



Parkside

ON PREMIER



Parkside on Premier

Nestled in a quiet neighbourhood, Parkside will offer 17 townhomes, each exquisitely designed for the ideal family home. Offering three bedrooms plus a study and a flex space, these homes are designed with your family in mind.

The study and additional flex space allow for two home offices, or a quiet homework space and home gym. Bright and modern, these homes include high end kitchen appliances, quartz counterops and engineered oak flooring. Attention to detail is abound with custom millwork throughout, private entries and outdoor space. All homes include a double car garage and additional storage and EV parking. Built to Green Gold standards, Parkside will offer hot water radiant in-floor heating for improved energy efficient climate control. For peace of mind, your comfort and security will be maintained with built in security systems and the new home warranty.

Steps away you can walk the trails into the mountains, or to nearby shops and services. This private oasis in the heart of the city is only a few steps away from Inter River Park, Bridgeman Park and Lynnmour Elementary school. Just a few short blocks away you can enjoy the new Recreation Centre at Seylynn Park which will offer a variety of classes as well as a brand new daycare. Walk to Park and Tilford to watch a movie and enjoy a coffee or shop for groceries at Save on Foods, all the conveniences are at your doorstep. With easy access to Phibbs Exchange, Lonsdale Quay and Highway #1, this location is second to none.



Features & finishes

Welcome home

- Exclusive collection of 17 family oriented 3 bedroom townhomes
- Ideally situated in North Vancouver's picturesque Lynn Creek neighbourhood
- Expansive windows fill homes with light
- Warm and welcoming private front entries
- Entertain on your private deck
- Convenient natural gas and water connections in outdoor spaces
- Secured double car garage parking
- Separate secured storage

Interior finishing

- Your choice of two designer colour schemes
- Ample square footage suited for families
- Oak engineered flooring throughout living areas
- Elegant pendant lighting in dining room
- Enjoy the convenience of a main floor powder room
- Berkley doors complimented by satin nickel lever hardware
- Master bedroom featuring custom closets and feature wall
- Visually stunning linear electric fireplace with custom millwork
- Soft close cabinets and drawers
- LED recessed down lighting
- Front loading washer and dryer

Built green features

- Electric outlets in garage for EV parking
- Water efficient fixtures
- Energy rated appliances
- Hot water radiant in-floor heating

Kitchens that inspire

- Two tone designer cabinets with contemporary pulls
- Cabinets and drawers feature soft-close hardware
- Kitchen counters featuring quartz countertops
- Sleek stainless steel appliances including:
 - Gas cooktop
 - 30" wide built in wall oven
 - 36" integrated fridge
 - Integrated dishwasher
 - Under counter drawer microwave
- Chrome pull-down kitchen faucet makes for easy preparation and clean up
- Custom floating shelves to display your finest dishes

Bathrooms that pamper

- Convenient main floor powder room with stylish vessel sink
- Spa inspired ensuite featuring seamless glass showers with mosaic tile basins, rain shower head and separate hand soaker
- Main bathroom features a soaker tub
- Floating shelves (in powder room)
- Custom medicine cabinet (master & main bathrooms)

Peace of mind

- Comprehensive 2/5/10 Pacific Home Warranty
- Materials and Labour (2 years)
- Building envelope (5 years)
- Structural Defects (10 years)
- One year manufacturer appliance warranty
- Security system

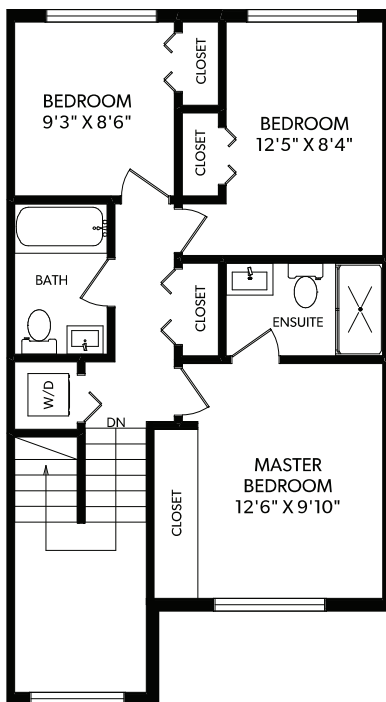


Parkside on Premier: Plan A

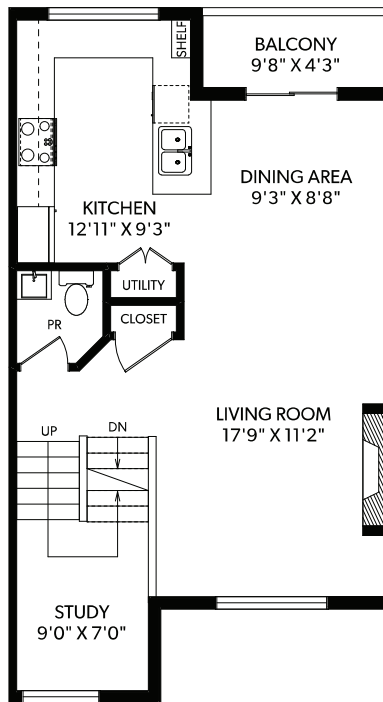
3 Bedrooms + Flex | 2.5 Bathrooms

Interior: 1575 sq.ft.
Garage: 495 sq.ft.
Balcony: 43 sq.ft.

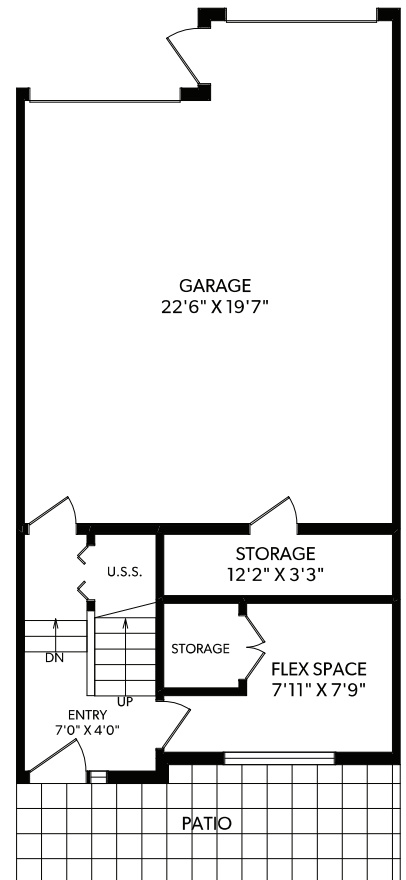
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



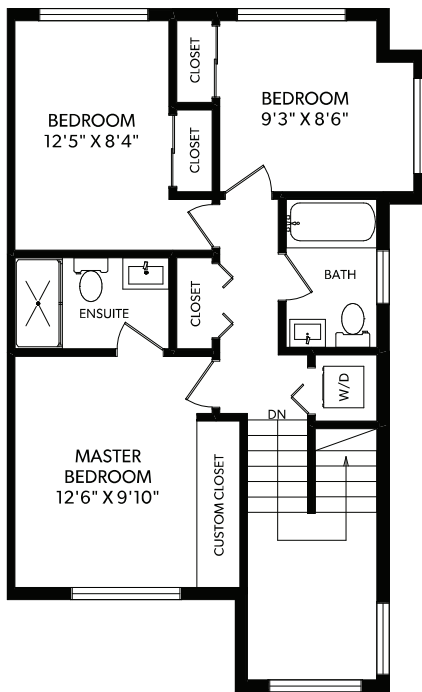
Please refer to the architectural plans and site plan for suite direction, reversed, and flipped floorplans.

Parkside on Premier: Plan B

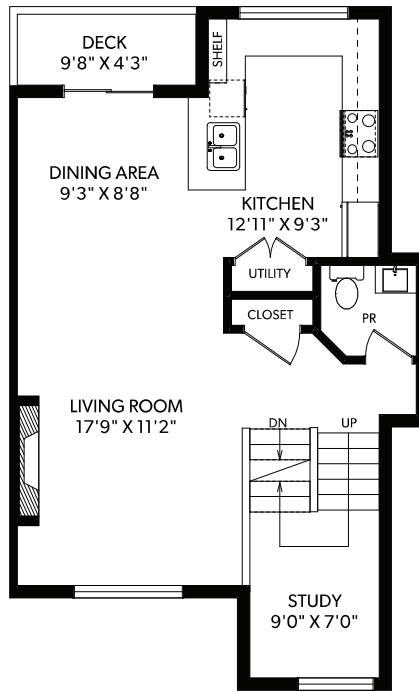
3 Bedrooms + Flex | 2.5 Bathrooms

Interior: 1622 sq.ft.
Garage: 517 sq.ft.
Balcony: 43 sq.ft.

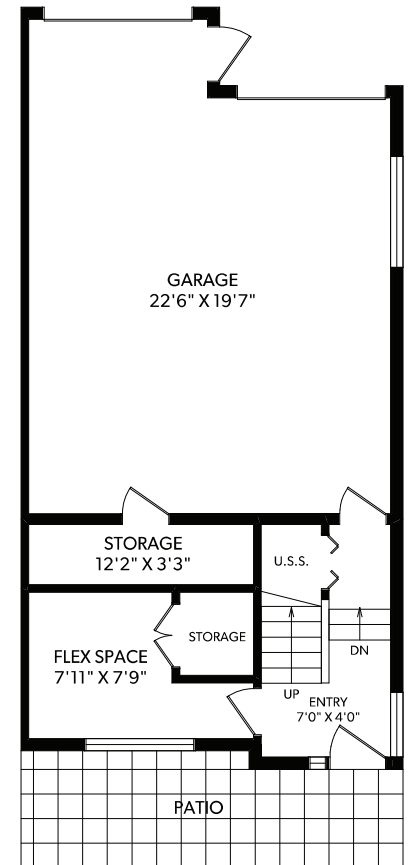
UPPER FLOOR



MAIN FLOOR



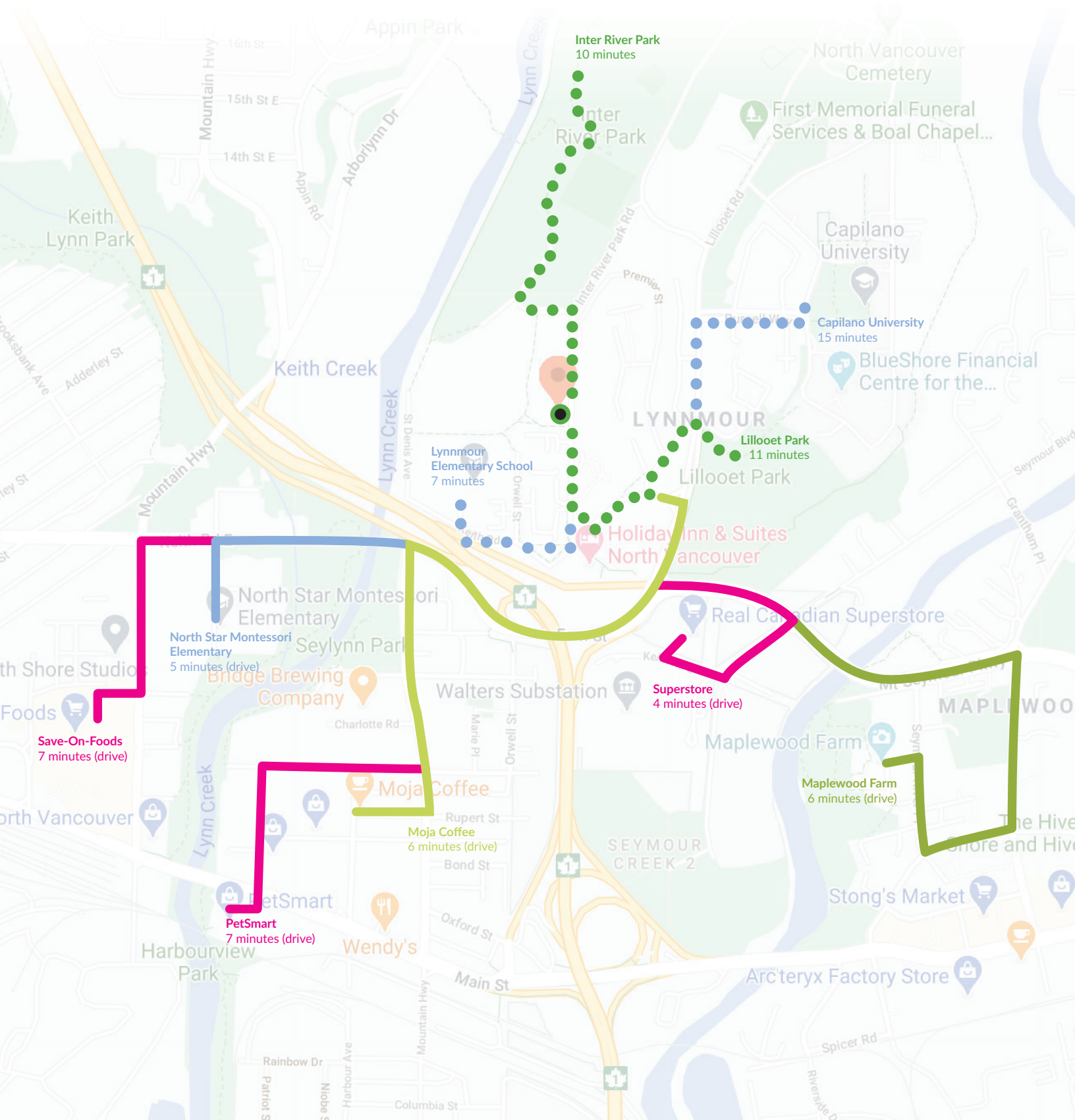
LOWER FLOOR



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Neighbourhood map



Nearby amenities

Restaurants & coffee shops

Medleys' Grill
The Couch House Lounge
Tour De Feast
BLVD Bistro
Westview Pizza and Pasta
Starbucks
Moja coffee
JJ Beans Coffee
Stuffies Pastry Cafe

Groceries & household supplies

Save on Foods
Superstore
MEC North Shore
Canadian Tire
Michaels
PetSmart
The Gull Liquor Store

Activities

Park & Tilford Gardens
Maplewood Farm
Lynn Canyon Ecology Centre
Northlands Golf Course
Seymour Golf & Country Club
Maplewood Flats
Capilano Suspension Bridge
Blu Harbour Wellness & Spa

Nearby schools

Lynnmour Elementary School
Windsor Secondary School
Seymour Heights Elementary
Sutherland Secondary
Brockton School
Capilano University
North Star Montessori

Parks

Digger Park
Inter River Park
Bridgeman Park
Seylynn Park
Lillooet Park
Lynn Canyon

Breweries & pubs

Bridge Brewing Co.
Toby's North Shore Pub & Grill
Seymour's Pub
Wildeye Brewery

Transportation

Phibbs exchange
Lonsdale Quay Seabus
Easy access to Hwy #1

Malls

Park & Tilford
Lynn Valley Mall
Capilano Mall



Team



HBD Homes

HBD Homes has decades of combined experience building homes throughout Vancouver and the Lower Mainland. Each project is carefully planned and optimized to enhance value today and for the future. Care, hard work, and integrity guide every HBD Homes project.

At HBD Homes, we are dedicated to building high quality homes and providing our clients with long-term value. We are committed to high standards in all aspects of our work, from the architects and engineers to our construction trades people.



Kenzi Design

Interior Designer, Parveen Bains is a creative who designs unique interiors, which leave a lasting impression. She founded Vancouver-based design firm Kenzi Design House Inc. in 2005 and has designed a multitude of residential and commercial projects.

“Often my clients struggle to express their ideas. Through my personalized design process, I am able to create spaces tailored to their lifestyle and unique needs.”

Every project is started by collecting inspirational images from her clients, to understand their wishes for their space. Through this process, Parveen creates a design focus which is the basis for every element in the design. These elements are carried throughout the entire project. The end result is a perfect combination of functionality and exemplary design.

Kenzi Design House is a full-service design firm specializing in new builds for private residences, commercial projects and renovations.



Structure Development

Structure is a family owned and managed company. Formed in 1998, we started out as a single family home renovator and homebuilder in Vancouver. We added duplex builds, some of which achieved record sale prices, to our portfolio. Since its inception, Structure Development has grown exponentially adding multi-unit builds, commercial properties and a townhome project to our repertoire.

Our decades of experience with a focus on attention to detail, innovation, sustainability, excellence in craftsmanship and a genuine commitment to our clientele has been invaluable to our development.



Integra Architecture

Integra Architecture Inc. was formed, in 1999, by two experienced architects – Dale Staples and Duane Siegrist. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm’s capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing.

Through effective communication and high-quality construction drawings Integra bridges the gap between the builder’s reality and the architect’s vision.



Sean Stevens PREC*

Sean founded Sean Stevens Personal Real Estate Corporation because of one belief: that people should love what they do and do what they love. Finding an innovative way to responsibly develop communities and help people is what we do, whether it’s character retentions converted into multiple family homes and laneway homes or a new development. We collaborate with city planners, developers, homeowners, and buyers throughout the Lower Mainland to bring about a variety of housing options for homeowners and renters, guided always by our shared values.



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For more information, contact:

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Disclaimer: This is not an offering for sale. Any such offering may only be made with the applicable disclosure statement, if required, and contract of purchase and sale. E&OE. The developer reserves the right to make changes and modifications to the information herein without prior notice. Photos and renderings are representational only and may not be accurate. *Square footage by Realfoto; Buyer to verify if deemed important.