



CURRENT

ROOMY 2 & 3-BEDROOM TOWNHOMES
WITH A STORAGE-LOVING GARAGE AND
A SUPER CENTRAL LOCATION.

IT'S A DOWNTOWN SQUAMISH TOWNHOME (JUST OUTSIDE THE HUSTLE AND BUSTLE)
WHERE MOUNTAIN MEETS URBAN. INSIDE, TIMELESS INTERIOR DESIGN, CLEAN
LINES AND AN INCREDIBLY EFFICIENT LAYOUT MAKE A CURRENT HOME HARD TO



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BREWERY'S AWARD-WINNING BEERS IN THE HOOD.



HERE'S WHAT YOU'LL BRAG ABOUT:

OPEN, AIRY FLOORPLANS WITH
AN AMAZINGLY EFFICIENT USE
OF SPACE. VERY FLOWY.

- Extra-height, nine-foot ceilings make your home feel even larger
- Quartz composite countertops with Italian porcelain backslashes in the kitchen and master bathroom
- Walk-in closets offer a his-side, a hers-side and room for a dresser to share
- Kitchen islands with tons of storage and counter space to act as a
- Counter-depth refrigerator with ice-maker and drawer freezer, stainless steel microwave (in its own under- counter garage) and built-in garburator
- Two-car garage with storage space, as well as loads of on-street and on-site and parking for visitors
- Radiant and durable wood laminate flooring in light Oak or Walnut



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front door to so much
good stuff, including Save-On-Foods

FEATURES

THE COMMUNITY

- A remarkably private townhome community close to downtown Squamish
- Walking distance to so much good stuff, including Save-On-Foods
- Hello Vancouver, hello Whistler: easy access to the Sea to Sky Highway
- Across the street from Howe Sound Secondary and Ecole Squamish Elementary
- Open communal spaces to sip drinks with neighbours or watch the kids play
- Live within a sporting paradise full of kiting, hiking, climbing, biking and paddling

EXTERIORS

- West Coast contemporary architecture with cool cedar detailing
- Durable, attractive siding and roofing shingles with a 25-year warranty
- Two-car garage with plenty of storage for tools and outdoor playthings
- Oversized windows to create super bright, sunshine-filled homes
- Extra-large outdoor decks with room for a table, chairs, bbq – the works
- Individual entryways that are covered to protect you from the elements
- Some homes have extra-large, grassy backyards, fully fenced for pets and small people
- Ample on-street and on-site visitor parking so all your friends will visit!

INTERIORS

- Open, airy floorplans with an amazingly efficient use of space. Very flowy
- Extra-height, nine-foot ceilings make your home feel even larger
- Easy access to your garage from your interior entryway – just four steps
- Homes feel large with room for a long dining table and single-family-home furnishings
- Radiant and durable wood laminate flooring in light Oak or Walnut
- Toasty and attractive nylon cut/loop carpet on stairways, in bedrooms and top floor
- Ceramic entry tile in warm, earthy tones make for a cozy entrance experience
- Flexible layouts mean your living room could be your dining room – or vice versa
- Walk-in closets offer a his-side, a hers-side and room for a dresser to share
- A linen closet is conveniently located in the hallway beside the washer & dryer

KITCHENS

- A variety of great layouts
- Quartz composite countertops with Italian porcelain backslashes
- Really, really impressive kitchen islands: tons of storage and counter space, and versatile to act as

a breakfast bar for four people, a kitchen prep station or a work area

- Stainless steel range and ceramic cooktop with super slim, stainless steel hood fan
- Counter-depth refrigerator with ice-maker and drawer freezer, stainless steel microwave (in its own under-counter microwave garage) and built-in garburator
- Sophisticated flat-panel cabinetry in warm walnut or rich brown oak
- Pot lighting keeps your kitchen nicely lit and your ceilings uncluttered
- USB light switches so your devices can charge right there on the countertop
- Single-lever pull-out faucet in chrome with sprayer so your veggies get nice and clean
- Double-bowl, undermount sink in stainless steel (some with open shelving above)
- Room to show off small kitchen appliances, cookbooks or glassware in the open pantry and shelving

MASTER BATHROOM

- Quartz composite countertops and Italian backsplash that are beautiful and easy to maintain
- Modern flat-panel cabinetry in warm walnut or rich brown oak
- Dramatic porcelain shower tile with a cool wood-grain pattern in dark or light grey, and ceramic flooring in neutral tones

- Grohe chrome faucets and matching bath hardware
- Double sinks – so makeup and shaving can have their own separate zones (finally)

- Large mirrors so there's room for everyone to ready themselves for the day

COMFORTS

- An overall EnerGuide efficiency rating over 80 (hint: that's impressive!)
- Energy-saving thermostat-controlled baseboard heaters
- Stacking washer & dryer by Whirlpool with adjoining linen closet
- Forty gallon electric hot water tank
- Wired for telephone and television in master bedroom and living areas
- Pre-wired for security systems with contacts on exterior door and main-floor windows
- Hard-wired smoke detectors for added security
- Loads of parking for friends and family
- Third party warranty insurance: materials and labour (2 years); envelope (5 years); structural (10 years)



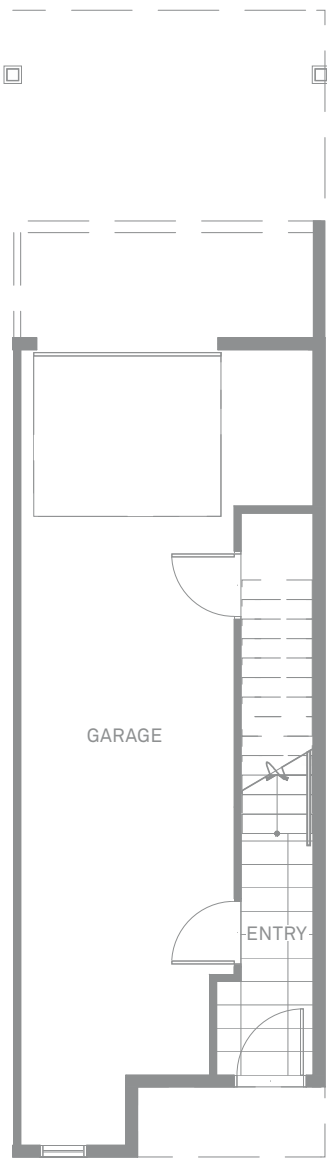
PLAN A | PLAN B | PLAN C | PLAN D | PLAN G | SITE PLAN

SITE PLAN

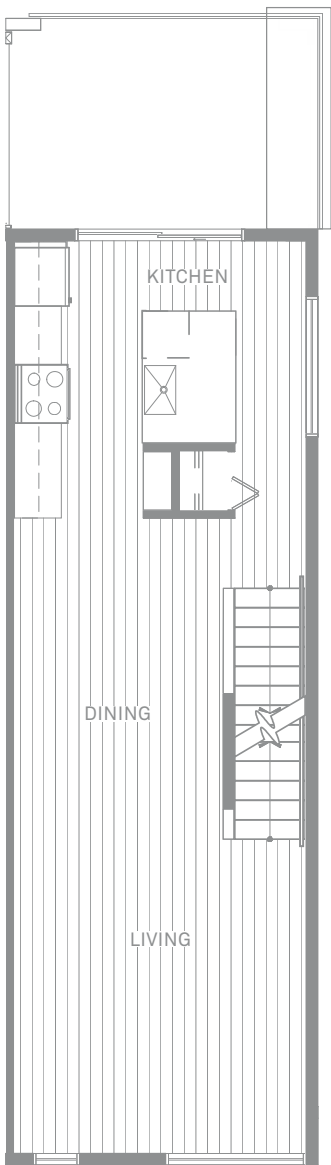


AE PLAN

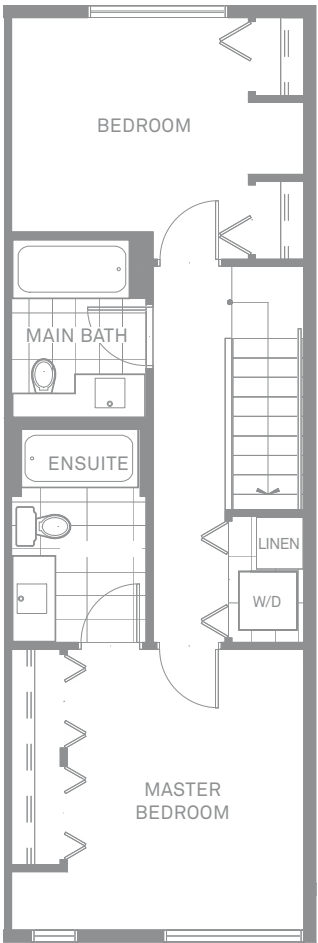
2 BED, 2 BATH 1120 SF DECK: 120 SF



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

Sizes can vary +/- 1%



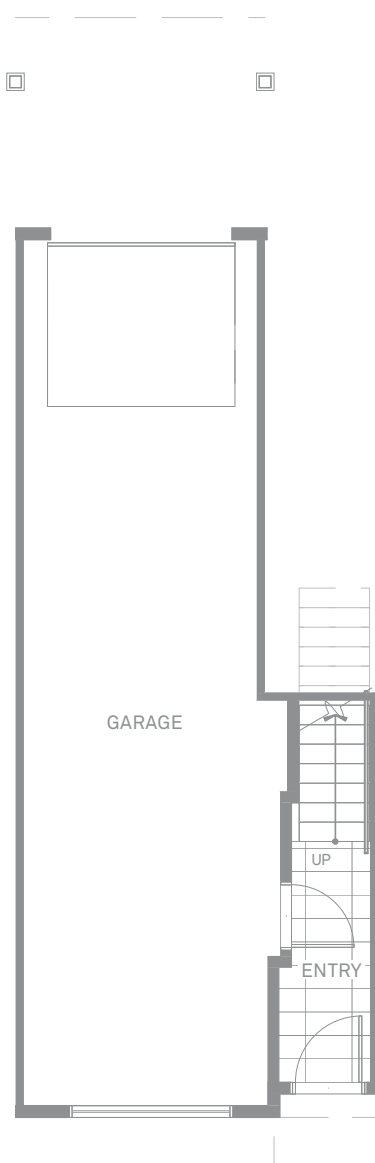
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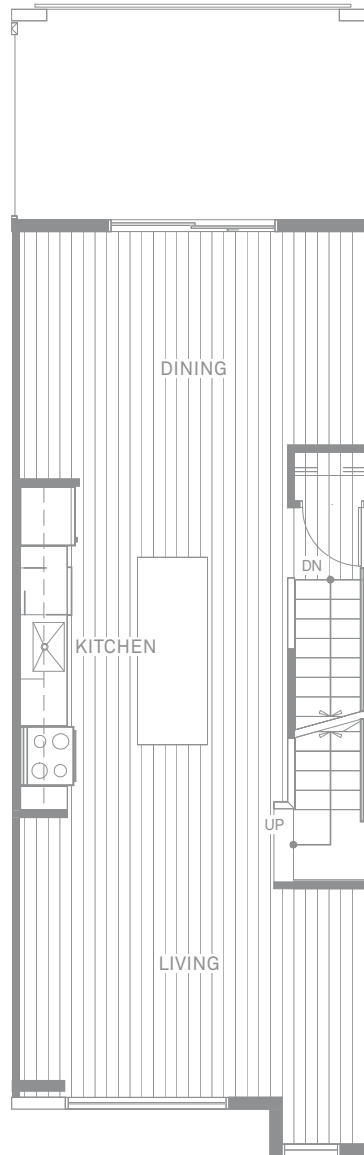
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B PLAN

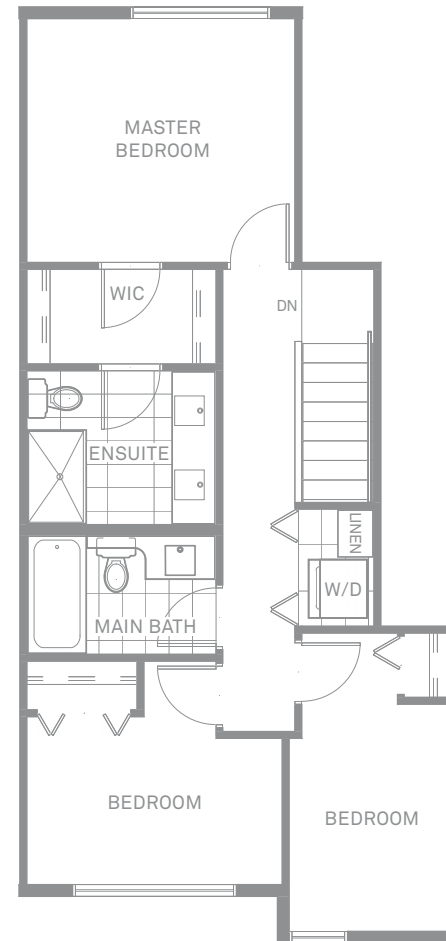
3 BED, 2 BATH 1270 SF DECK: 140 SF



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

Sizes can vary +/- 1%



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THE
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C PLAN

3 BED, 2 BATH 1320 SF DECK: 140 SF



LOWER FLOOR

MAIN FLOOR

UPPER FLOOR



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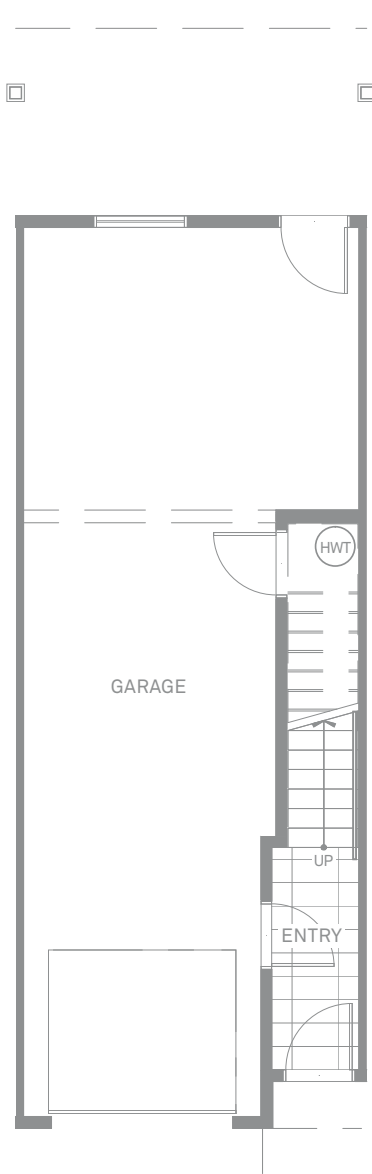


Sizes can vary +/- 1%

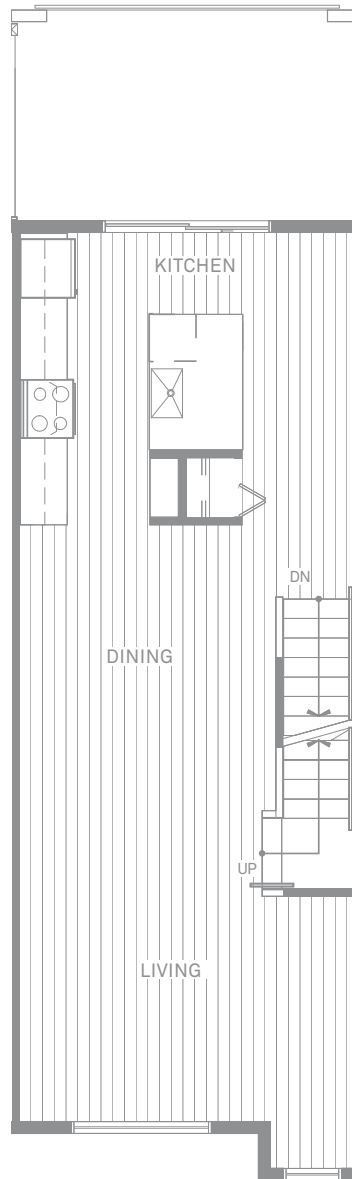
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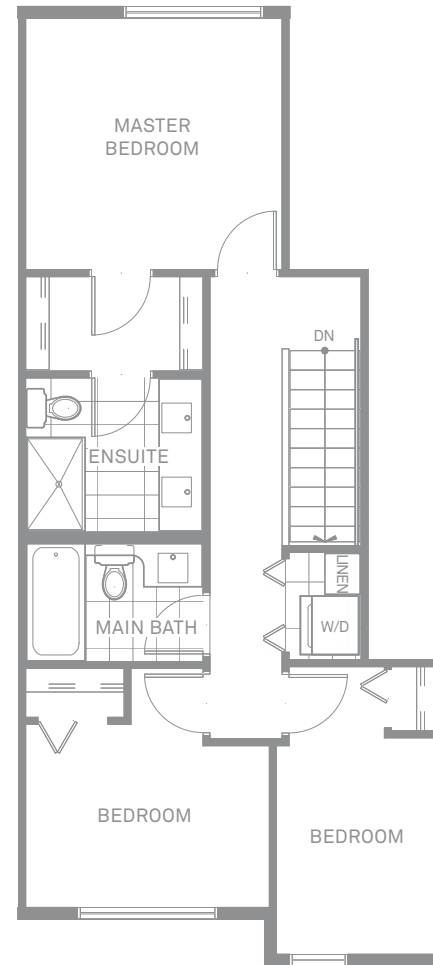
3 BED, 2 BATH 1275 SF DECK: 120 SF



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

Sizes can vary +/- 1%



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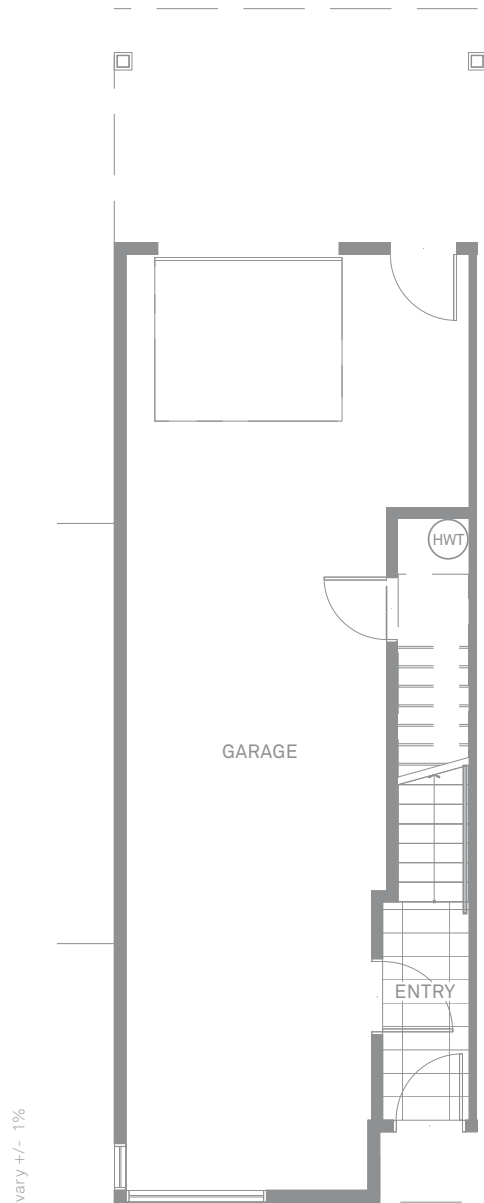
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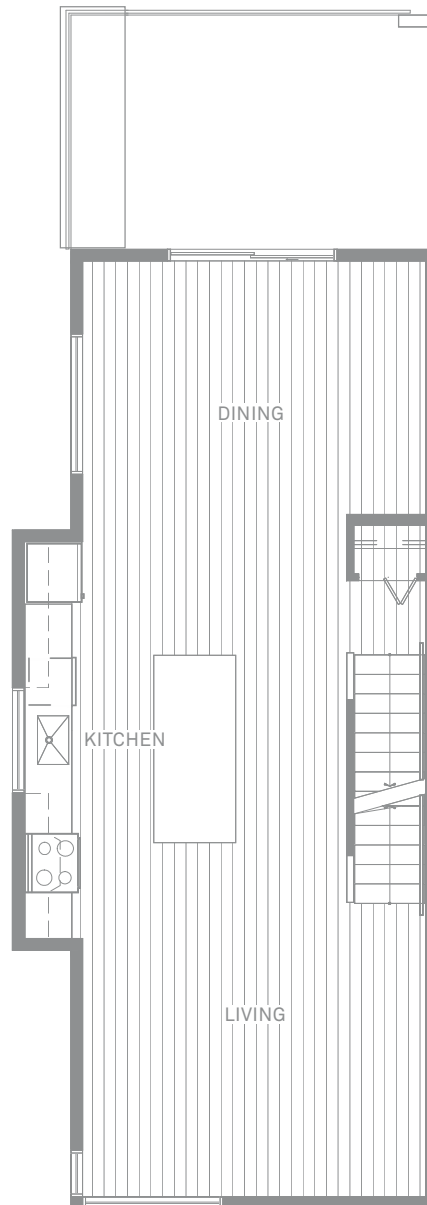
3 BED, 2 BATH

1420 SF

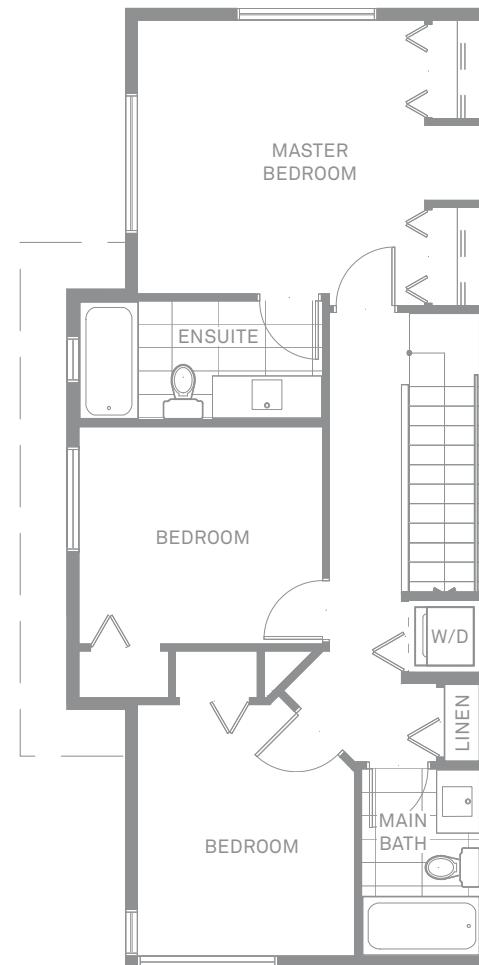
DECK: 135 SF



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

Sizes can vary +/- 1%



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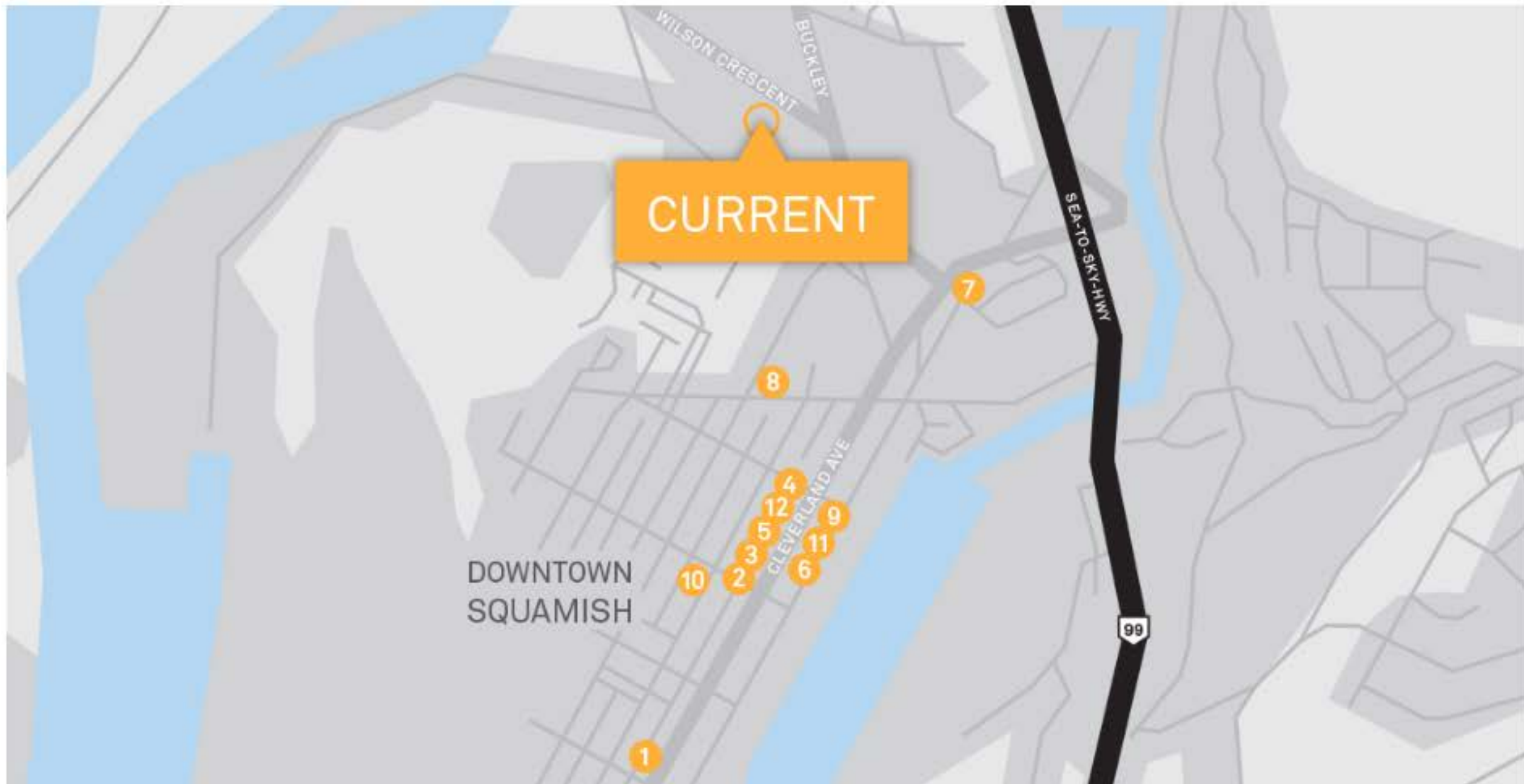


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DOWNTOWN SQUAMISH:

PART MOUNTAIN TOWN,
PART YALETOWN:

In the last decade, downtown Squamish has gone from rugged to refined. Wander along Cleveland Avenue and be surrounded by familiar faces, mind-blowing scenery, boutiques and cafes. Sample craft brews and freshness at the farmers market, or dine out on BBQ, Thai, sushi or comfort food after a big day spent outdoors.



1. HOWE SOUND BREWING COMPANY

A walk down Cleveland Avenue ends with a nice payoff: craft brews, pub fare, friendly faces and bottles to bring back home.

2. XOHOLAT! CHOCOLATE CREATIONS

Whether you need to pick up a present, or just a pick-me-up, Xoholat!s Callebaut Belgian chocolates with delectable fillings are indescribably good.

3. FETISH FOOTWEAR

The team at Fetish curate footwear from companies like Blondo, Birkenstock, Native, Bunker and Hunter that are both sensible and stylish.

4. RANDOM

A unisex consignment shop like you'd find in Portland or Brooklyn, Random stocks lightly used treasures and posts fab finds on their website daily.

5. FUNKY MONKEY

Equal parts boutique and curiosity shop, this Cleveland Avenue boutique carries menswear by Vans, MyPackage and year-round looks for the ladies.

6. CHEF BIG D'S

Chef Big D packs them in for big pre-adventure portions – from the 'mountain man' breakfast to the ultimate burly burger.

7. CORSA CYCLES

Shop or get your ride tuned by true experts at this full-service bike shop – just in time to hit the trails here in the Mountain Bike Capital of Canada.

8. STYLEZONE

This Chieftain Mall shop gives big city boutiques a run for their money with its well-priced dressy and casual fashions from Mavi, Smash, Papillon and more.

9. SUNFLOWER BAKERY AND CAFE

What's that delicious smell? Follow it down Cleveland Avenue, and you'll likely find yourself at Sunflower Bakery's bright yellow storefront.

10. SCOTTIES LIQUOR STORE

The knowledgeable staff at Scotties stock gift-worthy wine, beer and spirits. Check out the weekly online staff picks.

11. ZEPHYR CAFE

You don't have to be a health-nut to love Zephyr Cafe's organic, raw and gluten-free creations.

12. THE LEDGE CAFE

Coffee connoisseurs, music and art lovers converge at The Ledge Cafe for its cutting edge art, coffeehouse performances and JJ Bean roasts.



- 1 SQUAMISH CHIEF**
Hike to one of three summits and stand on top of the world
- 2 MOUNTAIN BIKING**
Explore hundreds of kilometres of freeride, downhill and XC trails
- 3 CAFÉS**
Meet up with friends at a variety of friendly cafés, from Starbucks to local roasters
- 4 KITEBOARDING**
Launch and ride minutes from home at the famous Squamish Spit
- 5 SHOPPING**
Everything from farmers' markets, craft breweries and unique boutiques are near
- 6 MOUNT GARIBALDI**
Hike, ice climb or photograph wildlife in this provincial park
- 7 BALD EAGLES**
Watch bald eagles soar on the wind, just overhead
- 8 WHISTLER**
Take in year-round activities at this world-class resort

