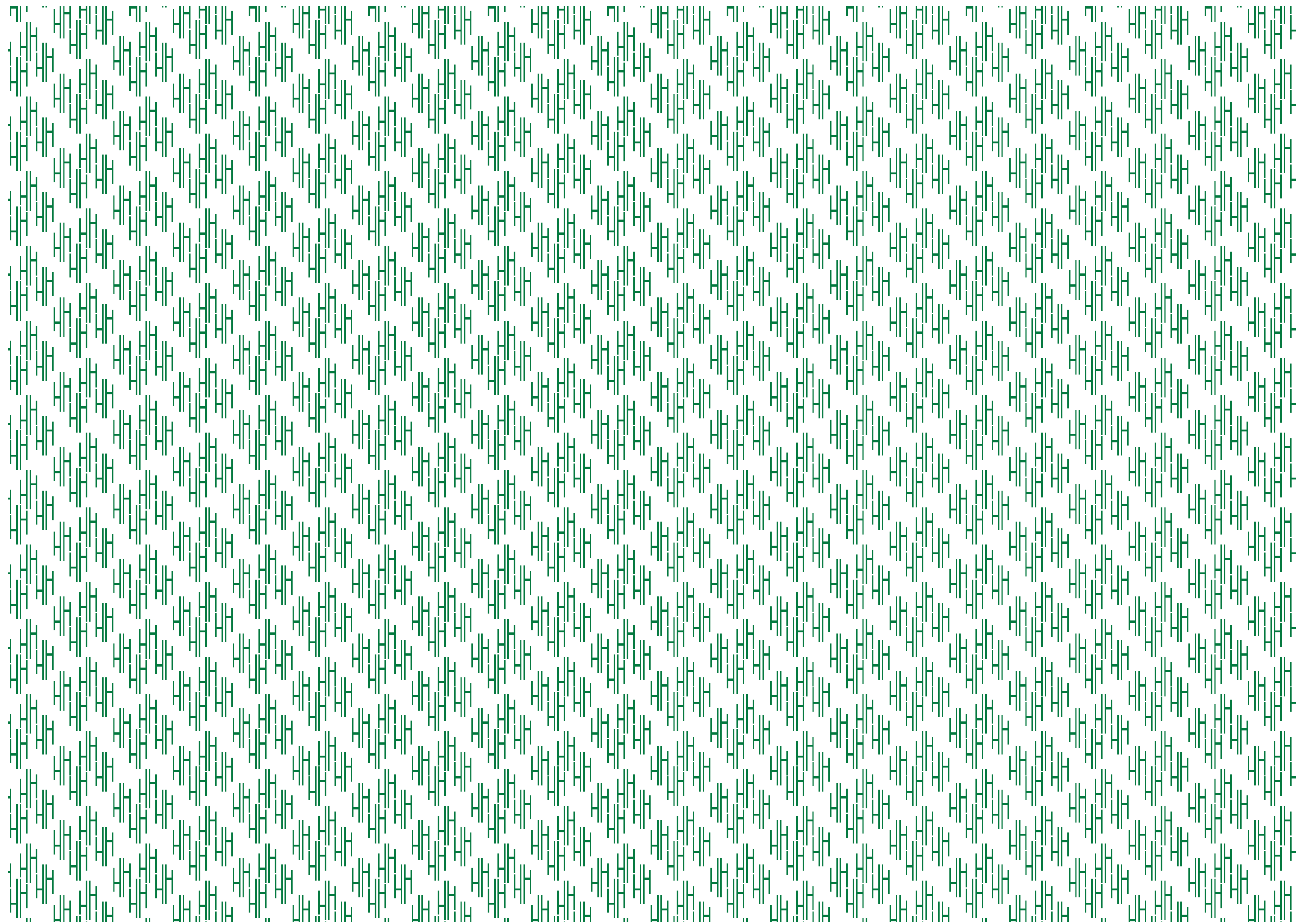




# HUNTER

AT LYNN CREEK







H

---

## URBAN CREEKSIDE *Homes*

---

Presenting Hunter, the next landmark development led by innovative Intergulf Intelligence, set to become the center of the most significant new community in North Vancouver.

Hunter's two iconic towers will 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.





## THE FUTURE OF LYNN CREEK

Lynn Creek has been chosen as one of the District of North Vancouver's new Official Town Centres in the Official Community Plan, designating it for a grand and ambitious transformation.

At its heart is the Town Centre - a high-street where neighbours will come to shop, gather and enjoy community space. A brand new community centre built by Intergulf will offer a full suite of amenities. Both Seylynn and Bridgman Parks are slated to undergo substantial redesigns to enhance public use, while greenways and bike lanes will criss-cross the neighbourhood, with a signature Hunter Street pedestrian bridge planned to cross Lynn Creek.

THE NORTH SHORE'S MOST LIVABLE *Emerging Neighbourhood*





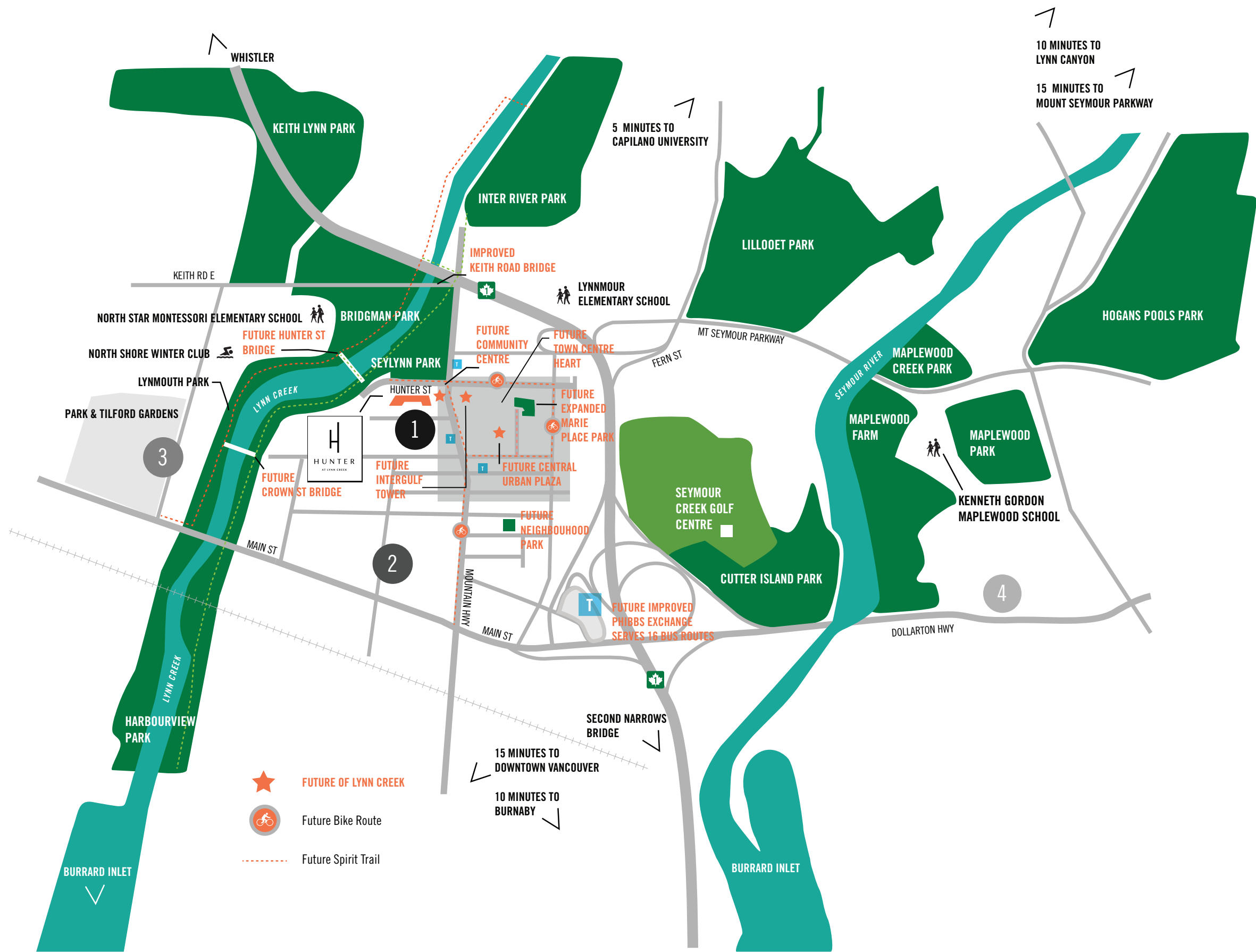


H

A THRIVING COMMUNITY OF UNIQUE  
*Local Businesses*

Lynn Creek is celebrated for its picturesque surroundings, at the intersection of green space, a flowing creek, and towering mountains. But beyond this, it's home to a thriving community of unique local businesses, from coffee shops to bakeries, bike shops, breweries, and restaurants. Every bend in the creek brings something new to discover.





- 1**
- Bridge Brewing Company
  - Fabulous Furnishings & Upholstery
  - The Artisan Bake Shoppe
  - Sons of Vancouver Distillery
  - The Maker's Body CrossFit & Boot Camp
  - Moja Coffee
  - Endless Biking
  - Cork It Wine Making
  - Tour De Feast
  - Andrew Watson Design

- 2**
- Wag Zone Urban Dog Retreat
  - Deep Cove Outdoors
  - Toby's North Shore - Pub & Grill
  - Cutie Pie Wax Bar
  - Black Forest Meats & Sausage Ltd
  - Michaels
  - Padraig Cottage
  - Cove Bike Shop
  - A&W
  - Different Bikes
  - Wendy's
  - BMO Bank of Montreal
  - Long & McQuade Musical Instruments
  - Starbucks
  - Canadian Tire
  - Rona
  - Petsmart
  - TD Canada Trust
  - Park & Tilford Dental and Medical Clinic
  - Shoppers Drug Mart
  - Telus
  - Cobs Bread
  - Booster Juice

- 3**
- Cineplex Odeon Park & Tilford Cinemas
  - Rosemary Rocksalt - Park & Tilford
  - Save-On-Foods
  - JJ Bean
  - Cove Bike Shop
  - MEC
  - White Spot
  - John Henry Bikes

- 4**
- Bluhouse Eatery
  - Stongs
  - Arc'teryx
  - The Hive North Shore
  - Eastwood
  - The Crab Shop
  - Distrikt Movement

**T** Transit Stop



YOUR PARK, *Reimagined*



## THE NEW SEYLYNN PARK

It's all about location, and Hunter's location right on the expansive Seylynn Park brings greenspace right to your doorstep. And with the District Of North Vancouver's planned redesign of Seylynn and neighbouring Bridgman Parks, including the future Hunter Street footbridge connecting the two, your new backyard just got even better.







### A TRANQUIL HIDEAWAY

The courtyard at Hunter features 8,400 square feet of beautifully landscaped green space. It also encompasses a 2,350 square foot children's play area, great lawn and a children's trike loop. The cozy indoor/outdoor lounge at its heart is a perfect place to relax and listen to the creek flow by.

YOUR PRIVATE *Courtyard*







A COMMANDING SOCIAL *Lounge*



**ENDLESS ENTERTAINING**

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 built-in fireplace offers you a place to curl up with a book or watch the big game. The lounge flows out into the outdoor courtyard for warm days when the weather demands a barbeque.





## HEART OF THE COMMUNITY

A brand new District of North Vancouver Community Centre is planned for the site just east of Hunter. It's a multi-level 27,000 square foot community amenity, where there will be programming and activities for people of all ages and abilities. A large outdoor playground features prominently in its design to meet the needs of the community's youngest members, and the young at heart.

A NEW COMMUNITY CENTRE, *Built by Intergulf*







## ELEVATED LIVING *Spaces*



## INTELLIGENTLY DESIGNED KITCHENS & LIVING ROOMS

Enjoy 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. Featuring elegant wide-plank flooring, European-inspired kitchens, Fisher & Paykel appliances, and inspiring views.



# INTELLIGENT *Features*



## ARCHITECTURE

- Two iconic concrete towers designed by the award-winning Ramsay Worden Architects soar where Lynn Creek meets Seylynn 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 Seylynn 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



08

PLAN B  
1 BEDROOM + DEN  
LIVING: 632 S.F.  
OUTDOOR: 132 S.F.

07

PLAN DE.1  
2 BEDROOM + DEN  
LIVING: 917 S.F.  
OUTDOOR: 173 S.F.

06

PLAN A  
1 BEDROOM  
LIVING: 553 S.F.  
OUTDOOR: 80 S.F.

05

PLAN C1  
2 BEDROOM  
LIVING: 920 SF  
OUTDOOR: 175 SF

01

PLAN DE.4  
2 BEDROOM + DEN  
LIVING: 949 S.F.  
OUTDOOR: 124 S.F.

02

PLAN AE.1  
1 BEDROOM  
LIVING: 552 S.F.  
OUTDOOR: 55 S.F.

03

PLAN DE.2  
2 BEDROOM + DEN  
LIVING: 936 S.F.  
OUTDOOR: 130 S.F.

04

PLAN C  
2 BEDROOM  
LIVING: 804 S.F.  
OUTDOOR: 122 S.F.



HUNTER EAST *Tower*

LEVELS 5-15

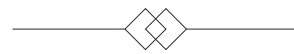
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM
- 2 BEDROOM + DEN







TAKE IT ALL *In*



## GREAT OUTDOOR SPACES

The great outdoors are a natural extension of your living space at Hunter, with expansive decks and balconies that bring captivating downtown, water, and mountain views directly to you.





**MADE WITH INTERGULF INTELLIGENCE**

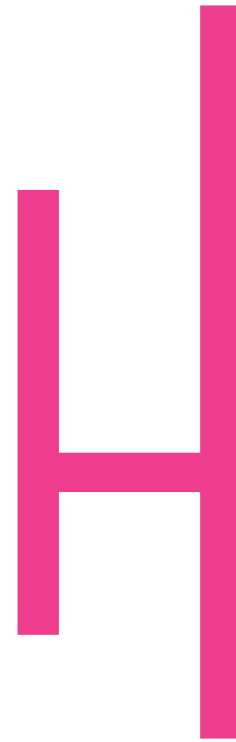
Intergulf Intelligence is the guiding principle that informs all our work, reflecting our commitment to outstanding quality and carefully considered design at every stage of a project's development. It's the key to our success and your trust—based on over 30 years of experience as an industry leader in B.C. and beyond.





HunterLynnCreek.com





HUNTER

AT LYNN CREEK