



INTELLIGENT *Features*



ARCHITECTURE

- Two iconic concrete towers designed by the award-winning Ramsay Worden Architects soar where Lynn Creek meets Seyllynn Park, and a storied North Shore community meets the District’s vibrant vision of growth, capturing breathtaking mountain and downtown views.
- A distinctive podium of townhomes links the two towers, offering family-friendly homes in the heart of Lynn Creek.
- The next chapter in Intergulf’s illustrious story of community development, based on over 30 years of experience as an industry leader in B.C. and beyond.
- Come home to a five-star, hotel-style, double-height lobby, featuring a magnificent water feature, linear built-in fireplace, and green feature wall to heighten your sense of arrival.
- Expansive outdoor spaces in each home.
- Built Green Gold, including stormwater management, passive solar design, and high-efficiency appliances.

AMENITIES

- Over 2,000 square feet of indoor and outdoor amenities combine to set a new standard for healthy living.
- Wellness Centre features cardio and weight-training equipment, a dedicated outdoor yoga and meditation space, and steam and sauna rooms to help you exercise your mind and body.
- Bicycle Repair Room to keep cycling enthusiasts’ hardware in quality condition.
- The commanding Social Lounge is an expansive extension of your home. The beautiful private dining room with chef-inspired kitchen offers space for endless entertaining, while the chic linear built-in fireplace offers you a place to curl up with a book or watch the big game. The lounge flows out onto the outdoor courtyard for warm days when the weather demands a barbeque.
- Enjoy your private courtyard, an 8,400 square foot tranquil hideaway of beautifully landscaped green space, including a 2,350 square foot children’s play area, great lawn, children’s bike loop, and outdoor lounge where you can relax and listen to the creek flow by.

THE FUTURE OF LYNN CREEK: DISTRICT OF NORTH VANCOUVER
AMENITIES IN YOUR BACKYARD

- A substantial reimagining of an original North Shore community, with an eye firmly towards the future.
- 27,000 square foot, multi-level, Intergulf-built Community Centre featuring activities and programs for all ages and abilities, and a large outdoor playground. Conveniently located steps from your home.
- Both Seyllynn and Bridgman Parks are slated to undergo substantial redesigns to enhance public use, including a signature Hunter Street pedestrian bridge planned to cross Lynn Creek, and dog parks for your four-legged best friend.
- New Town Centre, a high-street where neighbours will come to shop, gather and enjoy community space.
- Enjoy kilometres of river, ocean and forest, and new biking and hiking trails crisscrossing your new backyard. Whether you are a hiker, runner, cyclist, or dog walker, discover the beauty of the North Shore.

INTERIORS

- Elevated living spaces by the award-winning Area3 Design Studio in two carefully curated colour palettes designed to mirror the picturesque surroundings: Mountain and Creek.
- Elegant wide-plank laminate flooring throughout main living areas.
- Plush carpeting underfoot in bedrooms.
- Each suite equipped with Blomberg front-loading washer and dryer.
- High-efficiency Jaga hydronic heating and air conditioning system.
- Advanced in-suite metering technology that gives homeowners greater control over energy use and costs.
- Airy 8’8” ceilings in typical units, with overheight ceilings in townhomes and penthouses.

KITCHENS

- Custom European-inspired soft close cabinets, integrated recessed puck lighting, effortlessly elegant durable quartz countertops, and porcelain tile backsplashes, designed with the most discerning chefs in mind.

- Stainless steel, double-bowl undermount sinks, and Grohe polished chrome faucets with pull-down spray for the ultimate in convenience.
- Fisher & Paykel stainless steel appliances (typical homes):
 - 30” microwave hood fan
 - 30” slide-in gas range
 - 30” refrigerator with bottom-mount freezer
 - 30” microwave
 - 24” appliances in studios
- 24” Blomberg dishwashers.
- Select kitchens feature AEG pull-out hood fan, Panasonic microwave with built-in trim kit, and built-in pantries.

BATHROOMS

- Luxurious large-format wall and floor porcelain tiles, European-inspired cabinets, and polished quartz countertops reminiscent of your last trip to the spa.
- Sleek frameless mirrors featuring glamorous overhead light fixtures.
- Convenient floating medicine cabinets in ensuite bathrooms.
- Spa-like showers in ensuite bathrooms, including designer Grohe hand showers.
- Indulgent soaker bathtubs.
- Designer Grohe polished chrome fixtures.
- Dual flush low-consumption European inspired toilets.

INTELLIGENT TOUCHES

- Rest easy with gated secure underground parking.
- Secure FOB-controlled elevators for lobby, parkade, and floor entry access.
- Electric vehicle parking stalls with select homes.
- Innovative, bright and colourful Recycling Lounge allows for recycling of a wide range of items, in a pleasant environment.
- Recreational Storage included with every home
- 2-5-10 New Home Warranty