

NOW SELLING

Aviva on Central Park is a hidden gem nestled in the heart of beautiful Port Coquitlam. The 36 multi-level townhomes and garden suites stand apart for being exceptionally spacious, giving you ample room to live and grow. Built around a private landscaped courtyard, many of the homes also back onto Central Park offering lovely views.

> REGISTER NOW!
OR CALL 778-285-7778

LOVE THE SPACE
LIVE YOUR DREAM

GARDEN SUITES
FROM \$219,900 (PLUS HST)
AND TOWNHOMES
FROM \$369,900 (PLUS HST)

This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E.&O.E.

EXTERIOR

- Covered entrance way
- Custom crafted cosmetic detailing
- Private individual parking for two vehicles in a secured parking garage for townhomes or an optional double garage for the garden flats
- Hardie plank siding with cultured stone accents
- Townhomes have roof decks perfect for cozy evenings and BBQ's
- Access to a private interior raised courtyard with a garden flat

INTERIOR

- Spacious ceilings throughout the whole home with some areas vaulted
- Large multi-paned windows for ample natural light
- All windows with Low E feature to protect from heat loss or excessive heat gain
- Warm wood laminate plank floors throughout main living areas
- Richly textured designer carpet flooring in bedroom and hallway areas
- Glazed porcelain tiles in kitchens and bathrooms
- Flexible loft area for exercise room, lounge space, crafting area, etc.
- Great Room with feature electric fireplace and tile surround
- Master suites with spacious walk-in closet
- Box-out windows with window seats in select units

KITCHEN

- Custom-built cabinetry with stainless steel hardware
- Designer-selected quartz countertops with coordinating crystal glass mosaic backsplash
- Over-counter feature pendant lights
- Upgraded stainless steel appliances
- Under-mounted, premium quality double stainless steel sink
- Kohler Simplice Pull Down Faucet with sprayer
- Ample kitchen counter top work space
- Seating at kitchen eating bar as well as a kitchen nook

BATHROOMS

- Hand set tile floors with coordinating wall tile in ensuite and all bathrooms
- Luxurious solid marble countertops in ensuite, double under-mount sinks, walk-in showers and extra deep soaker tub
- Kohler plumbing fixtures in polished chrome
- Tiled shower with glass doors in Master Ensuite
- Custom-designed vanity with convenient drawers

CONVENIENCES

- Well-located main floor level powder room with pedestal sink
- Spacious walk-in closets with shelving in master bedroom
- Pre-wiring for high-speed internet access and digital cable entertainment channels
- Convenient in-suite laundry
- Well situated cable and telephone outlets
- Cement in-lay between floors for noise reduction

SECURITY AND PEACE OF MIND

- Gentle luminescent exterior lighting at front and rear entries
- Reinforced concrete & wood frame construction
- Double-glazed vinyl windows
- Direct access from your town home to a gated, secured parking garage
- Secured access from your garden flat to your double car garage
- Hard-wire smoke detectors
- Monitored fire sprinklers in every home
- Pre-wired for security system
- Comprehensive home warranty package from Traveller's including:
 - 2 year materials and labor
 - 5 year building envelope
 - 10 year structural defects
- Latest in rain screen technology protection system
- Dedicated after-sales service by Azura Management Corp. Customer Service Team

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception only and are intended as a general reference. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O. E.

CENTRAL COURTYARD ENHANCES PRIVACY

Enjoy the sense of arrival as you enter the courtyard. Private stairways lead to the upper townhome units, while many of the garden suites enjoy direct access from both the courtyard and the parkade. Floorplans ranging up to 1,894 square feet encompass one to four bedrooms plus dens and flex space. Interiors are stylish and modern, from the beautiful laminate hardwood flooring to the state-of-the-art appliances. Expansive patios, balconies and roof decks expand your living space outdoors. There is secure underground parking for every home with some units having a private underground entrance.

> **GALLERY**

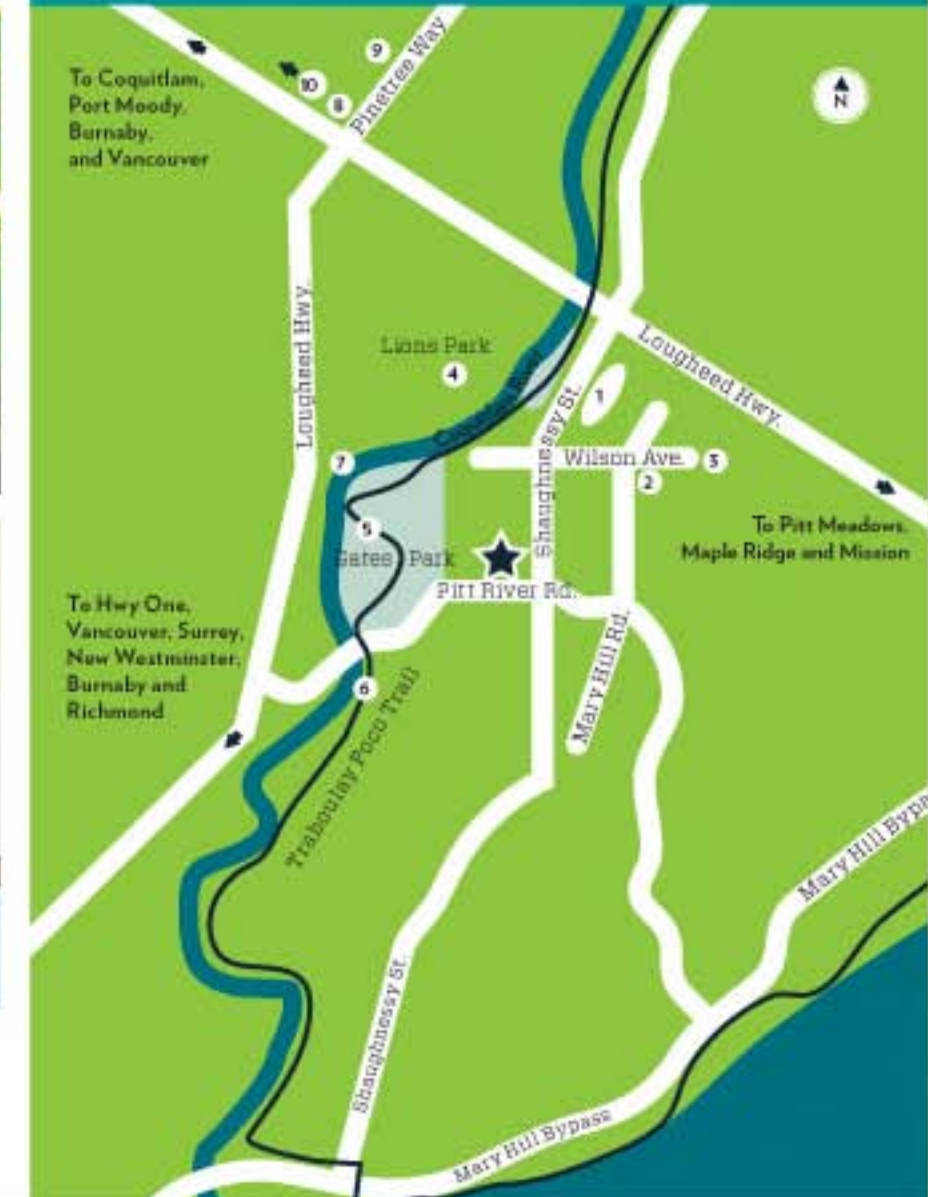
> **FEATURES LIST** [PDF]



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A VIBRANT CITY AT YOUR DOORSTEP

Port Coquitlam has it all: historic charm, modern amenities, community spirit, and unlimited opportunities for outdoor recreation. The village centre boasts beautiful heritage buildings, bakeries and bistros along tree-lined streets. Nearby Coquitlam Centre has more than 200 shops. Large grocery stores, excellent schools, health care and recreation facilities are all close to home. Community festivals are held year-round, and the natural setting inspires a healthy lifestyle. Whether you choose to hike the Traboulay PoCo Trail, cycle alongside the river, canoe on Pitt Lake or play golf, it's all part of life at Aviva.



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QUALITY BUILT

Azura Management Corp has been in the business of developing and building both single family and multi-family homes for over 25 years. The company has an impeccable reputation earned through the quality, efficiency and innovative practices that it brings to every project.



FULLY PROTECTED

Homebuyers can rest assured that every Aviva home is built to last and fully protected by Travelers Guarantee, a comprehensive warranty approved by the Homeowner Protection Act of British Columbia. Coverage includes 2 years on labour and materials, 5 years on the building envelope, including water penetration, and 10 years on the structure of the home.



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PRESENTATION CENTRE



#114 - 2110 Rowland St
Port Coquitlam, BC
Tel: 778-285-7778
Fax: 778-285-7779
info@avivacentralpark.com

Getting here is easy. Port Coquitlam is conveniently close to Vancouver and well connected to the Lower Mainland by major highways, public transit, the West Coast Express, and the new rapid transit Evergreen SkyTrain line scheduled for completion in 2015.

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PHASE 2 LAUNCH at the Presales Port Coquitlam AVIVA on Central Park - New PoCo Townhomes & Garden Flats Near West Coast Express



Port Coquitlam Aviva on the Park Townhomes

NOW SELLING PHASE 2 > Harmonious living in a well planned and designed multi family Port Coquitlam real estate development is now here. Azura Management Corp brings to you a boutique Port Coquitlam townhome project called Aviva on the Park, presenting a fine collection of only 36 townhouses (multi level) and garden suites. From the spacious open layouts to the storage spaces and interior finishes, these boutique Port Coquitlam Aviva Townhomes for sale are located in the most beautiful neighbourhood in PoCo. Homebuyers will be extremely pleased with the level of construction finishing in addition to the location. The 36 presales Port Coquitlam Aviva townhomes and garden suites are built surrounding a beautifully landscaped courtyard and many of the new PoCo homes for sale are set along the edge of Central Park, one of the largest green spaces for outdoor recreation and enjoyment in the Lower Mainland. Aviva Port Coquitlam townhomes for sale are now on sale so please visit www.avivacentralpark.com or call 778.285.7778 for additional information. The presales Port Coquitlam Aviva townhome presentation centre is now open at #114 - 2110 Rowland Street PoCo BC. Get there by the West Coast Express or by public transportation efficiently and quickly. The Central Park Port

Coquitlam homes at Aviva on the Park are also located along the corridor of the newly passed Evergreen SkyTrain Line. The project is brought to you by Azura Management Corp, a boutique builder of multi family homes with over twenty five years of experience in combination with the Travelers Home Warranty guarantee insurance. Love the Space - Live Your Dream. The new Aviva Port Coquitlam garden suites start from just \$219,900 (plus HST). The spectacular multi-level PoCo Townhomes start from just \$369,900 (plus HST).



The Aviva Port Coquitlam Townhome & Garden Suite Details

If you are looking for a new home in the PoCo real estate market, check out the new Aviva on Central Park Port Coquitlam townhouses and garden residences for the most affordable and conveniently located residences. The exterior details of the project by Azura Management Corp includes a covered entrance way, custom crafted cosmetic detailing throughout the façade and private individual parking for 2 cars in a secured and safe parking garage for Aviva Townhomes in Port Coquitlam real estate market and optional double garages for PoCo Aviva garden flats (a very unique and impressive feature!). There is Hardie Plank siding with cultured stone

aaccents and access to private interior raised courtyards for the new Port Coquitlam Aviva garden flats. The Aviva PoCo Townhomes will have roof decks that are perfect for entertaining, barbeques and relaxing. Enjoy views to the beautiful Central Park green space as well. There is gentle luminescent exterior lighting at the front and rear entries for added security in addition to reinforced concreted and wood frame construction. The homebuyers at the new presales Port Coquitlam Aviva townhomes and garden flats are protected with the Comprehensive Travelers home warranty package (2, 5, 10 years) in addition to the latest rain screen technology protection system. All new PoCo Homes are protected with security system pre-wired in addition to monitored sprinklers, hard wired smoke detectors and secured access from the Aviva garden flats to the double car garages as per suite. For the new PoCo Aviva on Central Park townhomes, there is direct access from your home to the gated, secured parking garage ... how convenient is that?



The Interior, Kitchen and Bathroom Features at PoCo Aviva Homes in Port Coquitlam

Here are some of the impressive features at Aviva PoCo including: spacious ceilings throughout the entire home (with some vaulted ceilings in select rooms of select floor plans), large multi-paned windows for ample natural lighting in addition to low E windows to prevent heat loss or excessive heat gain throughout the four seasons and warm wood laminate wood flooring on the main living level. Other features of the new Aviva homes in Port

Coquitlam real estate market include box out windows with window seats in select floor plans, master suites with spacious walk in closets, great rooms with featured electric fireplaces and tiled surrounds, flexible loft style rooms for exercise gyms, lounge space, office or crafts room in addition to glazed porcelain tiling in the bathrooms and kitchens. The other flooring at the new PoCo Aviva townhomes in Port Coquitlam include richly textured designer carpeting in the hallways and bedrooms. Most of the Aviva Port Coquitlam townhomes for sale have convenient powder rooms with pedestal sinks in addition to spacious walk in closets with shelving in the master bedroom area. There is pre wiring for high speed internet as well as digital cable as well as cement in lay between levels for noise reduction. All of the new PoCo Aviva Townhomes and Garden Flats have in suite laundry. The bathrooms have custom designed vanities with convenient drawers, tiled shower with glass doors in the master ensuites and Kohler plumbing fixtures in polished chrome finishing too. Other bath features at the presales Port Coquitlam Aviva Townhomes and garden flats include luxurious solid marble counters in the ensuite bathroom, double under mounted sinks (dual vanities), walk in showers and extra deep soaker tubs). There is hand set tiled flooring too. The kitchens at Aviva homes in Port Coquitlam will include custom built cabinets with stainless steel modern hardware, designer selected quartz counters (more durable and healthier than granite) as well as crystal mosaic glass backsplashes and over counter feature pendant lights. There are seating areas at the eating bar and kitchen nooks as per plan in addition to ample countertops for workspace and cooking. There are upgraded stainless steel appliances too.



The Aviva Floor Plans

The Port Coquitlam Aviva on the Park development features 2 sets of floor plans that include the townhome and garden suite layouts. The townhomes are all multi-level homes while the garden suites are one level residences. Here is a list of the options available to PoCo homebuyers:

> Plan T1 - 1,894 square feet - 3 Bed/3 Bath + Den and Flex Space with Roof Deck

> Floor Plan T2 - 1,792 sqft - 3 Bed/3 Bathroom plus den plus rooftop deck

> Aviva Unit 215 - 1,410 sqft - 3 bedroom and 3 bath unit with flex space, den and roof deck

> PoCo Aviva Townhome Unit 214 - 1,575 sqft - 3/3 plus den plus rooftop deck of 415 sqft

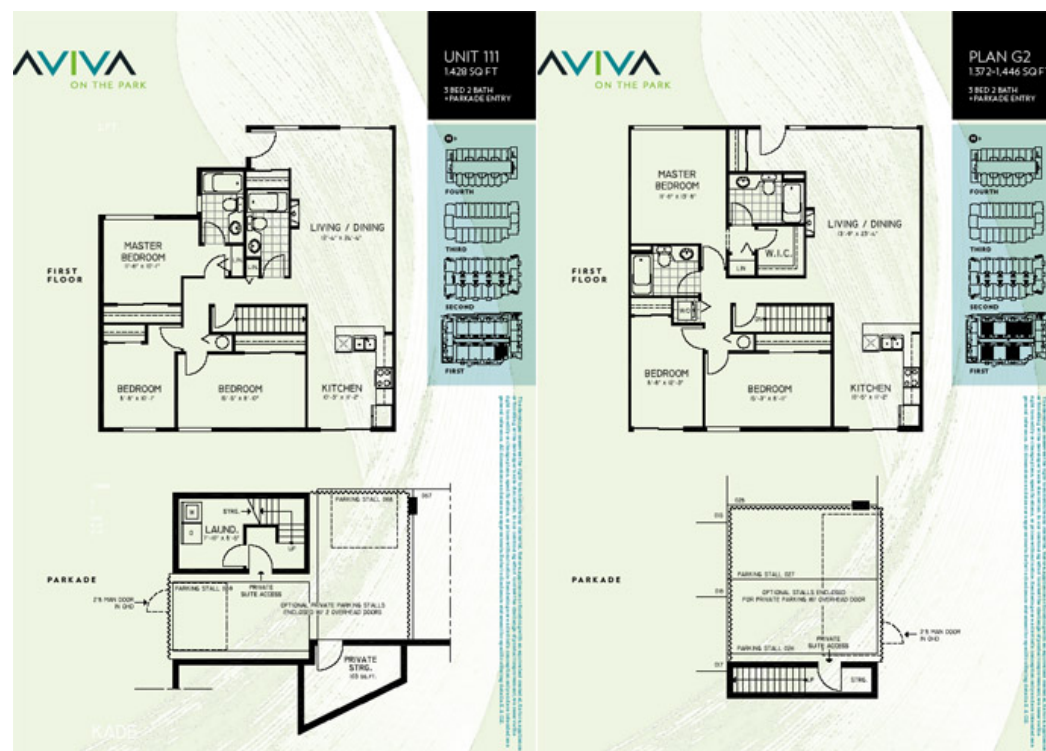
> Suite 213 - 1,276sf - 2 Bedroom and 3 Bath unit with den and roof deck of 442 square feet

> Unit 212 at Aviva PoCo - 1,876 sqft with similar layouts to the above homes

> Floor Plan 203 is 1,818 square feet with 4 Bedrooms/3 Bath plus den and roof deck of 455sf

> Port Coquitlam Aviva Townhome 202 - 1,545sf with 3/3 and roof deck of 474 square feet

> Home 201 is one thousand seven hundred and twenty seven sqft with 3 bed + den/3 bath



The Port Coquitlam Aviva Garden Suite floor plans are as follows:

- > Plan G2 is 1,372 to 1,446 square footage with 3 beds, 2 baths and parkade entry
- > Floor Plan 111 - 1,428 square footage with 3 beds and 2 full bathrooms plus parkade entry
- > Aviva Floor Plan G3 - 1,314 sqft with 3bed/2bath and parkade entry
- > Aviva Floorplan G1 - 597 sqft - one bedroom and one bathroom unit with walk in closet
- > Unit 102 at Aviva PoCo - 1 Bed and 1 Bath floorplan at 693 square footage

Final Phase at Aviva PoCo Real Estate Project on Sale Now

If you missed out on Phase 1 of this new Port Coquitlam real estate development, please note that Phase 2 is now launching at the Aviva on the Park Townhomes. Consisting of twenty two 3 level Port Coquitlam townhomes for sale, Aviva on Central Park features an ideal locale just next to this beautiful and large green space. Many of the new Aviva Port Coquitlam townhomes will enjoy expansive views of the great outdoors and of Central Park and will start from just \$369,900 for the townhouses and \$219,900 for the garden suites. Aviva Port Coquitlam townhomes will feature high-end finishes including laminate hardwood floors, generous kitchen islands for entertaining, storage and meal prep in addition to quartz counters (better than granite) and breakfast nooks/state of the art appliance set. In addition, 8 of the 14 Port Coquitlam Aviva garden suites have direct access to the underground parking as well as others that have their own enclosed garage for added security and storage. This is rarely seen in multi-family developments in the Lower Mainland, but is an amazing perk for some homebuyers at the new Port Coquitlam Aviva on the Park development. The presentation centre is now open and located at 114-2110 Rowland Street Port Coquitlam BC. You can get more information online at www.avivacentralpark.com.