

SPECTACULAR FEATURES & LUXURIOUS FINISHES

A growing city and an intelligently designed future - Burquitlam's newest masterplan community is brought to you by Intergulf Development Group. This is where homes welcome you with natural style, impress with features, and make you feel at home with incredibly thoughtful design details.

LANDMARK ARCHITECTURE

- Set in the heart of Burquitlam on the North East corner of Clarke Road and Como Lake Avenue, Burquitlam Park District's multi-phase masterplan community reaches 40 storeys into the skyline and extends over nearly 200,000 SF
- Tower 1 consists of 364 homes including studios, 1, 2 & 3-bedroom residences
- Developed and built by a trusted developer with over 40 years of experience, Intergulf Development Group has constructed 12,000+ homes to date in Western Canada, including Grand Central, Empire at QE Park, Lilibet at Queen Elizabeth Park, Hunter at Lynn Creek and Arbour at SFU
- Designed by IBI Group Architects and landscaping by PMG Landscape Architects
- 24" integrated dishwasher with 3rd rack for optimal use of space
- Built-in Panasonic microwave with trim kit
- Magic Corner optimizes storage and convenience
- Large format European kitchen porcelain tile backsplash
- Soft close laminate upper and lower cabinets with touch latch functionality
- Curved millwork door detail with open shelf and lighting
- Recessed LED strip undershelf lighting
- Engineered quartz stone countertops
- Single basin stainless steel undermount sink with chrome Moen high arc pulldown faucet
(*Studio & 1-bedroom homes include 24" appliances)

ELEGANT INTERIORS

- Created by BAM Interior Design, each home can be selected in a light or dark colour scheme
- Inspired by natural textures and tones of the West Coast environment, homes feature airy ceilings up to 9'+
- Wide-plank laminate flooring throughout
- Heating and cooling system gives you year-round comfort
- Vented front-loading Blomberg washer dryer or side-by-side washer dryer complete with folding table, storage, drying rod and LED lighting (in select homes)
- Roller shade window coverings throughout

INSPIRED KITCHENS

- Premium integrated Bosch appliance package in every home
- 2 & 3 Bedroom homes include:
 - 30" wall oven*
 - 30" 5-burner gas cooktop*
 - 30" full-size integrated refrigerator with bottom mount freezer* with water filter and ice maker in select homes
- 30" stainless steel AEG built-in range hood fan with LED lighting and sliding switch*

SERENE BATHROOMS

- Thoughtfully designed contemporary vanity with ample storage and curved mirror design detail
- Laminate cabinet with added LED strip light for ambiance
- Moen faucets in a stylish chrome finish
- Engineered quartz stone countertops
- Large format 24" x 48" porcelain wall tile in wet area
- Large format 24" x 24" porcelain floor tile
- Dual flush toilet

SUSTAINABLE DESIGN

- Design focus on energy efficiency, green and open spaces, transportation choices, housing affordability and supportive densities
- Step Code 2 energy-efficient building
- EV-ready parking spaces feature 240-volt outlets for Level 2 charging
- Secure bike lockers with e-bike charging capabilities available



PEACE OF MIND

- Expanded parcel locker system for all your everyday conveniences
- Intergulf Development Group Commitment to Warranty with a comprehensive 2-5-10 National Home Warranty: 2 full years coverage for workmanship and materials, 5-year building envelope coverage, and 10-year structural coverage

PUBLIC AMENITIES

Spacious Plaza

- A significant landmark at the South West corner of Clarke Road and Como Lake Avenue will feature public art and ample seating areas thoughtfully designed for connection and community
- 10,500 SF of new public space will be available to the community
- Pedestrian-oriented design connects you to the Burquitlam SkyTrain Station and new pedestrian and cycling paths create direct public access between Lea and Como Lake Avenue

EXPANSIVE RETAIL

- Live, play, shop and connect with almost 18,000 SF of new retail space just steps away
- Future Daycare Centre provides childcare at your doorstep in a family-friendly setting
- Continuous pedestrian-friendly sidewalks are designed for you to walk and shop while staying protected from the weather elements, as storefront glazing allows for natural light

EXCLUSIVE AMENITIES

The Centre - Level 2

- Golf simulator to perfect your swing and practice with friends
- Pet Spa with wash stations and grooming area
- Coworking Space with meeting room and integrated Wi-Fi to take care of your WFH and hybrid working needs
- Party Room with a kitchenette for entertaining
- Lounge & Social Kitchen to relax and recharge with friends and family
- Games Room with pool table connected to the party room
- Karaoke Lounge with state-of-the-art technology for the entertainer in your life
- 4,000 SF Health and Wellness Centre with fitness centre, sauna and steam room, and yoga studio

The Oasis

- 20,000 SF private park and greenspace with water feature, open lawn areas and sculptural play elements
- Picnic areas with an outdoor kitchen featuring BBQs and ample seating
- Designated play and sports zones - complete with table tennis
- Lounge seating with fire pits

The Park - Level 3

- Indoor amenity kitchen
- Full-scale community garden for the urban gardener
- Landscaped outdoor lounge seating areas with BBQs for you to connect with your friends and family