

TERRA WEST SQUARE

LOCATION | QUALITY | VALUE



6011 No.1 Road, Richmond, BC, Canada V7C 1T4



B C C O N D O S . N E T



TERRA WEST SQUARE

Whether you are looking to buy your first home, downsize, or simply stay in the neighbourhood you love, TerraWest Square is an opportunity to get exactly what you want

Ideal Location – Situated at the entrance to Richmond's highly desirable Terra Nova community, **TerraWest Square** is a 4-storey building that consists of 36 condominium residences and 8 street-level retail units. It is directly across the street from the Terra Nova Shopping Centre and close to excellent schools, hiking and biking trails, the Olympic Oval, and Vancouver International Airport.

Quality Built – Construction excellence is seen in the advanced rainscreen technology, superior soundproofing, and quality hardiplank siding. The contemporary West Coast architecture, extensive brick work and heavy timbers add curb appeal.

Lasting Value – **TerraWest Square** stands apart for being the first and only condominium building in the area to offer single-level living. The 1, 2 and 3 bedroom suites, many of which have dens, range up to 1,147 sq. ft. Building amenities include a social room with kitchenette, large deck and children's outdoor play area.

AVAILABILITY – **TerraWest Square** is built and ready to move in.



KITCHEN



The open concept floor plan sets the mood for entertaining

- Granite or engineered stone countertops
- Deluxe cabinetry with soft-closing doors
- Premium kitchen lighting package
- Recessed lighting under upper cabinets
- Durable, easy-care laminate wood floors
- Full-height tile backsplash
- Double-bowl Kohler under-mount stainless steel sink
- Top-of-the-line Grohe Minta dual-spray pull down faucet
- Garburator

High-end stainless steel appliances

- LG gas range with front controls and self cleaning oven
- LG fridge with bottom freezer and ice maker
- LG dishwasher with stainless steel interior
- LG microwave/hood fan

SMART CHOICE: LG appliances are renowned for quality and reliability



BATHROOMS



Bathrooms are beautifully designed and bathed in elegance

- Granite or engineered stone vanity countertops
- Large vanity mirrors (42" high)
- Elegant frameless showers
- Comfort-height elongated toilets
- Imported ceramic tile floors

ADDED LUXURY: In-floor radiant heating by Nuheat



BEDROOMS



Thoughtful details cater to refined tastes

- Built-in closet organizers
- Multi-media outlets
- Plush broadloom carpeting
- All light fixtures included

UNIQUE FEATURE: A built-in wall safe for valuables



LIVING AREA



Contemporary interiors are warm, inviting and casually elegant

- Interiors by award-winning Cristina Oberti Interior Design Inc.
- Choice of two distinctive colour schemes: "Modern" and "Natural"
- 9-foot-high ceilings
- Beautiful, easy-care laminate wood floors
- Extra large windows for naturally bright interiors
- Modern, stylish roller shades on all windows
- Premium lighting package includes a dining room chandelier
- High-end hardware on all doors and cabinets

UNIQUE DESIGN: No baseboard heaters or floor vents! The heating/cooling system is fully hidden



ENERGY & TECHNOLOGY



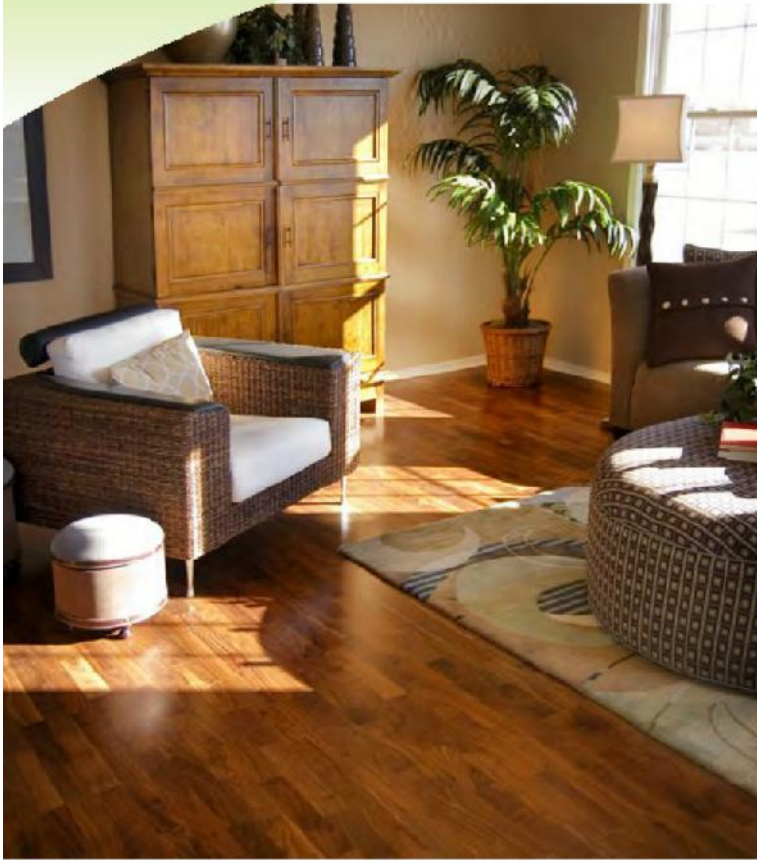
Designed to optimize comfort, efficiency and connectivity

- Super-high efficiency hot water boilers
- Suites are individually metered for natural gas and electricity consumption
- All media outlets have phone, cable and Internet (CAT-5)
- Full size, energy efficient front loading washer and gas dryer

UNIQUE FEATURE: 10 electric vehicle-charging stations in the parking area



PEACE OF MIND



For personal safety and security

- Building entry controlled by intercom to each suite
- Solid suite entry doors with a viewer and deadbolt lock
- Hardwired smoke and carbon monoxide detectors in each suite
- Built-in security system with keypad ready for activation
- Well-lit hallways, stairways and common areas
- Gated entry to residential parking

To protect your investment

- Advanced rainscreen technology on the building's exterior
- Comprehensive 2-5-10 year new home warranty coverage through Travelers Canada

ADDED VALUE: Exceptional soundproofing between suites and floors



EVERYDAY CONVENIENCES



Thoughtful details optimize livability

- All suites air conditioned and have private outdoor space
- Bicycle storage locker for every suite
- Minimum of one designated parking space for each suite
- All windows and sliding doors have screens
- Every suite has a natural gas BBQ connection on the deck or patio
- Separate parking entrances for residents and retail customers
- “Aging In Place Features” provided in all suites which include lever-type handles for faucets and doors plus solid blocking in washroom walls to accommodate future potential grab bar installation

Building amenities include

- A social room with kitchenette and washroom
- Entertainment-size deck landscaped for privacy
- Children’s outdoor play area

ADDED CONVENIENCE: Programmable thermostats for heating and air conditioning.



HIGH QUALITY STAINLESS APPLIANCES BY LG



LDS5040ST
Semi-integrated Dishwasher
with EasyRack™ System



LRG3093ST
5.4 cu.ft. Capacity Gas Single
Oven Range with Oval Burner
& Griddle



DLG2251W
7.1 cu.ft. Large Capacity Gas
Dryer with Sensor Dry



LBN22370
22 cu.ft. Bottom Freezer Swing
Door Refrigerator with Multi-Air
Flow Cooling plus Ice-Maker



LMV1631ST
Stainless Over-the-Range
Microwave with Sensor Cooking
and Powerful Venting



WM2250CW
4.1 cu.ft. Large Capacity
Front Load Washer with
6Motion™ Technology



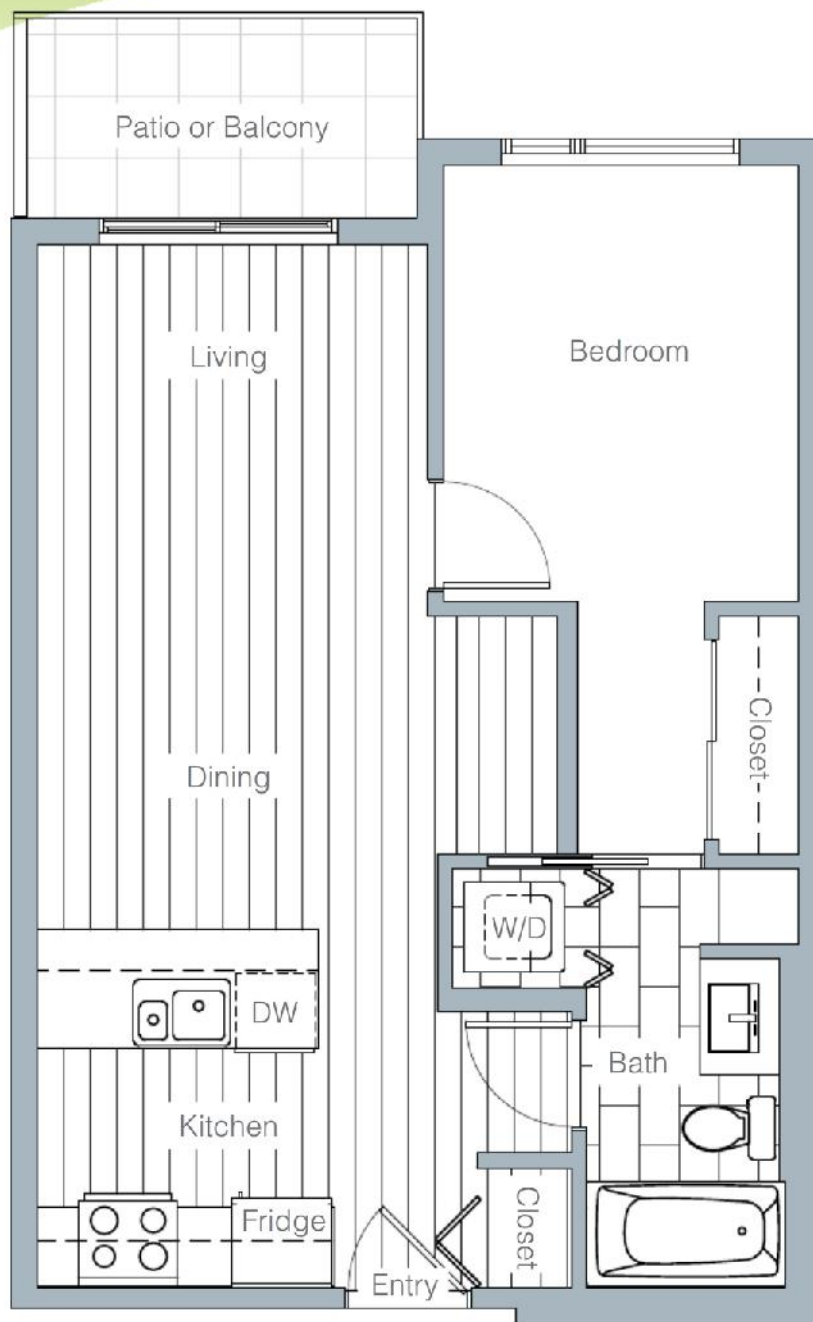
DEVELOPER CREDENTIALS

Centro TerraWest Development Ltd. is a licensed residential builder with the B.C. Homeowner Protection Office. Based in Richmond, the company is part of the well-respected **Centro Properties Group** owned by **Kush Panatch**, who has over 20 years of experience and a proven track record in real estate development, residential construction and property management. Recently completed residential projects in Richmond include **Parkside** (9651 Alberta Road), **Southwind** (10711 No.5 Road), **Fairwind** (12311 No. 2 Road), and **Riverwind** (5999 Andrews Road).

The tradition of excellence continues with **TerraWest Square**. Centro TerraWest Development Ltd. is committed to building quality homes of lasting value and to providing exceptional after sales service. Every home is fully protected with a comprehensive new home warranty provided by Travelers Canada, which includes 2 years coverage on labour and materials (some limits apply), 5 years on the building envelope, and 10 years on the structure.



1 BEDROOM



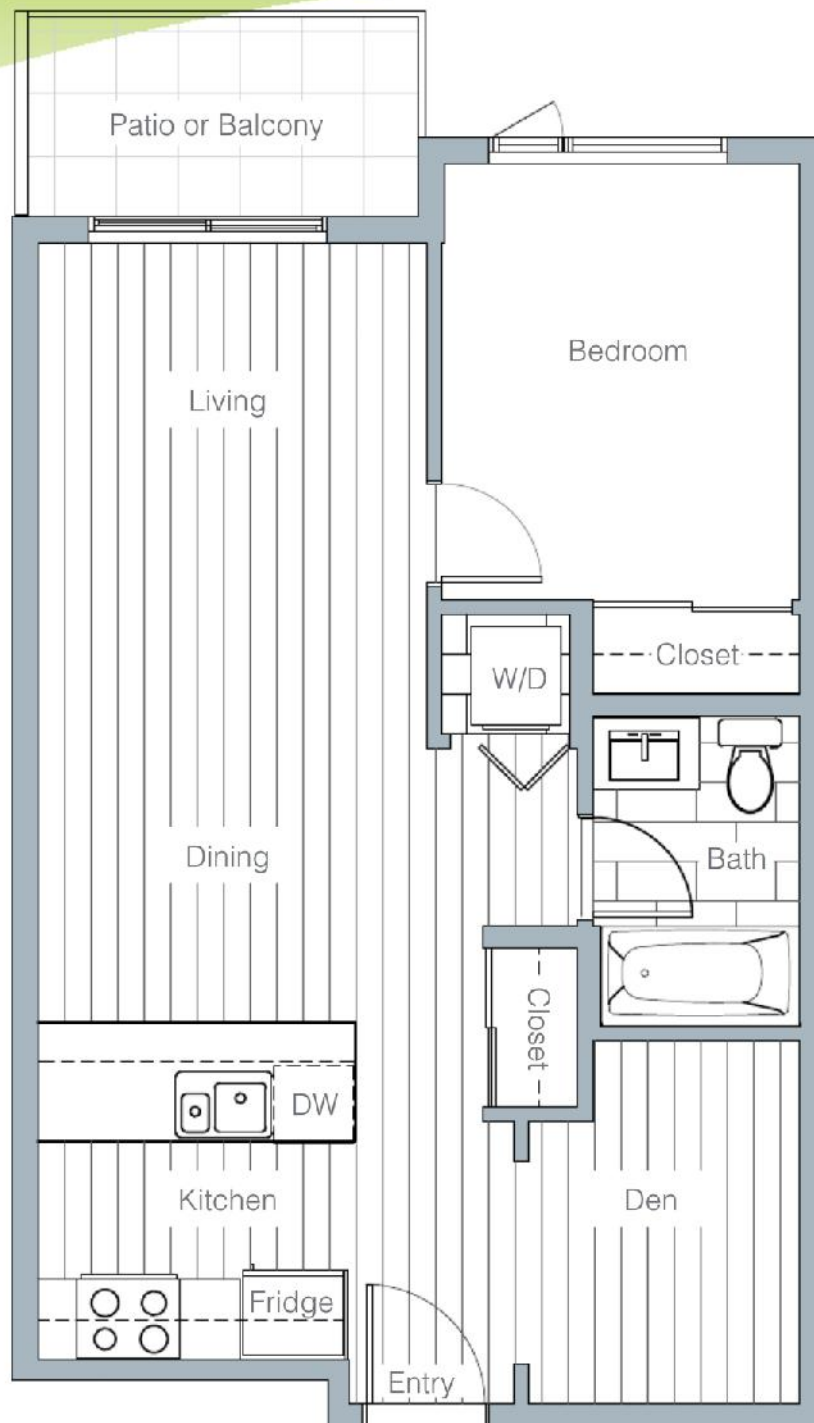
Suites 205, 305, 405 approx. 501 sq.ft.

Suites 206, 207, 306, 307, 406, 407 approx. 562 sq.ft.

Dimensions, sizes, specifications, layouts, direction of flooring elements and materials are approximate only and subject to change without notice. E. & O.E.



1 BEDROOM + DEN



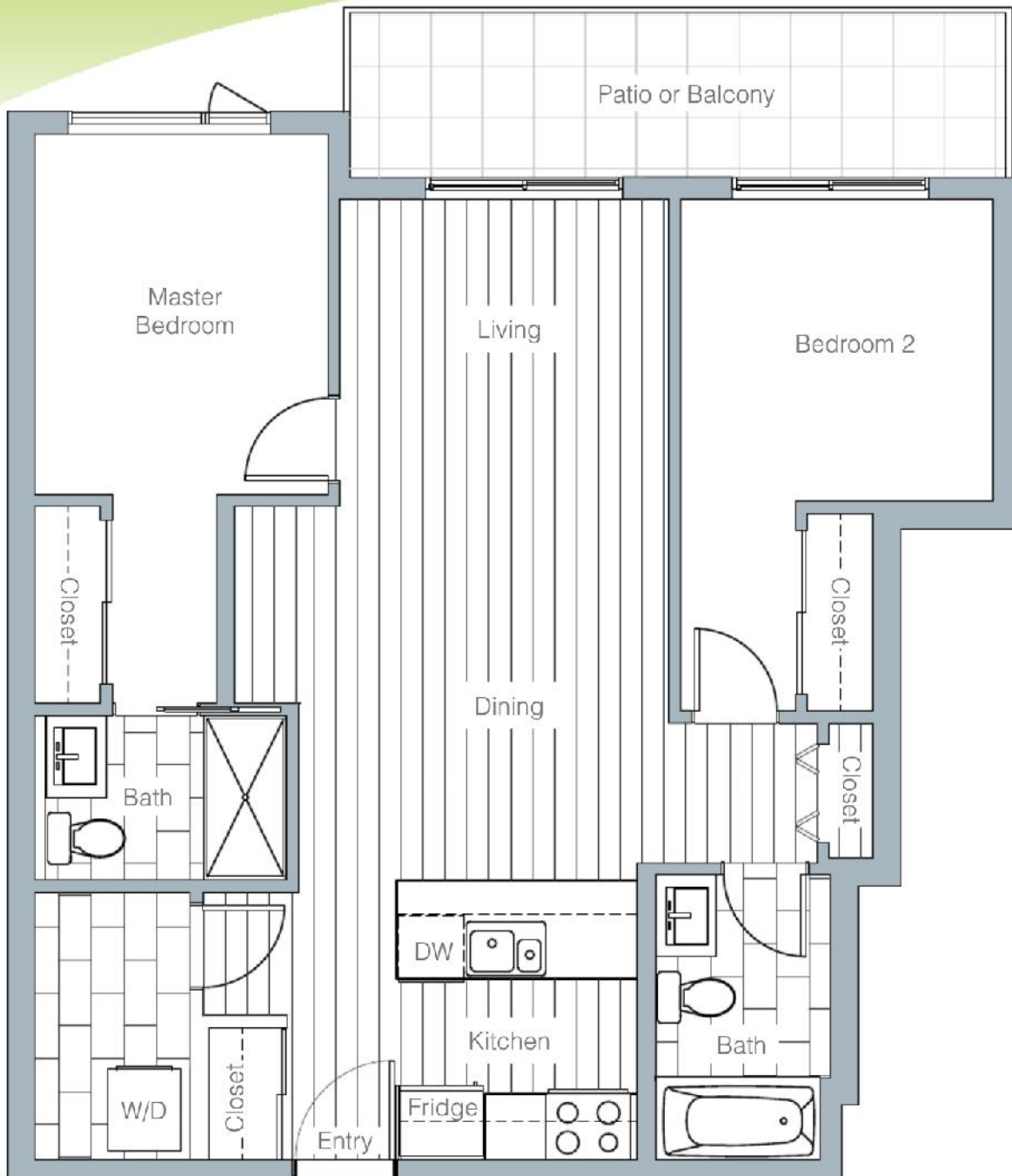
Suite 202 approx. 716 sq.ft.

Suites 209, 210, 211, 309, 310, 409, 410 approx. 610 sq.ft.

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2 BEDROOM



Suites 208, 308, 408 different floor plan than shown approx. 833 sq.ft.

Suites 212, 312, 412 approx. range 878-926 sq.ft.

Suites 311 & 411 as per plan shown approx. 833 sq.ft.

Dimensions, sizes, specifications, layouts, direction of flooring elements and materials are approximate only and subject to change without notice. E. & O.E.



2 BEDROOM + DEN



Suites 201, 204, 304, 404 approx. 829-953 sq.ft.

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3 BEDROOM + DEN

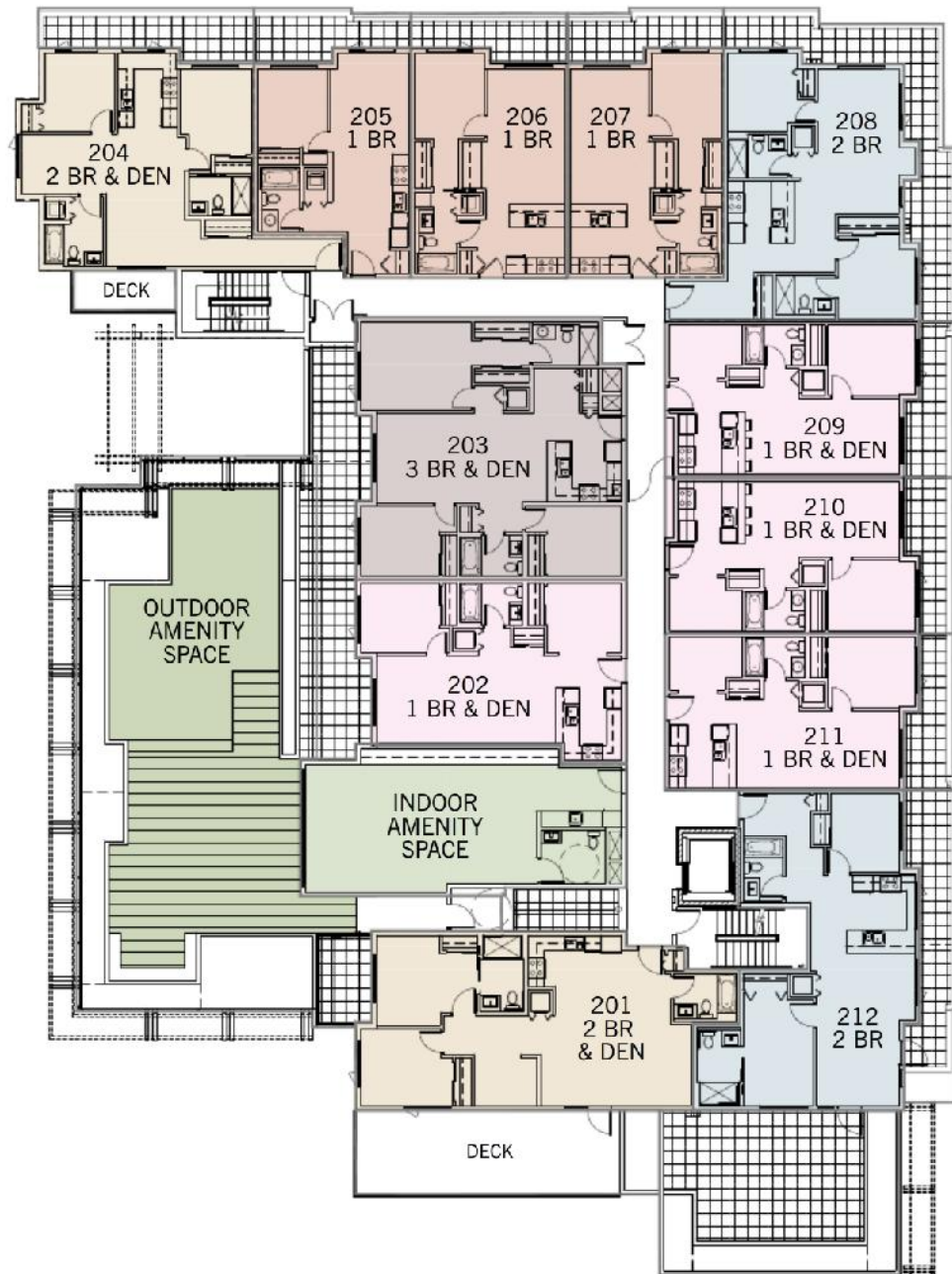


Suites 203, 301, 302, 303, 401, 402, 403 approx. 1093-1147 sq.ft.

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TERRA WEST SITE PLAN

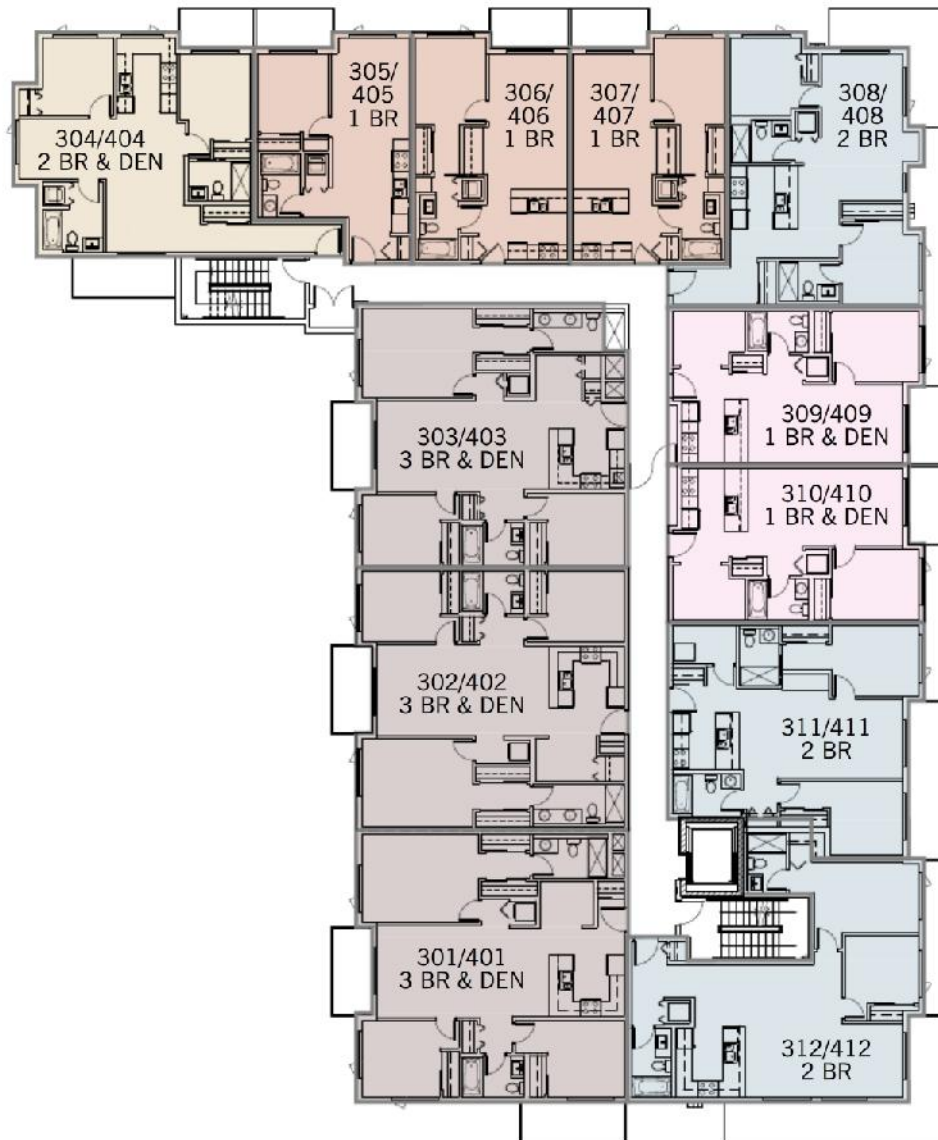


LEVEL 2

Dimensions, sizes, specifications, layouts, direction of flooring elements and materials are approximate only and subject to change without notice. E. & O.E.



TERRA WEST SITE PLAN



LEVEL 3 and 4

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TERRA WEST SQUARE

TerraWest Square is situated in one of Richmond's most livable and convenient areas. Not only is the neighbourhood safe and well established, with excellent schools of all levels, there are lots of opportunities for fun and recreation close to home.



LIFESTYLE ADVANTAGES

Local attractions and amenities include:

- Terra Nova Shopping Centre, located directly across the street, is a convenient place to shop for groceries and household supplies, or to have a coffee or bite to eat.
- Terra Nova Rural Park & Natural Area encompasses 65 acres of nature trails, native plantings, an estuary habitat, wildlife viewing platforms, historic buildings and picnic areas.
- Richmond Dyke Trails offer stunning views of the Fraser River, North Shore mountains, and Vancouver Island.
- Richmond Olympic Oval offers state-of-the-art fitness and recreational facilities.
- Quilchena Golf and Country Club features 18 holes spread over 120 acres with stunning ocean and mountain views.
- Historic Steveston Village is within an easy bike ride of TerraWest Square.
- Vancouver International Airport is easily accessible via the No. 2 Road Bridge.



AERIAL VIEW



NEIGHBOURHOOD MAP

TerraWest Square enjoys an enviable location. The neighbourhood has everything a growing family needs, and easy access to public transit makes life less complicated. There is a direct bus that takes you downtown Vancouver or to the SkyTrain.



TERRA WEST SQUARE

LOCATION | QUALITY | VALUE

- Ready To Move In
- Fully Air Conditioned
- 1, 2 and 3 Bedroom Suites
-  New Home Warranty
by TRAVELERS 

**NOW
SELLING**

Sales Centre & Display Suites Open

12–6pm DAILY EXCEPT FRIDAYS

TEL: 604-303-0151

www.terrawestsquare.com



Sales and Display Centre: 6011 No.1 Road, Richmond, BC V7C 1T4



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