

CONNAUGHT

EDGEMONT VILLAGE

A Limited Collection of 59 Residences and 23 Townhomes

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Located at the gateway to Edgemont Village, one of the North Shore's most beloved neighbourhoods, Connaught is a rare collection of 82 concrete, air conditioned homes with elegant interiors and generous outdoor living areas. Connaught will offer a limited number of residences, from one-bedroom homes to three-bedroom townhomes, complemented by concierge service, an expansive rooftop courtyard and a range of shops and amenities at your doorstep. Connaught has been designed to make life richer in every possible way.



GROSVENOR

■ MĀC Marketing Solutions



PRESENTATION CENTRE (By Appointment)
3044 Edgemont Boulevard, North Vancouver, BC

info@connaughtliving.com
604.699.0036

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THE NORTH SHORE

The North Shore is a collection of beautiful neighbourhoods, individual yet interconnected, set against a backdrop of lightly dusted mountain peaks. The air is fresh here. The water runs deep and clear. And the people who live in its most special places, like Edgemont Village, feel privileged that such an exceptional place is theirs to call home.

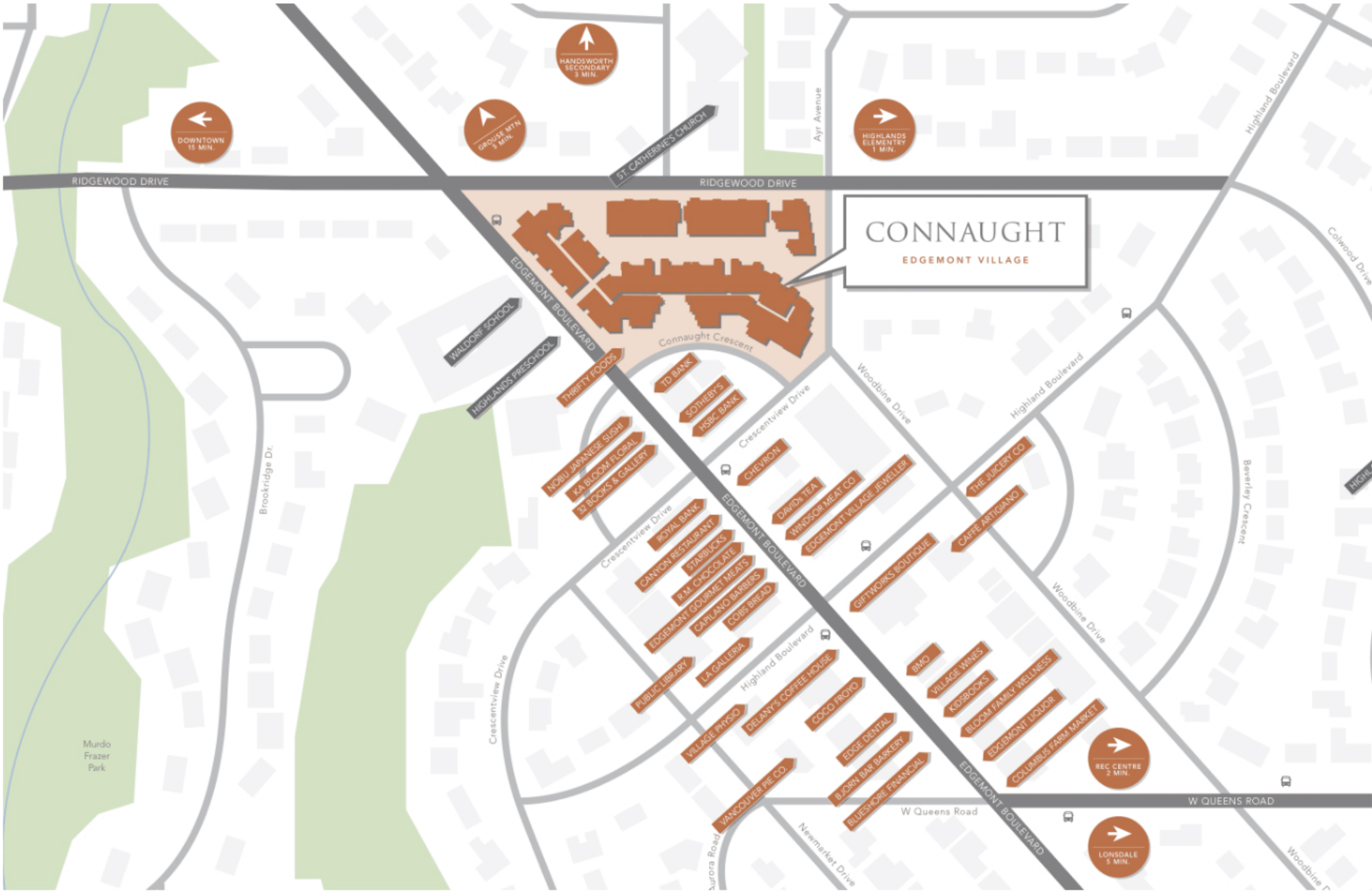
EDGEMONT VILLAGE

Edgemont Village is one of the North Shore's most storied neighbourhoods. Located in a spectacular setting, Edgemont rises up on a small, natural plateau where established family homes and a main street full of new and nostalgic shops offer residents a full and rewarding way of life.



THE NORTH SHORE

EDGEMONT VILLAGE



Ambleside – 10 minute drive
Downtown – 15 minute drive
Grouse Mountain – 5 minute drive

Marine Drive – 5 minute drive
Lower Lonsdale – 10 minute drive
Stanley Park – 15 minute drive

Horseshoe Bay – 15 minute drive
Whistler – 90 minute drive
YVR – 35 minute drive

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NEW PLACES TO LOVE

Connaught offers a new way to experience life in this special village. Imagine entertaining friends in your exquisitely designed kitchen, stepping downstairs to stock your pantry at Thrifty Foods, browsing the Edgemont Village boutiques, not to mention bumping into neighbours and friends in Connaught's sun-filled courtyard and public plazas.

AND A NEW PLACE TO LIVE

To make a home truly inviting, every square foot must be designed with the resident in mind. Rooms should be spacious enough for socializing but also feature tucked-away spots to unwind or enjoy a good book. Connaught provides residents with all of these comforts. It gets the essentials right and then adds welcomed extras that make this a home worth treasuring.

COMFORTABLE LIVING SPACES

Homes at Connaught boast generous interior and exterior spaces for comfortable living along with Village-scale architecture that harmonizes with the neighbourhood.

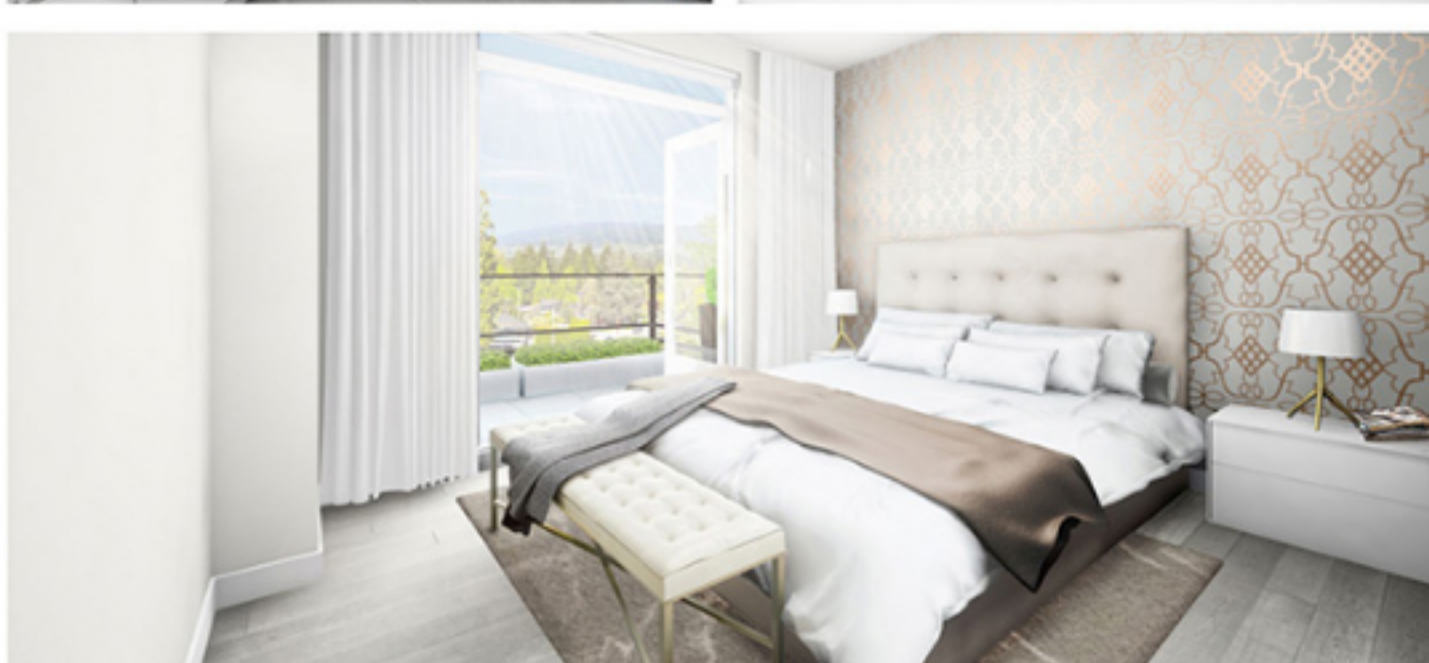


EXCEPTIONAL KITCHENS, THOUGHTFULLY DESIGNED

Kitchens at Connaught are the central gathering places of these contemporary homes. Finishes you would experience in a single-family residence are incorporated throughout, along with meaningful details that gourmets will appreciate, including gas ranges for perfect cooking temperatures, extra large sinks, and ample counter space for prepping and serving. Each kitchen layout is impeccably planned and provides the perfect setting for beautifully hosted events or quiet mornings with the weekend newspaper.

SERENE MASTER ENSUITES

Connaught's master ensuites are soothing and contemporary, with enough storage inside their imported Italian wood vanities and built-in medicine cabinets to remain uncluttered. Ensuites also feature four-inch profile quartz countertops, dramatic over-sized marble tile and Nuheat™ in-floor heating. Every detail large and small has been considered.



We believe that features like engineered hardwood flooring, custom-designed laundry rooms*, air conditioning, sleek roller shades, large closets and plenty of storage truly make a home.

*select homes

OUTDOOR LIVING REDEFINED

Every home at Connaught comes with a private outdoor living area, with some exceeding 1,000 square feet. These special terraces, balconies or rooftop decks are the ideal spaces to sip your morning coffee or relax with friends on warm summer nights. Designed to suit a variety of lifestyles, these outdoor living areas include gas, water (most homes) and power connections for extra convenience. In addition, residents at Connaught can enjoy exclusive access to the thoughtfully designed and landscaped rooftop courtyard.



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AT YOUR DOORSTEP

The exceptional living experience at Connaught extends far beyond your own home. A concierge service in the main residential lobby is available to offer a helping hand, from signing for package deliveries to letting cleaners or visitors in when you're away from home.



A CONCIERGE, COURTYARD, GROCER AND SO MUCH MORE

Connaught provides a range of amenities that make socializing, organizing and enjoying life even more convenient:

- Convenient concierge service in the main residential lobby
- A well-equipped gym for cardio, stretching and weight training
- A comfortable indoor-outdoor residents' lounge with kitchenette, generous seating and big-screen television for entertaining
- An expansive rooftop courtyard with barbeque, fire pit, ample seating and natural kids' play area
- New shops and services at your doorstep, including a new full-service Thrifty Foods, in addition to the established variety of shops in the Village
- Restricted-floor elevator access and rough-ins for wireless security in all ground and courtyard-accessed homes provide peace of mind
- Fully secured and well-lit underground parking and bicycle storage
- Individual storage lockers for large and seasonal items
- Shared wash station for your car, bike and pets
- Experience Grosvenor's extensive after-sales customer service program

DOWNLOAD FEATURES

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NEIGHBOURHOOD

INTERIOR

EXTERIOR



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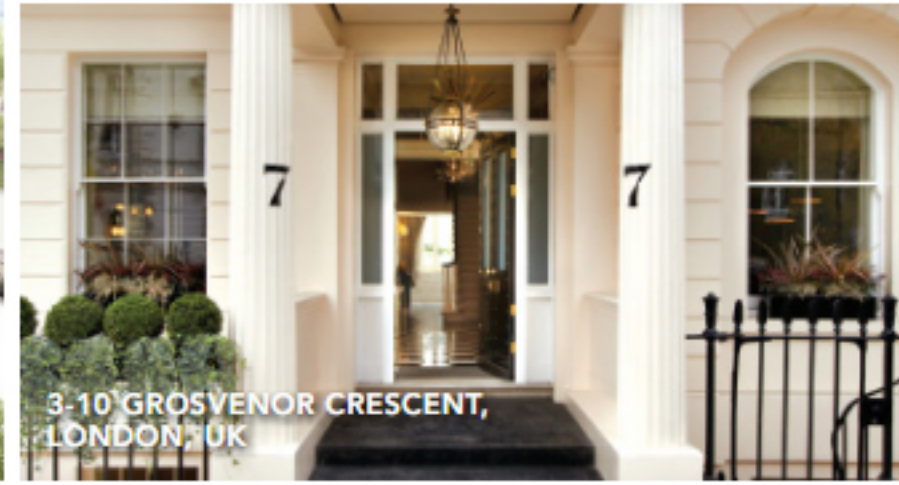
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NORTH VANCOUVERTIME,
NORTH VANCOUVER3-10 GROSVENOR CRESCENT,
LONDON, UKTHE RISE,
VANCOUVER

GROSVENOR

KNOWN FOR BEING LOCAL

Grosvenor Americas' approach to a special development like Connaught is to assemble a team of trusted partners who are sensitive to the community and the people who reside there. In partnership with these local stakeholders, Grosvenor aims to make long-term contributions to places like Edgemont Village by using creative design and high-quality building methods in all our projects. In doing so, we strive to create places people will want to live, work and enjoy their free time.

Grosvenor is a privately-owned property group that's active in some of the world's most dynamic cities. We've played a role in thoughtful city building for more than 300 years, starting in the West-End of London, England. Grosvenor established roots in North America over 60 years ago, and has over 40 years of experience creating exceptional residential mixed-use properties in the North Shore's most desirable and vibrant areas.

What makes Connaught even more special is that a number of Grosvenor team members live in or near Edgemont, as do members of the team at Rositch Hemphill Architects and the landscape designers at PFS Studio. They ski with their kids at Grouse; they savour delicious Galleria sandwiches; they shop at KidsBooks and BC Playthings; and they follow up their kids' soccer games and weekend walks with friends and neighbours at the many local cafes.

ROSITCH HEMPHILL ARCHITECTS

RHA is an award winning, mid-size Architecture firm located in Vancouver, British Columbia. Established in 1984, it has received international recognition for successful projects throughout the Pacific Northwest. RHA's passion - and one of the principal focuses of the firm - is multi-family and mixed-use residential developments, from the master planning of communities to the design of townhouses and low-rise and high-rise condominiums, including the incorporation of commercial, retail and residential into one overall project. These comprehensive mixed use projects allow RHA to be better stewards of the land by increasing the utilization of valuable land resources and creating communities that are more easily serviced by public transit. It also allows RHA to develop communities in which it is possible to live, shop, socialize and recreate with little need to use a car, and to create an environment in which there is indeed a sense of community.

TREPP DESIGN INC.

Trepp Design Inc. is a Vancouver-based interior design firm focused on creative excellence and innovative design solutions. Drawing on over a decade's professional experience TDI implements a collaborative and multi-disciplinary approach allowing its designers and technologists to combine inspired expression and creative passion. Whether the design challenge at hand is local or international, residential or commercial, the key to each of Trepp Design's projects is the combination of aesthetics and functional know-how. The result: Intimate spaces that uniquely unite people with their environment.

PFS STUDIO

PFS Studio is a leading Canadian planning, urban design and landscape architecture firm based in Vancouver, British Columbia. The firm has been in practice for over two decades with a professional staff of over thirty-five. PFS' award winning portfolio, including The District of North Vancouver's Excellence Award for the Lynn Valley Library and Town Centre project, demonstrates the company's success on a wide range of community-focused projects.

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CONTACT

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Regular opening hours commence June 18, 2016:

12-5pm Daily (Except Fridays)

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