

Features



GRACEFUL BEAUTY

- 118 hybrid mass timber homes.
- Built with Adera's SmartWood®, the new MASS TIMBER CHIC.
- Benefit from QuietHome™ technology, which significantly reduces both impact and airborne sound transmission for a serene living environment.
- Experience West Coast Modern architecture, designed by the award-winning Integra Architecture Inc. This design features deep overhanging soffits, horizontal massing, large windows, and natural materials, seamlessly integrating with West Coquitlam's stunning natural landscape.
- Warm contemporary interiors by More Design Inc.
- Private patios and roof decks expand your living space into the outdoors.
- Over 6,500 sq. ft. of amenity areas provide spaces to connect, unwind and socialize.

A CONNECTED NEIGHBOURHOOD

- Fall in love with blossoming West Coquitlam, conveniently connected to superb urban amenities, amazing scenery and a diverse range of outdoor adventures and recreation options.
- Great proximity to schools, from elementary to post-secondary institutions, such as Miller Park Elementary School and Simon Fraser University.
- Only a 15 minute walk to Burquitlam SkyTrain Station.
- A short drive or transit trip to shopping malls like The City of Lougheed Shopping Centre and Coquitlam Town Centre.
- Surrounded by a variety of restaurants and cafes such as Cactus Club, Brown's Social House, Taps & Tacos, Starbucks and BjornBar Bakery.
- Nearby a wide variety of grocery options, including Costco, Safeway Extra, IGA, Save-On-Foods, Shiraz Farm Market and The Real Canadian Superstore.
- Close to Eagle Ridge Hospital.
- A short commute to Port Moody's Brewers Row, offering the most densely concentrated grouping of breweries anywhere in Canada. Enjoy Yellow Dog Brewing, Moody Ales & Co, Twin Sails Brewing, Parkside Brewery, The Bakery Brewing, and nearby Fraser Mills Fermentation Co.
- Numerous parks and recreation facilities nearby, offering off-leash and pet-friendly areas, nature trails and athletic facilities, including Rocky Point Park along the Burrard Inlet, Miller Park, Burnaby Mountain Park, Como Lake Park and Crystal Falls.

AMENITIES FOR YOUR WELLNESS

Kestrel is thoughtfully designed to enhance urban wellness, fostering a deep sense of connection, security, and support for your active West Coast lifestyle:

- Abundant outdoor amenities that encourage health, wellness, and nature-based activities for social interaction and play.
- The West Coast Club features a multi-use space complete with a kitchen, lounge seating, and tables ideal for relaxation or entertainment.
- Community courtyard featuring a children's play area and several seating areas.
- Fitness Room equipped with commercial-grade equipment.
- Co-working space designed for networking with other work-from-home professionals.
- Convenient repair stations for both street and mountain bikes.
- Wash station available for cars and bikes.
- Dog washing room.

- Secure bike and storage room with hanging and floor racks.
- Variety of recreational rooms including a Games Room, Music Room, Maker Room, and Theatre Room.
- Optional armoured storage locker upgrade for enhanced security.

TIMELESS INTERIOR FINISHINGS

- Choose from two contemporary color palettes, each featuring a sophisticated mix of West Coast-inspired finishes, warm wood tones, and natural-look stone tiles accented with crisp whites and warm greys.
- Designer finishes throughout enhance style, comfort, and pride of ownership.
- Durable laminate flooring spans all living rooms and kitchens, extending into bedrooms & dens in all garden-level homes. Upper-level homes boast plush wall-to-wall carpeting in all bedrooms & dens.
- Samsung large capacity, white stacking front load washer (5.2 cu.ft) and dryer (7.5 cu.ft) feature reduced noise, vibration, and self-cleaning technology.
- Stylish roller shades with a hint of transparency provide shade and aid in cooling, with black out shades in bedrooms.
- Hose bibs are installed on all garden-level patios and roof decks.
- All homes are thoughtfully equipped with comforting, wall mounted, self-contained heating and air conditioning units.

FOR GOURMET KITCHEN ENDEAVOURS

- Kestrel proudly features Samsung's top-of-the-line appliances, renowned for advanced technology and innovation. Each home is equipped with an Energy Star-certified kitchen appliance package in stylish Stainless-Steel:

1 Bedroom Garden Homes:

- 30" Samsung slide-in 6.3 cu.ft. electric range with front controls
- 24" Samsung 11.3 cu.ft. refrigerator with bottom-mount freezer
- 24" Samsung dishwasher
- 30" Faber 3 speed slide-out hood fan (300 CFM)

2 Bedroom Garden Homes:

- 30" Samsung slide-in 6.3 cu.ft. electric range with front controls
- 33" Samsung French door refrigerator with bottom-mount freezer
- 24" Samsung dishwasher
- 30" Faber 3 speed slide-out hood fan (300 CFM)

2 & 3 Bedroom Cityhomes:

- 30" Samsung induction cooktop with glass touch controls
- 30" Samsung self-cleaning wall oven installed below the cooktop
- 33" Samsung French door refrigerator with bottom-mount freezer
- 24" Samsung dishwasher
- 30" Faber 3 speed slide-out hood fan (300 CFM)

- Modern Moen "Tenon" single-handle high arc faucet with pull-down spray in a sparkling chrome finish.
- Luxurious quartz slab countertops paired with a coordinating porcelain tile backsplash.
- Soft-close cabinet doors and drawers.

- Under-cabinet LED lighting to illuminate tasks and set the perfect ambiance.
- Built-in pantry available in select homes for additional storage and convenience.

SLEEK MODERN BATHROOMS

- Beautifully coordinated large format porcelain tile in all ensuite and bathroom.
- Moen Vichy single-handle bathroom faucet with matching hand-held shower and tub trim in sparkling chrome.
- Convenient in-vanity storage complemented by contemporary light fixtures above the mirror.

iD by Me

Unlock the freedom to personalize your space with Adera's "iD by Me" home customization program. Tailor your living environment with these custom options:

- Experience West Coast luxury with a private roof deck with a fully plumbed 4 person hot tub and cover for year-round enjoyment.
- Enhance your comfort with an additional air-tempering units, featuring fully integrated wall mounted indoor units with a condenser on the patio or balcony.
- Install window screens and blackout roller shades on all operable windows for privacy in living areas and bedrooms.
- Choose laminate flooring for upper-level bedrooms, stairs, hallways, and dens.
- Opt for 10 mm frameless shower doors featuring sleek polished chrome hardware.
- Utilize space efficiently with custom MDF closet organizers in white melamine, including shelves and drawers.
- Select luxurious quartz slab for your kitchen backsplash and matching countertop options.
- Add a touch of elegance with quartz waterfall gables for kitchen islands.
- Replace the standard hood fan with an over-the-range microwave oven featuring a convection option.
- Custom appliance upgrades for the discerning chef:

Panel ready Fisher & Paykel refrigerator and panel ready Samsung dishwasher provide a desirable built-in appearance with your kitchen cabinetry.

- Upgrade your ensuite with matching floor and wall tiles in luxurious stone-look porcelain for a cohesive and elegant aesthetic.
- Opt for a custom-designed mirrored medicine cabinet, offering ample storage and finished in a matching woodgrain to complement your decor.
- Enjoy the added warmth and comfort of radiant in-floor heating in the ensuite and/or main bathrooms, perfect for cooler days.
- Swap out your standard tub for a shower, complete with a 6mm glass enclosure for a sleek and modern look.

CONVENIENT AND SECURE LIVING

We intentionally design your home and community to be safe environments.

- Coded security-access key fob system for added peace of mind in amenities, storage and bike rooms as well as parkade.

- Your home includes a storage locker for your bike or boxes, with enhanced upgrade options available.
- Adera's award-winning customer care for your first year of residency.

BUILDINGS FOR BETTER LIVES

- Adera is on track to deliver 1,000+ SmartWood® homes by 2025, as part of our BUILDINGS FOR BETTER LIVES commitment to sustainability and the enhanced well-being of our owners, while protecting the environment.
- SmartWood®—made from cross-laminated timber (CLT) using wood exclusively from sustainably, locally managed forests—is key to our commitment.
- Adera's reputation based on longevity and expertise has earned the trust of some of the best trades and consultants in the industry, who actively embrace our sustainability standards.
- Our energy-efficient building design meets Step 3 of the latest BC Building Code.
- We use energy-efficient LED lighting in common areas.
- Low flow plumbing fixtures help you save water and the energy needed to heat it, with no compromise to your experience.
- Low-VOC paints mean healthy air without off-gassing.
- Your home is future-ready with an EV-charging rough-in.

SMARTWOOD®

- SmartWood® is Adera's proprietary system for building homes for the future.
- SmartWood®'s three components include mass timber using cross-laminated timber panels (CLT), QuietHome™ and Adera's own sustainability measures to build homes with the latest construction technologies available.
- CLT is a multi-layer mass timber product that matches the strength and durability of concrete and steel, at a fraction of the weight.
- CLT is a carbon-sequestering material with reduced off-gas emissions.
- SmartWood® offers healthier and superior quality building infrastructures.
- Increased home efficiency through reduced heat loss.
- SmartWood® construction places Kestrel at the forefront of the real estate development industry in the areas of sustainability, innovation, quality and acoustical performance.

QUIETHOME™

- QuietHome™ is Adera's innovative floor and wall assembly system that significantly reduces sound transmission between homes.
- Adera has been pursuing leadership in sound transmission reduction for almost 10 years.
- QuietHome™ is designed to make homes more like a sanctuary by turning down the volume between neighbours.
- Our QuietHome™ acoustical detailing, combined with our SmartWood® construction, exceeds the newly set standards required by the BC Building Code.



The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Balcony/ patio sizes vary and some balcony/patio areas may include architectural elements that vary floor to floor. Interior square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. Renders and images are artist renderings. Sales and Marketing by Adera Realty Corp., Kestrel Adera Projects Ltd. E.&O.E.