



BLISSFULLY PRIVATE IMPRESSIVELY BRIGHT WONDERFULLY SPACIOUS PERFECTLY LOCATED NORTH SHORE VIEW RESIDENCES

Coming to East 3rd + St. Georges

Imagine opening your blinds every single day to those beautifully forested North Shore mountains or the Pacific Ocean. That's ORIZON in a nutshell: 104 gorgeous residences on five levels, designed to maximize the West Coast you love.. [\[Read less\]](#)

From here, the SeaBus, the Quay and the cafés and shops of Lower Lonsdale are just a short walk. Or stay at home and entertain — generous balconies and patios and a breathtaking rooftop terrace are sure to impress all.

REGISTER TODAY for more details and to receive the latest updates for ORIZON on Third.

LATEST NEWS



FIRST LOOK AT ORIZON ON THIRD

When you tell people everything you love about the West Coast- the mountains, beaches, friendly people, interesting architecture,...[Read more](#)



LOCATION, LOCATION, LOCATION

You hear this phrase all the time in the context of a real estate purchase. There's a good reason for that. Your investment in your...[Read more](#)



THE HISTORY AND THE FUTURE

A Look Back With Intracorp Intracorp has been building liveable communities for more than 30 years across the Lower Mainland, across...[Read more](#)

ORIZON represents the best of West Coast Modern, an architectural style that blends seamlessly with its natural environment, all while exuding a crisp, contemporary feel. Wood, stone, huge expanses of glass and long horizontal roof lines — these are the elements that define this desirable design.

Architecture

- Architecture by Ramsay Worden Architects
- Concrete and wood frame construction with a richly coloured stone and composite panel facades, and wood-finish aluminum accent details on select balconies
- Sky-lit lobby clad with wood and stone accents
- Large patios and balconies offering functional outdoor living space
- Local, contemporary art at building entry and in lobby — a focal point
- Building entry exterior featuring a rain garden and landscaped "bridge"
- Day-lit corridors on all levels

Interiors

- Choice of two rich colour palettes by notable interior designers, BYU Design
- Laminate hardwood flooring in entry, kitchen, dining and living rooms
- Low-profile carpet in bedrooms
- Solid core suite entry doors with solid wood threshold
- Contemporary-styled, flat slab interior doors with satin chrome lever hardware
- Clean-lined 4" wood baseboards and 2 ½" wood door mouldings throughout
- 1" aluminum privacy blinds
- Stackable Armana Energy Star™ washer and dryer
- HRV (heat recovery ventilator) in each home
- In-floor hydronic radiant heating throughout

Kitchens

- Gourmet appliance package:
 - LG™ stainless steel electric range
 - Faber™ slide-out hood fan
 - LG™ 33" Energy Star™ stainless steel refrigerator
 - LG™ Energy Star™ low-decibel stainless steel dishwasher
 - Full-height ceramic backsplash
- Contemporary-styled kitchen cabinets featuring uppers in frosted glass and brushed aluminum, with soft-close mechanisms and stainless steel detailing; lowers in real wood veneers
- Full height pantries
- Solid quartz countertops
- 29" square, double bowl Julien™ stainless steel undermount sink
- Grohe™ single-lever chrome faucet with pull-out spray
- 48" linear pendant lighting above kitchen island
- Halogen under-cabinet task lighting

Bathrooms

- Deep soaker tub with integral skirt
- 12" x 24" porcelain tile flooring
- Elegant ceramic tiled feature wall, shower and tub surround
- Grohe™ single-lever chrome lavatory faucet
- Grohe™ chrome shower control
- Solid quartz countertop
- Duravit™ Starck 3 high-efficiency two-piece toilet and single-bowl undermount sink
- Contemporary-styled cabinets in wood veneer, with soft-close mechanisms and stainless steel details
- Custom designed vanity mirror with sliding cabinet door and shelving

Amenities

- Fifth floor rooftop amenity terrace with BBQ area, gas fire place and furnished lounge
- Fitness room with yoga/stretching area
- Secure underground bike storage
- Secure underground storage lockers
- Bike and car wash bay

ORIZON's Sustainable and Green Initiatives

- LEED® Silver equivalency
- Hydronic radiant heating system connected to the Lonsdale Energy Corporation (LEC) district system
- Heat recovery ventilators (HRVs)
- Thermally broken, double-glazed windows with enhanced 'low-e' glazing and acoustic performance
- Motion sensor lighting in parkade and common area hallways
- Water efficient plumbing fixtures
- Energy efficient lighting
- Energy Star™ appliances
- Low emission (VOC) materials, adhesives, sealants and paint
- Landscaped bioswale along street front; filters storm water run-off
- Indigenous and low-maintenance landscaping

Peace of Mind

- Lobby and parkade secured by proximity readers and security cameras
- Video enter-phone system
- Secure, fob-only access to entry, living levels and parkade
- Pre-wired for in-suite security system
- Monitored fire sprinkler system, plus hard-wired smoke and carbon monoxide detectors in all homes and common areas
- "2/5/10" third party warranty insurance



[FLOORPLANS](#)
[OUTDOOR LIVING](#)
[FEATURES](#)

ENHANCED OUTDOOR LIVING

A connection with nature — that's the beauty of life on the North Shore, and ORIZON incorporates this essential component throughout. [\[Read less\]](#)

A row of trees lines the street front, while a landscaped bioswale, ornamental grasses and hedges buffer public and private spaces.

Balconies extend living rooms outward, spaces large enough to furnish comfortably, and ground level homes have spacious landscaped patios.

La pièce de résistance? The Rooftop Vista Lounge. It offers a BBQ, gas fire pit and furnished lounge — a great spot to get to know your community, host gatherings or simply relax with your favourite vintage after a long day's work. The sunsets and views up here can't be beat.



The Rooftop Vista Lounge



HOME | RESIDENCES | NEIGHBOURHOOD | OUR TEAM | GALLERY | BLOG | CONTACT

FLOORPLANS
OUTDOOR LIVING
FEATURES

CLICK TO VIEW RESIDENCE TYPE

1 Bedroom
1 Bedroom + Den

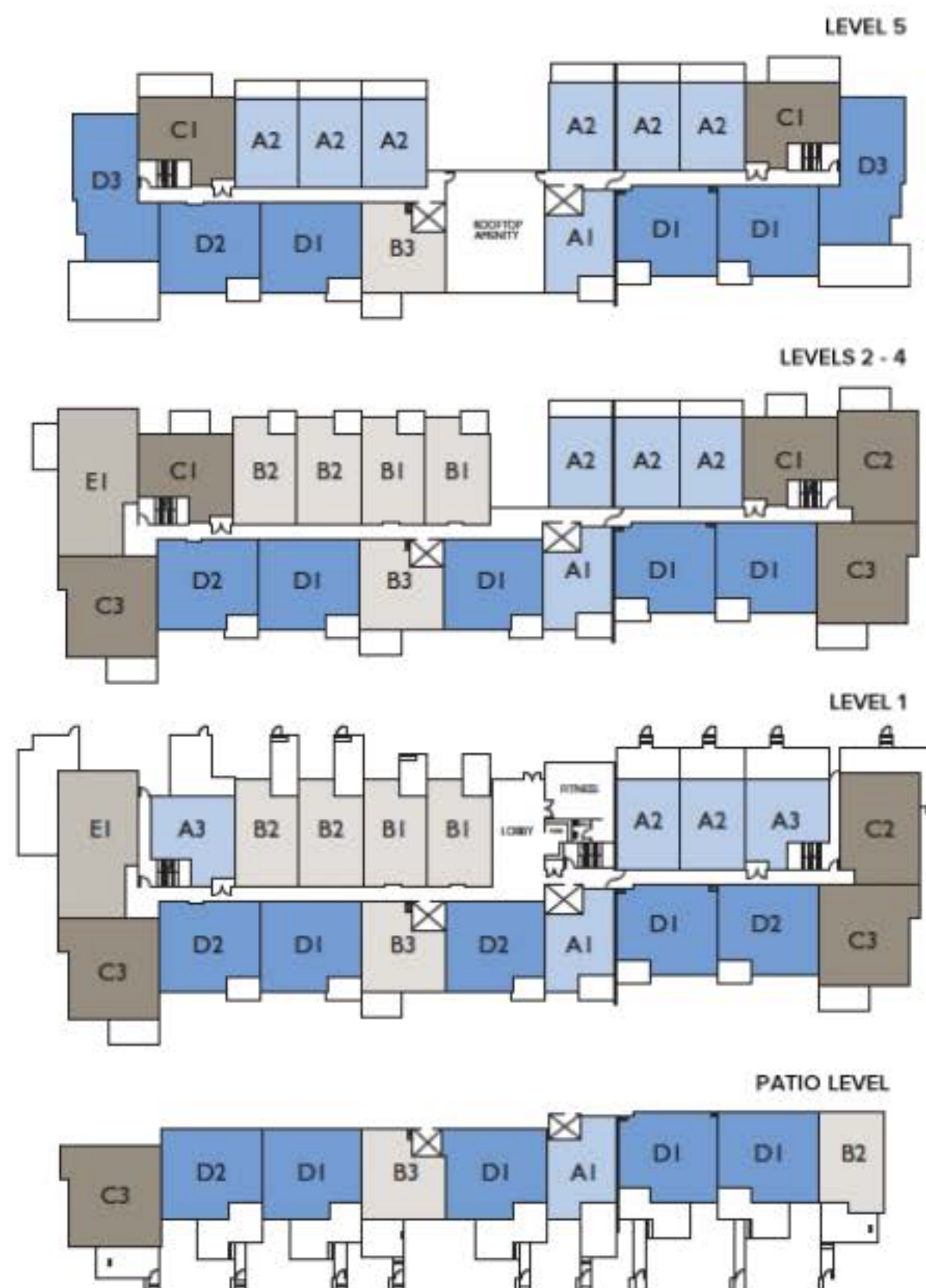
2 Bedrooms
2 Bedrooms + Den

3 Bedrooms + Den
Siteplan

SITEPLAN

LEGEND

- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedrooms
- 2 bedrooms + Den
- 3 bedrooms + Den



ORIZON

ON THIRD

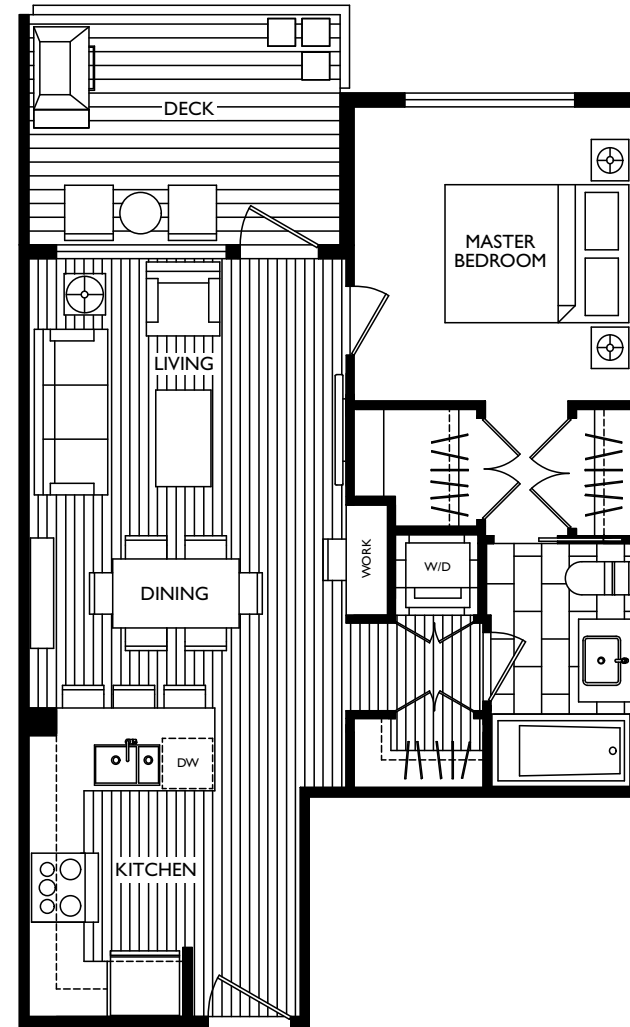
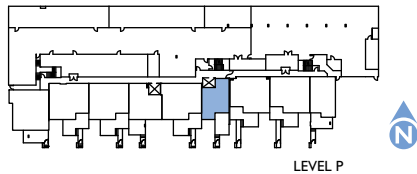
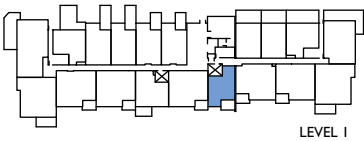
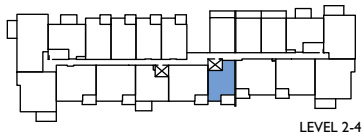
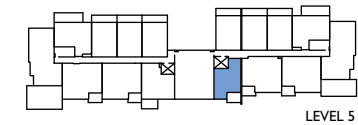
PLAN AI

1 Bedroom

Interior: 596-614 sq.ft.

Exterior: 103-271 sq.ft.

Total: 699-885 sq.ft.



ORIZON

ON THIRD

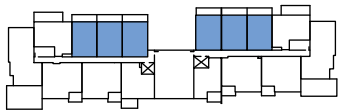
PLAN A2

1 Bedroom

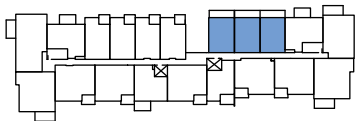
Interior: 606 sq.ft.

Exterior: 132-268 sq.ft.

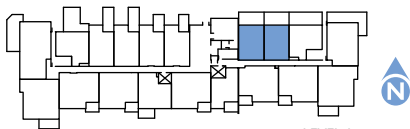
Total: 738-874 sq.ft.



LEVEL 5



LEVEL 2-4



LEVEL 1

In a continuing effort to improve our homes, INTRACORP reserves the right to make any modifications and/or changes. Room sizes, square footage, specifications, features and outdoor spaces may vary. E. & O.E.

Note: Please refer to arch for suites 112 and 113.



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ORIZON

ON THIRD

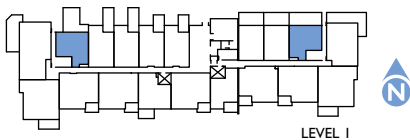
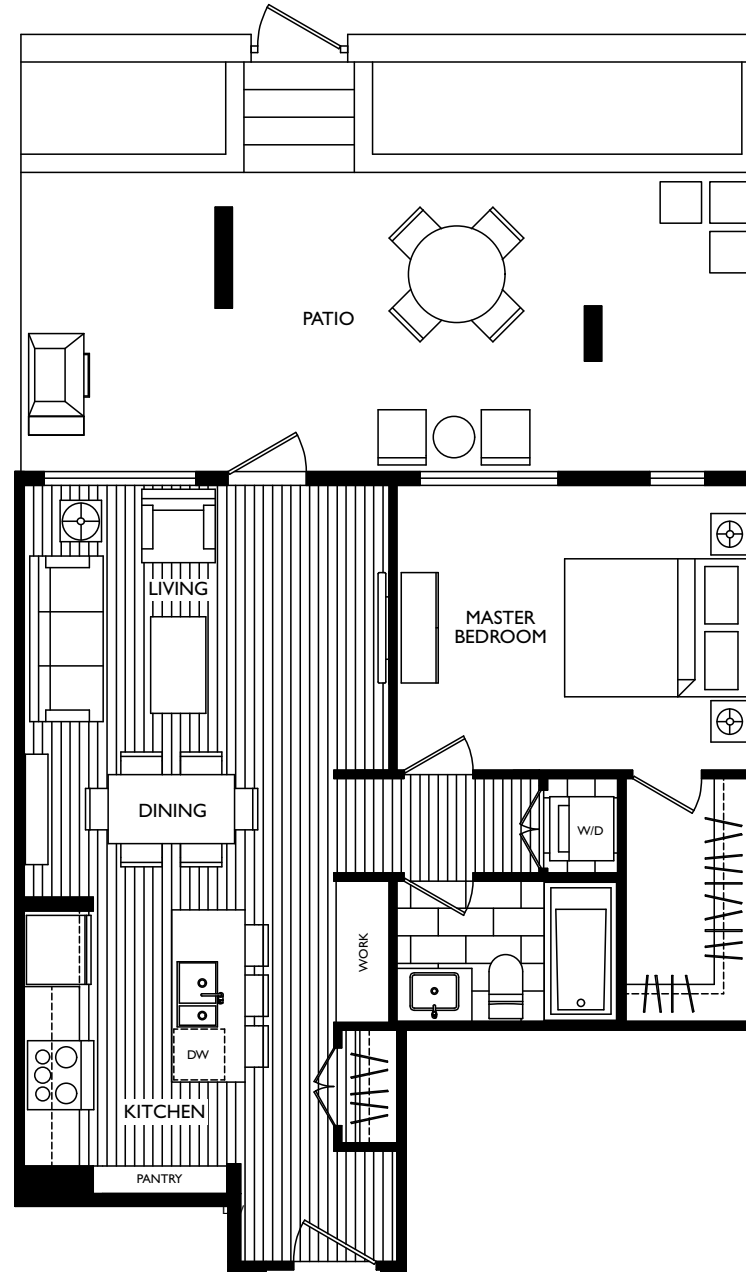
PLAN A3

1 Bedroom

Interior: 649 sq.ft.

Exterior: 320-352 sq.ft.

Total: 969-1001 sq.ft.



LEVEL 1

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Note: Please refer to architectural drawings for variations to suite 10.



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ORIZON

ON THIRD

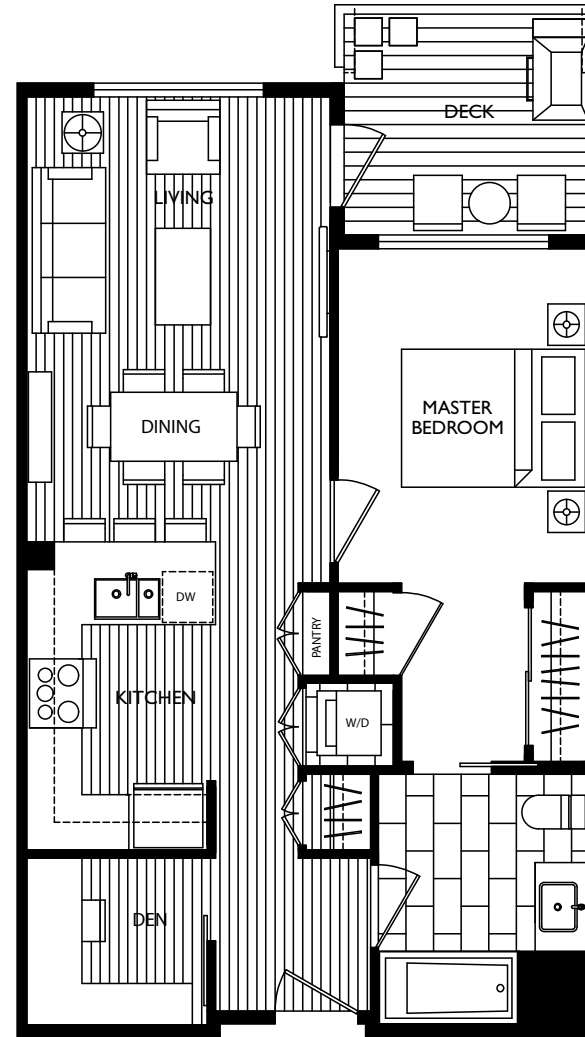
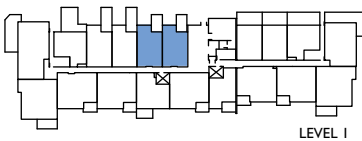
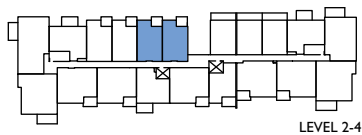
PLAN BI

1 Bedroom + Den

Interior: 669 sq.ft.

Exterior: 74-144 sq.ft.

Total: 743-813 sq.ft.



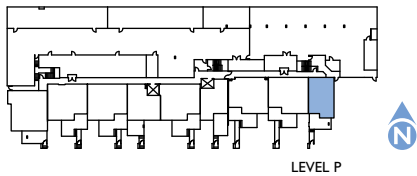
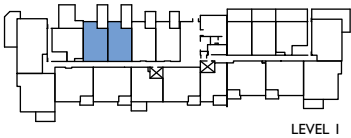
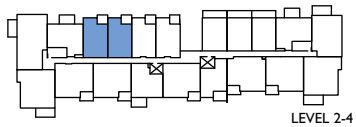
PLAN B2

1 Bedroom + Den

Interior: 672 sq.ft.

Exterior: 74-293 sq.ft.

Total: 746-965 sq.ft.



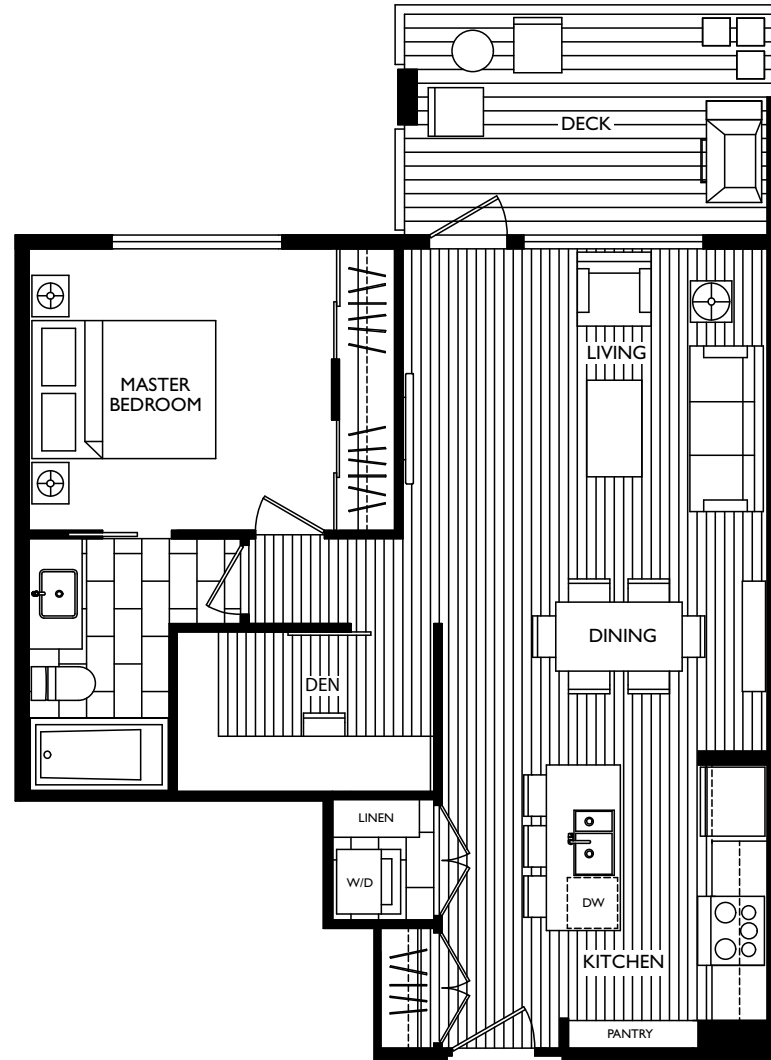
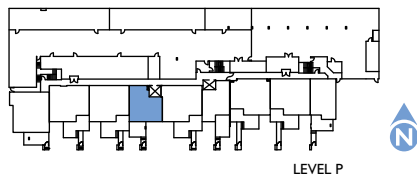
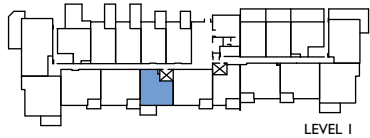
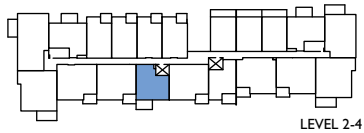
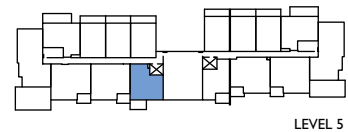
PLAN B3

1 Bedroom + Den

Interior: 705-720 sq.ft.

Exterior: 112-227 sq.ft.

Total: 817-947 sq.ft.



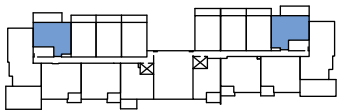
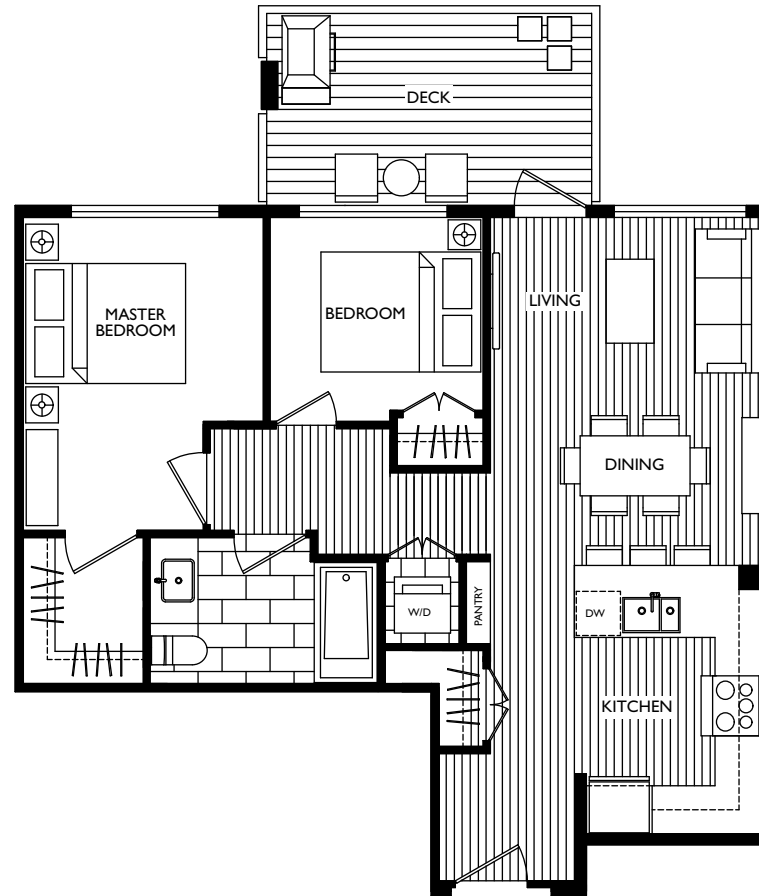
PLAN CI

2 Bedroom

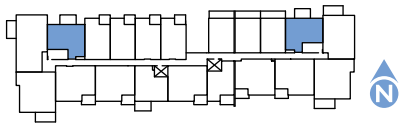
Interior: 737 sq.ft.

Exterior: 111-206 sq.ft.

Total: 848-943 sq.ft.



LEVEL 5



LEVEL 2-4

ORIZON

ON THIRD

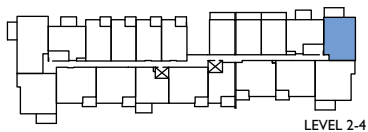
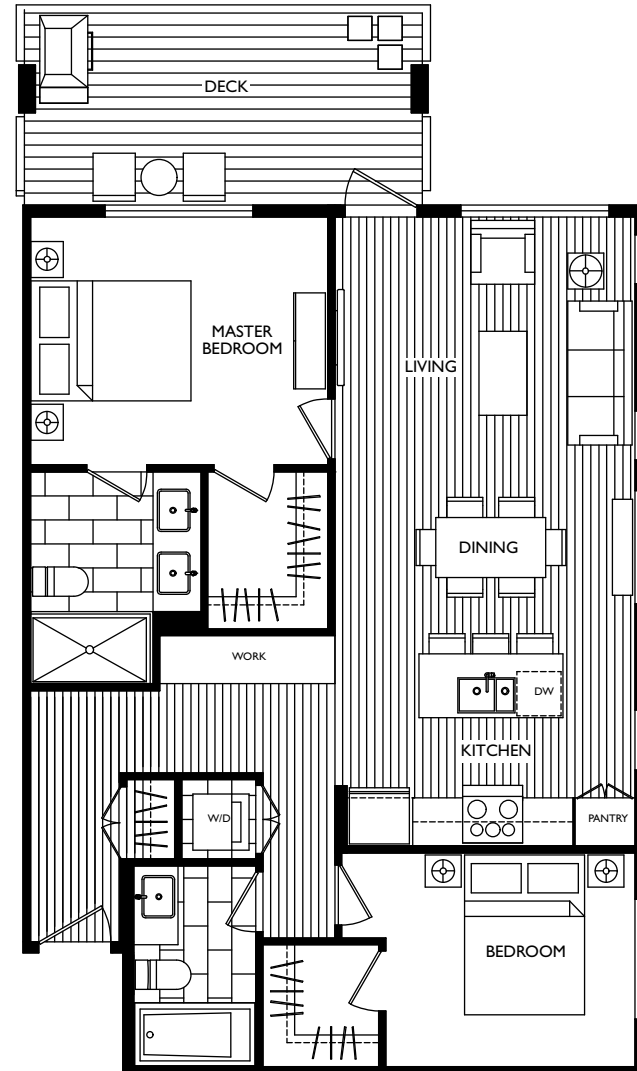
PLAN C2

2 Bedroom

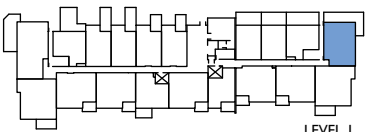
Interior: 920 sq.ft.

Exterior: 135-403 sq.ft.

Total: 1055-1323 sq.ft.



LEVEL 2-4



LEVEL 1



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Note: Please refer to arch for suite 115.



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ORIZON

ON THIRD

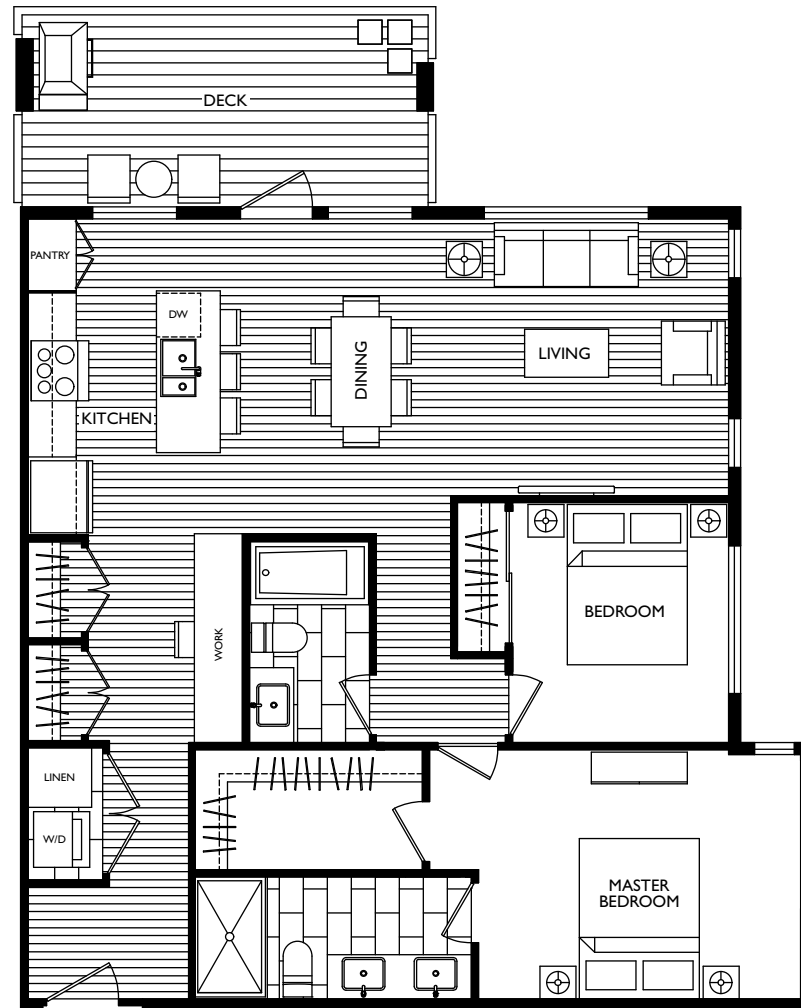
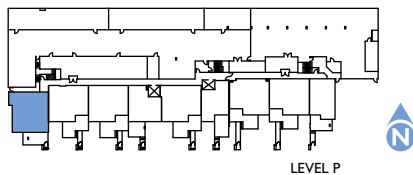
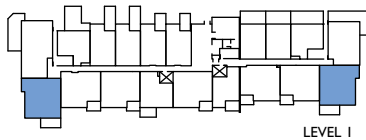
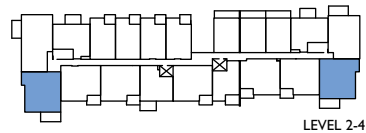
PLAN C3

2 Bedroom

Interior: 1,036 sq.ft.

Exterior: 141-237 sq.ft.

Total: 1177-1273 sq.ft.



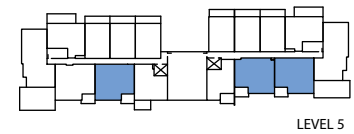
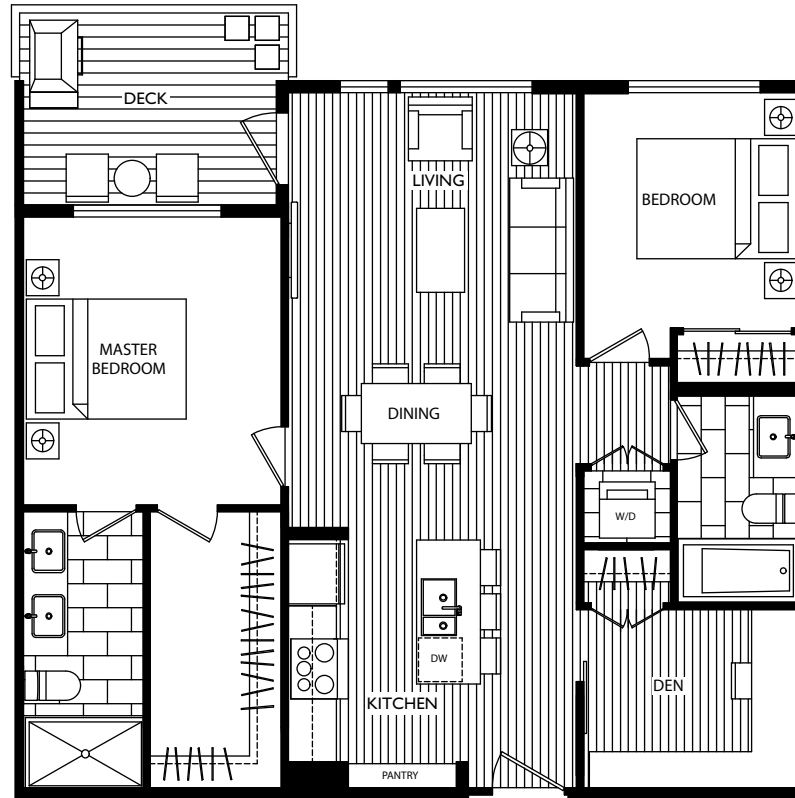
PLAN DI

2 Bedroom + Den

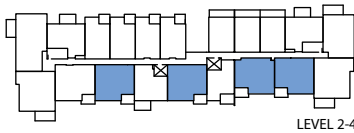
Interior: 907-932 sq.ft.

Exterior: 92-392 sq.ft.

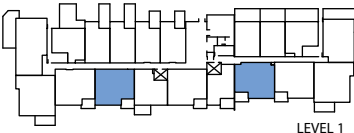
Total: 999-1324 sq.ft.



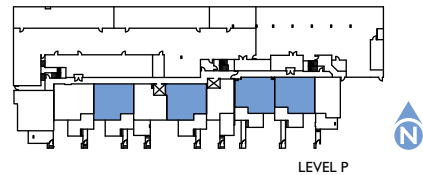
LEVEL 5



LEVEL 2-4



LEVEL 1



LEVEL P

ORIZON

ON THIRD

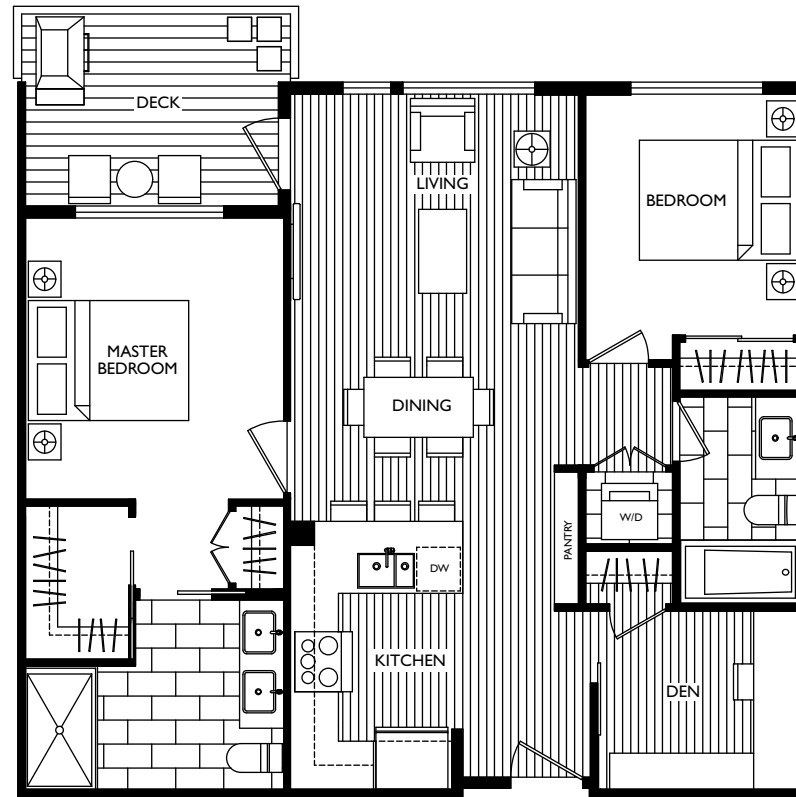
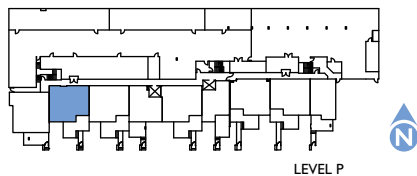
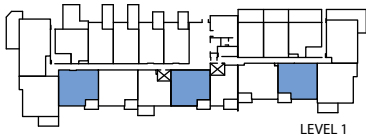
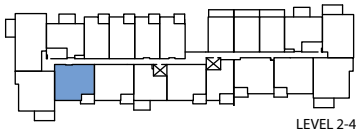
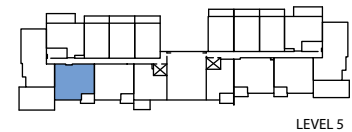
PLAN D2

2 Bedroom + Den

Interior: 921 sq.ft.

Exterior: 92-362 sq.ft.

Total: 1013-1283 sq.ft.



ORIZON

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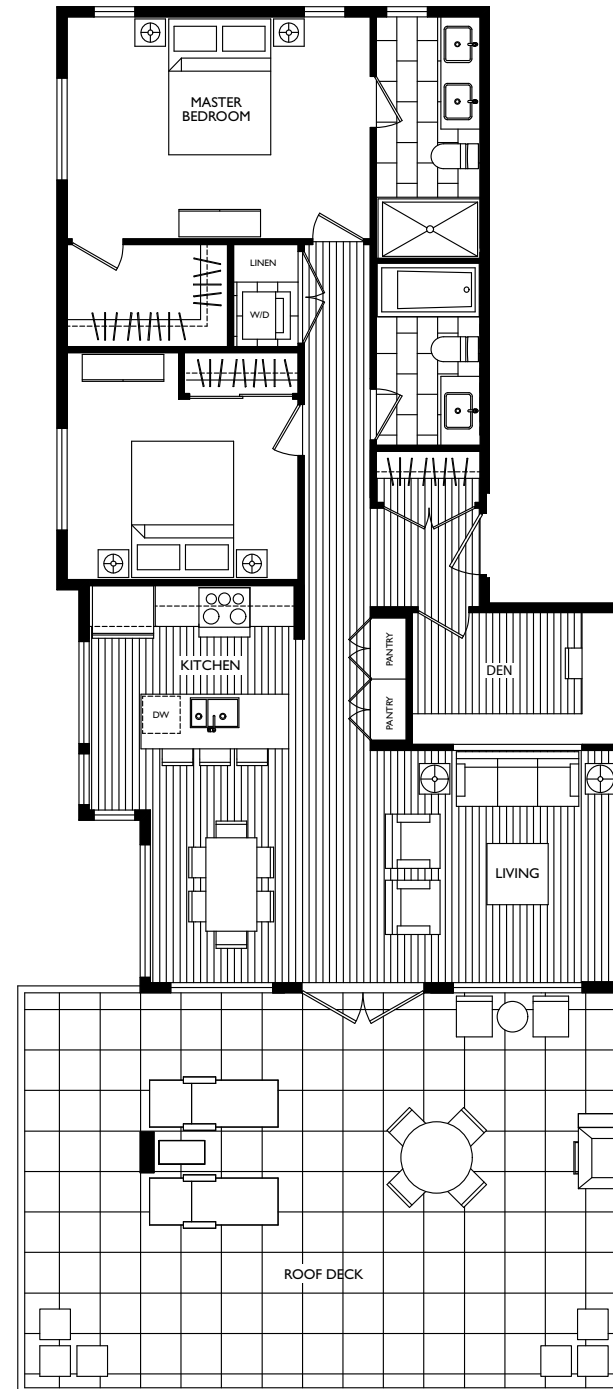
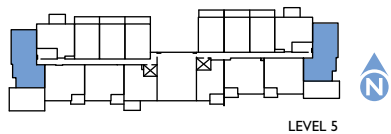
PLAN D3

2 Bedroom + Den

Interior: 1,107 sq.ft.

Exterior: 433-585 sq.ft.

Total: 1540-1692 sq.ft.



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Note: Please refer to architectural drawings for variations to suite 51.



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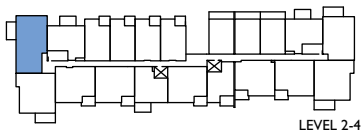
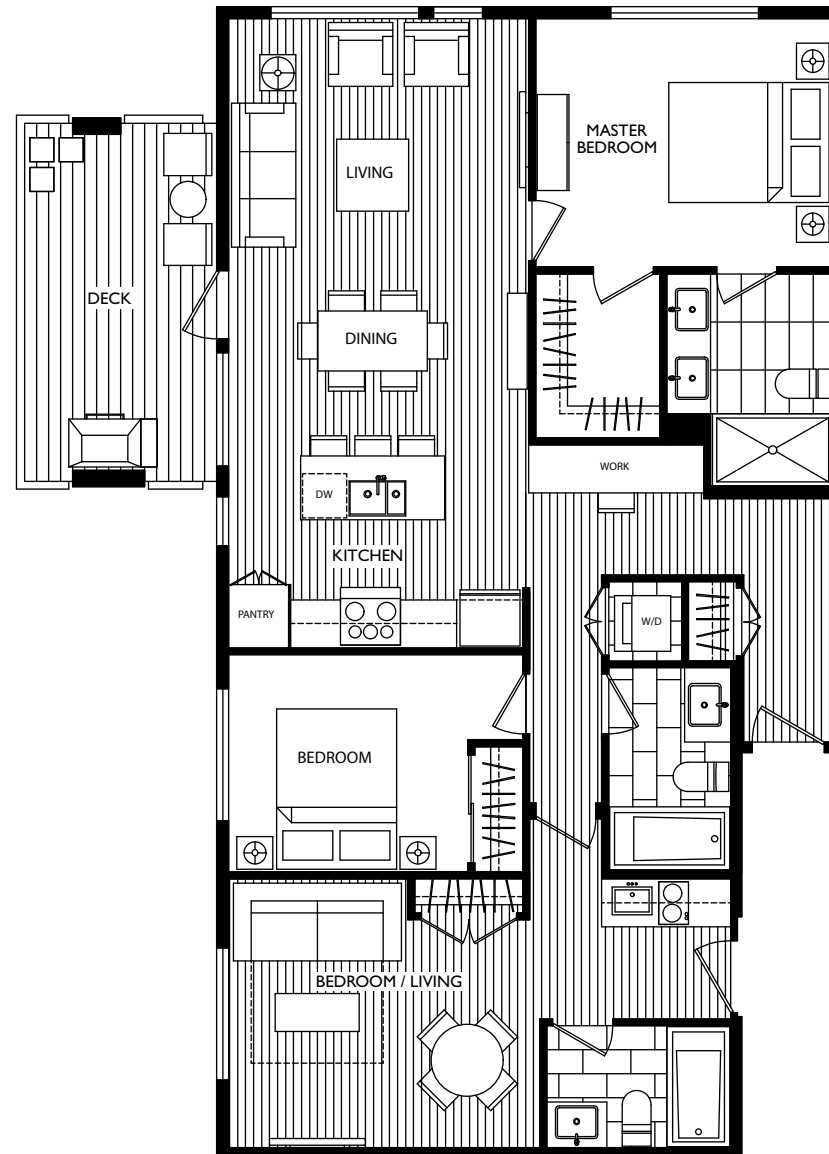
PLAN E1

3 Bedroom

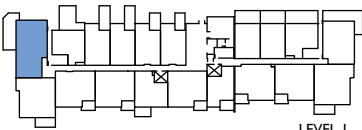
Interior: 1,171 sq.ft.

Exterior: 120-383 sq.ft.

Total: 1291 - 1554 sq.ft.



LEVEL 2-4



LEVEL 1

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Note: Please refer to arch for suite 106.

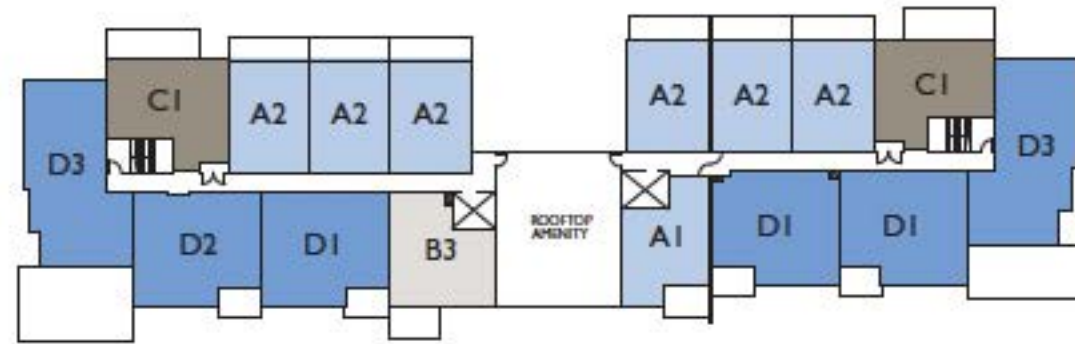


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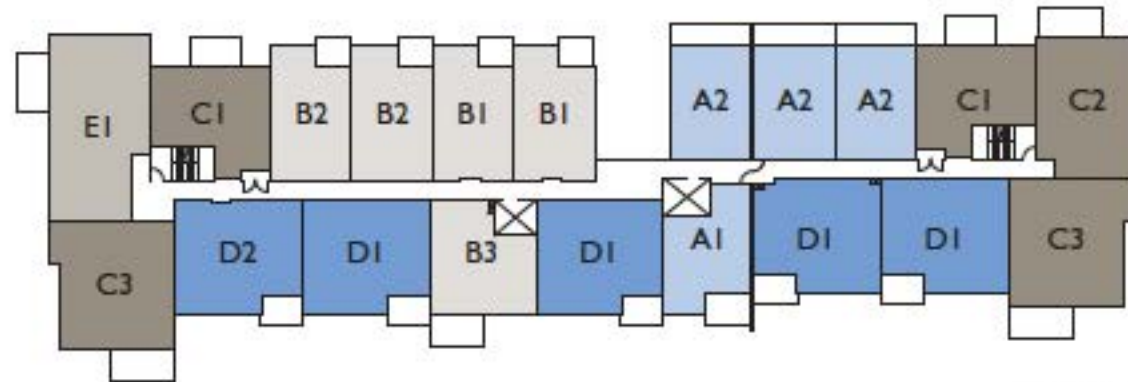


SITEPLAN

LEVEL 5



LEVELS 2 - 4



LEVEL 1



PATIO LEVEL



LEGEND

-  1 Bedroom
-  1 Bedroom + Den
-  2 Bedrooms
-  2 bedrooms + Den
-  3 bedrooms + Den





WHERE SEA MEETS CITY AND MOUNTAIN

Lower Lonsdale is the pulse of the North Shore — the young (and young-at-heart) congregate here, where city, sea and mountain intersect, the epitome of West Coast life.. [\[Read less\]](#)

ORIZON makes the perfect home base from which to explore this North Shore paradise; its hillside location at East Third and St. Georges offers outstanding views in either direction (city-and-sea or mountain), plus quick access to LoLo's attractive amenities.

Everything you want on a day-to-day basis is in walking distance — the Lonsdale Quay, SeaBus, The Pier, grocery stores, restaurants, yoga — and all three local "hills" are a 20-minute drive, door-to-lift. Board, bike and hike to your hearts content, at a moment's notice.

VIEW NEIGHBOURHOOD GALLERY

- | | |
|---|---|
| 1 Lonsdale Quay | 22 Paspalos Taverna |
| 2 Pier 7 | 23 Big Pete's Comics, Toys & Collectables |
| 3 Gusto di Quattro | 24 Second Wave |
| 4 Bungoo | 25 The Artisan Bake Shoppe |
| 5 Anatoli Souvlaki | 26 SweetArt Bakery |
| 6 Skoah | 27 Moodyville's Cafe |
| 7 Café for Contemporary Art | 28 The District |
| 8 Pinnacle Hotel | 29 Starbucks |
| 9 Derek Inman Tennis Courts | 30 Thai House Restaurant |
| 10 Rusty Gull Neighbourhood Pub | 31 The KatWalk Salon & Day Spa |
| 11 Rayne Longboards | 32 Bella Doni Florist |
| 12 Lower Lonsdale Community Garden | 33 John Braithwaite Community Centre |
| 13 Obsession Bikes | 34 Shoppers Drug Mart |
| 14 Avalon Spa & Wellness Centre | 35 MarketPlace IGA |
| 15 Déja Vu Spa | 36 Empire Theatres |
| 16 Honjin Sushi | 37 Le Bistro Chez Michel |
| 17 Sushi Bella | 38 Yogapod |
| 18 Cinnamon's Chocolates | 39 Victoria Park |
| 19 Kingston 11 Reggae Café | 40 Waterfront Park |
| 20 CityScape Community Art Space | |
| 21 Presentation House Theatre & Gallery | |
- LEGEND
- | | |
|---------------------|--------------------|
| Shopping | Parks & Recreation |
| Restaurants & Cafes | Wellness |





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VIEWS



NEIGHBOURHOOD





DEVELOPMENT BY INTRACORP

Since 1977, Canadian-owned Intracorp has earned widespread recognition as a premier designer and builder of quality homes that provide lasting lifestyle and value.

Every home we create is designed to fit in an established neighbourhood and enrich each neighbourhood's profile at the same time. You'll see it with Vista Place in Central Lonsdale, Ventana in Lower Lonsdale, Spruce in Vancouver, Stirling House at UBC (to name a few) and now with ORIZON on Third.

With over 30 years of experience, Intracorp services these unique projects with a meaningful customer care program and extensive warranty coverage by Travelers Guarantee Company of Canada. www.intracorp.ca

ARCHITECTURE BY RAMSAY WORDEN ARCHITECTS

Ramsay Worden Architects Ltd. has been active since 1989 in the practice of architecture and urban planning with a consistency of quality, care and imagination. The firm has developed a reputation for innovative design both in well-established contexts and in the creation of new communities – design which serves the needs of the individual, and at the same time supports the patterns and character of the community. www.rwa.ca

INTERIORS BY BYU DESIGN

BYU Design (Bob's Your Uncle Design Ltd) was founded in 2003 by its principals, Cheryl Broadhead and Ada Bonini. Since inception, their energy and fresh approach to interior design has created successful results for a wide variety of projects both locally and internationally.

BYU's reputation is built on a solid portfolio of multi-unit residential projects, ranging in scale from condo conversions, townhouses and low-rise construction, to multi-tower high-rise projects. All aspects of interior design are addressed including marketing centres and display suites, retail, hospitality and commercial properties. www.byudesign.com



ORIZON ON THIRD SALES CENTRE

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info@orizononthird.com

ORIZON ON THIRD SITE

221 East 3rd Street

North Vancouver



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For more information please complete the form below.

If you are a realtor, [click here](#)

*Title *First Name *Last Name Address City Province/State *Postal/Zip Code *Country I Can Be Reached at #1 Preferred phone number #2 Preferred phone number *Email 	*How did you first hear of Orizon on Third? Current residence Buying interest Do you currently Family status How many bedrooms are you looking for? In what price range are you looking for? What is your age group? Please enter your Registration Code Are you being represented by a realtor? ☐ Yes ☐ No Register
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This information remains confidential within Intracorp and assists us with market research for all of our Intracorp properties. Be assured that none of this information is sold or distributed to any other parties.



Orizon on Third, 221 East 3rd St., North Vancouver - 104 homes in 5-storey building by Intracorp

New residential project from Intracorp will be in the North Shore's lively Lower Lonsdale neighbourhood

Michael Bernard

Sun

Saturday, November, 03, 2012



Orizon on Third will comprise 104 homes on five levels. Of the first 40 homes released for sale, 30 have been purchased. Photograph by: Jason Payne, PNG , Special To The Sun.



Orizon on Third

Project Location: 221 East 3rd St., North Vancouver (St. George's Ave. and 3rd St.)

Project size/scope: A multi-phase wood and concrete building with 104 one-, two-and three-bedroom homes on five levels

Residence size: one-bedroom and "tech" (computer station) 596 - 649-sq-ft; three-bedroom and tech 1,171 sq. ft.

Prices: One-bed from \$299,900; three-bed from \$599,900

Builder: Intracorp Third Street Limited Partnership

Architect: Ramsay Worden

Interior Designer: Bob's Your Uncle Design

Sales Centre: 21 Lonsdale Ave.

Sales Centre Phone: 604-638-6240

Hours: noon - 5 p.m., Sat - Thurs

Email: orizononthird@intracorp.ca

Website: Orizononthird.com

Occupancy: Mid 2014

When Jesse and Samantha Godin bought their first home in the North Shore's Lower Lonsdale neighbourhood 10 years ago, it was the panoramic view that attracted them.

They purchased their two-bedroom suite in the "Lo-Lo" neighbourhood - as it's known to locals - just before there was a surge in construction and real estate prices. Now they are looking forward to mid 2014 when they will move a few blocks east to their new home in Orizon on Third, a new residential project from Vancouver developer Intracorp that will



Photograph by: Jason Payne, PNG,
Special To The Sun



Photograph by: Jason Payne, PNG,
Special To The Sun



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Special To The Sun



Photograph by: Jason Payne, PNG,
Special To The Sun



Photograph by: Jason Payne, PNG,
Special To The Sun



offer some of the most spectacular water and skyline views in Metro Vancouver.

"We like the 'hood" said Jesse, a 34-year-old drummer who grew up in nearby West Vancouver and fell in love with wife Samantha while taking band class together at Sentinel secondary. "We had actually planned to live in our current home and to look around in a couple of years."

But when their son Bowie - yes, he's named after the pop star - arrived four months ago, they knew they needed to find something larger than their 800-square-foot apartment.

Bowie was born at the time Intracorp was cranking up the marketing of Orizon. When the couple saw the view was even better than the spectacular vista they already had - coupled with the fact that they got more space - they didn't hesitate.

"We liked the open floor plan and huge deck overlooking the city because we love to entertain," says Jesse, who paid \$564,900 for a 930-square-foot home with two bedrooms and a den. The deck, at 92 square feet, provides ample room for a barbecue and a table and chairs.

One of the prime features of Orizon is its views of the Vancouver harbour and city skyline. They may well explain the project's appeal to buyers, who have snapped up 30 of the first 40 homes released.

But the North Shore offers more than views, as Intracorp has cleverly pushed in its "North Shore True" marketing campaign. Residents have quick access to three ski mountains, numerous parks and marinas, and, in the case of Lo Lo, an easy walk to nearby markets, shops and restaurants and the 12-minute SeaBus ride to work and play in Vancouver.

Intracorp has been a major force in transforming the area, a neighbourhood where some 4,500 workers assembled Victory ships during the Second World War. In July 2011, it announced a deal with Anavets, Canada's oldest veterans association, and the provincial government to redevelop an adjacent site and construct 76 affordable apartments for seniors. The buildings are being completed this fall.

In return, Anavets transferred to Intracorp two remaining parcels of land, which had been home to 58 aging, smaller suites built in the 1960s. With the new Anavets building completed, Intracorp will soon begin demolishing the two old buildings to make way for Orizon.

Architect Doug Ramsay, whose firm Ramsey Worden has been doing a number of residential buildings throughout Metro Vancouver, says Orizon is different from other projects in that it develops the theme of indoor and outdoor space flowing together, one evident in many North Shore homes.

It is evident in the design of the ground-floor suites on the building's south side. The level of the yards above the rear lane was raised by about four feet, which provides up to 392 square feet of patio and yard space on the larger suites. The design enhanced privacy by erecting a four-foot fence, meaning residents don't have to see the cars moving through the lane, but still can conveniently access it through a gate.

The extension of living space to the outdoors is incorporated at roof level as well: a terrace with a barbecue area, firepit and furnished lounge is available to owners, allowing them to take in views of the harbour and Vancouver's skyline.



Ramsey says the building exudes a "crisp" modern feel in everything from long horizontal rooflines to a mix of wood, stone and glass in the building's lobby. At the same time, the firm also broke the horizontal lines out of consideration to preserve the views of neighbouring buildings above Orizon and permits the creation of light wells that bathe the lobby entrance and corridors in natural light.

The show suite also presents a pleasing blend of wood, glass and metal detailing. Kitchen cabinets feature uppers in frosted glass and brushed aluminum with stainless steel lowers in real wood veneers. The balconies have coffered ceilings and bevelled siding on the walls, and Malaysian wood duckboard and wood-grain and glass railings, giving the space the feel of a detached home.

Suites are equipped with solid quartz countertops and those with kitchen islands feature a deep 29-inch square Julien stainless steel under-mount sink. A gourmet appliance package includes an LG stainless steel range, refrigerator and dishwasher. A Faber slide-out hood fan has been installed with provision for a self-standing microwave in another cabinet.

Bathrooms include a deep soaker tub and 12-by-24 inch porcelain tiles, a Duravit high-efficiency toilet and undermount sink. The metal and glass theme continues with wood veneer cabinets with stainless steel detailing. Two bathroom suites include glass shower surrounds.

Orizon also is one of several new buildings on Lower Lonsdale to connect with the Lonsdale District Heating system, a publicly-owned utility that provides heat through a series of inter-connected gas-fired boiler plants. The hot water is distributed underground to the buildings, where owners enjoy the cost-effective (and quiet) benefit of radiant heating piped under the laminate wood flooring.

Orizon boasts the equivalent of LEED silver standard building specifications that include Heat Recovery Ventilators (HRVs) in every suite. These vents capture heat from the bathrooms and kitchens to preheat the air in the suites, further reducing energy costs. The city of North Vancouver also requires developments like Orizon, which cover more land than the predecessor buildings, to make use of bio-swails, vegetative natural filter systems that clean water from the street and other hard surfaces and return the water to the environment.

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FIRST LOOK AT ORIZON ON THIRD

September 13, 2012



When you tell people everything you love about the West Coast- the mountains, beaches, friendly people, interesting architecture, local hiking trails - really, you could be talking about the North Shore because it has all of this and so much more.

There' s a new place to enjoy life on the North Shore. Welcome to Intracorp' s newest addition to the Lower Lonsdale community - Orizon on Third. You may have heard the buzz and if you' d like to follow along with the latest happenings at Orizon on Third, we' re going to be sharing upcoming information right here on this blog. You will also be able to link to project floor plans and find out more in-depth information about some of the cool project features, the concept behind the design process, and it' s a chance to learn more about everything your new neighbourhood has to offer you.

What is Orizon, exactly, beyond what the name implies? Orizon does pay tribute to the stunning ocean views that you' ll want to wake up to every day, or toast goodnight from your generously sized balcony. You can look at the expansion of coast, see why people rave about what we have. And the view is all yours! If you did want to entertain more friends there is plenty of space on the rooftop lounge, and it' s an absolute showstopper.



See for yourself. We' ll soon be announcing the Sales Centre opening. There are five floors of West Coast-inspired residences at Orizon on Third. These homes are perfectly located, spacious and bright. We can hardly wait to show you!

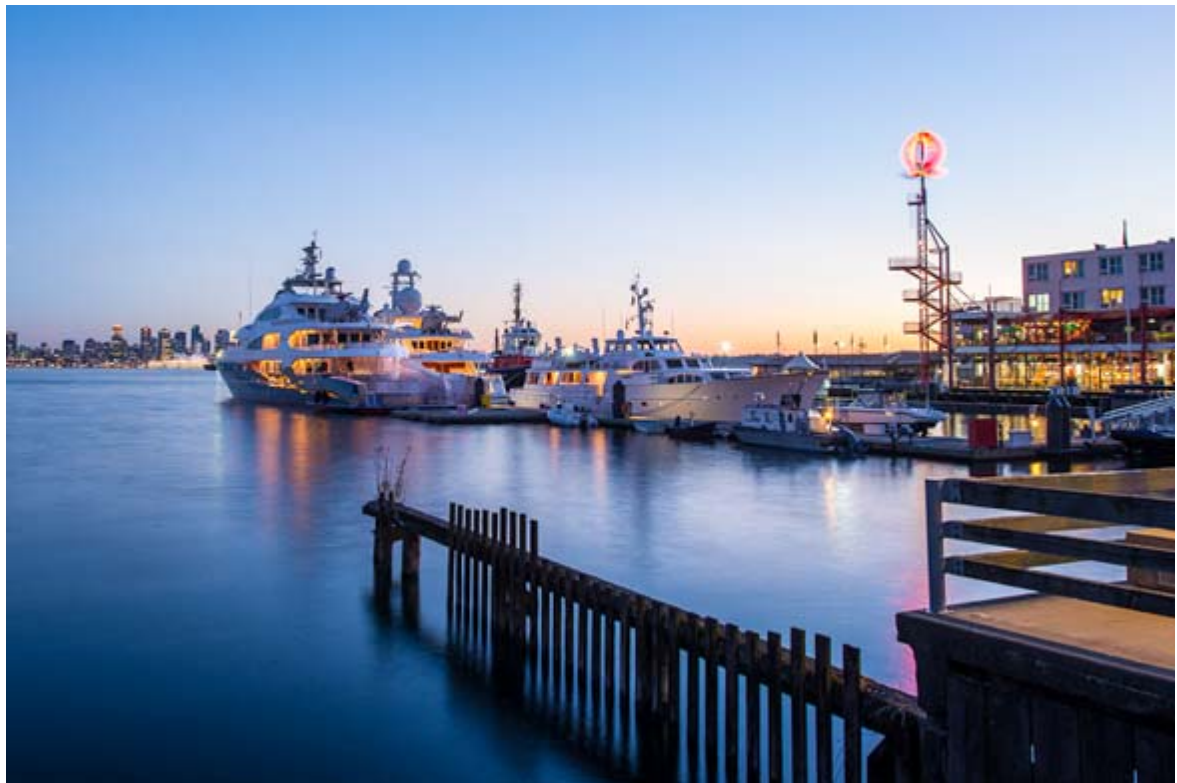
Subscribe to our for all the latest news & announcements on Orizon on Third.

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Your Orizon Sales Team
Intracorp Realty Ltd.

LOCATION, LOCATION, LOCATION
September 13, 2012



You hear this phrase all the time in the context of a real estate purchase. There' s a good reason for that. Your investment in your home and asset wealth is tied to the neighbourhood in which you purchase so you want to ensure you' ve made a good decision. Here are some of the amenities you can enjoy within blocks of Orizon on Third.



Lonsdale Quay Market: A year round indoor farmer' s market featuring locally sourced fresh choices including those for the 100 mile diet conscious and organic food aficionado; a food court; over 80 specialty shops and services; local designer wares and kid' s shops; great restaurants, and a boutique hotel and spa. There are numerous cafes in and around the market, adding a little local flavour and appeal. And as an added bonus, Lonsdale Quay Market and the Seabus are steps away from Orizon on Third.

The Pier: Take a stroll down to the historic Pier at Lower Lonsdale. The Burrard Dry Dock and St. Roch Dock were originally built in 1940 as part of the wartime efforts at the Versatile Shipyards. During the war, the Shipyard operated around the clock. The site was operational from 1906 until 1992 and was the largest active shipbuilding site in Western Canada. Today it serves as a tourist hotspot and pedestrian walkway, flanking the waterfront via the 700 foot long Burrard dock and offering 360 degree views of the harbour. A great place to sip a coffee, soak up the sun and enjoy your surroundings.

There are plenty of activities from which to choose. What is your favourite community amenity in Lower Lonsdale and how do you like to spend your spare time? Take a moment to share your thoughts in the comment section of our blog. But first, make sure you register for this exciting new community.

Follow us on [Twitter](#)

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Your Orizon Sales Team

THE HISTORY AND THE FUTURE

September 13, 2012



A Look Back With Intracorp

Intracorp has been building liveable communities for more than 30 years across the Lower Mainland, across the country. Recent and acclaimed projects that you might be familiar with include Glenmore and Highland Park in South Surrey, Spruce & Jacobsen in Vancouver, projects under construction include Burnaby Metrotown' s Silver and MetroPlace, revitalizing the neighbourhood in Burnaby; and most recently in North Vancouver The Versatile Building, a nod to the past and an eye to the future of Lower Lonsdale.

A Look Forward With Orizon

We believe in building. It' s more than creating sustainable homes. It involves fostering growth through the relationships that we build with our homebuyers and what we strive to create in the communities that spring forth. North Shore True, our mantra, is a premise we live by in what we' re creating at Orizon and for the people who will choose to make it their home.

How do you live North Shore True? Please take a moment to share with us in our comment section of this blog. But first, make sure you register for this exciting new community.

Subscribe to our blog for all the latest news & announcements on Orizon on Third.

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Your Orizon Sales Team
Intracorp Realty Ltd.



AMAZING PROJECT – North Vancouver ORIZON on Third by Intracorp Developers at 221 East 3rd North Van Lower Lonsdale Real Estate District – Brand New Orizon North Shore View Residences



North Vancouver ORIZON on Third Condos by Intracorp

Coming soon to the North Shore real estate market > ORIZON on Third by Intracorp! Impressively bright North Shore view residences will soon hit the market at the new Intracorp ORIZON North Vancouver condos for sale located just steps from Lonsdale Avenue in the prime Lower Lonsdale real estate district! Imagine opening your blinds every single day to those densely forested North Shore mountains or that sparkling Pacific Ocean. That is ORIZON on Third in North Vancouver real estate district by Intracorp developers. This boutique 5 storey low-rise view residential building is designed to maximize the West Coast and North Shore living you love. From the new North Vancouver ORIZON condos, the SeaBus, Lonsdale Quay Market and the Lower Lonsdale cafes and restaurants are just a short walk away. Or, you can choose to socialize at home with beautifully large balconies, plus an incredibly breath taking rooftop lounge. The Orizon North Vancouver condos in Lower Lonsdale community has a modern aesthetic that perfectly reflects your taste in high-end North Shore living. Coming this fall. Brought to you by leading developer, Intracorp. The North Vancouver ORIZON Lower Lonsdale condos will be well located and well priced. See below for more introductory information or you can visit www.orizononthird.com for more details as they are released about this project.



BLISSFULLY PRIVATE
IMPRESSIVELY BRIGHT
WONDERFULLY SPACIOUS
PERFECTLY LOCATED
NORTH SHORE VIEW RESIDENCES

Coming to East 3rd + St. Georges

**Intracorp Orizon on Third: North Shore View
Residences You've Been Waiting For. Coming Fall
2012**

From their email desk > Welcome to Orizon on Third - Impressively Bright View Homes in North Vancouver Lower Lonsdale neighbourhood! As a valued Intracorp registrant, we are thrilled for you to be one of the first to hear about our latest North Shore community, Orizon on Third. Coming to Lower Lonsdale North Vancouver real estate district this Fall, Orizon Condos on Third represents all that is West Coast - breathtaking views of the Pacific Ocean and North Shore Mountains. Located at the corner of East 3rd Street and St. Georges in North Vancouver Lower Lonsdale neighbourhood, the North Shore Orizon condos are perfectly located within walking distance to all the best neighbourhood amenities.



Blissfully Private and Wonderfully Spacious here at Orizon North Vancouver View Residences

The North Shore Orizon Condos for sale is a boutique North Vancouver Lower Lonsdale community of 104 contemporary residences, featuring generous private outdoor spaces to maximize your living. Choose from one of North Vancouver Orizon on Third' s spacious floorplans:

- > One-bedroom homes from 600 sq. ft.
- > Two-bedroom homes from 750 sq. ft.
- > Three-bedroom homes from 1,170 sq. ft.

Attractively priced from the low \$300,000' s, the pre-construction North Vancouver Orizon on Third condos is North Shore' s best value. REGISTER TODAY FOR FIRST-IN-LINE ACCESS! By registering today, you will be one of the first to learn more about this exciting new community coming to Lower Lonsdale North Vancouver real estate district. Register before Midnight on August 20th and you will receive FIRST-IN-LINE Access to our initial release of Orizon North Vancouver condo homes. When registering, you must include your Insider Registration code: "ORIZON101" which gives you first access to exclusive limited time pricing and first-in-line bonuses for North Vancouver Orizon Condos on Third' s initial release this Fall. This exclusive and limited time offering is an opportunity that you do not want to miss out on. Watch for our signage going up at the North Shore Orizon on Third Sales Centre, located at 21 Lonsdale Avenue in North Vancouver. We will keep you posted on our opening dates. We appreciate your interest in Orizon North Vancouver Lower Lonsdale condos and are thrilled to share our latest North Shore community with you. The Orizon on Third Sales Team - Intracorp Realty Ltd.

Steps Away From Lonsdale Avenue and Lonsdale Quay > ORIZON North Vancouver Condos

One, two and three bedroom North Shore view residences coming Fall 2012! Imagine opening your blinds every single day to those densely forested North Shore mountains or that sparkling Pacific Ocean. That' s Orizon North Vancouver condos by Intracorp Developers in a nutshell, a boutique five storey residential low-rise building that is close to the Seabus, Lonsdale Quay Market and the cafes and restaurants along Lonsdale Avenue. This blissfully quiet neighbourhood is not only serene, but very close to downtown Vancouver as well as major thoroughfares to get you on your



way. The North Shore Orizon on Third condos in North Vancouver Lower Lonsdale neighbourhood is all about views, the water, affordability and great location and savvy homebuyers and investors will be seeking homes in this project this Fall 2012. Located on the south east corner of East 3rd Street and St. Georges, the Orizon North Vancouver condos for sale will feature only 104 homes that range from six hundred square feet in size (one bedrooms) to almost 1200 square foot three bedroom units that are great for families. There is a wide array of North Vancouver Orizon floor plans to choose from, making it a great project for homebuyers to check out this fall. Single professionals and couples can seek value and affordability while families can seek larger homes that are unavailable currently in the Lower Lonsdale area. Still, downsizers can cash in their single family home and opt for spacious two bedroom view residences at the Orizon North Vancouver condo project. From ultra efficient floor plans to quartz counters and gourmet kitchens as well as luxury bathrooms and wide plank engineered wood floors in the main living areas, the interior design is just outstanding.

Lower Lonsdale North Shore Condos Coming September!

There' s a new development coming to East Third and St. Georges in North Vancouver real estate market. It' s the intersection of skyline view, modern living and it' s yours to explore. It' s Orizon on Third Lower Lonsdale North Vancouver condo project by Intracorp Developers.

Beauty on the outside, beauty on the inside. This is not a cookie cutter building. The North Vancouver Orizon on Third condos in the Lower Lonsdale neighbourhood is wonderfully spacious, impressively bright and blissfully private. And, since you' ve achieved First-In-Line Access, we will be sending you an exclusive link to our Orizon on Third North Vancouver condo website next week. This is an early release of the website so you have one of the first opportunities to see what Orizon on Third Lower Lonsdale condo project has to offer, including floorplans, features and amenities. Not to mention, you will be one of the first to take advantage of our exclusive North Shore condo pricing discounts that we will also be unveiling very soon, so stay tuned.

With amazing views facing North or South, this Lower Lonsdale North Vancouver condo community has a lot to offer and we are looking forward to sharing more of the unique characteristics of the Orizon on Third lifestyle in the coming week. As you know, The Orizon on Third' s Sales Centre will be located at 21 Lonsdale Avenue North Vancouver condos, at



the corner of Lonsdale and Esplanade. When complete, you will be able to view a completely furnished one-bedroom display home profiling some of the unique characteristics that Orizon on Third North Vancouver Lower Lonsdale condo project will offer.

In the meantime, please give us a call at 604.638.6240 or email orizononthird@intracorp.ca for more information or to answer any questions that you may have. Sincerely, The Orizon Sales Team, Intracorp Realty Ltd. This is not an offering for sale. An offer may only be made by way of Disclosure Statement. E.&OE.

221 East 3rd North Vancouver Condos by Intracorp

A mid-rise boutique North Vancouver condo project is springing up at 221 East 3rd Street on the North Shore with a strong West Coast Modernist style and an impeccable location. Brought to you by Intracorp Developers, 221 Living North Vancouver condos for sale is all about proximity to public transit, high-end offerings at an affordable price and a strong sense of community. Situated in Lower Lonsdale real estate district (also called LoLo by locals), the 221 Living North Vancouver condo project by Intracorp follows in the success of other launches at Ventana, Vista Place and The Versatile Building, all nearby. The condominium building is situated between St. Georges Avenue and St. Andrews Avenue along East 3rd Street. The design and façade of the 221 East 3rd Street North Vancouver Intracorp project will be truly West Coast but will also keep a heritage style feel that will blend seamlessly into the neighbourhood surrounding it that is deemed as a heritage precinct by the City. The new land partner is the Army Navy and Air Force Veterans of Canada or ANAVETS Senior Housing Society and with Intracorp, the senior's rental accommodation along the East 3rd corridor in Lower Lonsdale will also be redeveloped and renewed. To date (that's June), the Intracorp 221 East 3rd North Vancouver condo project seniors housing component has nearly completed 1 building already with the last residents scheduled for relocation into Lower Lonsdale by September 2012. Next to the new ANAVETS Senior Housing Society new home will be the new 221 Living North Vancouver condo building which will be designed by Bob Worden of Ramsay Worden Architects. The total offering will include 1 bedroom all the way to family sized 3 bedroom homes (which is very rare for the Lower Lonsdale area). There will be a total of 104 homes for sale at 221 Living in North Vancouver. In addition, the project proposal is for a mid-rise residential building built to LEED Silver equivalent rating which will encourage a more healthy and sustainable community for all.



The New North Vancouver 221 Living Condos by Intracorp in a Nutshell

- > Project Name = Orizon on Third North Vancouver
- > Project Builder = Intracorp - awesome!
- > Project Site = 221 East 3rd Street North Vancouver BC
- > Project Location = 221 Living Condos is located in the heart of Lower Lonsdale North Vancouver
- > 221 Living Condo Offering = 104 homes with 1 to 3 bedroom floor plans available
- > Architecture = Ramsay Worden Architects (simple, honest, elemental design with Japanese minimalist influence combined with West Coast modernism)
- > Highlights = Great location plus built to LEED Silver equivalent rating

More Information about 221 East 3rd North Shore Condos

In addition to the residential component to the 221 East 3rd North Shore condo project by Intracorp, the developer will also add a significant public art project that is visible from street level. The LEED building practises will also enhance liveability and sustainability for the Lower Lonsdale area and will feature an ideal proximity to local outdoor activities, trails, hiking, biking, the mountains and waterfront. Inside, the 221 East 3rd North Shore condos will have functional and very spacious floor plans that have high-end bathrooms, kitchens and large balconies. As well, the interiors will have a true West Coast modernist feel to them whilst the common areas and amenity spaces will have featured wood veneer accent walls with stone flooring in the lobby, carpet tiling in the hallways, and accent lights in the lobby and halls with provisions for future local art. 221 East 3rd will also include masonry veneer and decorative panels and detailing with West Coast accents throughout.

The project is very close to the Lonsdale Quay where you will find a great market place as well as the SeaBus terminal that will get you to downtown Vancouver very quickly. 221 East 3rd follows a west coast style defined by strong horizontal lines, large windows and generous decks and balconies. This wood frame building will consist of 6 floors of 104 homes. Located on the south east corner of 3rd Street and St. George, 221 East 3rd is within 5-10 mins walk to the pedestrian friendly neighbourhood of Lower Lonsdale.



ORIZON ON THIRD

Orizon on Third

www.orizononthird.com

By [Intracorp Projects Ltd.](#)

221 3rd St [North Vancouver](#)

From **CAD\$299,000**



Orizon on Third is a new condo project by [Intracorp Projects Ltd.](#) currently in preconstruction at 221 3rd St in [North Vancouver](#). Available condos start at CAD\$299,000. The project has a total of 104 units.



Project Details

DEVELOPMENT NAME Orizon on Third
DEVELOPER(S) [Intracorp Projects Ltd.](#)
PROJECT TYPE Condominium
ADDRESS 221 3rd St
NEIGHBOURHOOD/CITY North Vancouver
STATE/PROVINCE British Columbia
POSTAL CODE V7L 1E6
PROJECT WEBSITE www.orizononthird.com
SALES CENTRE PHONE # 604-638-6240
SALES CENTRE ADDRESS 21 Lonsdale, North Vancouver BC
SALES CENTRE HOURS Opening Fall 2012.
CONSTRUCTION STATUS Preconstruction
SELLING STATUS Registration Phase
TOTAL NUMBER OF UNITS 104 units
NUMBER OF STOREYS 6 storeys
UNIT SIZES From 596 Sq. Ft. To 1161 Sq. Ft.
ARCHITECT(S) Ramsay Worden Architects Ltd. (Bob Ramsay)
INTERIOR DESIGNER(S) BYU Design

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$299,000

Project Summary

From Orizon on Third:

Blissfully private. Impressively bright. Wonderfully spacious. Perfectly located. North Shore view residences.

Coming to East 3rd + St. Georges.

Project Amenities

Fitness Room | Rooftop Lounge | BBQ | Fire Pit



Features & Finishes

ARCHITECTURE

Architecture by Ramsay Worden Architects

Concrete and wood frame construction with a richly coloured stone and composite panel facade

Sky-lit lobby clad with wood and stone accents

Large patios and balconies offering functional outdoor living space

Local, contemporary art in lobby — a focal point

Building entry exterior featuring a rain garden and landscaped “bridge”

Day-lit corridors on all levels

INTERIORS

Choice of two rich colour palettes by notable interior designers, BYU Design

Low-profile carpet in bedrooms

Solid core suite entry doors with solid wood threshold

Contemporary-styled, flat slab interior doors with satin chrome lever hardware

Clean-lined 4” wood baseboards and 2 ½” wood door mouldings throughout
1” aluminum privacy blinds

Stackable Armana Energy Star™ washer and dryer

HRV (heat recovery ventilator) in each home

In-floor hydronic radiant heating throughout

KITCHENS

Gourmet appliance package:

- LG™ stainless steel electric range
- Faber™ slide-out hood fan
- LG™ 33” Energy Star™ stainless steel refrigerator
- LG™ Energy Star™ low-decibel stainless steel dishwasher
- Full-height ceramic backsplash

Contemporary-styled kitchen featuring cabinets uppers in frosted glass and brushed aluminum, with soft-close mechanisms and stainless steel detailing

Solid quartz countertops

29” square, double bowl Julien™ stainless steel undermount sink

Grohe™ single-lever chrome faucet with pull-out spray

48” linear pendant lighting above kitchen island

Halogen under-cabinet task lighting



BATHROOMS

Deep soaker tub with integral skirt
12" x 24" porcelain tile flooring
Elegant ceramic tiled feature wall, shower and tub surround
Grohe™ single-lever chrome lavatory faucet
Grohe™ chrome shower control
Solid quartz countertop
Duravit™ Starck 3 high-efficiency two-piece toilet and single-bowl
undermount sink
Contemporary-styled cabinets in wood veneer, with soft-close mechanisms
and stainless steel details
Custom designed vanity mirror with sliding cabinet door and shelving

GREEN ENERGY PROGRAM

LEED® Silver designation
Hydronic radiant heating system connected to the Lonsdale Energy
Corporation (LEC) district system
Heat recovery ventilators (HRVs)
Thermally broken, double-glazed aluminum casement windows with enhanced
'low-e' glazing
Motion sensor lighting in parkade and common area hallways
Water efficient plumbing
Energy efficient lighting
Energy Star™ appliances
Low emission materials, adhesives, sealants and paint
Landscaped bio-swale along street front; filters storm water run-off
Indigenous and low-maintenance landscaping

PEACE OF MIND

Lobby and parkade secured by proximity readers and security cameras
Video enter-phone system
Secure, fob-only access to entry, living levels and parkade
Pre-wired for in-suite security system
Monitored fire sprinkler system, plus hard-wired smoke and carbon
monoxide detectors in all homes and common areas
"2/5/10" third party warranty insurance

