

Advance Preview Package

BELLE ISLE TOWNHOMES ON THE PARK



Striking architecture on south side of Belle Isle at Curling Road.



BCCONDOS.NET



A New Park Just Steps From Home.



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BELLE ISLE

Capilano Series townhomes fronting directly onto Belle Isle Park.

livebelleisle.ca

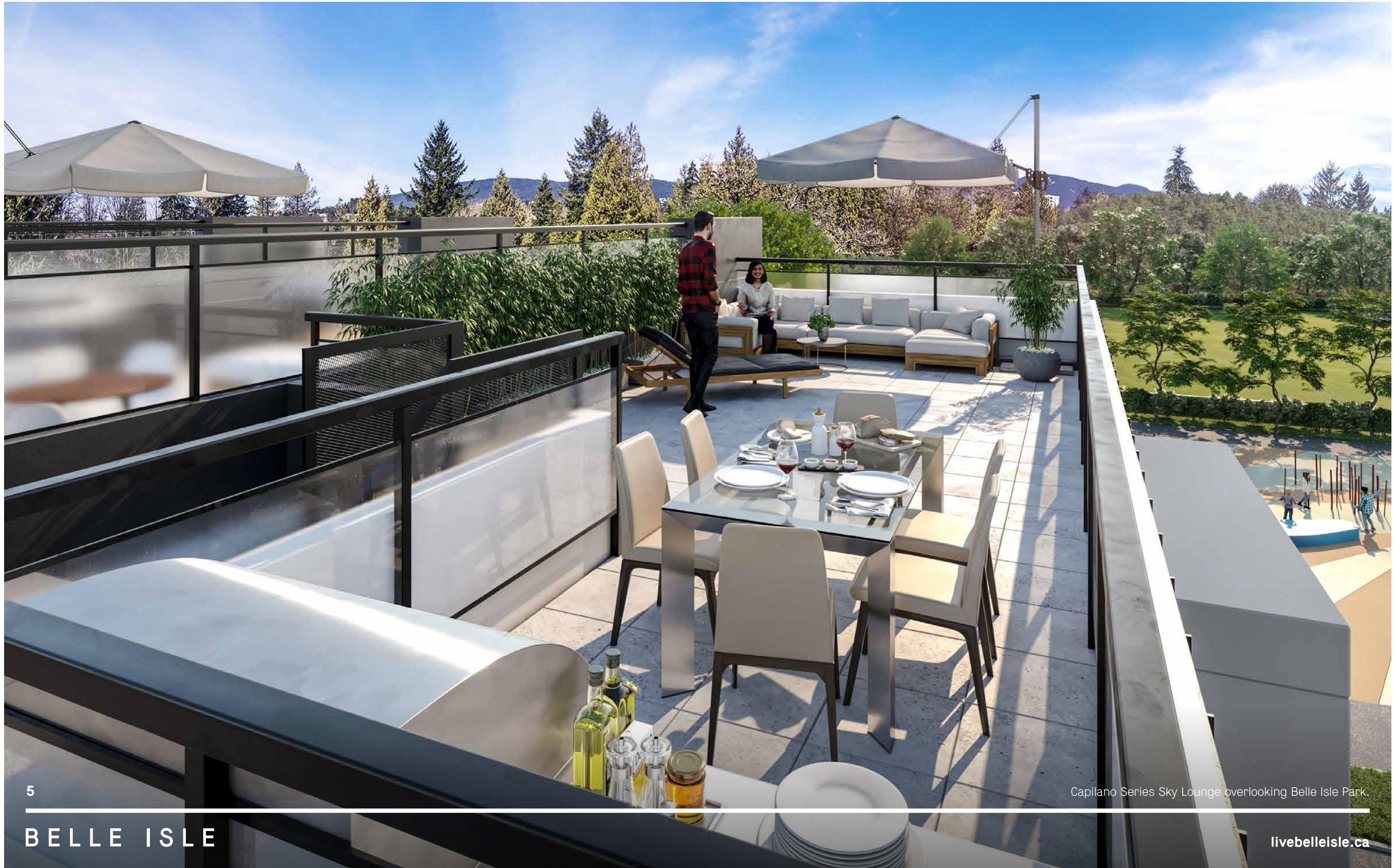


LIVE MODERN. LIVE PARKSIDE.

A new community. A new way to live. A new home on the park to call yours.

The modern parkside homes at Belle Isle unite right now with tomorrow, comfort with innovation, and design with nature. Set in North Vancouver's recently envisioned Lions Gate Village, beside the revitalizing flow of the Capilano River, Belle Isle will belong to a complete, forward-thinking community where everything is brand new. With features like EV chargers available in the parkade and climate control inside homes, architecture and interiors converge original ideas with the tried and true to create sophisticated spaces for progressive families.









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BELLE ISLE

Belle Isle Central Courtyard.

livebelleisle.ca



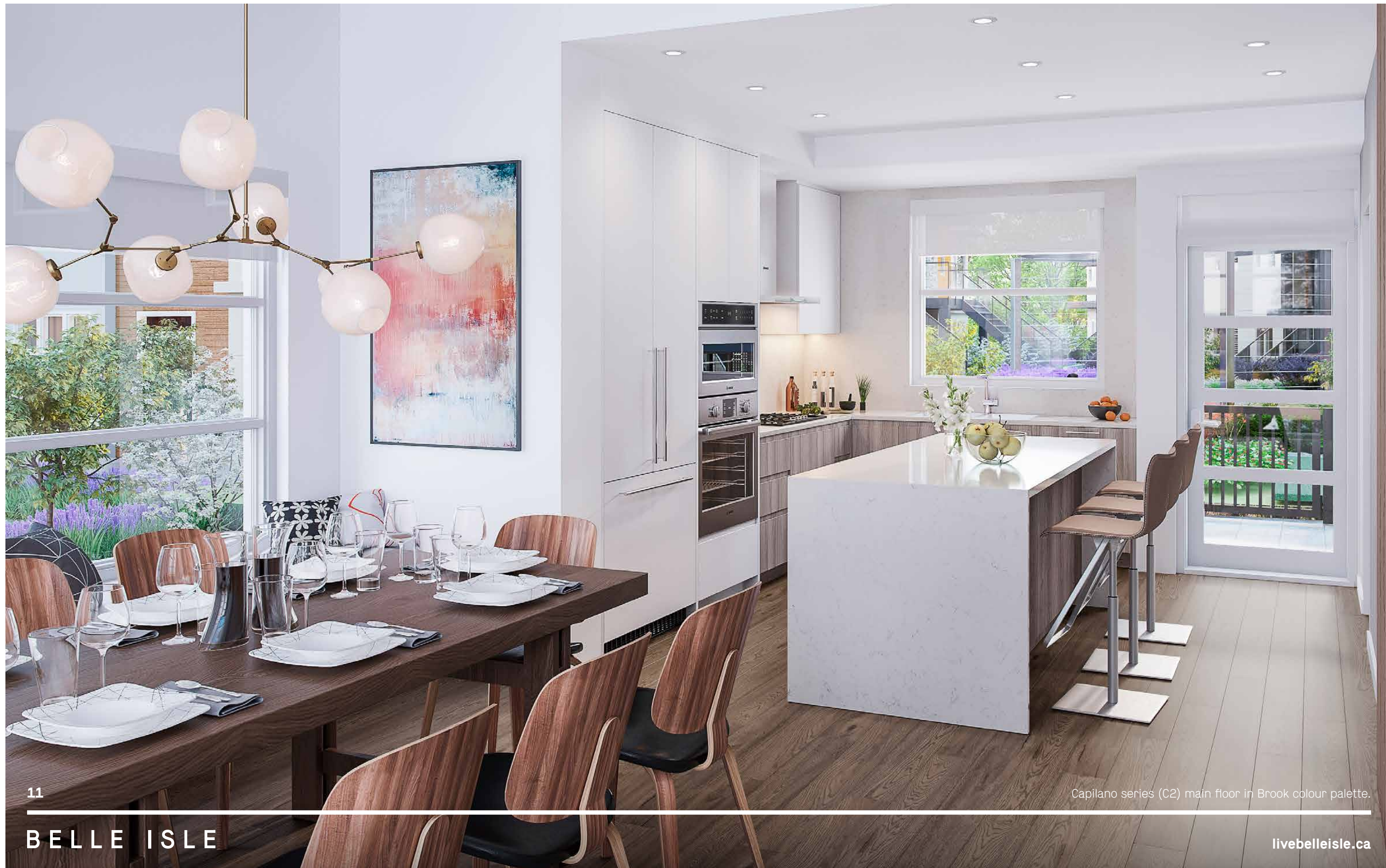
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Innovative Living Spaces

SPECIAL FEATURES



WORLD-CLASS LOCATION

Belle Isle’s location is simply world-class. Ideally situated at the intersection between city and nature, the North Shore and downtown, Belle Isle offers the best of everything, all close at hand. Downtown Vancouver is just 5km away via the Lions Gate bridge while the famous Stanley Park seawall is only 3km away. Even closer, fabulous Ambleside Beach, the world-class Park Royal Shopping Centre and the lush trails along the Capilano River are all located within short walking distance from your new home.

Within the new Lions Gate Village there will be so much to see and do that you might be tempted to spend more time near home than you could have ever dreamed of. Radiating in every direction from Belle Isle you’ll enjoy walkways leading to other nearby amenities like the new Lions Gate Community Centre and retail shops located in the surrounding developments.

For commuters there is frequent bus service to downtown Vancouver located just south at Capilano & Marine. When you want to escape the hustle and bustle of city life, Highway 1 is just a few minutes drive up Capilano Road. You’ll be cruising on the scenic Sea-to-Sky Highway to Whistler in no time.

Living at Belle Isle will be like nothing ever seen before on the North Shore.



BELLE ISLE PARK

The future Belle Isle Park, located right outside your new home, is planned to have a children’s playground and splash area, sports court, dog playpark, outdoor seating and plenty of open lawn to relax on. From the park, walkways will connect you south to Marine Drive and north to the Capilano River. Flanking the park will be a large new community centre. A future daycare facility is also planned to be close by.

Even though the townhomes at Belle Isle feature large outdoor spaces you’ll often want to head over to Belle Isle Park to kick a soccer ball or run with your dog. That’s the beauty of living right in the heart of the new Lions Gate Village – there are so many things to see and do without even starting your car.



YEAR-ROUND COMFORT

Belle Isle offers a state of the art heating & cooling system to provide year-round temperature control. Within every home is a water-source heat pump which is connected to the central boiler located on the parkade level. Your home’s heat pump provides heating in the spring, fall and winter, and cooling in summer. The system is controlled by a central Nest smart thermostat – a truly set and forget solution. Set your favourite temperature and get on with enjoying your life. Your home at Belle Isle might be so comfortable you’ll be reluctant to leave.



SKY LOUNGES – YOUR DAILY ESCAPE

All Capilano, Ambleside and Lions series homes feature a large Sky Lounge ranging in size from approximately 330 to 500 sq. ft. Each Sky Lounge is equipped with outdoor lighting, privacy dividers and a barbecue gas outlet. You’ll want to spend much of your free time up there socializing, cooking and enjoying the views of the North Shore Mountains. Think of it as your backyard in the sky.



DRIVE GREENER – GO ELECTRIC

Knowing that electric vehicles are the way of the future, Belle Isle has you covered should you choose to drive greener now, or in the future. Belle Isle offers Level 2 electric vehicle charging in several different configurations depending on home type. Even the visitor area will have electric vehicle charging so your guests will be able to charge while they come over for a visit. (Limited availability. Ask a sales representative for full details).

SPECTACULAR IN EVERY WAY

- A unique collection of 88 modern parkside townhomes in the heart of the brand-new master-planned Lions Gate Village
- Three different home styles to choose from ranging in size from approx. 530 sq. ft. to 2,700 sq. ft.:
 - EDMONTON & KLAHANIE SERIES HOMES
One level + garden patio
 - LIONS SERIES HOMES
Two level + Sky Lounge
 - AMBLESIDE & CAPILANO SERIES HOMES
Three level + direct entry + Sky Lounge
- Beautiful, open floorplans inspired by the natural surroundings of the Capilano River and North Shore mountains
- Perfect family-friendly setting in the heart of the emerging village with planned parks, trails, community centre, grocery store, daycare and other amenities all within easy walking distance
- Striking West Coast contemporary architectural design by Integra featuring clean, modern lines accentuated by large windows, ledgerstone and metal cladding
- Private entrance for every home makes for a welcoming arrival

- Central forced air heating & air conditioning system via heat pump built into every home
- Choose between two interior colour palettes by Cristina Oberti Design – Alpine and Brook

INDOOR-OUTDOOR LIVING NORTH SHORE STYLE

- The townhomes at Belle Isle have been designed around a seamless blend of indoor-outdoor living. Every home has its own private outdoor space in a variety of different configurations:
 - Edgemont & Klahanie series homes have a garden patio with privacy landscaping
 - Lions series homes have a large Sky Lounge
 - Ambleside & Capilano series homes offer multiple outdoor spaces to enjoy - Ground level patios, private master bedroom deck and a large Sky Lounge
- Just outside your front door, the new Belle Isle Park will be your ultimate backyard. Well over an acre in size, it is planned to have a children's play area, sports court and dog playpark
- Exclusive central courtyard with seating plaza and play area offers fresh air mere steps from your front door

DESIGNED TO IMPRESS

- Overheight ceilings in most rooms for a luxurious feel (extent varies by floorplan)
- Large windows let in an abundance of natural light
- Sleek laminate flooring throughout main level
- Durable carpet in bedrooms, stairs and corridors (varies by floorplan)
- Whirlpool front loading washer & dryer
- Solid shelf and chrome hanging bar in closets
- Pull down roller window coverings
- Modern profile flat panel swing doors and oversized wood trims
- Living room recessed pot lighting
- Energy-efficient LED lighting

KITCHENS WITH BUILT-IN SIZZLE

- Open concept, entertainment-style kitchens, most having large islands
- Italian-made sleek flat panel laminate cabinets including:
 - Overheight upper cabinets
 - Pantry storage (most homes)
 - Soft close mechanisms

- Built-in recycling centre
- Banks of drawers (most homes)
- Metal interior hardware
- Under cabinet lighting
- Bosch 30" Integrated panel refrigerator with pull out bottom freezer
- Premium Bosch stainless steel appliances including:
 - Four burner gas cooktop
 - 30" built-in wall oven (most homes)
 - Drawer-style microwave
 - Multi-function dishwasher
 - Powerful chimney-style hoodfan
- Elegant polished quartz composite countertops
- Matching full height polished quartz composite backsplash
- Undermount stainless steel sink with chrome Grohe faucet
- Recessed pot lighting



Features

STANDARD FEATURES CONTINUED



LUXURIOUS MASTER ENSUITES

- Floating Italian-made laminate vanity with polished quartz composite countertop
- Undermount sinks with chrome Grohe faucet
- Frameless glass shower stall with Grohe rainshower head and hand wand
- Oversized porcelain tile floor
- All walls tiled floor-to-ceiling
- Bathroom cabinet with integrated lighting
- Recessed pot lighting
- Water-efficient dual flush toilet

BEAUTIFUL BATHROOMS

- Floating Italian-made laminate vanity with polished quartz composite countertop
- Undermount sink with chrome Grohe faucet
- Oversized porcelain tile flooring and mirror wall
- Deep soaker tub with tiled apron
- Water-efficient dual flush toilet
- Convenient powder room on main level (where provided) includes porcelain tile flooring, tiled wall and floating vanity

GOING GREEN

- Level 2 electric vehicle charging available
- New walkable, master-planned community with numerous amenities close by
- Bus stop at Capilano and Marine for easy and quick transit access to downtown Vancouver and beyond
- Designed to meet Built Green Gold for:
 - Enhanced energy efficiency
 - Better indoor air quality
 - Reduced water consumption

READY FOR THE FUTURE

- Nest smart thermostat
- USB charging port in kitchen
- Home control touchscreen (pre-wire only)
- Smart doorbell (pre-wire only)
- Ceiling-mounted speakers in living room and master bedroom (pre-wire only)
- Pre-wired for both Shaw and/or Telus services

SAFETY AND SECURITY

- Deadbolt lock on main entry door
- Walkway and common area lighting
- Hard-wired smoke/carbon monoxide detectors
- Fire sprinkler system
- Comprehensive third-party 2/5/10 New Home Warranty insurance by Travelers Canada:
 - 2 years materials and labour
 - 5 years building envelope
 - 10 years structure

UNDERGROUND ESSENTIALS

- Secure gated underground visitor and resident parkade with keyfob access
- One parking stall included with Lions, Edgemont and Klahanie series homes
- Two parking stalls included with Ambleside and Capilano series homes
- Large basements and direct entry into home (Ambleside and Capilano series homes)
- Private storage/bike lockers (Lions, Edgemont and Klahanie series homes only)

- Elevator from parkade to central courtyard
- Carwash stall
- Personal Level 2 electric vehicle charging stalls (Limited availability. Location and type varies - ask sales representative for full details)

OPTIONAL UPGRADES

- Additional parking stall (some with Level 2 electric vehicle charging ability)
- Laminate flooring throughout upper level of Lions series homes (except bathrooms)
- Laminate flooring throughout Edgemont and Klahanie series homes (except bathrooms)
- Engineered hardwood flooring throughout bedroom level(s) of Ambleside and Capilano series homes (except bathrooms)
- Control4 smart home package (see separate Control4 options sheet)

Ambleside & Capilano Series Homes

ADDITIONAL FEATURES

AMBLESIDE SERIES:

- Direct access from parking straight into your home
- Two underground parking stalls
- Large basement-level recreation/storage room with durable laminate flooring
- Three different outdoor spaces to enjoy - ground level front patio, private deck off master bedroom and Sky Lounge
- Ensuite bathroom with both soaker tub and shower
- Engineered hardwood flooring on main level
- Kitchen island with quartz composite waterfall edge
- Bosch 36" integrated French door fridge
- Bosch five burner gas cooktop
- Bosch speed oven (replaces microwave)
- Under counter wine cooler in kitchen
- Level 2 electric vehicle charging available in parking stall (ask sales representative for full details)

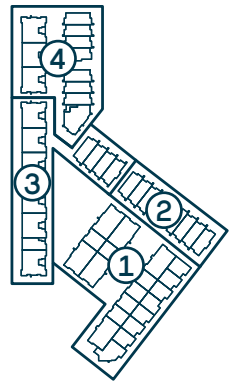
CAPILANO SERIES:

- Direct access from parking straight into your home
- Two underground parking stalls (configuration varies)
- Stylish metal exterior stair to Sky Lounge
- Open staircase with custom wood guard rail from main to second level
- Dramatic 10'+ ceiling height in living & dining areas
- Large basement-level recreation/storage room with durable laminate flooring
- Four different outdoor spaces to enjoy - ground level front & back patios, private deck off master bedroom and Sky Lounge
- Ensuite bathroom with both soaker tub and shower
- Engineered hardwood flooring on main level
- Kitchen island with quartz composite waterfall edge
- Bosch 36" integrated French door fridge
- Bosch five burner gas cooktop
- Bosch speed oven (replaces microwave)
- Under counter wine cooler in kitchen
- Level 2 electric vehicle charging available in parking stall (ask sales representative for full details)
- Second barbecue gas outlet in back patio



Site Plan

SINGLE LEVEL TOWNHOMES



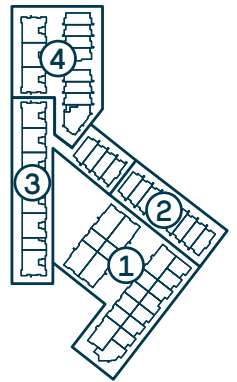
PHASING PLAN

- 1 ELEVATOR
- 2 OUTDOOR PLAZA
- EDGEMONT SERIES (3 BED)
- KLAHANIE SERIES (1 BED)



Site Plan

MULTI-LEVEL TOWNHOMES



PHASING PLAN

- 1 ELEVATOR
- 2 OUTDOOR PLAZA

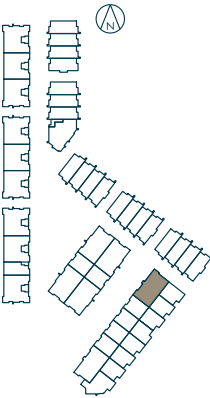
- LIONS SERIES (2 BED)
- CAPILANO SERIES (3 BED + DEN)
- AMBLESIDE SERIES (3 & 4 BED)

Ground level yards shown on site plan are not applicable to Lions series homes.



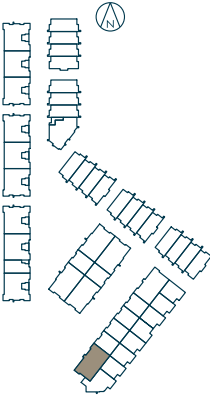
Plan E1

3 BEDROOM, 2 BATHROOM
INDOOR: 1,055 SF / OUTDOOR: 317 SF



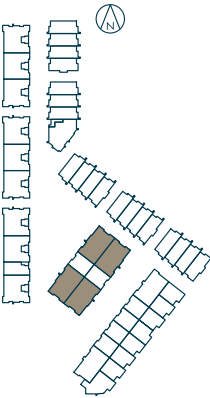
Plan E2

3 BEDROOM, 2 BATHROOM
INDOOR: 1,053 SF / OUTDOOR: 206 SF



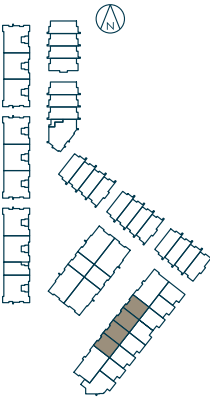
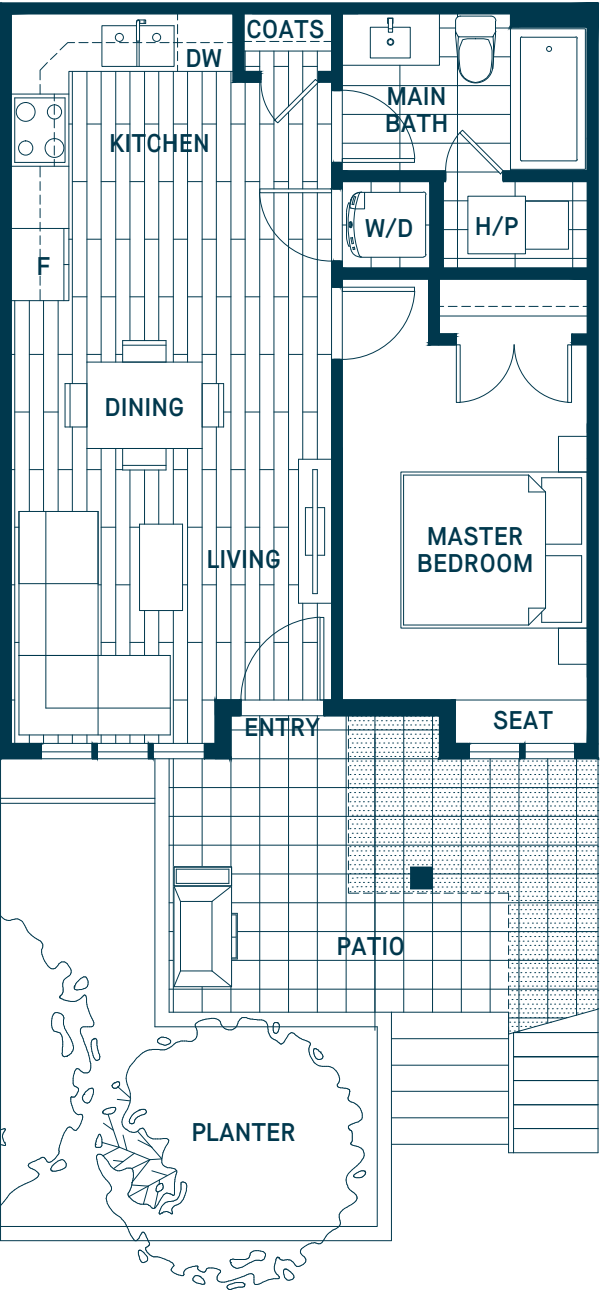
Plan E3

3 BEDROOM, 2 BATHROOM
INDOOR: 1,110 SF / OUTDOOR: 321 SF



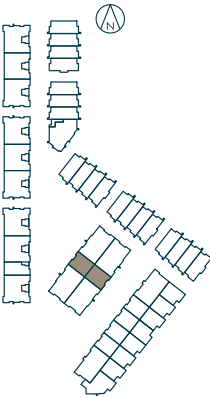
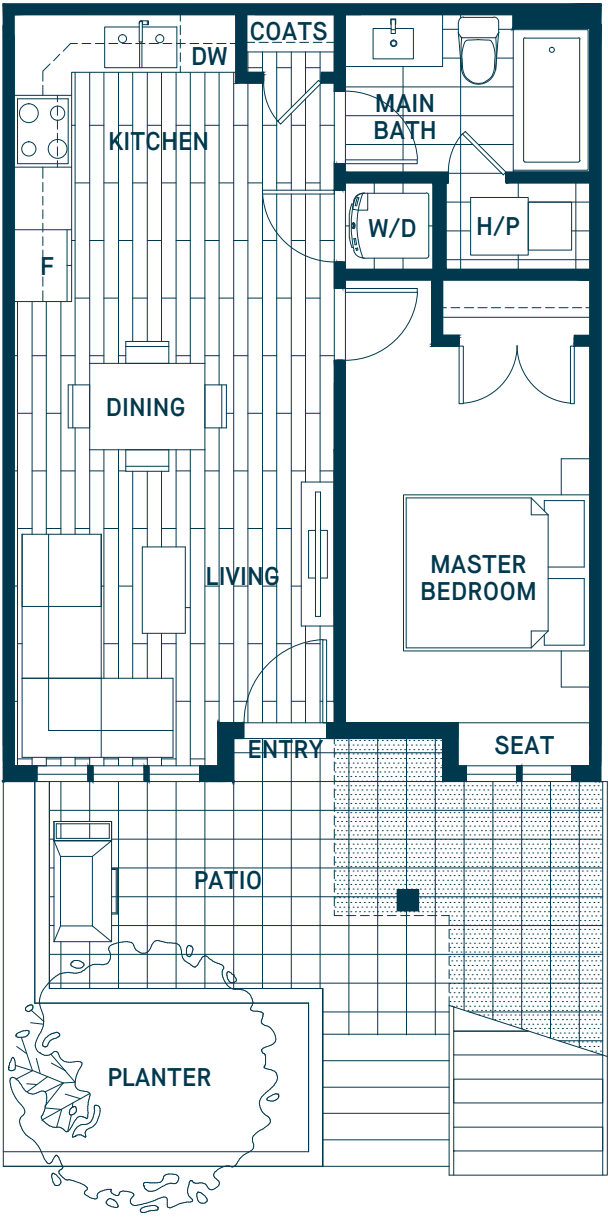
Plan K1

1 BEDROOM, 1 BATHROOM
INDOOR: 534 SF / OUTDOOR: 141 SF



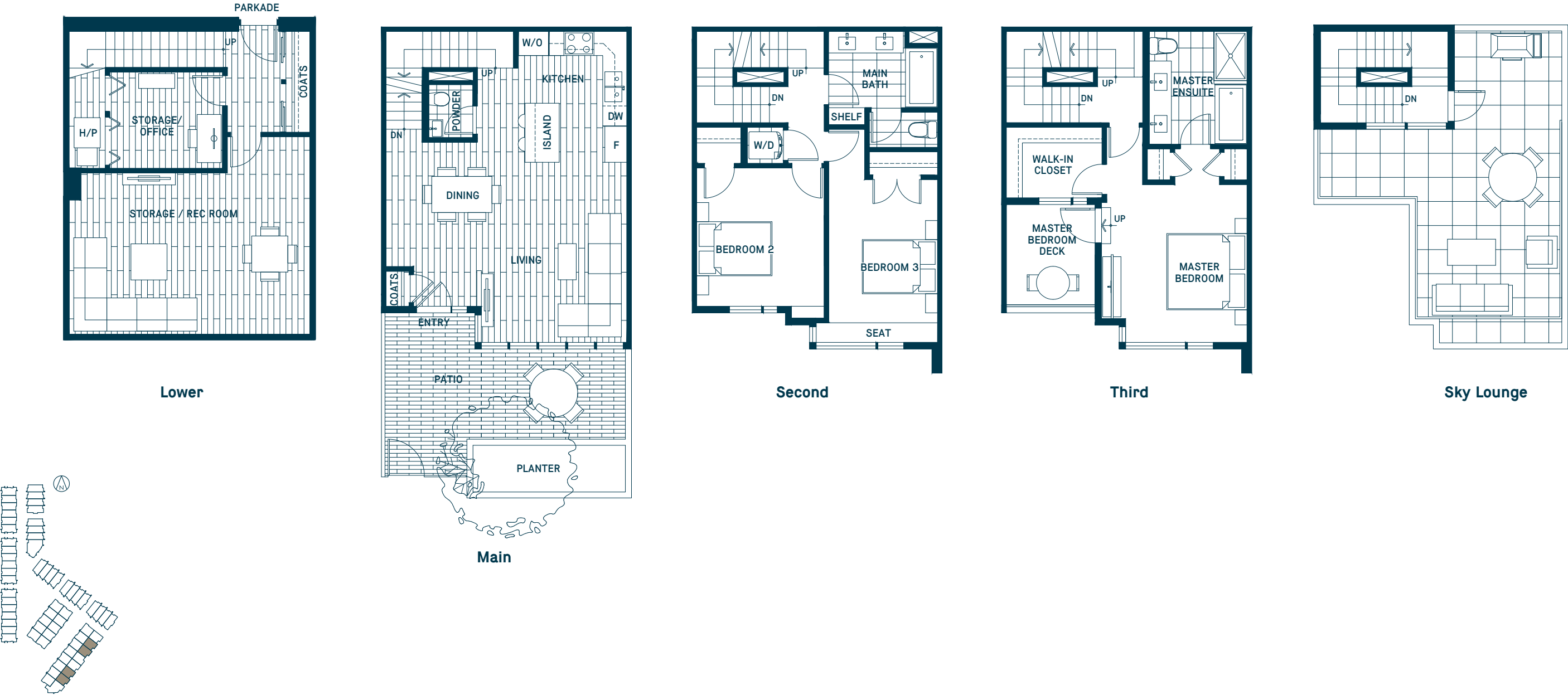
Plan K2

1 BEDROOM, 1 BATHROOM
INDOOR: 549 SF / OUTDOOR: 156 SF



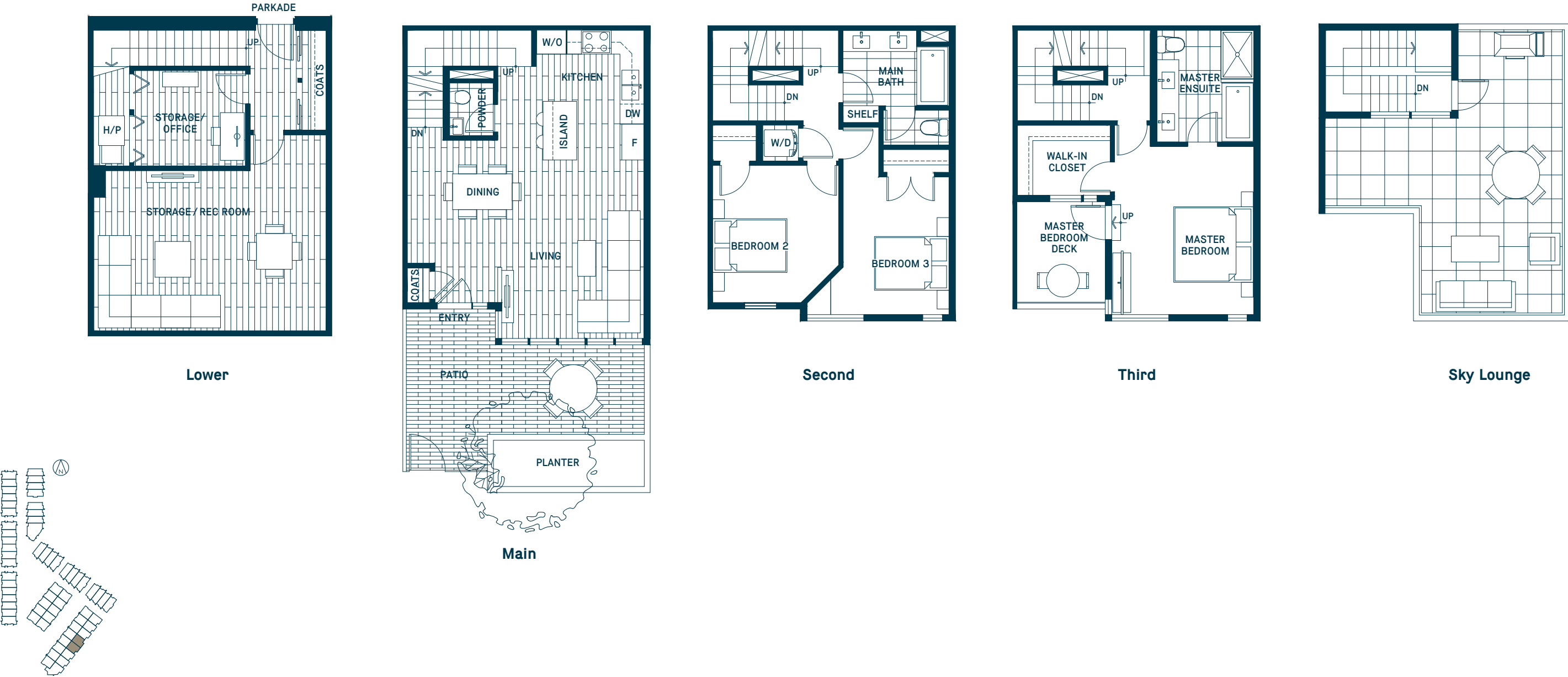
Plan A1

3 BEDROOM, 2.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,182 SF / OUTDOOR: 682 SF



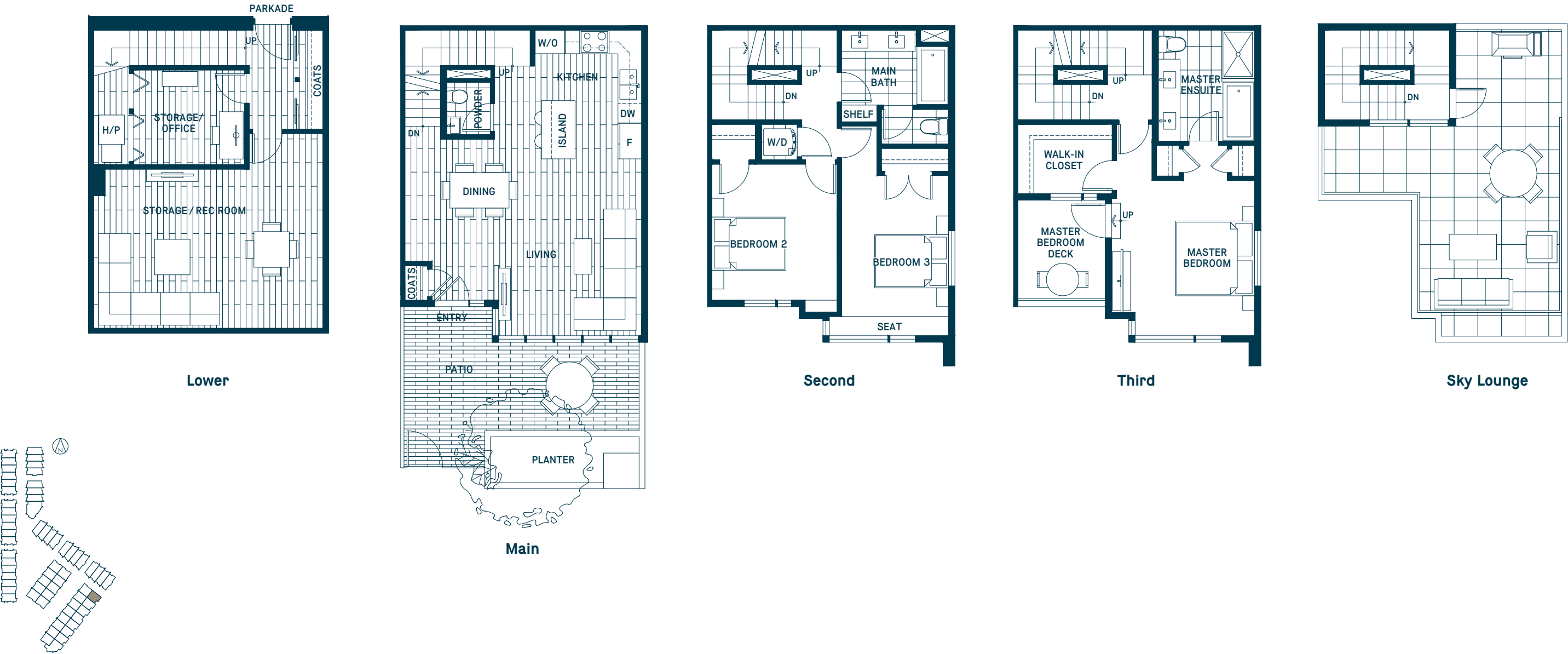
Plan A2

3 BEDROOM, 2.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,136 SF / OUTDOOR: 667 SF



Plan A3

3 BEDROOM, 2.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,189 SF / OUTDOOR: 650 SF



Plan A4

4 BEDROOM, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,704 SF / OUTDOOR: 908 SF



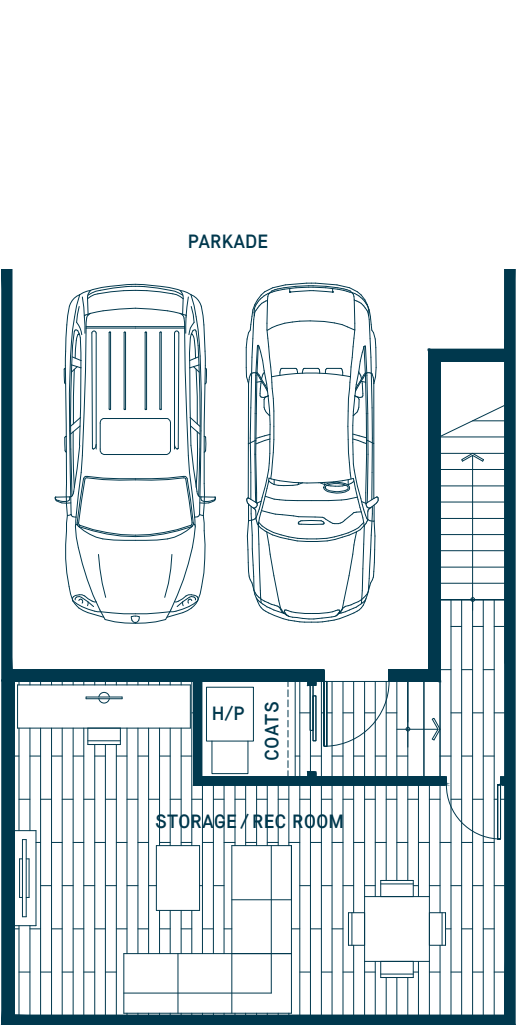
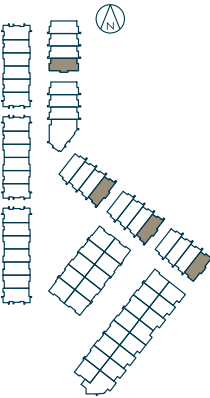
Plan C1

3 BEDROOM + DEN, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 1,886 - 1,899 SF / OUTDOOR: 870 SF

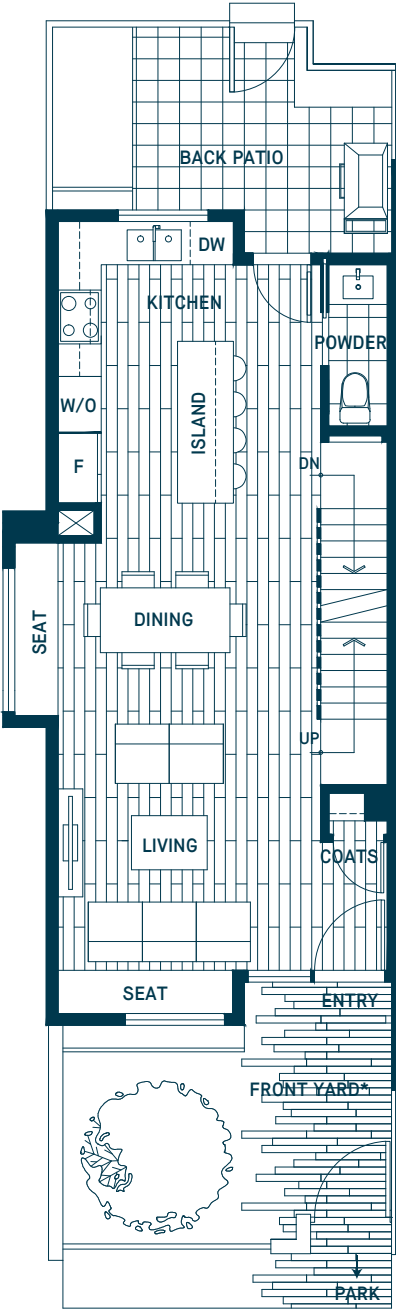


Plan C2

3 BEDROOM + DEN, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,111-2,124 SF / OUTDOOR: 867 SF

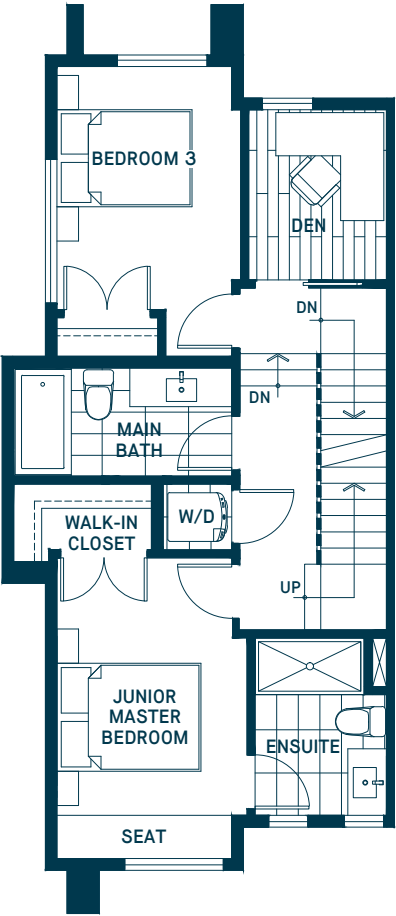


Lower

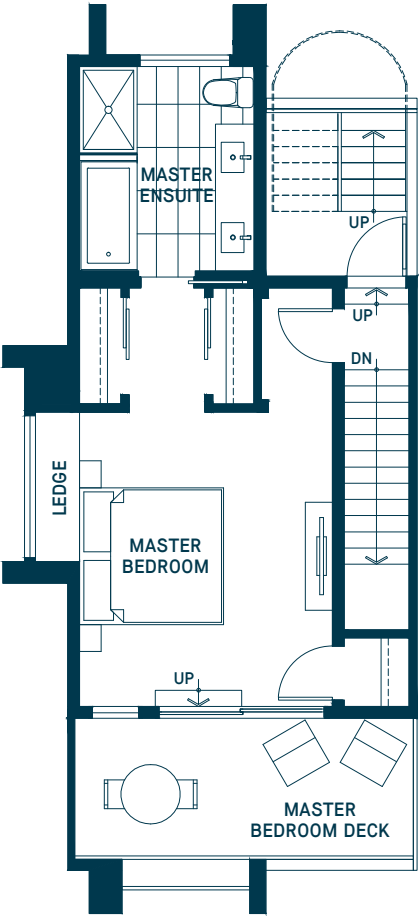


*Variation for #150

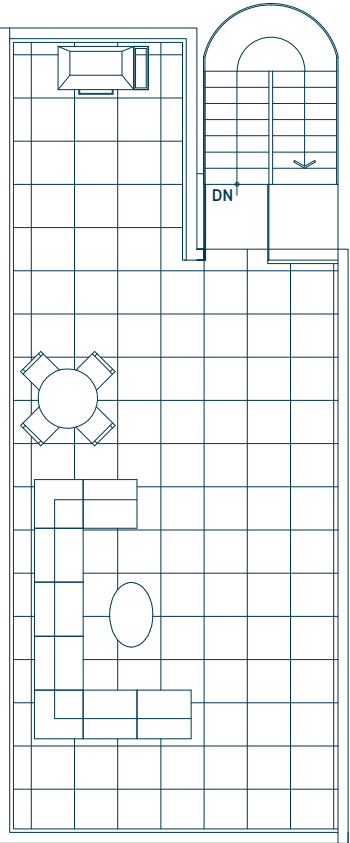
Main



Second



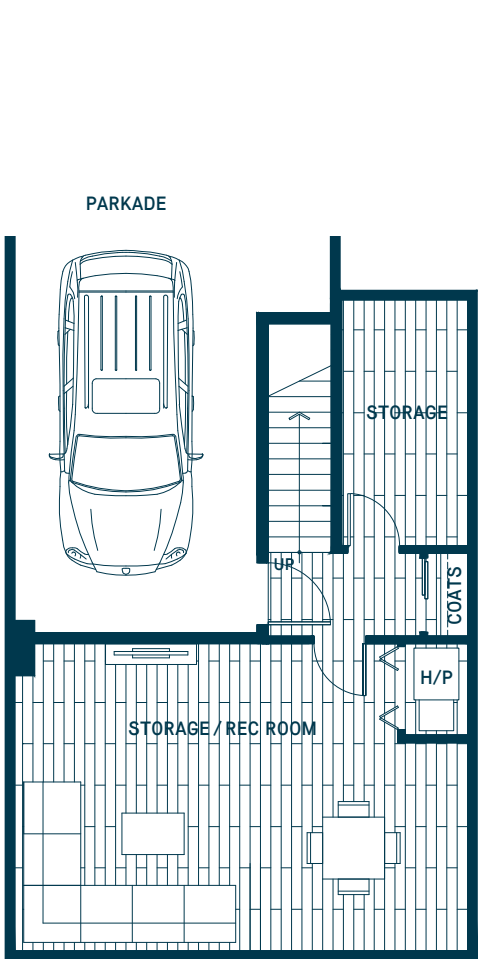
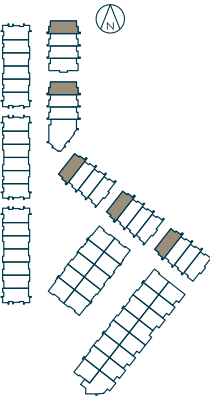
Third



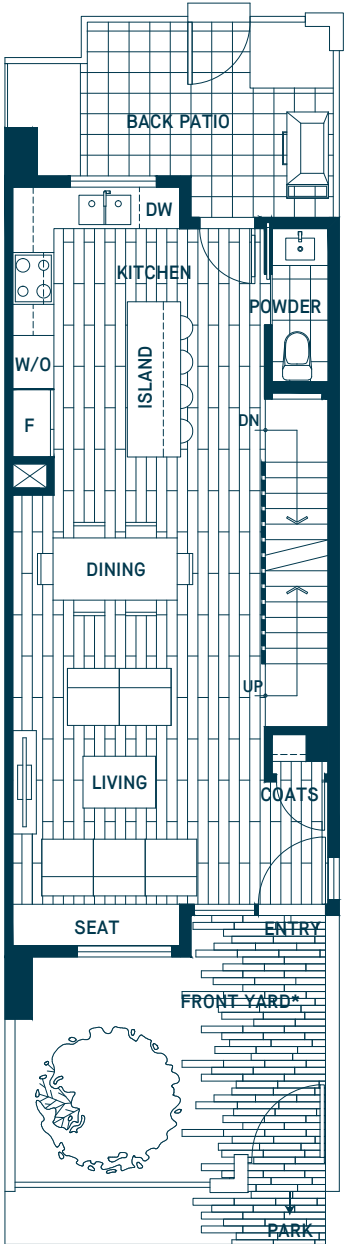
Sky Lounge

Plan C3

3 BEDROOM + DEN, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,144 SF / OUTDOOR: 806 SF

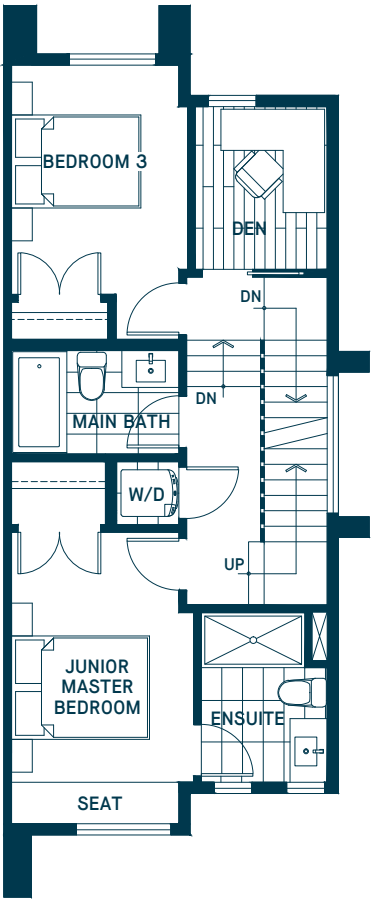


Lower*
*Layout for #143 and #147, others may vary

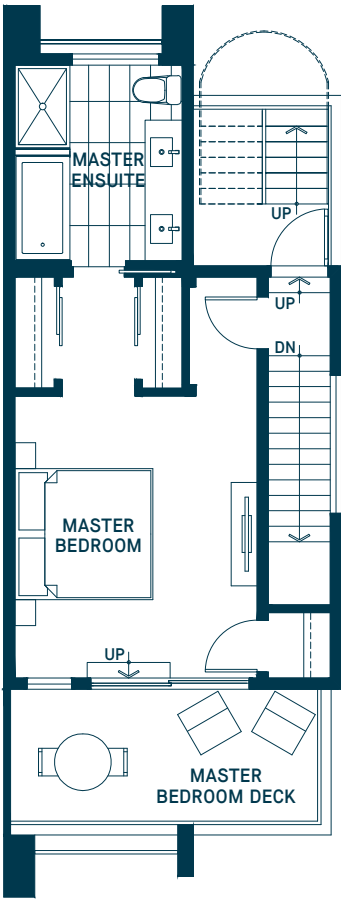


*Variation for unit #143

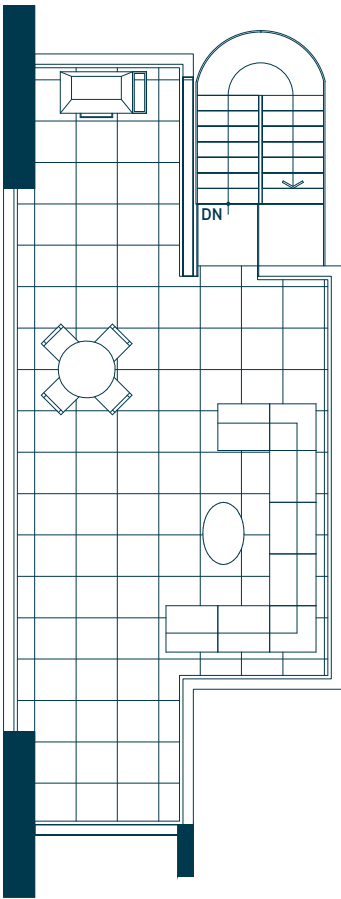
Main



Second



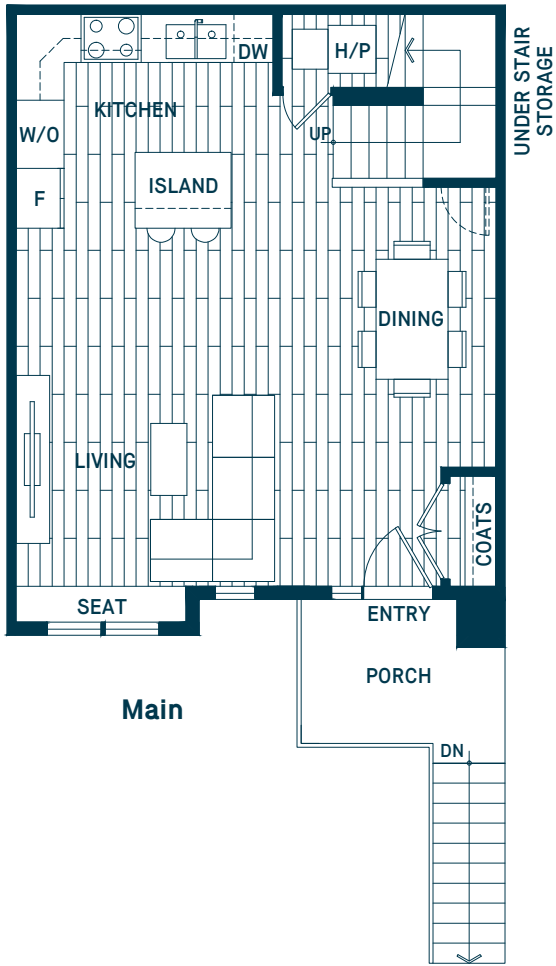
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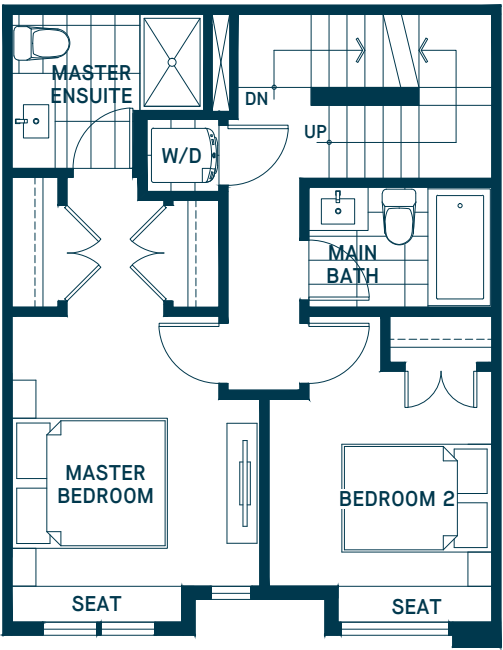
Sky Lounge

Plan L1

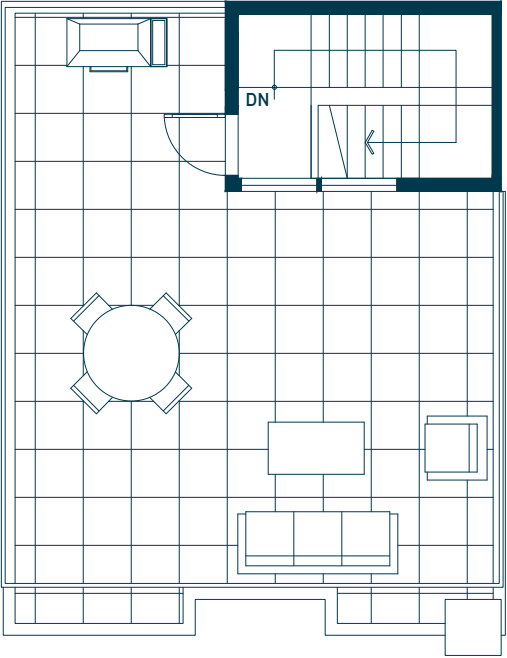
2 BEDROOM, 2 BATHROOM
INDOOR: 1,151 SF / OUTDOOR: 430 SF



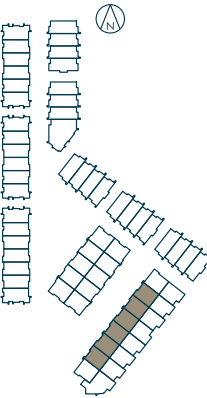
Main



Second

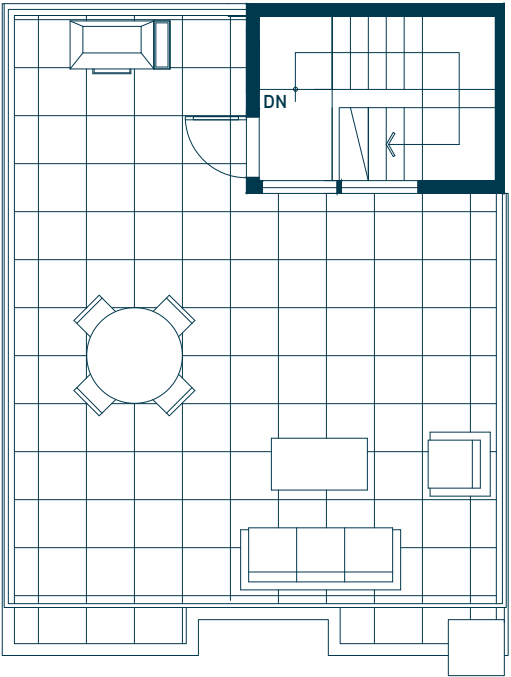
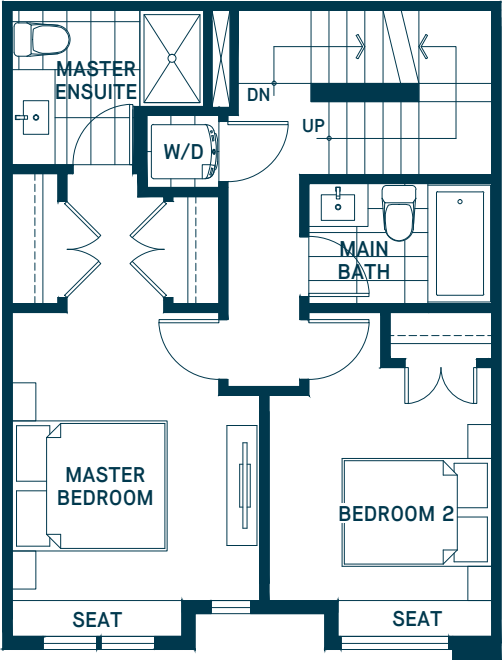
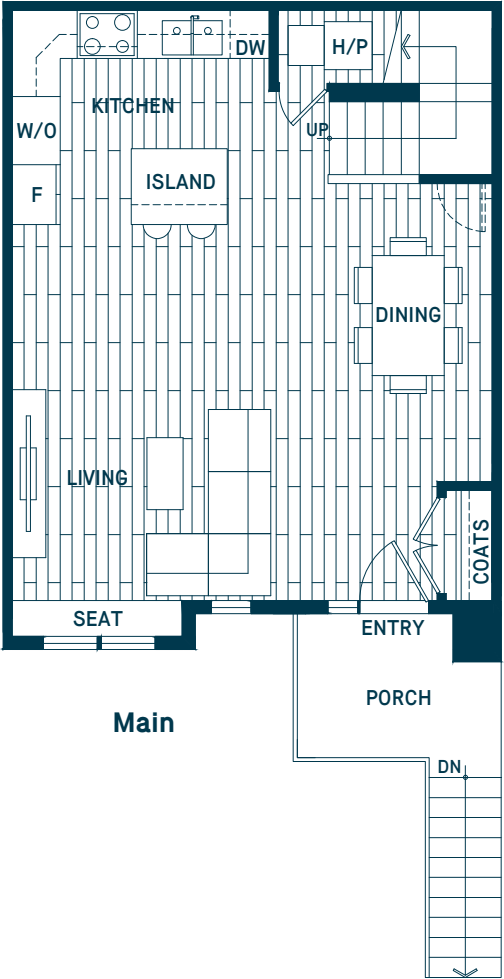
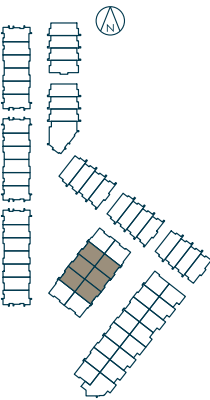


Sky Lounge



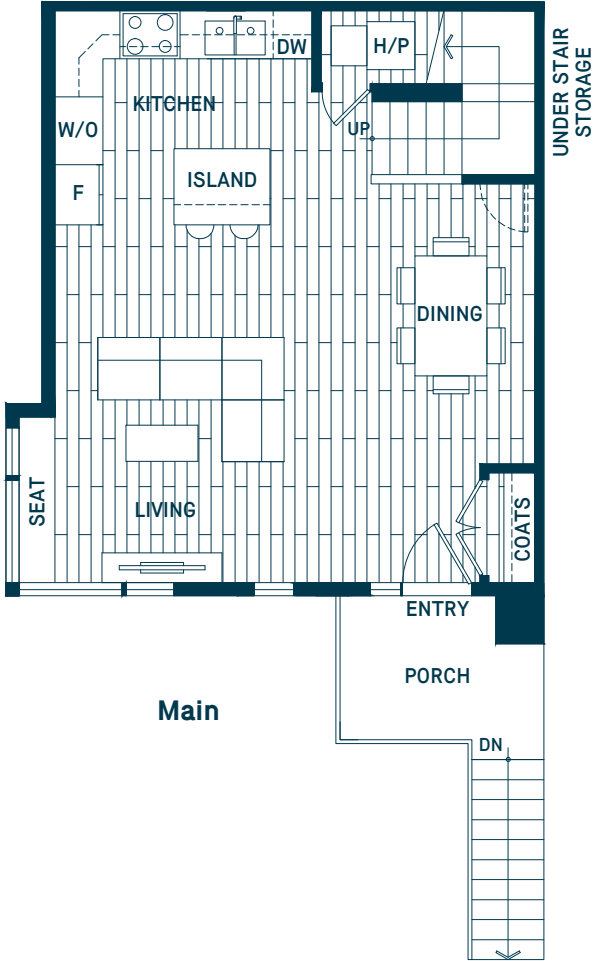
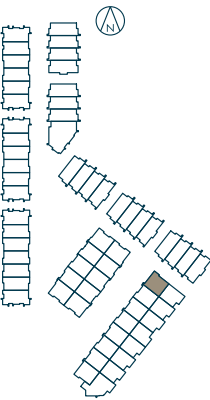
Plan L2

2 BEDROOM, 2 BATHROOM
INDOOR: 1,177 SF / OUTDOOR: 450 SF

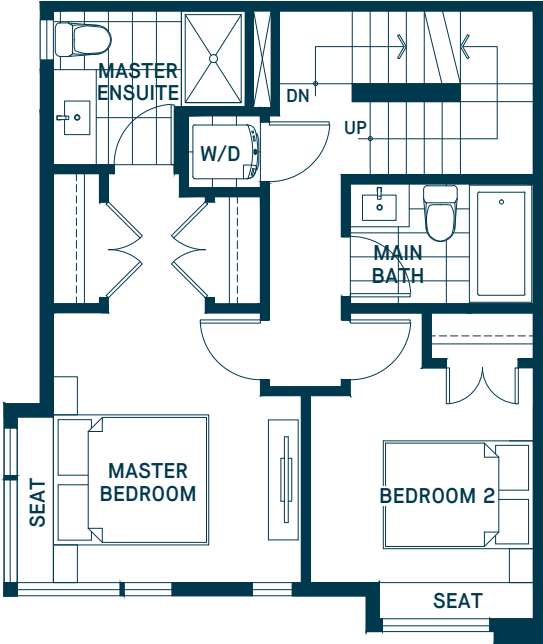


Plan L3

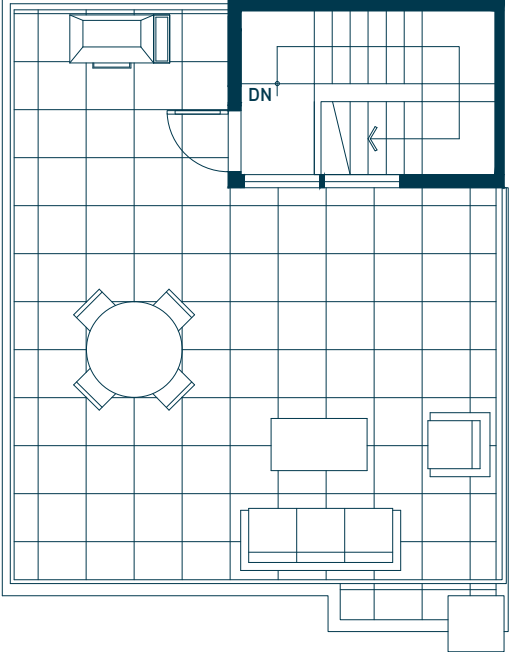
2 BEDROOM, 2 BATHROOM
INDOOR: 1,159 SF / OUTDOOR: 410 SF



Main



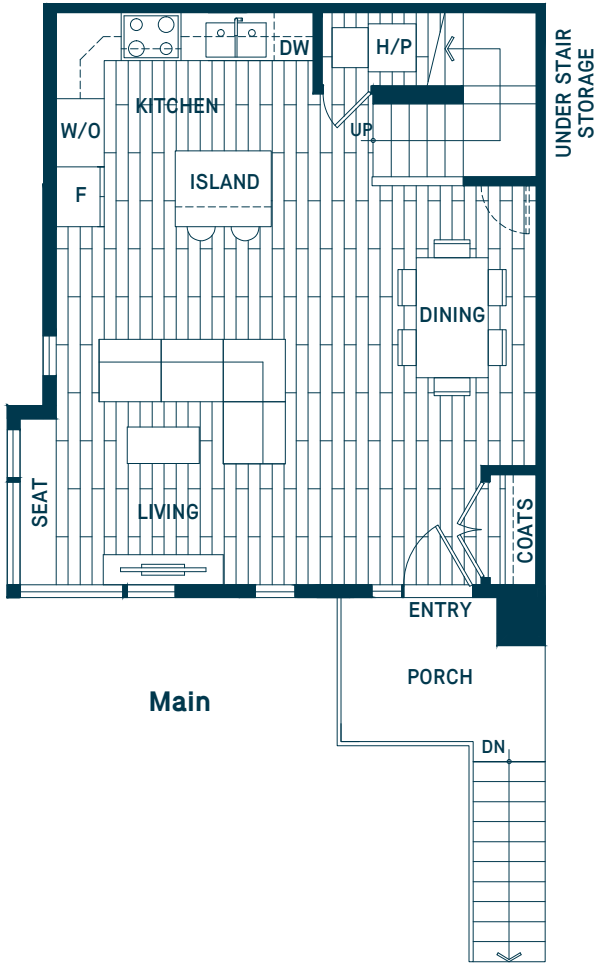
Second



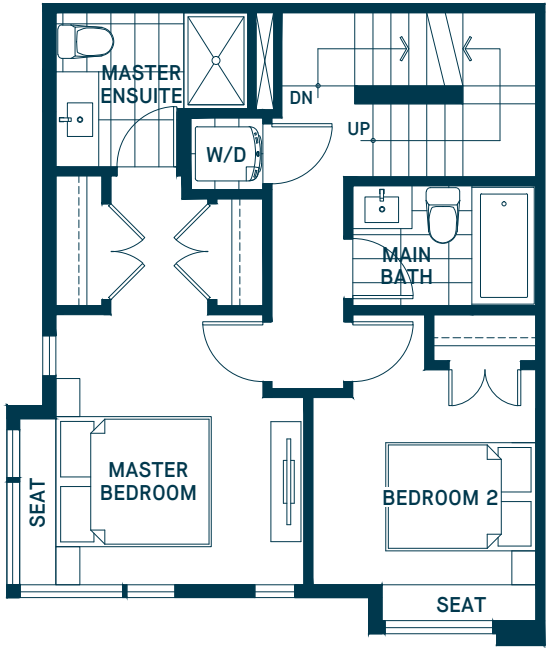
Sky Lounge

Plan L4

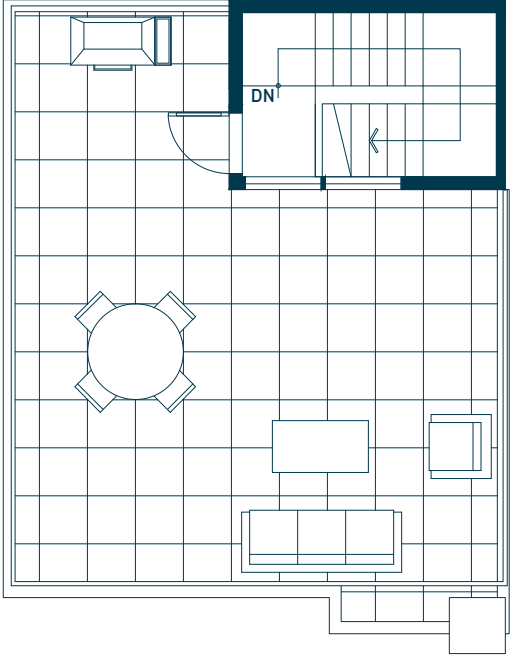
2 BEDROOM, 2 BATHROOM
INDOOR: 1,158 SF / OUTDOOR: 420 SF



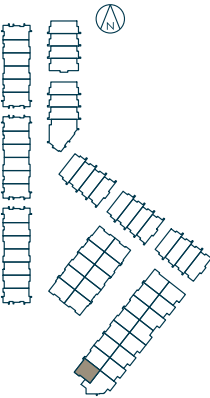
Main



Second

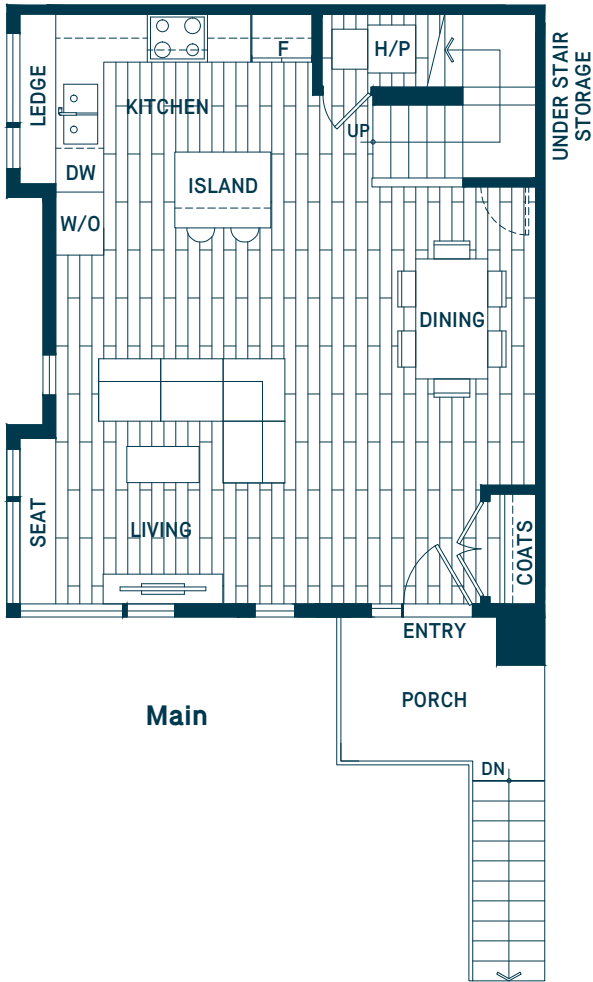


Sky Lounge

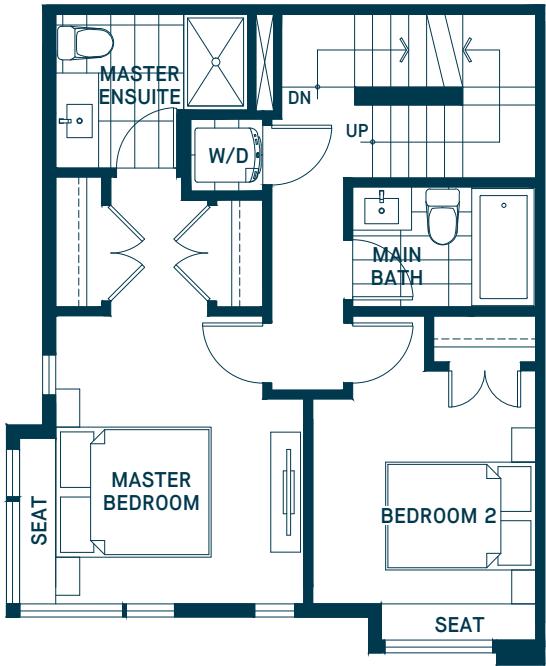


Plan L5

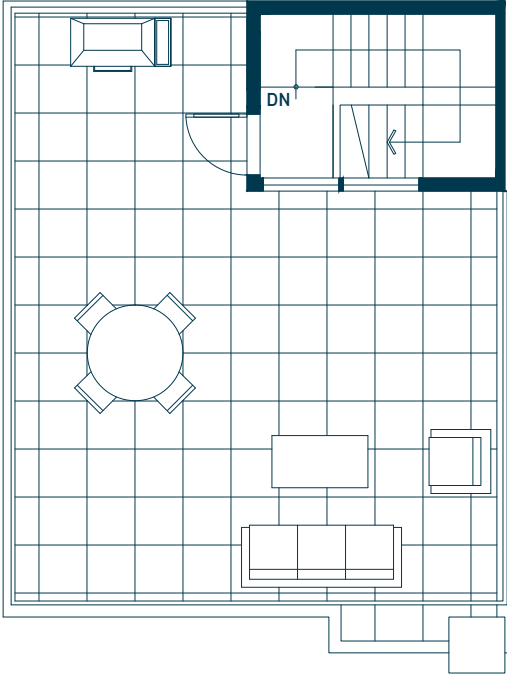
2 BEDROOM, 2 BATHROOM
INDOOR: 1,197 SF / OUTDOOR: 430 SF



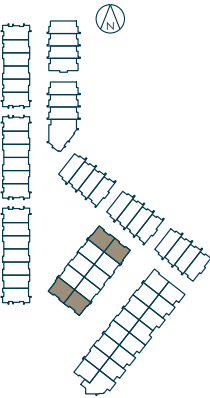
Main



Second



Sky Lounge



Project Team



DEVELOPER With decades of experience, the Citimark team delivers thoughtful, community-driven developments throughout Metro Vancouver and beyond. Citimark is committed to the creation of highly liveable and functional homes designed to meet the needs of families now and in the future. A wealth of knowledge and expertise goes into every project, with each home built with the same care and attention as if it were their own.

In addition to Belle Isle, Citimark is developing other townhouse projects in the Lions Gate Village. It is proud to be instrumental in the creation of this remarkable new community.



DEVELOPMENT PARTNER Peterson believes in forging long-lasting relationships to create positive change in communities. With an active portfolio including real estate investment, development, property management, capital lending and private equity, Peterson attributes its growth to its values-driven culture of fostering relationships, integrity, entrepreneurial spirit and gratitude. This collaborative approach has brought life to iconic developments from Fairmont Pacific Rim in Vancouver, to the Shangri-La in Toronto.



INTERIOR DESIGN Cristina Oberti Interior Design specializes in multi-family residential developments and commercial designs. Whatever the project, the firm offers clients leading industry experience, extensive knowledge, and a systematic design process. Because each project has its own story, they create interiors that succinctly convey a unique yet stylish message to clients and residents.



Integra ARCHITECTURE INC.

ARCHITECT Integra Architecture was formed in 1999 by two long-standing, Vancouver-based architects. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm's capable staff have extensive experience in all types of residential buildings and mixed-use projects. Through effective communication and high-quality construction drawings Integra bridges the gap between the builder's reality and the architect's vision.



SALES & MARKETING Pacesetter has been marketing and selling real estate for over 25 years, providing service to Vancouver's leading developers. The firm prides itself on intense market study to ensure the product offering will be market ready to effectively target relevant buyer profiles. Based where their clients' projects are developed, they offer a fundamental understanding necessary to successfully market and sell.

1, 2, & 3 Bedroom Parkside Townhomes At Lions Gate Village



604.788.2728 livebelleisle.ca



Project Site Location
1956 Belle Isle Place



Presentation Centre
at the Condo Shop
101 - 88 Lonsdale Avenue



Another quality project by



Marketed by



The townhomes at Belle Isle are developed by Citimark Belle Isle Project Limited Partnership. The developer reserves the right to make changes to the information contained herein, including floorplans, sizes, layouts and interior and exterior finishes. Accordingly, all maps, views, photography, digital renderings of architecture and interiors as produced by or on behalf of the developer are representational only and may not accurately reflect the final, finished development. The District of North Vancouver's park, "Belle Isle Park", if shown, is conceptual only and subject to change at the sole discretion of the district. E&OE.