homes feature double sinks. A shower with both a large showerhead and hand spray invites you to unwind day or night. Experience enhanced living in every moment.

# Honouring the Past, Building a Future.

At Headwater, we are dedicated to forward-thinking design while honoring the existing heritage of neighborhoods and culture. As a trusted developer and landlord, we believe that homes are more than just places to live — they are the heart of thriving communities. Beyond bricks and mortar, we are committed to supporting the areas we serve through collaborative partnerships, community engagement initiatives, and sustainable development practices.



Nolo



Alegra

THE CROSSROADS OF YESTERDAY & TODAY

## PORTECO DESIGN GROUP

Founded in 1992, Portico Design Group is a Vancouver-based full-service interior design firm. Their approach has always been driven by the desire to "bring space to life". By creating dramatic interiors, with a sense of discovery, people become engaged and interactive with the spaces they use daily. The firm designs interiors to be true to the project vision: the architecture, the landscape, the geography, and the people who will be involved with them. The whole is always greater than the sum of its parts.

## MCMP ARCHITECTS

Musson Cattell Mackey Partnership operates a full service architectural and interior design practice from downtown Vancouver, employing some 100+ architects, technicians, and designers. The firm is primarily engaged in commercial, residential, and master planning projects. Their strength is experience. Their promise is reliability.

## RENNIE

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