

HARMONY

LIVE IN PERFECT BALANCE

Advance Information Kit



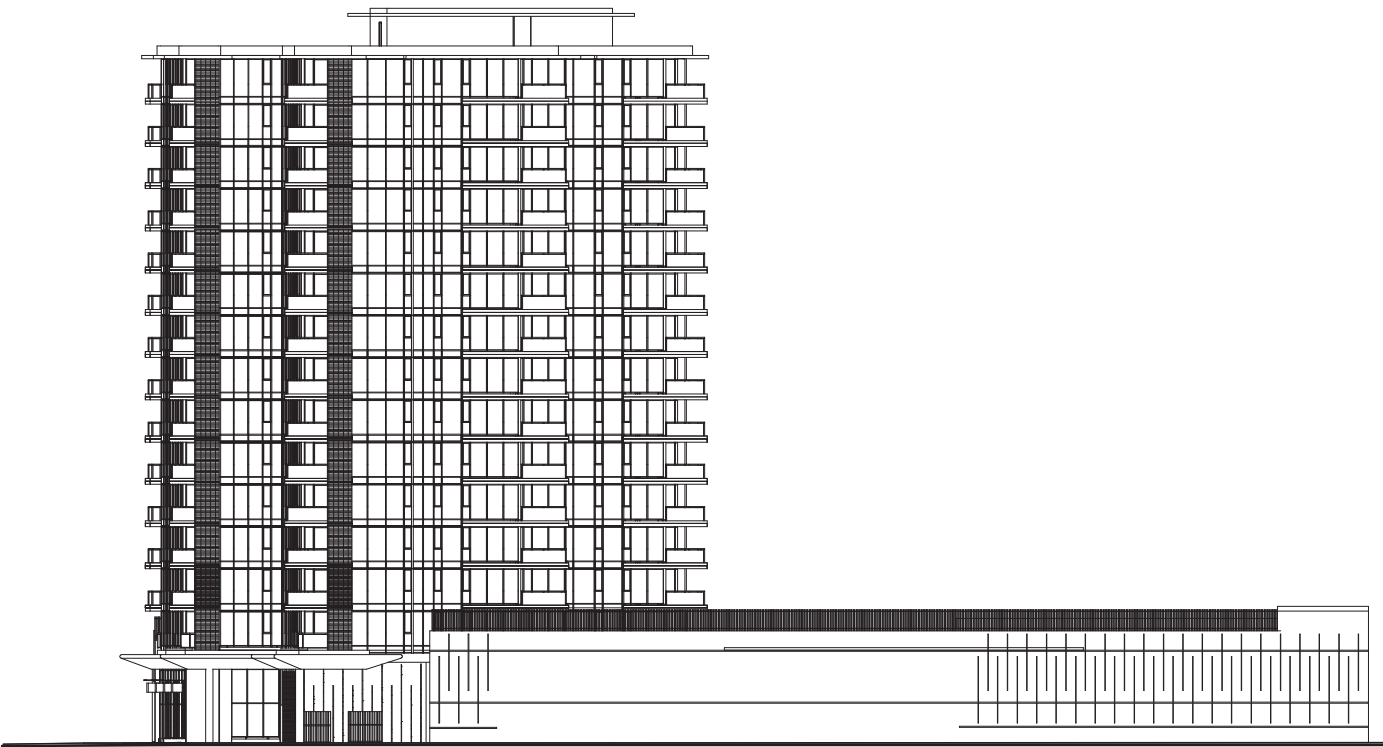
TOWNLINE

PETERSON GROUP

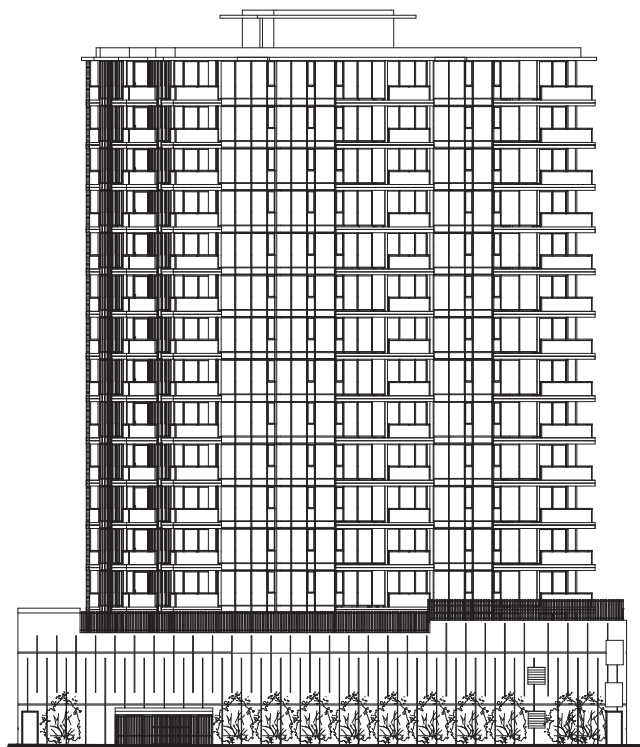
Elevations



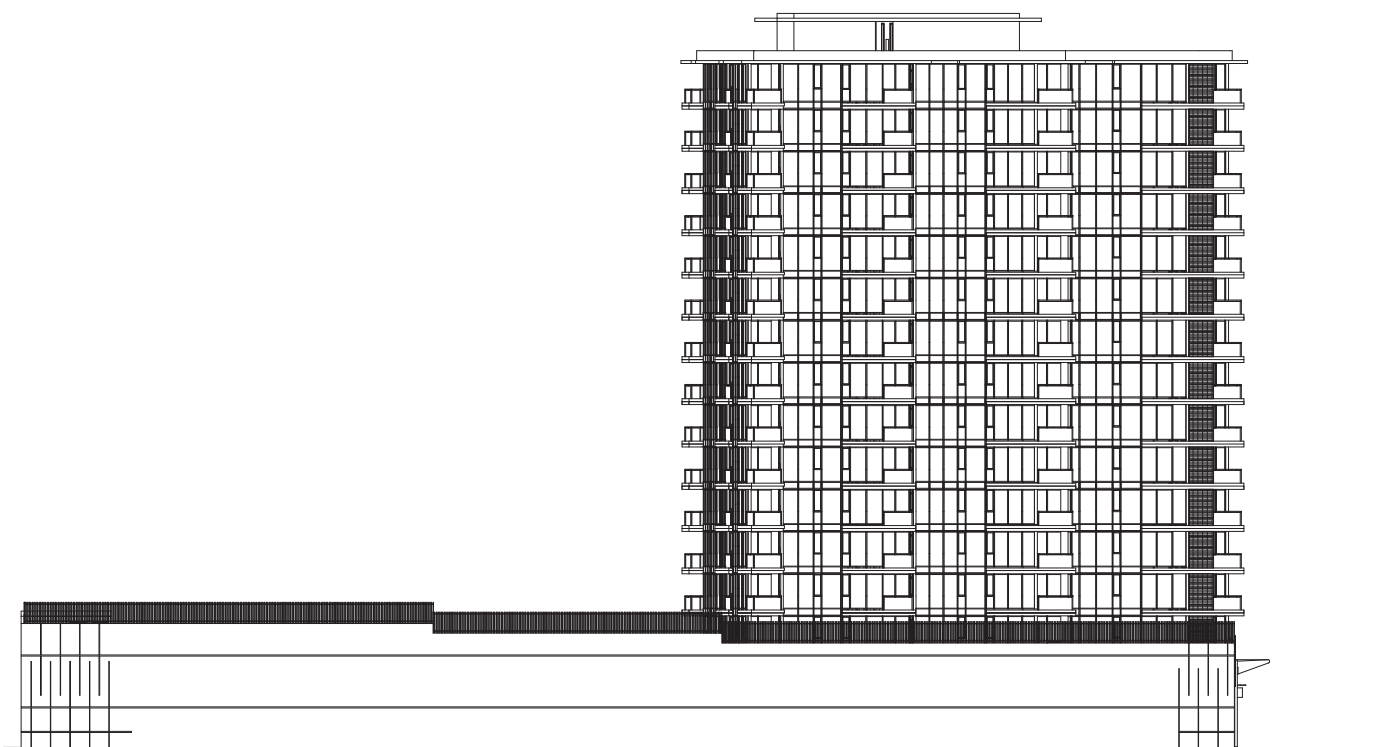
NORTH



WEST



SOUTH



EAST



Overview

Embracing the essential elements of a balanced life, Harmony is a dynamic new community in sought-after Central Richmond. In tune with a healthy urban lifestyle, Harmony marries amenities with tranquility, ensuring a positive flow of energy within your home, your neighbourhood and your world beyond.

A LANDMARK BUILDING INSPIRED BY HISTORY

Looking to the future while respecting the past, Harmony's stunning modern architecture—by award-winning Rafii Architects—pays homage to China's rich cultural history. Drawing inspiration from the ancient art of Chinese paper cutting and the concept of Yin-Yang, Harmony's aesthetic is reminiscent of a luminous paper lantern with the building's inverted canopy base creating the illusion of floating and its decorative panels shimmering with reflective light. From building orientation to colour palette, Harmony's every detail has been carefully chosen to ensure a perfect balance of positive energy throughout, resulting in a home that is at once vibrant and healthy, beautiful and durable.

KEY FACTS

Address	8288 Granville Avenue, Richmond, BC
Height	16 Stories
Total # of Suites	119 Suites
Suite Size	525 sq. ft. to 945 sq. ft.
Suite Types	1 Bedroom + Work, 1 Bedroom + Den, 2 Bedrooms, 2 Bedrooms + Den
Outdoor Amenity	15,000 sq. ft.



Garden City Park



Canada Line Brighouse Station



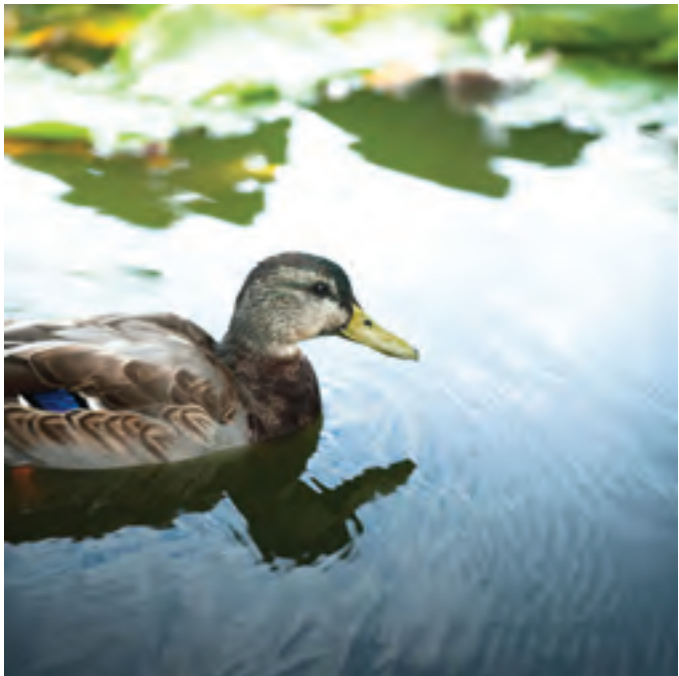
Richmond Centre



Richmond City Hall



Kwantlen Polytechnic University



Minoru Park



An Ideal Location

A calm oasis minutes from the hustle and bustle of Richmond City Centre, Harmony is the best of all worlds.

Whether you're travelling around town or around the world, a home at Harmony makes an ideal starting point. With the new Canada Line, ample transit service, and easy access to major highways, commuting is easy and efficient. From here, you can be at the airport in 10 minutes, downtown Vancouver in just over 20 minutes and at the border in less than half an hour. You'll find literally hundreds of shops and services within walking distance, a hospital, world-class educational facilities and a live theatre just a bike ride away, not to mention countless other recreational opportunities less than 10 minutes away by car.

SHOP	29 Richmond Centre: 240+ shops and services including The Bay, Famous Players, Sport Chek, Aldo, Aritzia, BCBG Max Azria, Birks, Banana Republic, Ecotique Day Spa and Apple Retail Store	31 Beijing Noodle House
03 Aberdeen Centre		35 IHOP
04 Pacific Plaza		36 Dairy Queen
05 Real Canadian Superstore		39 White Spot
06 T&T Supermarket		PLAY
11 Lansdowne Centre: Best Buy, Future Shop, Home Outfitters, Winners, HomeSense, Langley Farm Market		27 Gateway Theatre
17 Richport Town Centre: Chapters, Starbucks, City Fresh Market		32 Minoru Park: Ice Arenas, Aquatic Centre, Fitness Centre and Richmond Public Library & Cultural Centre
19 London Plaza: TD Bank, London Drugs, Kirin Seafood Restaurant		LEARN
20 RBC Royal Bank		13 Kwantlen Polytechnic University
21 PriceSmart foods		34 William Cook Elementary
22 Ackroyd Plaza: Boston Pizza, White Spot, Blenz Coffee, Starbucks, BC Liquor Store		37 Henry Anderson Elementary
23 CTC Bank of Canada		38 AR MacNeill Secondary
24 Canada Trust, CIBC, Vancity		40 Richmond Secondary School
26 Richmond Public Market		41 General Currie Elementary
	EAT	
	07 Sun Sui Wah Seafood Restaurant	
	08 Matsuyama Restaurant	
	09 Cattle Cafe	
	10 Chiffon	
	12 No.9 Restaurant	
	14 Cactus Club	
	15 Richmond Japanese Sushi	
	16 Dinesty	
	18 Shanghai River	
	25 Green Lemongrass	
	28 Pearl Castle	



Brighouse Park



Many grocers nearby, including City Fresh Market



Many cafés and restaurants nearby



Serene meandering path through Minoru Park



Aberdeen Centre



Garden City Community Park



Richmond Centre's 240+ shops and services, the Canada Line, Minoru Park Sports Complex, a variety of restaurants, Garden City Park, Richmond's City Hall and Public Library—all less than a 10-minute walk away.

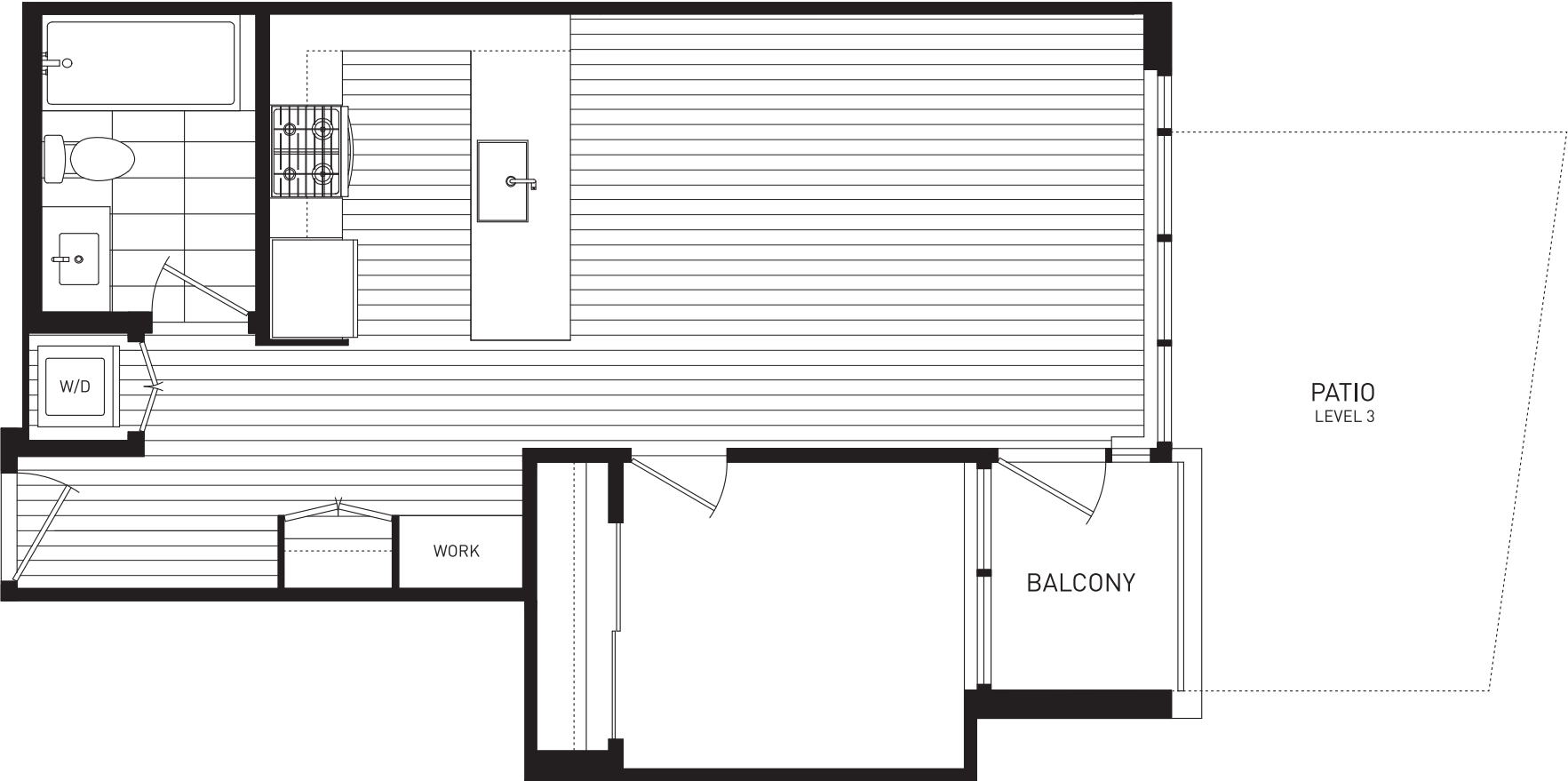


Scenic dyke trails, Kwantlen Polytechnic University, Lansdowne Shopping Centre, Gateway Theatre, Richmond General Hospital, parks and restaurants—all less than a 10-minute bike away.



Vancouver International Airport, golf courses, Terra Nova Rural Park, Richmond Nature Park, River Rock Casino Resort, IKEA and Steveston Village—all less than a 10-minute drive away.

HARMONY FLOORPLANS



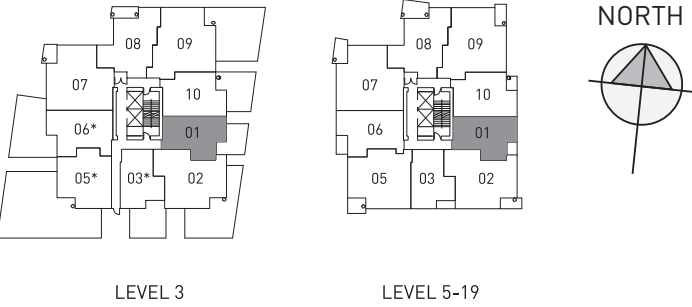
SUITE 01

TYPE

1 BEDROOM + WORKSTATION

SQUARE FOOTAGE

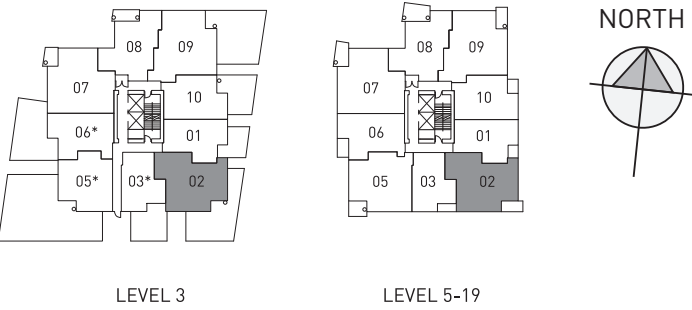
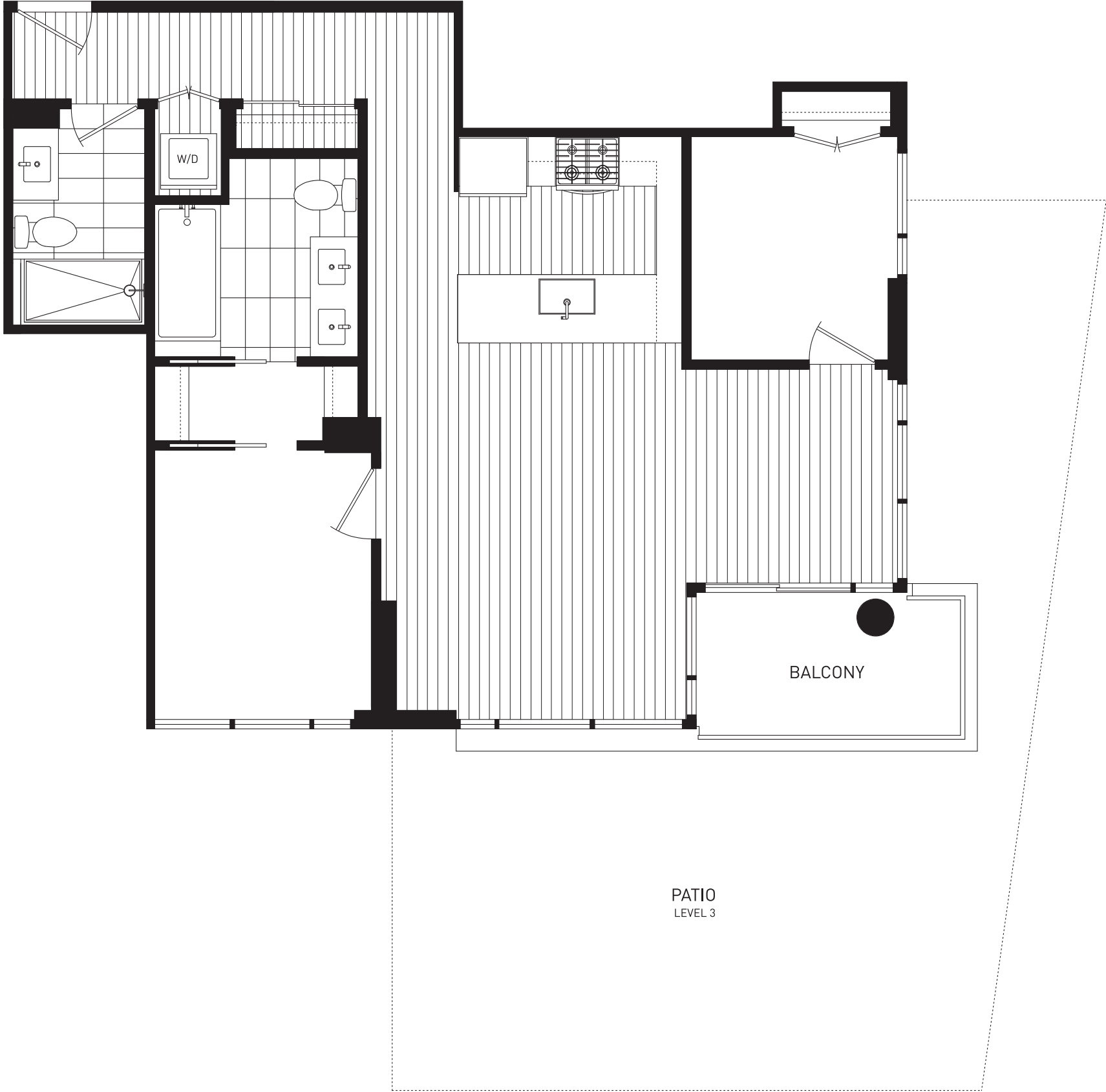
INTERIOR	EXTERIOR	TOTAL
577 SQ FT	33 SQ FT	610 SQ FT



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be mirror images of the floor plans as shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.&O.E.

SUITE 02

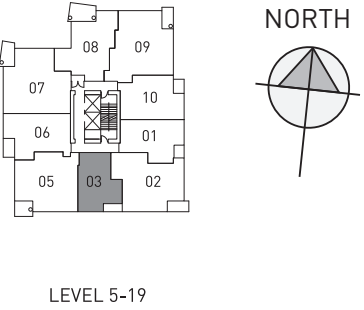
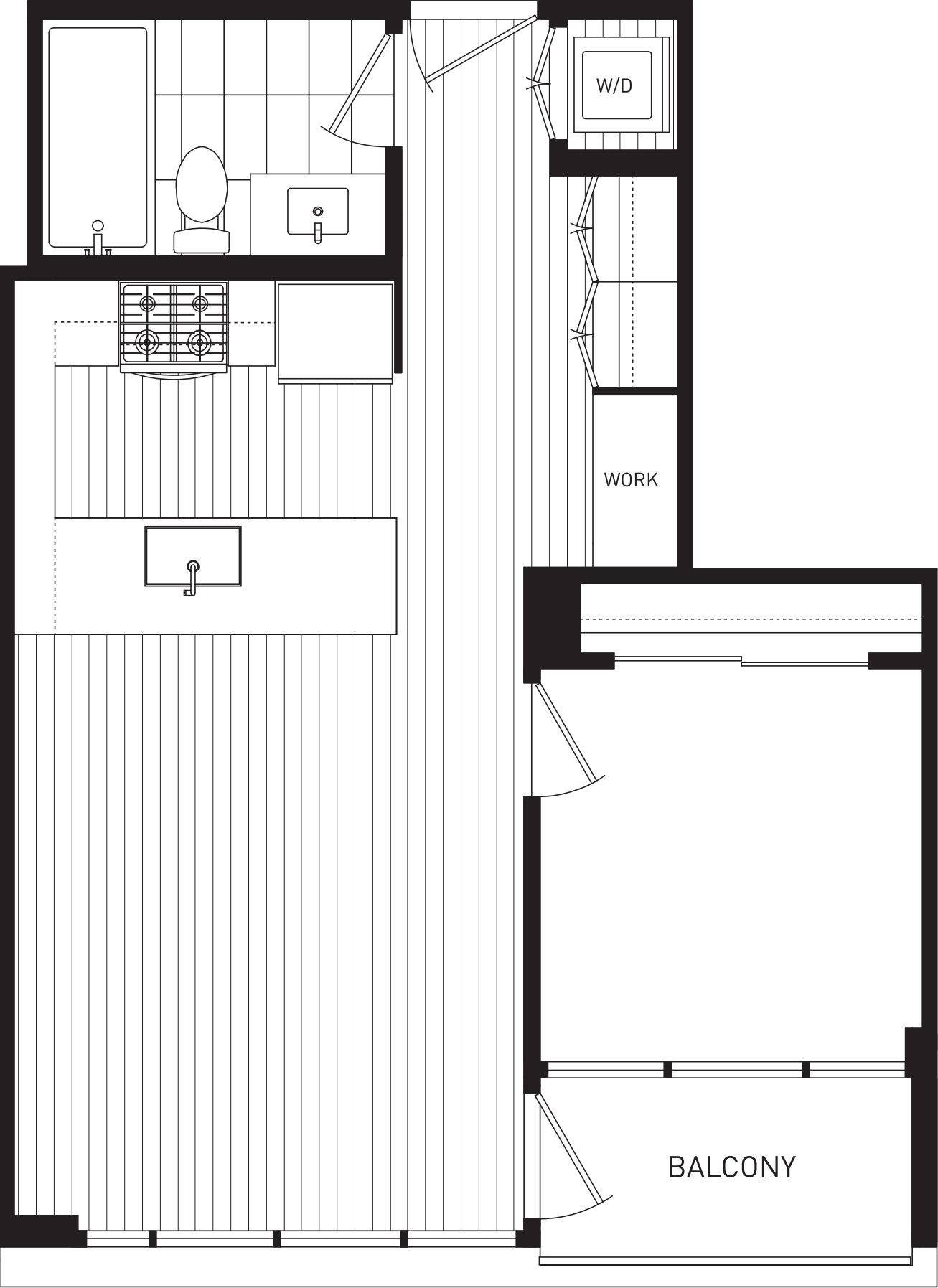
TYPE		
2 BEDROOM		
SQUARE FOOTAGE		
INTERIOR	EXTERIOR	TOTAL
845 SQ FT	64 SQ FT	909 SQ FT



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SUITE 03

TYPE		
1 BEDROOM + WORKSTATION		
SQUARE FOOTAGE		
INTERIOR	EXTERIOR	TOTAL
525 SQ FT	38 SQ FT	563 SQ FT



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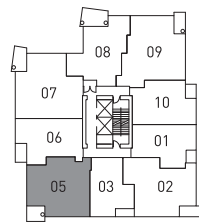
SUITE 05

TYPE

2 BEDROOM

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
831 SQ FT	73 SQ FT	904 SQ FT



NORTH



LEVEL 5-19



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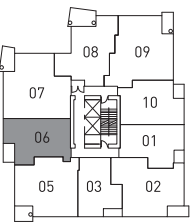
SUITE 06

TYPE

1 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
647 SQ FT	54 SQ FT	701 SQ FT



NORTH



LEVEL 5-19



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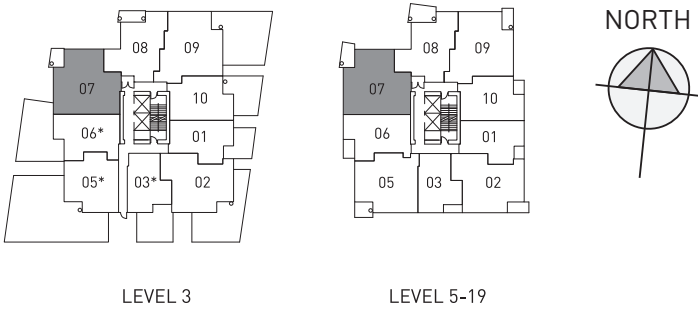
SUITE 07

TYPE

2 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
928 SQ FT	84 SQ FT	1,012 SQ FT



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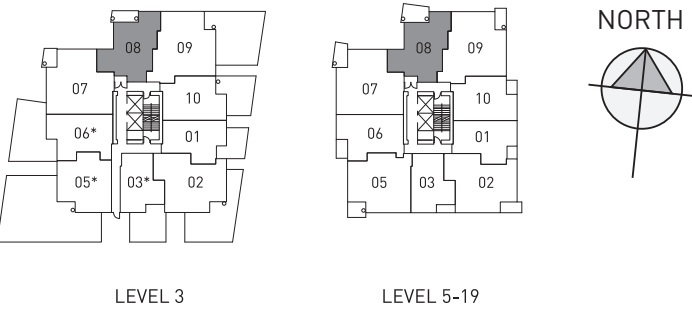
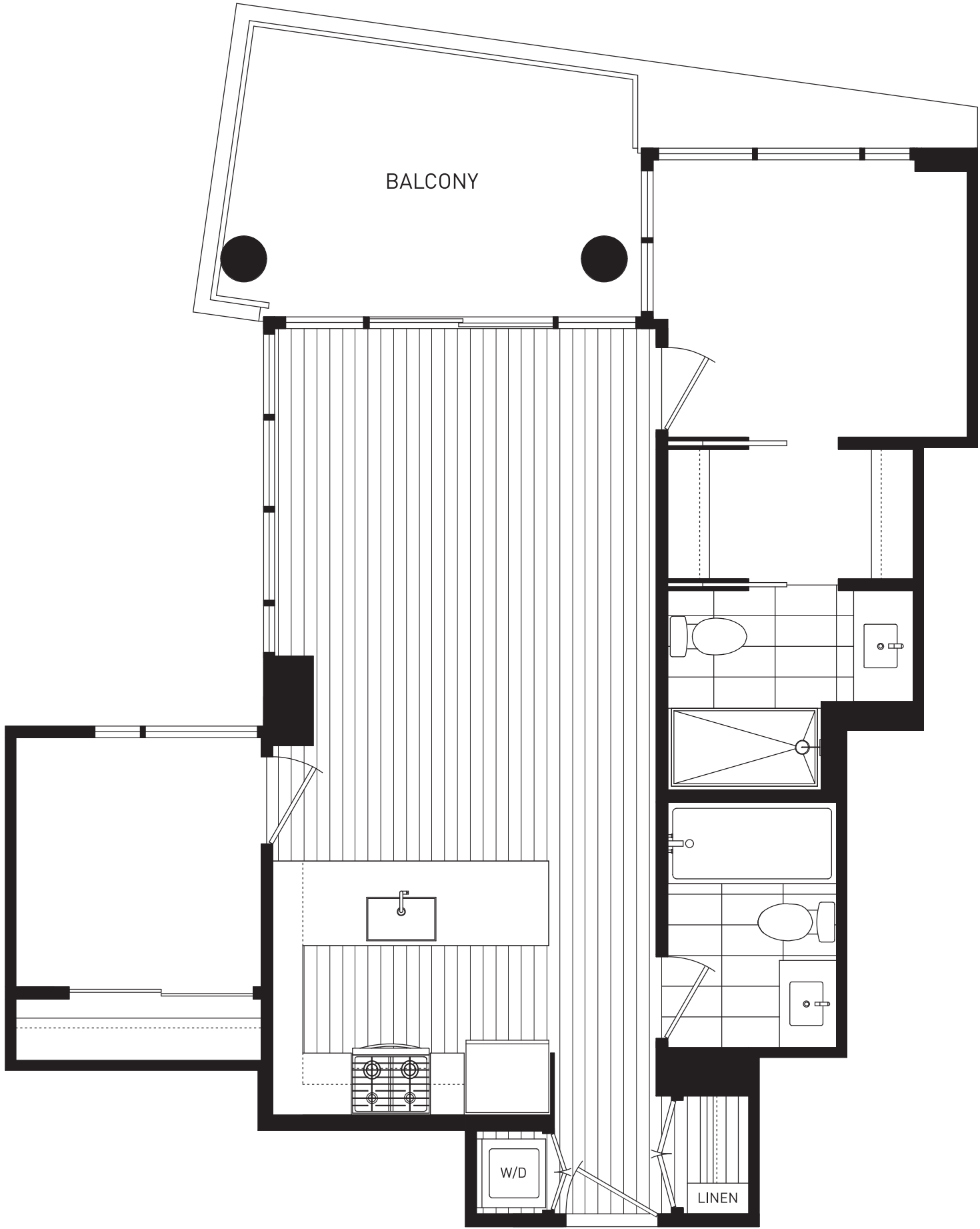
SUITE 08

TYPE

2 BEDROOM

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
716 SQ FT	118 SQ FT	834 SQ FT



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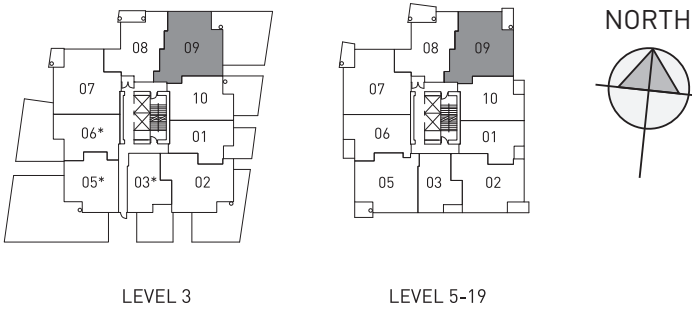
SUITE 09

TYPE

2 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
945 SQ FT	62 SQ FT	1,007 SQ FT



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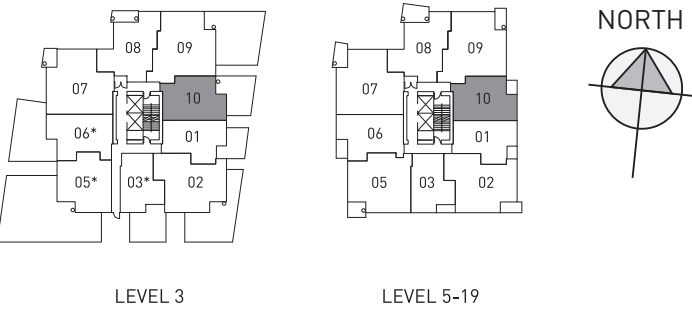
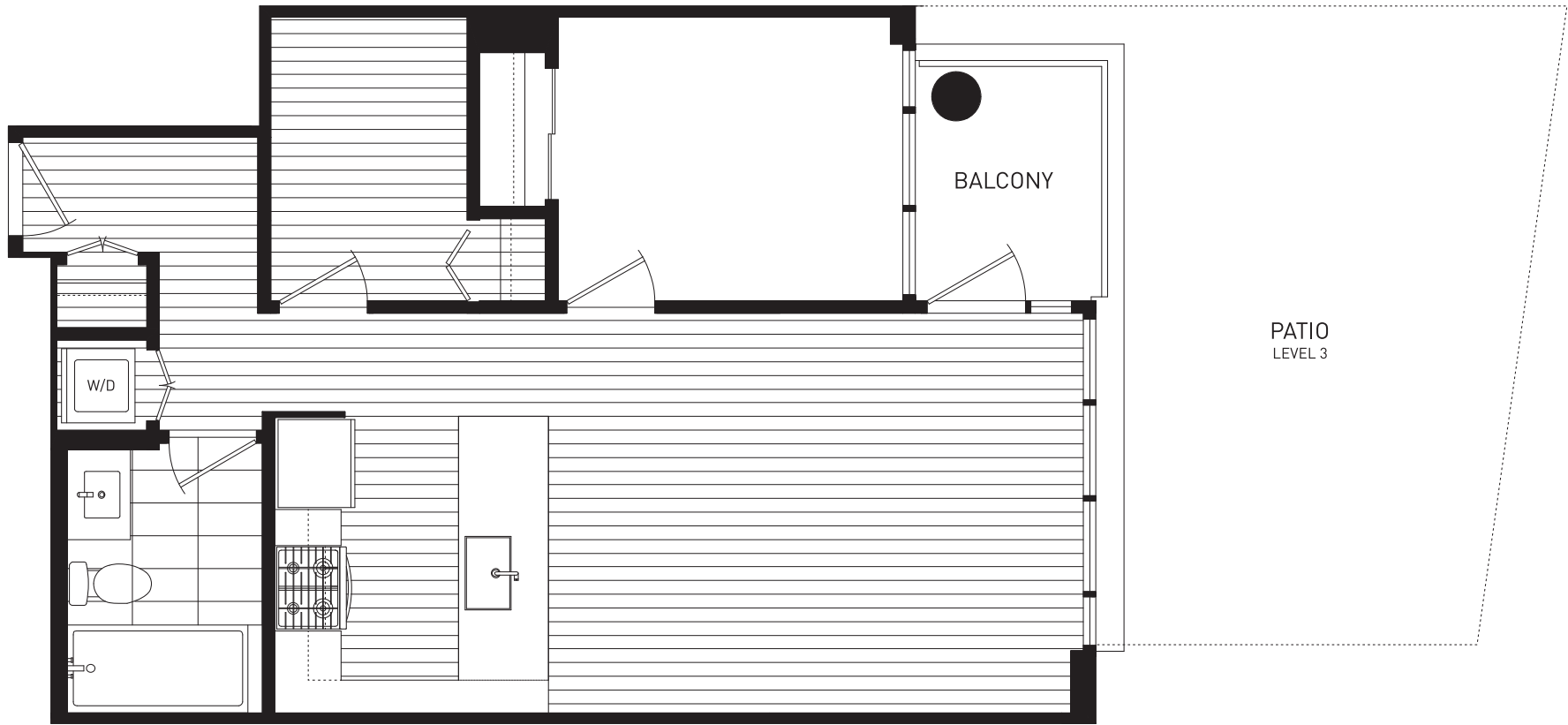
SUITE 10

TYPE

1 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	EXTERIOR	TOTAL
633 SQ FT	43 SQ FT	676 SQ FT



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AMENITIES

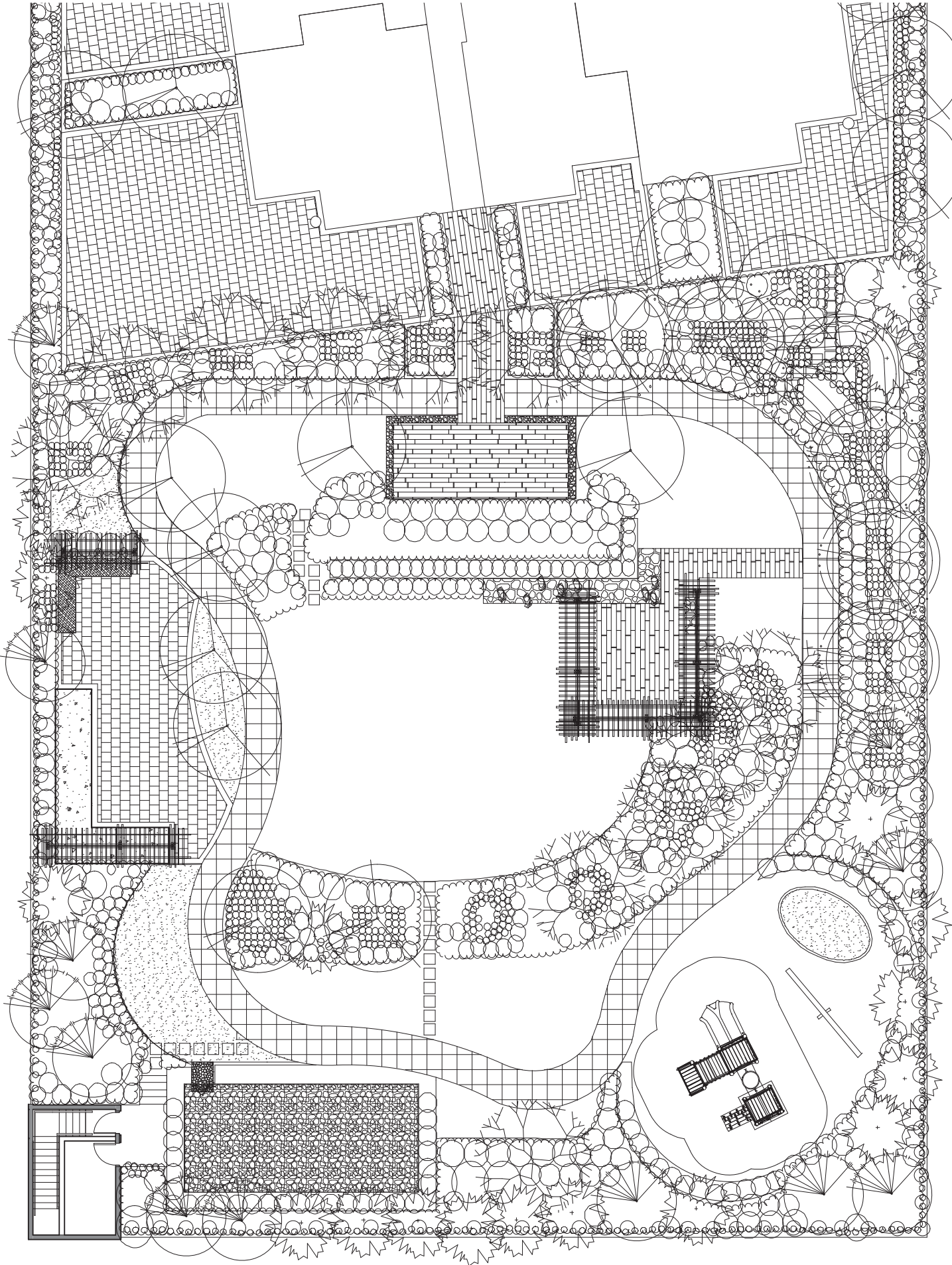
A SENSE OF ARRIVAL

Set back from the street to maximize privacy and tranquility, Harmony exudes an inviting sense of calm with artful landscaping and a soothing water feature with bridge to welcome guests and residents. Inside the lobby, an on-site concierge adds convenience, security and peace of mind. Just beyond, an elegantly furnished lounge—complete with a kitchenette, large-screen TV and fireplace—provides a perfect place to enjoy the company of family and friends. A state-of-the-art gym enables you to stay fit, while staying close to home, with all the latest equipment and a space for yoga.

ROOFTOP PARADISE

Opportunities to relax and recharge are always close to home at Harmony where a spectacular 15,000-square-foot rooftop haven includes something for everyone. A trellised Zen Garden invites meditation and quiet contemplation. A children's play area has everything for the young and young at heart. A gated dog run featuring pea gravel and a landscaped perimeter allows your four-legged family members to exercise close to home. A spacious deck has all the ingredients for a fantastic outdoor gathering with ample seating and a family-friendly barbeque area.

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Happiness is not a matter of intensity but of balance, order, rhythm and harmony.

Thomas Merton

BEAUTIFULLY BALANCED LIVING

- 119 thoughtfully designed high-rise homes in sought-after Central Richmond, developed by award-winning partners Townline Homes and the Peterson Group
- Timeless and contemporary architecture by one of North America's premiere architects, Rafii Architects Inc.
- Designed in consultation with Sherman Tai, Feng Shui master
- Impressive open-concept, double-height lobby with integrated lounge and bordered by a soothing exterior water feature
- Full service concierge to handle all of your daily conveniences while providing enhanced on-site security
- Harmony Gym and Lounge, including:
 - Cozy fireplace lounge with large flat-screen television
 - Kitchenette and dining area, perfect for large gatherings and parties
 - Games area
 - Fully-equipped exercise room, complete with yoga space
- Over 15,000 sq. ft. landscaped rooftop haven on the 3rd floor podium, including:
 - Access via a charming wooden bridge
 - Trellised Zen Garden
 - Meandering 100m long pathway, ideal for strolling
 - Tree-lined children's play area surrounded by a lush lawn
 - Family-friendly barbeque area
 - Low-lying custom wood observation platform
 - Gated and landscaped perimeter dog-run

- Solid engineered concrete construction featuring 8" thick reinforced concrete floors and ceilings
- Dedicated and secured visitor parking for your guests' convenience
- Spacious open-air balconies and decks
- Secure bike storage for peace of mind
- Individual out-of-suite storage
- Two high-speed elevators

INTUITIVE INTERIORS

- Interiors by i3 Design Group
- Your choice between two warm and distinctive designer colour palettes
- Custom oversized flat-profile baseboards and door casings
- Low-VOC paints throughout for superior indoor air quality
- Acoustically engineered, oversized, low-E and double-glazed windows
- Smooth-painted ceilings throughout for a clean, contemporary aesthetic
- Decora-style light fixtures throughout
- Signature ¾" thick bevelled-edge stone entry threshold
- Fully wired home office workstations with quartz countertops (in select homes)
- Elegant lever-style polished chrome door handles
- Rich and warm 5" wide plank laminate flooring throughout kitchen, living and dining rooms
- Durable 100% nylon cut-pile carpeting in bedrooms
- Horizontal blinds on all windows
- Individually controlled electric heating
- Stackable, front-loading, high-efficiency EnergyStar washer and dryer

HARMONIOUS KITCHENS

- Solid 1¼" thick, eased-square-edge quartz countertops and waterfall gable with full-height quartz backsplash
- Elegant square-edge, flat-panel cabinetry with soft-close doors and drawers, and brushed stainless-steel cabinet pulls
- Versatile open shelving and additional pantry space for added convenience
- Oversized stainless-steel, single-bowl under-mount sink, featuring European-style high-arc chrome faucet with convenient pull-out spray head
- Recessed incandescent pot lights
- Gourmet appliance package:
 - Samsung 18.7 cu. ft. stainless-steel, energy-efficient, bottom-mount refrigerator with digital controls, quick-freeze and door-alarm technology
 - KitchenAid 30" stainless-steel, gas-burner stove with InstaWok technology and warming drawer
 - Broan low profile, stainless-steel, high-efficiency pull-out 300 CFM hood fan
 - KitchenAid stainless-steel, EnergyStar dishwasher with hidden controls
 - Panasonic stainless-steel 1.2 cu. ft. built-in microwave

BATHROOM RETREATS

- Elegant square-edge, flat-panel cabinetry with soft-close doors and drawers, and brushed stainless-steel cabinet pulls
- Solid ¾" thick, eased-square-edge quartz countertops with modern rectangular under-mount sink and graceful single lever chrome faucet, by Moen

- Luxurious oversized 5½ ft. soaker tub with full-height 12"x24" ceramic tile surround with built-in tile ledge (in select homes)
- Hand set large-format 12"x24" polished porcelain floor tiles
- Modern low-flow, dual-flush toilet with soft-close seat cover, by American Standard
- Rejuvenating chrome rainfall showerhead, by Moen*

TECHNOLOGY, CONVENIENCE AND SECURITY

- Convenient multifunction media ports for telephone, data and cable
- Personally encoded keyless access system (fob) permits access to building lobby, garage and common areas
- 20% of all residential parking stalls will be fitted with electrical outlets for electric vehicles
- Hardwired carbon monoxide detector outside main sleeping areas for added safety
- State-of-the-art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
 - 2-Year Materials & Labour Warranty
 - First 12 months – coverage for any defect in materials and labour
 - First 15 months – coverage for any defects in materials and labour in the common property
 - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
- 5-Year Building Envelope Warranty
- 10-Year Structural Defects Warranty

*One bedroom bathrooms and ensuites only.

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FEATURES



531 Beatty, Vancouver



999 Seymour, Vancouver



1168 Richards, Vancouver



The Hudson, Victoria



Woodward's, Vancouver



Fairmont Pacific Rim, Vancouver

Who We Are



Like you, Townline has a story. Established by Rick Ilich in 1981, Townline began building single-family homes and roads in Northern BC and the US. Over the past 30 years, Townline has grown from one man into a fully integrated, diverse team of real estate professionals supporting an organization handling all aspects of construction, development, marketing and sales.

With this growth, single-family-home projects have evolved into larger scale multi-family and mixed-use communities. Townline has earned a reputation as a respected, creative and entrepreneurial company that prefers to set trends rather than follow them.

With well over 1,100 homes built since inception, Townline is a true market leader – built on ideas, responsibility and integrity. | townline.ca

PETERSON GROUP

Peterson Group is an innovative and progressive real estate organization, active in investment, development and management of a broad portfolio of assets including large mixed-use developments, office buildings, shopping centres and residential communities.

Peterson Group was founded on the principles of integrity and entrepreneurial spirit and continues that tradition today. The resulting strong relationships are a cornerstone of our business that we continue to nurture and value highly.

As a private Vancouver-based enterprise, Peterson Group is agile and forward-thinking at all levels of the organization with experienced and cohesive teams that perform with energy and determination to provide a high level of service. | petersonbc.com

Harmony Team

Development

Townline

Peterson Group

Architecture

Rafii Architects Inc

Interior Design

i3 Design

Feng Shui Consultant

Sherman Tai

For more information

604.278.3939

info@harmonyrichmond.com

harmonyrichmond.com



HARMONY

LIVE IN PERFECT BALANCE

HARMONY DISCOVERY CENTRE | 7180 No 3 Road (No 3 Road and Bennett Road), Richmond BC V6Y 1P4

Tel 604.278.3939 info@harmonyrichmond.com **HARMONYRICHMOND.COM**



A Special Offer to Help You With Your New Home Purchase

HARMONY

Campbell Froh May & Rice LLP is pleased to offer a discounted legal package for a purchase and RBC Royal Bank® mortgage, including legal fees and disbursements, for **\$995 + applicable taxes**.

It gets even better. We are conveniently located steps from your new home at #200 – 5611 Cooney Road (at Ackroyd) in Central Richmond.



Since our beginnings in 1973, Campbell Froh May & Rice LLP has become one of Richmond's largest and most recognized law firms. During that time we have assisted thousands of people purchase their homes, and we look forward to the opportunity to do the same for you.

For further information please contact us at (604) 273-8481 or toll-free at 1 (800) 883-8288, or email us at contact@cfmrlaw.com.

**CAMPBELL FROH
MAY & RICE LLP**

www.richmondbclawyers.com



Harmony Condos

www.harmonyrichmond.com

By [Townline](#)

8288 Granville Ave [Richmond](#)

Sales from **CAD\$288,800**



Harmony Condos is a new condo project by [Townline](#) currently in preconstruction at 8288 Granville Ave in [Richmond](#). The project is scheduled for completion in 2015. Sales for available condos/apartments start at CAD\$288,800. The project has a total of 119 units.

Project Details

DEVELOPMENT NAME Harmony Condos

DEVELOPER(S) [Townline](#)

BUILDING TYPE Condo/Apartment

OWNERSHIP TYPECondominium
ADDRESS8288 Granville Ave
NEIGHBOURHOOD/CITYRichmond
STATE/PROVINCEBritish Columbia
POSTAL CODEV6Y
PROJECT WEBSITEwww.harmonyrichmond.com
EMAILinfo@harmonyrichmond.com
SALES CENTER PHONE #604-278-3939
SALES CENTER ADDRESS7180 No 3 Rd., Richmond BC
SALES CENTER HOURSat-Thurs: 12pm-6pm
CONSTRUCTION STATUSPreconstruction
ESTIMATED COMPLETIONFall/Winter 2015
STATUSSelling
TOTAL NUMBER OF UNITS119 units
NUMBER OF STORIES16 stories
UNIT SIZESFrom 525 Sq Ft To 945 Sq Ft
CEILING HEIGHTS8'0"
ARCHITECT(S)[Rafii Architects Inc.](#)
INTERIOR DESIGNER(S)[i3 Design Group](#)

Prices

SALE PRICES(AVAILABLE UNITS)From CAD\$288,800

Project Summary

From Harmony Condos:

Welcome to Harmony, a stunning new residential community in Central Richmond. Conveniently located within walking distance of public transit, local parks, shops, cafes and restaurants, yet far enough away from the traffic and congestion. It's the perfect balance between convenience and serenity. It's a home perfectly in tune with all the elements of your life.

Project Amenities

Children`s Play Area | BBQ Area | Exercise Room | Dog Park | Garden
| Lounge | Concierge

Features & Finishes

BEAUTIFULLY BALANCED LIVING

119 thoughtfully designed high-rise homes in sought-after Central Richmond, developed by award-winning partners Townline Homes and the Peterson Group

Timeless and contemporary architecture by one of North America's premiere architects, Rafii Architects Inc.

Designed in consultation with Sherman Tai, Feng Shui master

Full service concierge to handle all of your daily conveniences while providing enhanced on-site security

HARMONIOUS KITCHENS

Solid 1¼" thick, eased-square-edge quartz countertops and waterfall gable with full-height quartz backsplash

Elegant square-edge, flat-panel cabinetry with soft-close doors and drawers, and brushed stainless-steel cabinet pulls

Versatile open shelving and additional pantry space for added convenience

Oversized stainless-steel, single-bowl under-mount sink, featuring European-style high-arc chrome faucet with convenient pull-out spray head

INTUITIVE INTERIORS

Interiors by i3 Design Group

Your choice between two warm and distinctive designer colour palettes

Smooth-painted ceilings throughout for a clean, contemporary aesthetic

Signature ¾" thick bevelled-edge stone entry threshold

Fully wired home office workstations with quartz countertops (in select homes)

Rich and warm 5" wide plank laminate flooring throughout kitchen, living and dining rooms

BATHROOM RETREATS

Solid ¾" thick, eased-square-edge quartz countertops with modern rectangular under-mount sink and graceful single lever chrome faucet, by Moen

Luxurious oversized 5½ ft. soaker tub with full-height 12" x24" ceramic tile surround with built-in tile ledge (in select homes)

Hand set large-format 12" x24" polished porcelain floor tiles

Modern low-flow, dual-flush toilet with soft-close seat cover, by American Standard