



THE INTRACORP TOWNHOME COLLECTION

PREVIEW PACKAGE

Aalto Townhomes
SECOND RELEASE



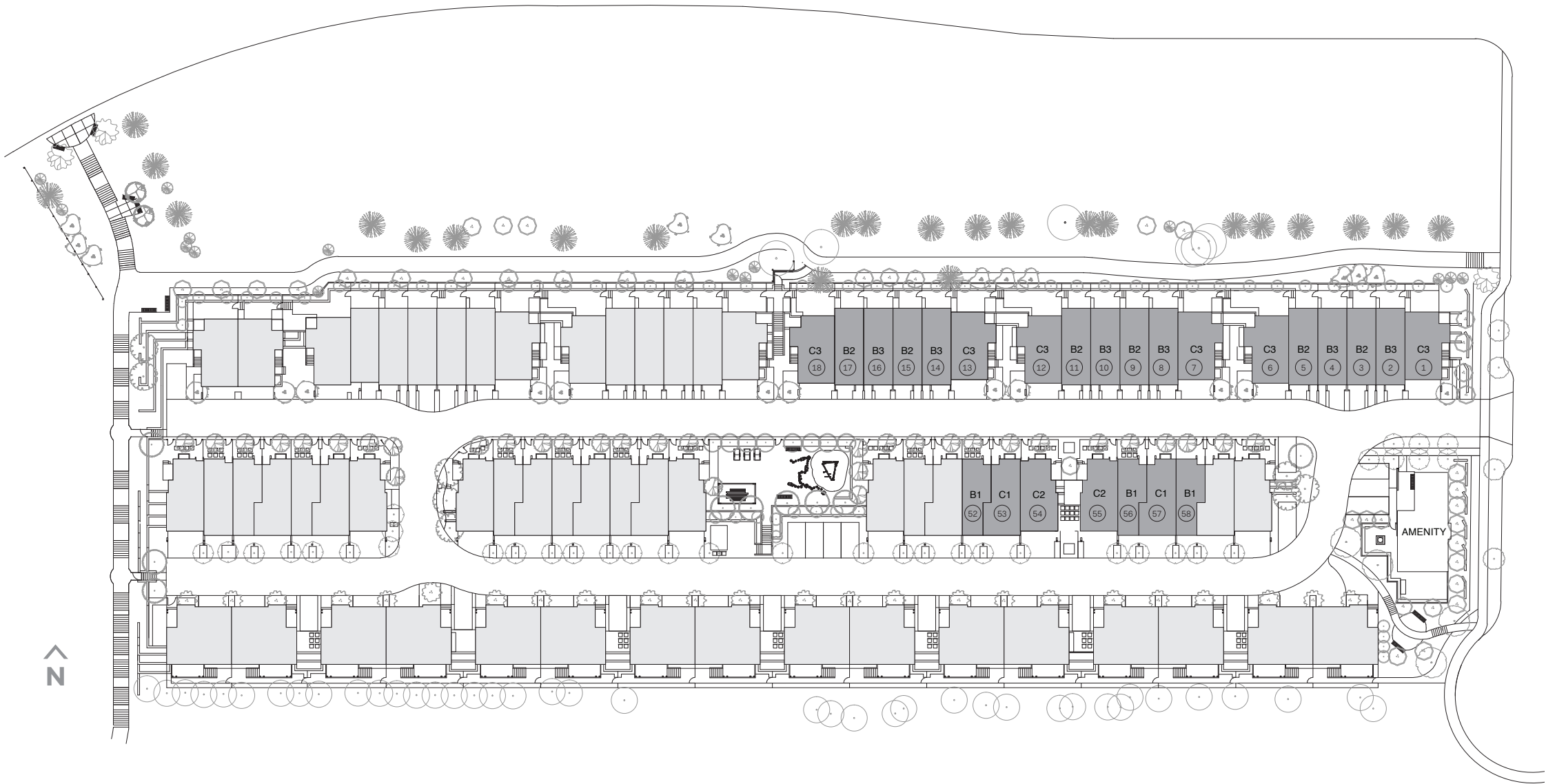
*Renderings are for illustrative purposes only.

Created by
INTRACORP
Building the Extraordinary

604.891.1282
Aalto@IntracorpHomes.com
AaltoTownhomes.com



SITEPLAN



LEGEND

PLAN A1 & A2
2 BEDROOMS, 2.5 BATHS

PLAN B1, B2, & B3
3 BEDROOMS, 2.5 BATHS

PLAN C1, C2, & C3
4 BEDROOMS, 3.5 BATHS

Address _____

Price _____

Strata Fees _____

Initial Deposit _____

2nd Deposit _____

3rd Deposit _____

Notes _____

Address _____

Price _____

Strata Fees _____

Initial Deposit _____

2nd Deposit _____

3rd Deposit _____

Notes _____

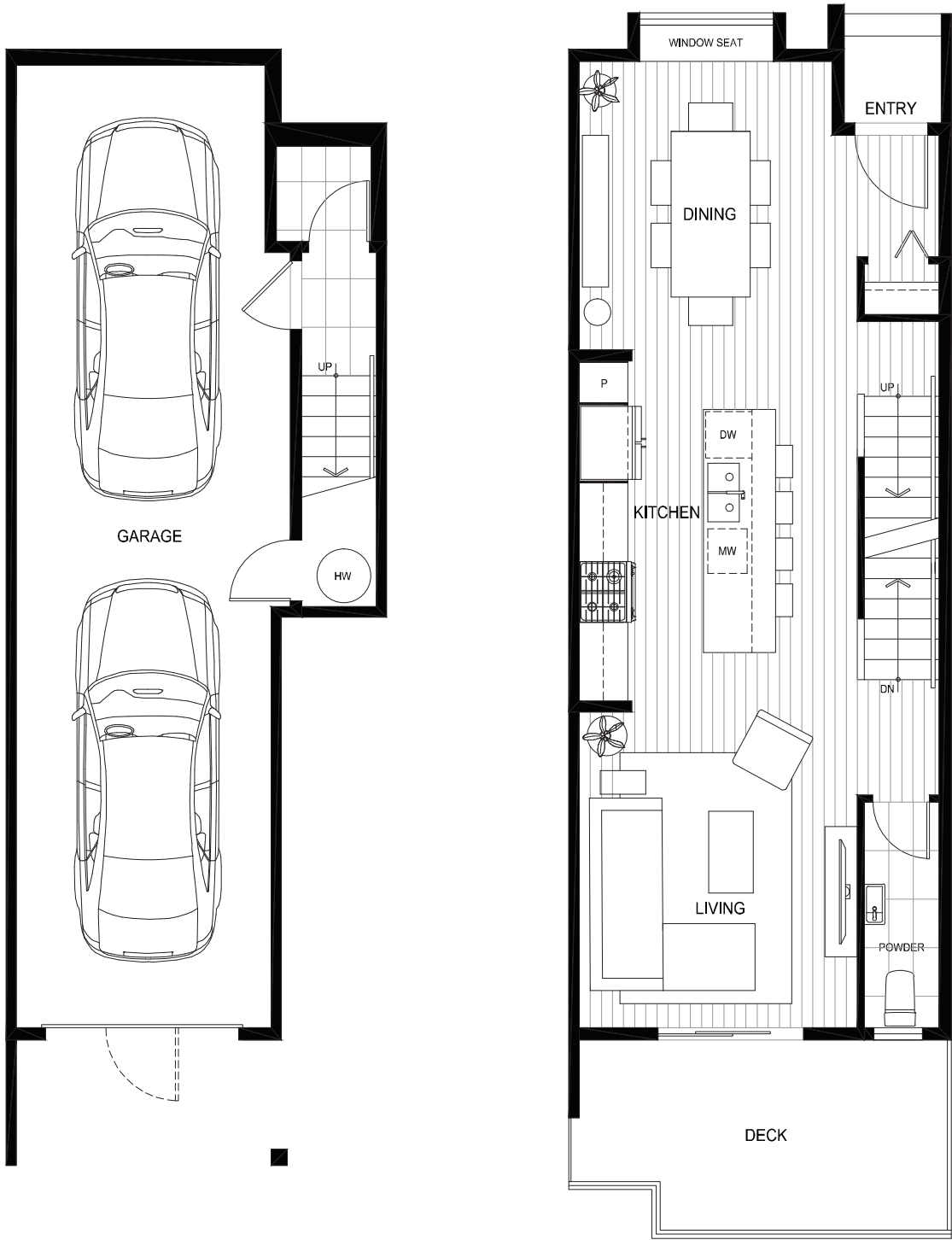
The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. This is not an offering for sale. An offering for sale can only be made after filing a disclosure statement. E.&O.E. Sales and Marketing by Intracorp Realty Ltd. 1226 Johnson Street Limited Partnership.



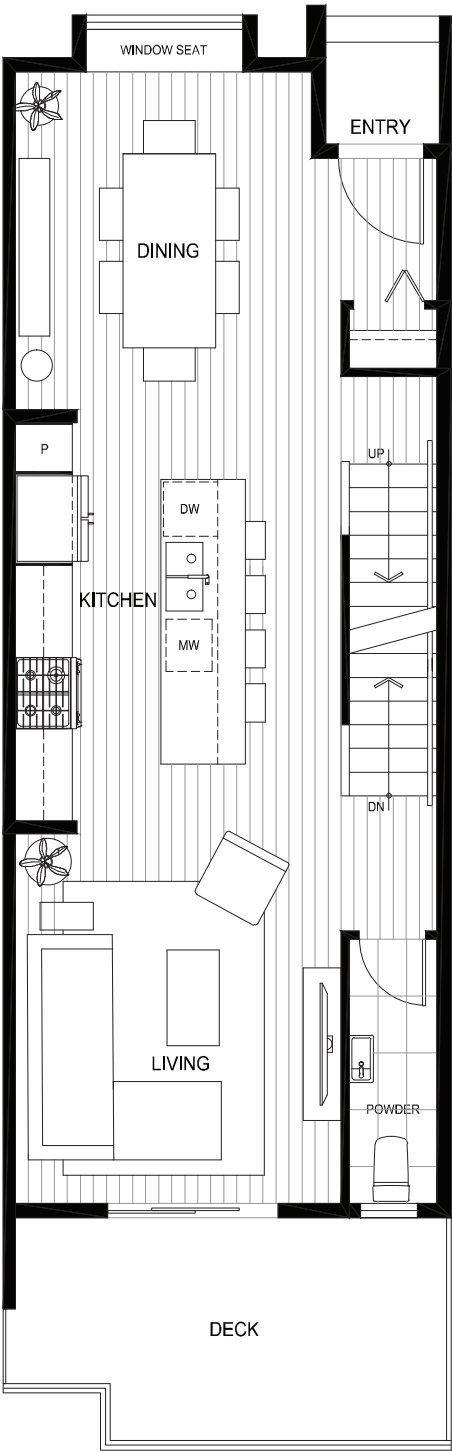


PLAN B1

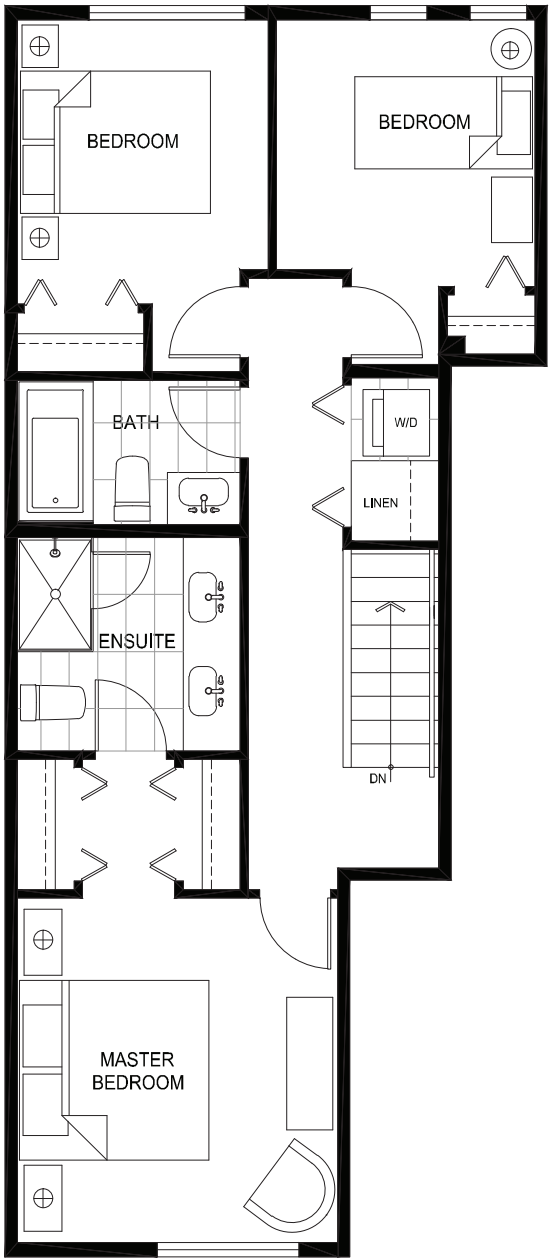
TOTAL INDOOR SPACE 1385 SQ FT
3 BEDROOMS, 2.5 BATHS



LOWER
79 SQ FT



MAIN
630 SQ FT



UPPER
677 SQ FT

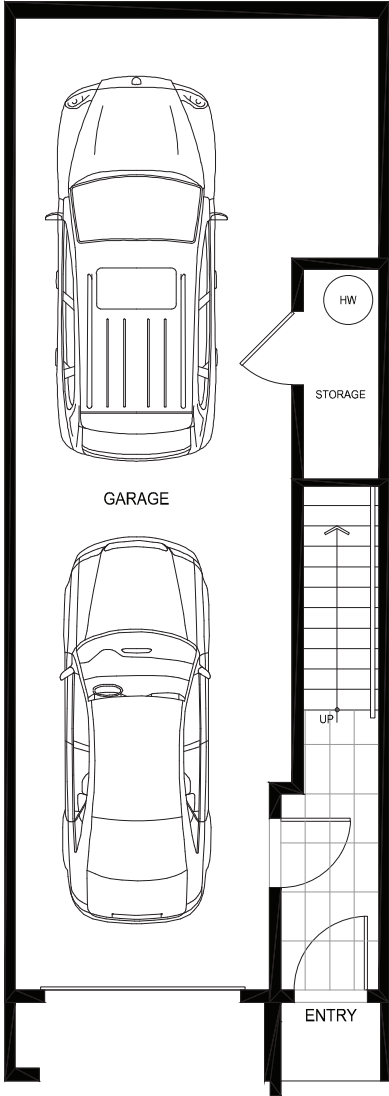
Price ranges completion date and strata fees are subject to change without notice. All living areas quoted are in square feet. All square footage and dimensions shown are approximate and should not be relied on. The developer reserves the right to make changes and modifications. Without limiting the generality of the foregoing: (i) the location, layout, size, configuration and type of any landscaping depicted in any drawing may be different than shown, and any landscaping which is depicted may not be included, in the sole discretion of the developer; and (ii) the location, layout, size, configuration and boundaries of any parking stalls depicted in any drawing may be different than shown, in the sole discretion of the developer. Sales and Marketing by Intracorp Realty Ltd. E. & O. E.



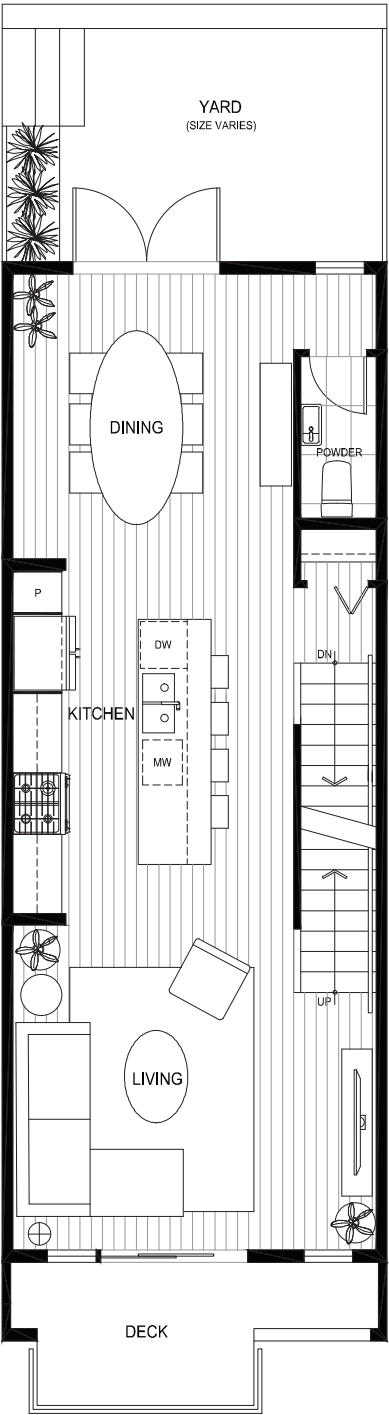


PLAN B2

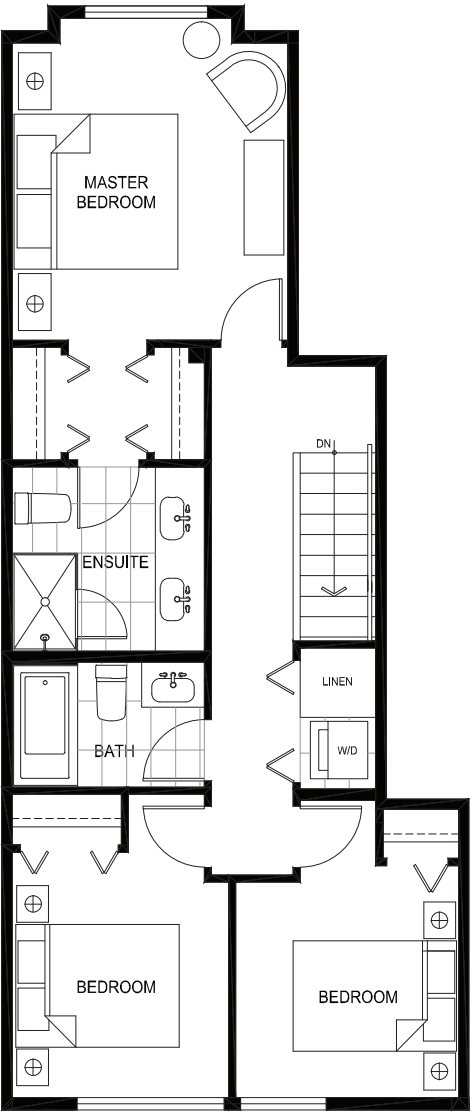
TOTAL INDOOR SPACE 1434 SQ FT
3 BEDROOMS, 2.5 BATHS



LOWER
117 SQ FT



MAIN
632 SQ FT



UPPER
685 SQ FT

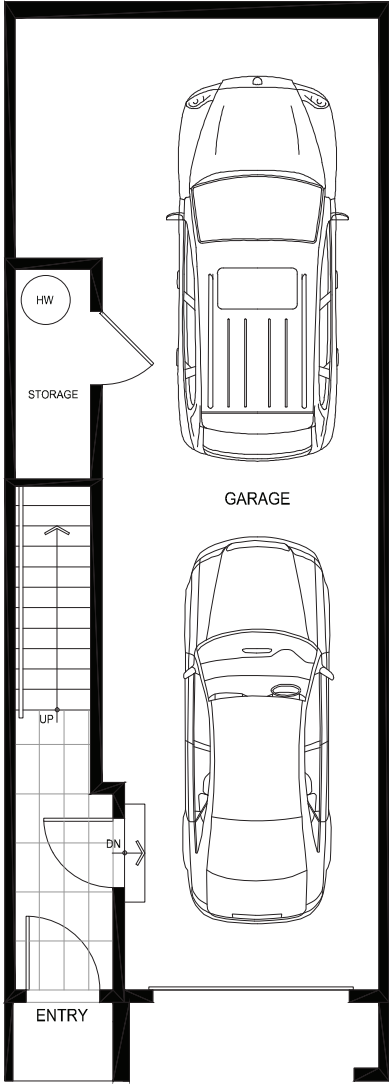
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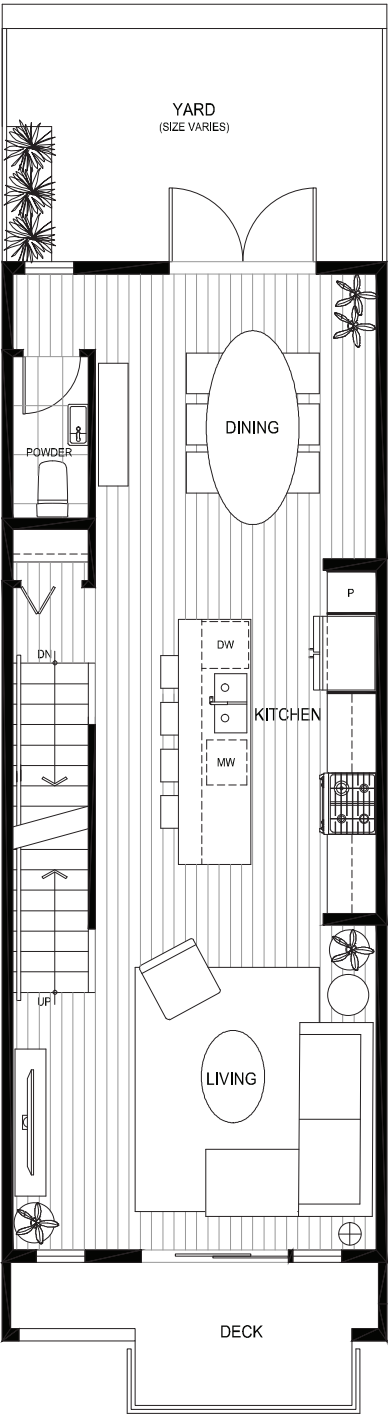


PLAN B3

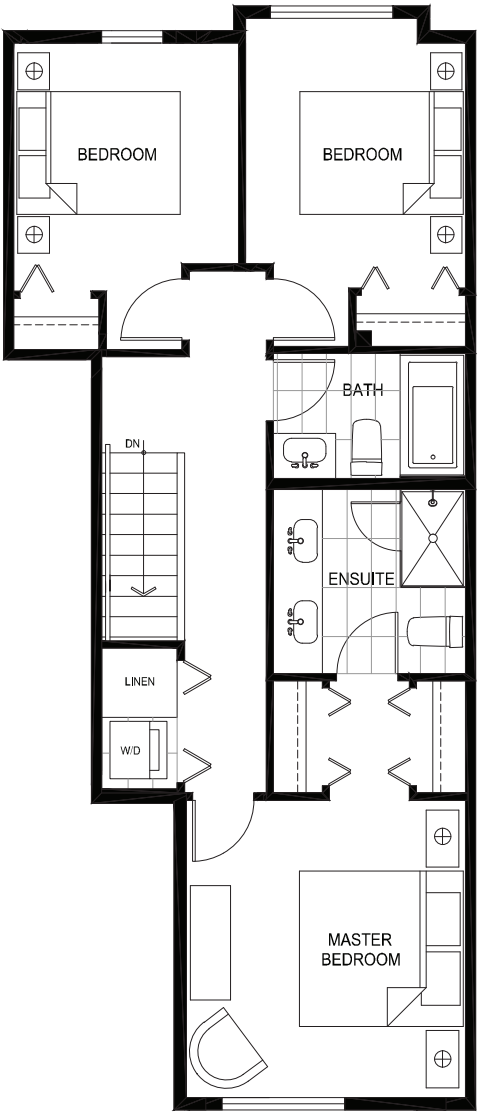
TOTAL INDOOR SPACE 1445 SQ FT
3 BEDROOMS, 2.5 BATHS



LOWER
117 SQ FT



MAIN
632 SQ FT



UPPER
695 SQ FT

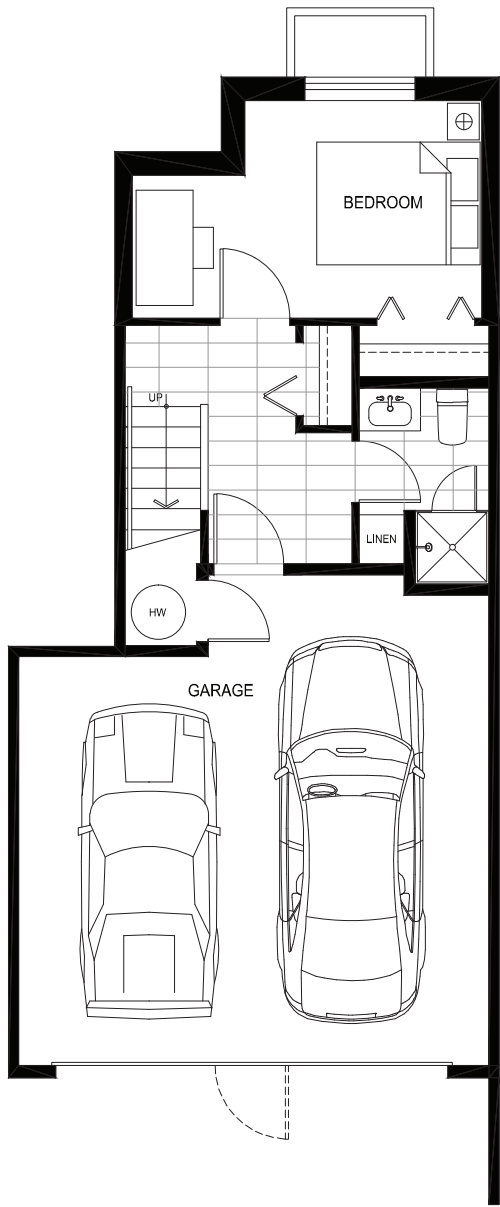
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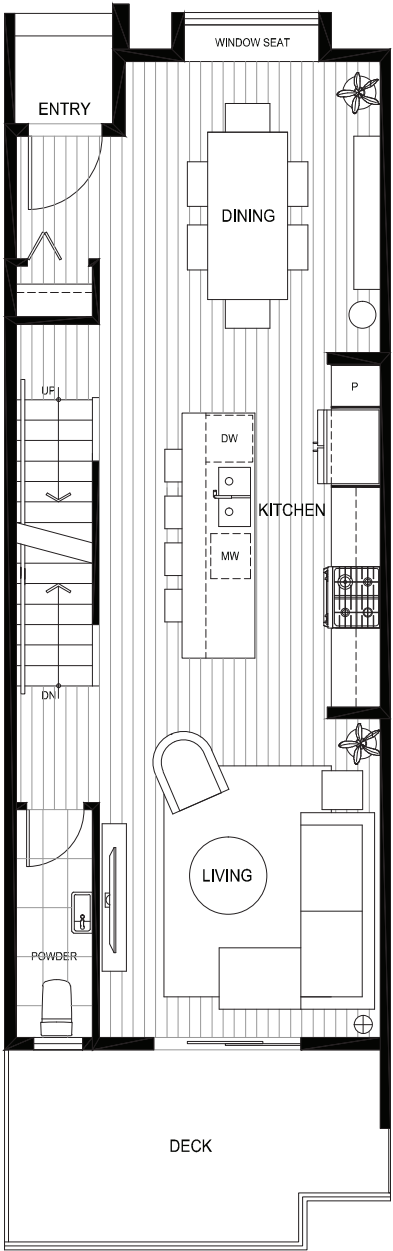


PLAN C1

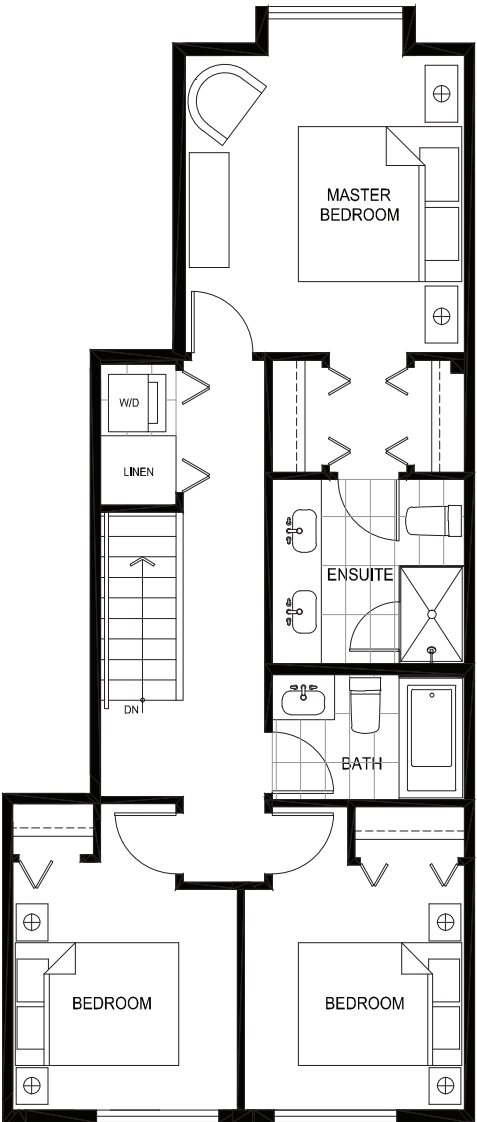
TOTAL INDOOR SPACE 1638 SQ FT
4 BEDROOMS, 3.5 BATH



LOWER
312 SQ FT



MAIN
630 SQ FT



UPPER
696 SQ FT

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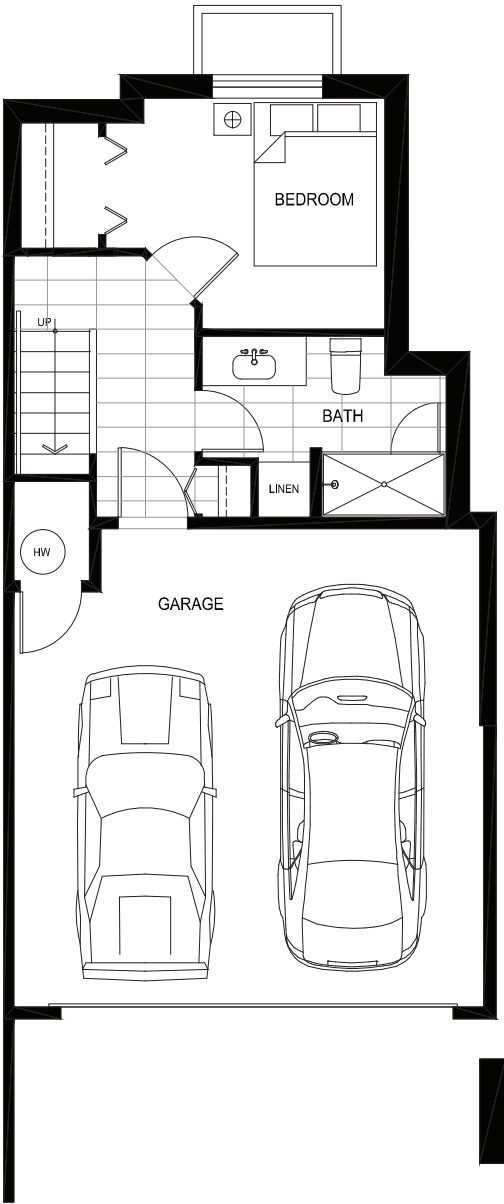




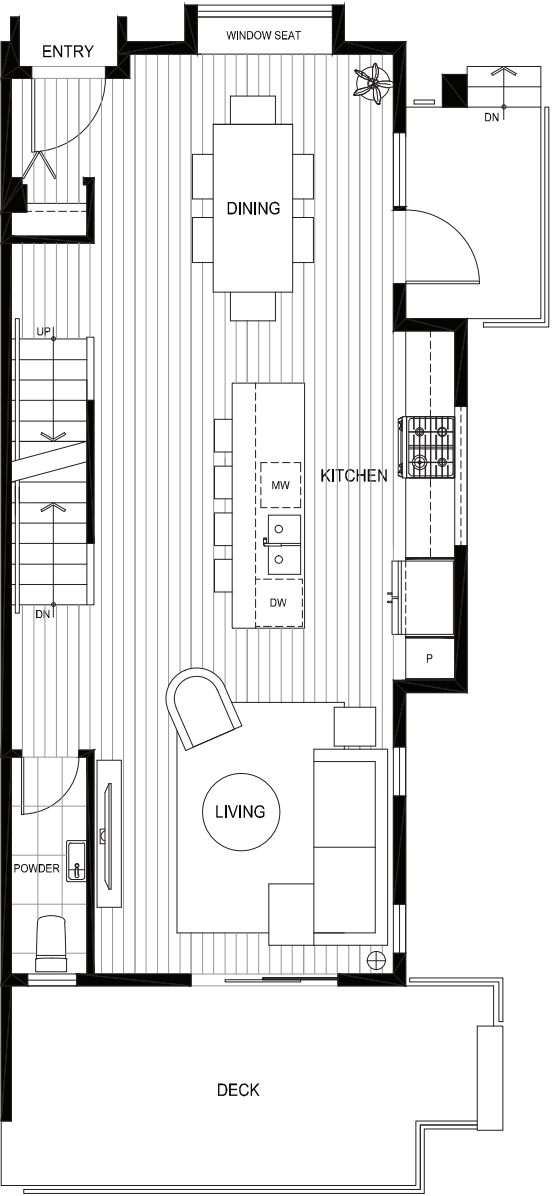
PLAN C2

TOTAL INDOOR SPACE 1690 SQ FT
4 BEDROOMS, 3.5 BATH

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LOWER
322 SQ FT



MAIN
696 SQ FT



UPPER
692 SQ FT



PLAN C3

TOTAL INDOOR SPACE 1838 SQ FT
4 BEDROOMS, 3.5 BATHS



LOWER
334 SQ FT

MAIN
741 SQ FT

UPPER
764 SQ FT

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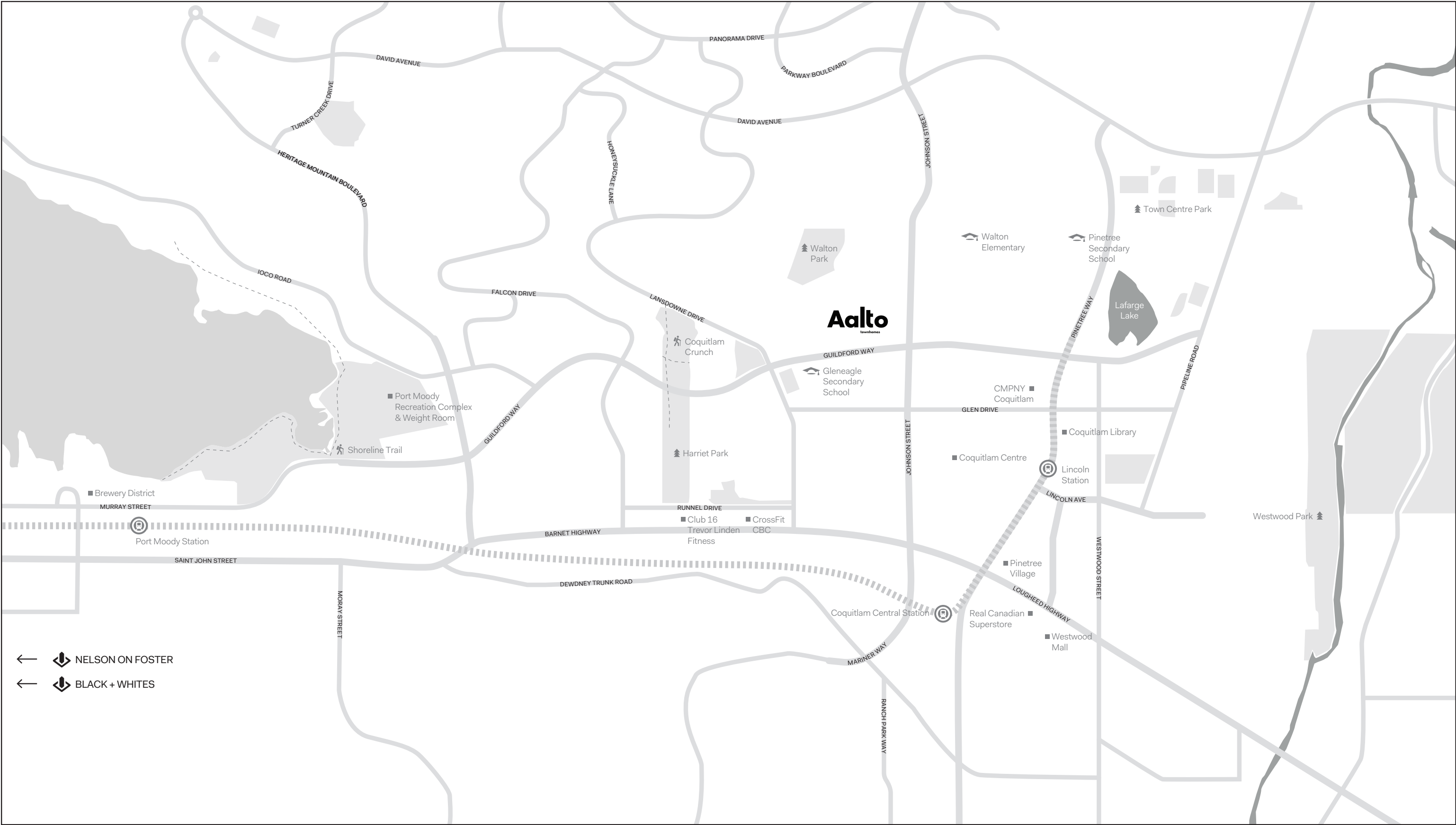
Aalto
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INTERIOR RENDERINGS



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IN YOUR NEIGHBOURHOOD

Created by
INTRACORP
Building the Extraordinary



INTRACORP STORY

For over forty years, Intracorp has been dedicated to building extraordinary homes for our homeowners, earning a reputation as one of North America's leading real estate developers in the process.

Every new home begins with a unique vision, drawing inspiration from the local surroundings. Then, building materials and architectural details are carefully considered. The resulting development is more than just structurally-sound—it's a living, breathing community all its own.

From intimate townhome communities to iconic gateway towers, the urban built environment has been shaped, in part, by Intracorp with a singular goal – to create extraordinary homes and experiences for our homeowners.

PAST PROJECTS



BLACK + WHITES / Coquitlam, BC



NELSON ON FOSTER / Coquitlam, BC



THE JERVIS / Vancouver, BC

EXPERT TEAM

RWA GROUP ARCHITECTURE

Established in 1989, Ramsay Worden Architects practices architecture and urban planning with a consistency of quality, care, and imagination. The firm has developed a reputation for innovative design focused on producing livable buildings with a human scale that respect the patterns and character of the community.

ROSS AND COMPANY INTERIORS

Gannon Ross Designs believes that a successful project comes from a collaborative effort. The interior design firm works closely with clients and marketing teams to create innovative and cohesive designs for each and every project. Their friendly, flexible approach has created many successful relationships and projects in their 15-year history.



INTRACORP EXTRAORDINARY

At Intracorp, we believe in “Building the Extraordinary”. This philosophy is our daily reminder to create homes that are “beyond what is ordinary”. It’s our promise to Homeowners to design homes with features to make your life more comfortable and more beautiful, while offering lasting quality. Look for the Intracorp Extraordinary logo  highlighting extraordinary features you won’t easily find elsewhere.

COMMUNITY

-  Hillside townhomes in an unparalleled location — tucked away from the hustle of Coquitlam Town Centre, but within easy walking distance of every urban amenity
- It’s just a 19-minute drive to SFU, 24-minute drive to BCIT, 12-minute walk to Coquitlam Centre Mall, and 14-minute walk to Lafarge-Douglas SkyTrain Station, where the Evergreen Line takes you anywhere you need to go, including downtown Vancouver in under an hour
- Located on a quiet residential street close to several parks and schools, including nearby Walton Elementary
- The pathways integrated throughout the community are your link to Coquitlam’s vast network of trails leading to Hoy Creek and beyond
- Some homes feature unobstructed outlooks

FIRST IMPRESSION

-  Built by reputable Intracorp, homes are created with care, attention to detail, and high quality construction and building technology
- Striking architecture by RWA Group Architecture Ltd.
-  Aalto takes its design inspiration (and name) from classic Scandinavian style. Exteriors feature thoughtful Scandinavian details, including colourful exteriors, wood and brick accents, and a welcoming entry monument to the community
- Classic and contemporary pitched roofs
- Some homes feature a custom-detailed front gate
- Every home features a private entry, with either a manicured landscaped front yard or raised, walk-out patio
- Entries are welcoming with richly coloured front doors, featuring prominent Weiser hardware, privacy viewer, transom window, and overhead lighting
-  Large over-height, deep-set, mullioned windows
- Spacious decks with custom, panel-detailed, metal railings
- Hose bib for the front and rear of your home
- Attached garage with room for two vehicles and space to store your bikes (some homes)
- Manicured landscaping throughout the community is extensive and thoughtful to make the most of every green space

INTERIORS

-  Choose between two designer-selected colour schemes by Ross and Company Interiors
- Laminate flooring in entry, kitchen, dining, and living rooms
- Low-profile carpet in bedrooms
- Contemporary-styled, flat-slab interior doors, with satin nickel lever hardware by Weiser
- Clean-lined wood baseboards and door mouldings throughout
- Stacking front-loading washer and dryer on upper floor (most homes); duplexes feature a side-by-side laundry centre on the lower floor
- Linen closet in every home
- Built-in wire shelving in bedroom and hallway closets
-  Built-in media conduit for TV/electrical outlet combination in living room and master bedroom to conceal wires
- 9’ ceilings on the main floor
- Pot lighting throughout main living areas
- 1” Venetian blinds throughout
- Low-E glare-reducing windows
-  All homes feature a powder room conveniently located on the main level

KITCHENS

-  Oversized kitchen island with seating for the whole family, storage, and lighting overhead
-  Chef’s Appliance Package:
 - Kitchen Aid™ 36" stainless steel bottom-freezer refrigerator with French door
 - Kitchen Aid™ stainless steel 5-burner gas range and convection oven
 - Undercabinet slide-out range hood with 600 CFM
 - Kitchen Aid™ Energy Star™ stainless steel dishwasher with concealed controls
 - Panasonic™ stainless steel microwave with trim kit
- Stylish matte-finish flat-panel cabinetry, featuring soft-close mechanisms on drawers and doors, over-height cabinets and pantries, and integrated pulls



- Engineered stone countertops
- Full-height, large-format porcelain tile backsplash
- Onex™ stainless steel, undermount, double-bowl sink with Moen™ faucet and spray
- ⬇ Kitchen “backsplash window” in some homes
- ⬇ Customize your home with an optional Scandinavian Kitchen Package, featuring:
 - Designer breakfast bar on the island
 - Modern open shelving detail
 - LED under-cabinet, recessed, task strip lighting
 - Black kitchen sink faucet

MASTER BEDROOM ENSUITE BATHROOMS

- ⬇ Custom-designed vanity with shelving, mirror, and integrated medicine cabinet
- Contemporary-styled cabinets with soft-close mechanisms
- Engineered stone countertops
- Single-bowl, undermount Duravit™ sink
- Porcelain 12" x 24" tile flooring
- Grohe™ lavatory faucets and fixtures in chrome
- Shower-head and hand-held arm in shower
- Duravit™ toilet

MAIN BATH

- Custom-designed vanity with shelving and mirror
- Contemporary-styled cabinets with soft-close mechanisms
- Engineered stone countertops
- Single-bowl, undermount Duravit™ sink
- Porcelain 12" x 24" tile flooring
- Grohe™ lavatory faucets and fixtures
- Duravit™ toilet

POWDER ROOM

- Porcelain 12" x 24" tile flooring
- Grohe™ lavatory faucets
- Duravit™ sink and toilet

AMENITIES

- ⬇ Enjoy the private residents-only amenity building for entertaining and fitness, featuring:
 - Fully-equipped fitness centre
 - Games room with ping-pong table
 - Great room with kitchen, dining area, fireplace, and TV
 - Outdoor Scandinavian-inspired lounge with seating and fire-pit
 - Children's outdoor play area
 - Picnic area with tables and pergola
 - Green spaces throughout the community with walking paths connecting to Coquitlam's vast trail network

BUILDING DETAILS / ENERGY PROGRAM

- Energy Star™ appliances
- Energy-efficient windows
- High water-efficiency plumbing fixtures
- Low emitting materials, adhesives, sealants, and paint
- 45-gallon electric hot water tank
- Hard-wired smoke detectors and carbon monoxide detectors
- Third Party Warranty Insurance, providing coverage up to 2/5/10 years

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