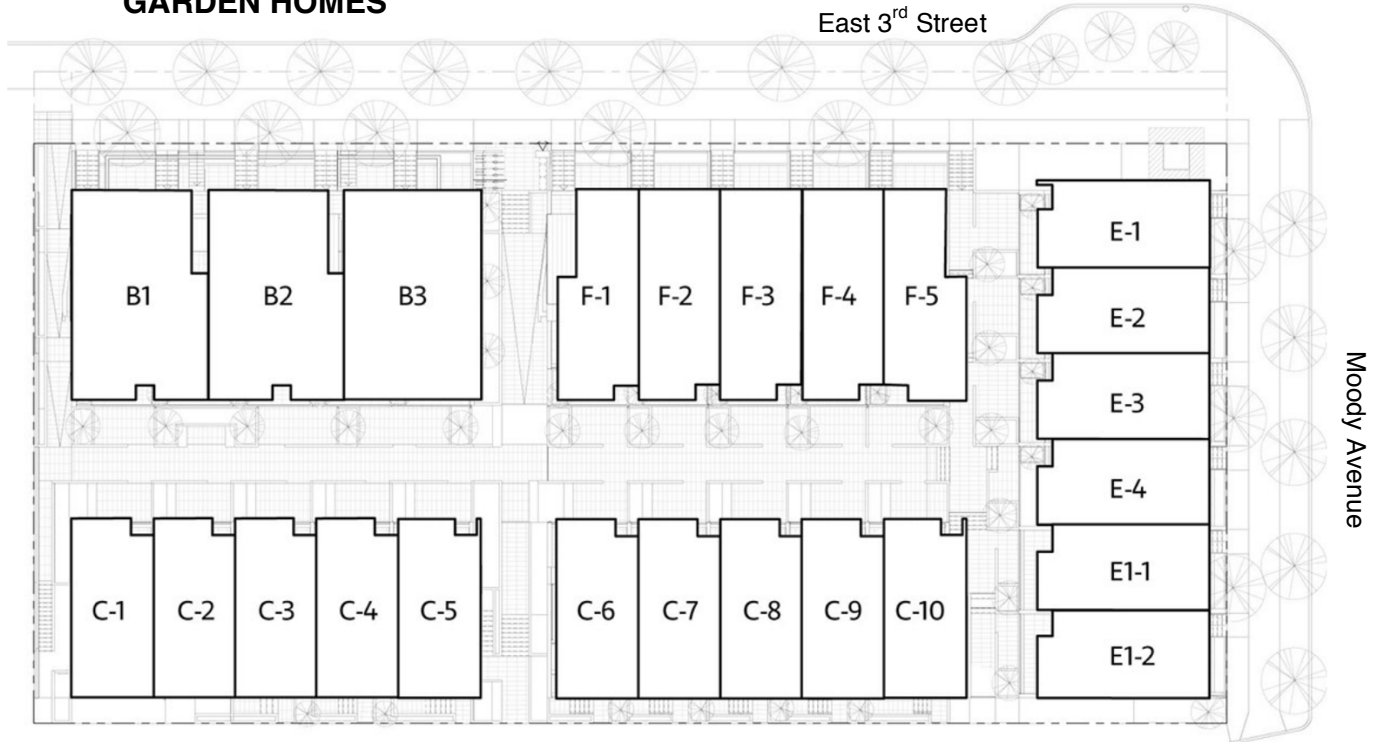




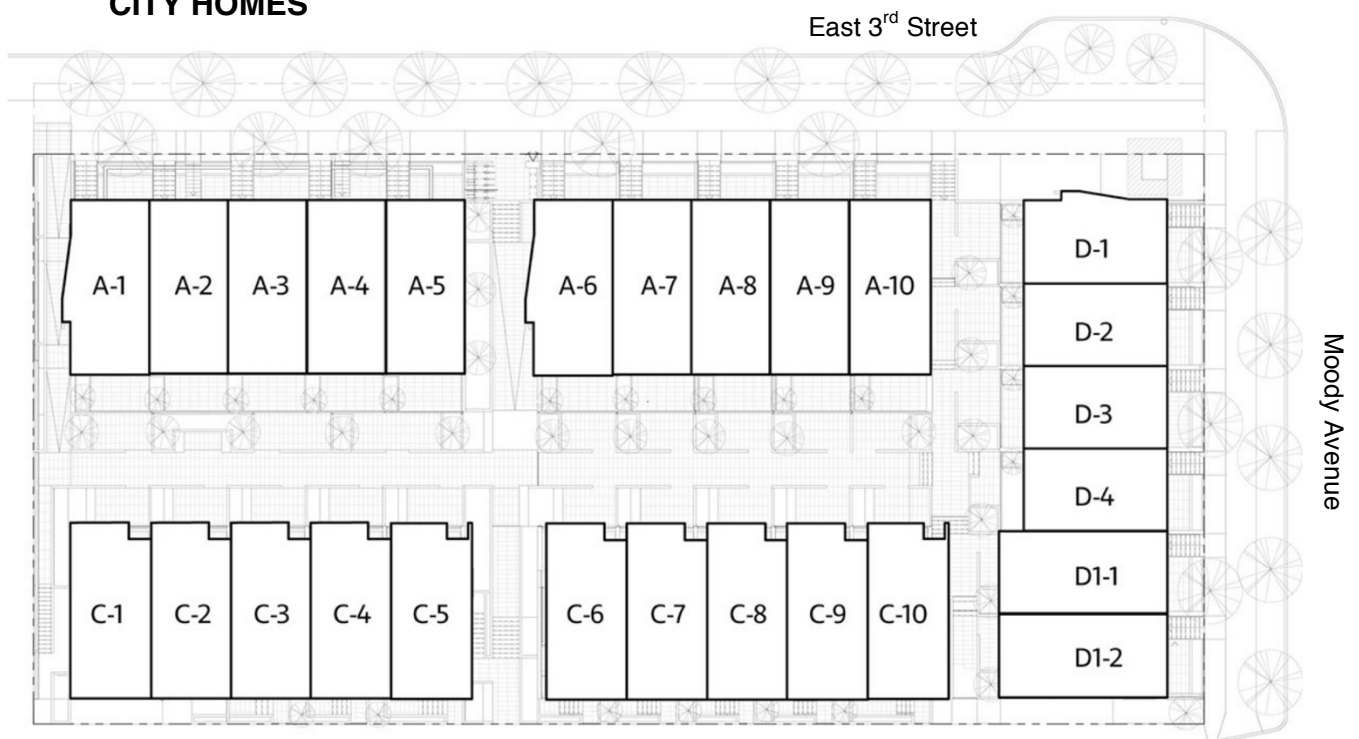
**THE MORRISON**  
NORTH VANCOUVER



### GARDEN HOMES



### CITY HOMES





**THE MORRISON**  
NORTH VANCOUVER



**TYPICAL UNIT A**

3 OR 4 BED + DEN + 3.5 BATH

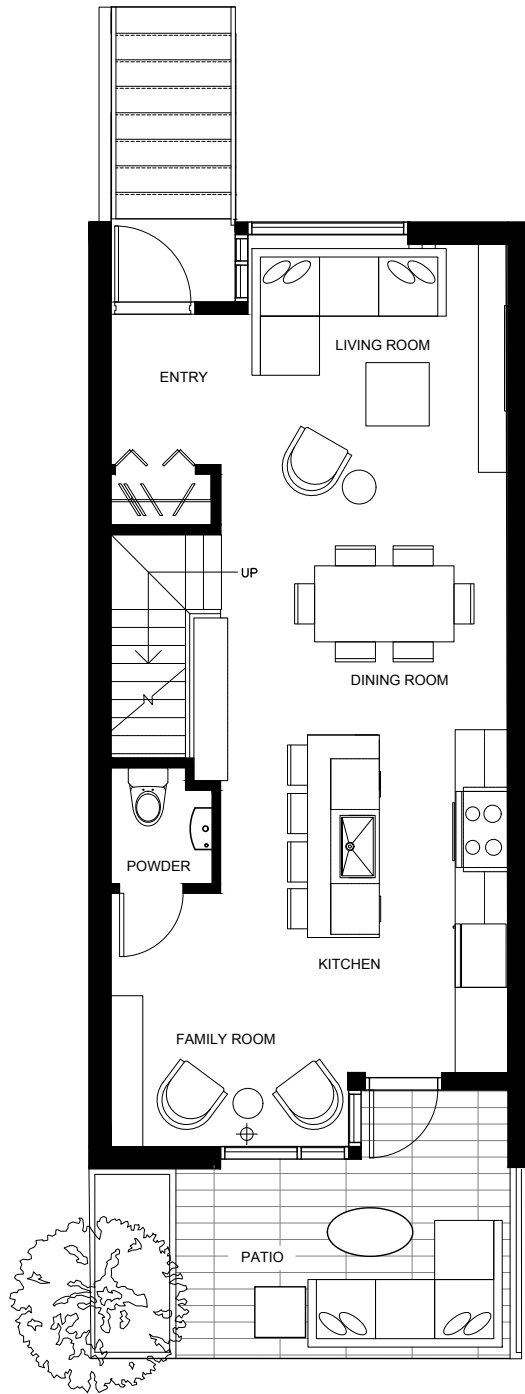
**TOTAL: 2317-2412 sq.ft. | INDOOR: 1765-1860 sq.ft. | OUTDOOR: 552 sq.ft.**

\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT

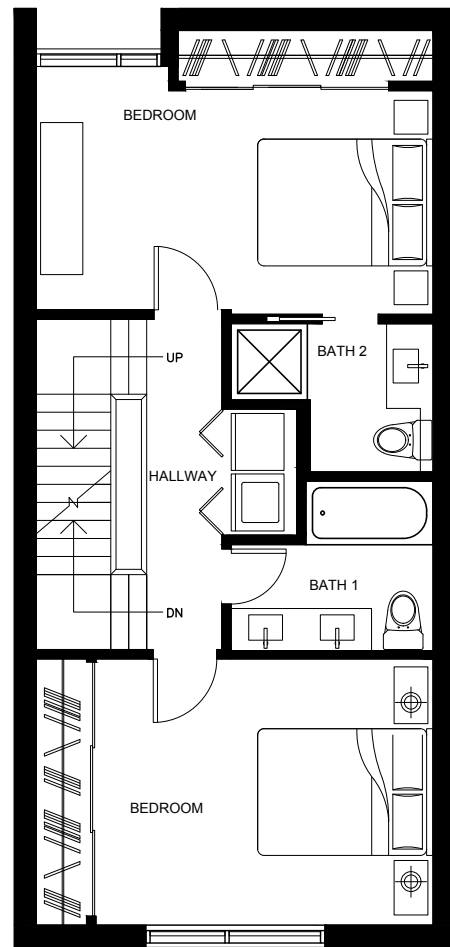


# Typical Unit A

3 OR 4 BED + DEN + 3.5 BATH



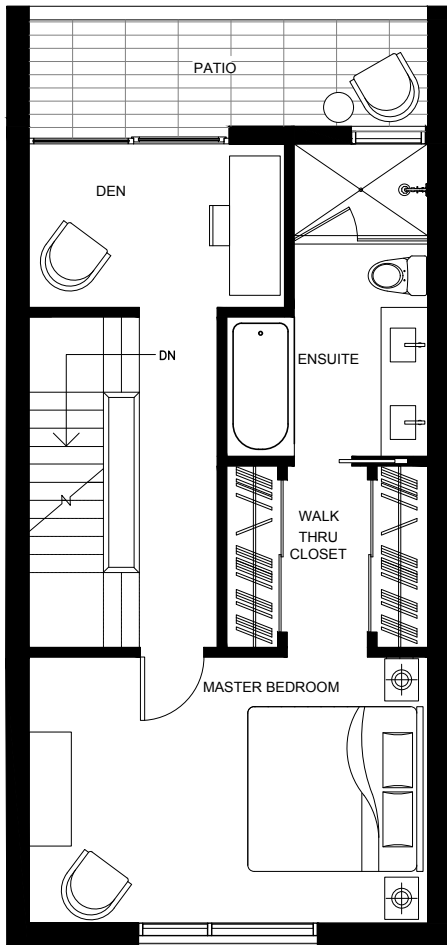
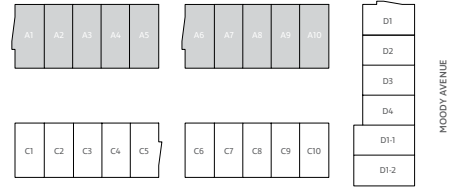
LEVEL 1



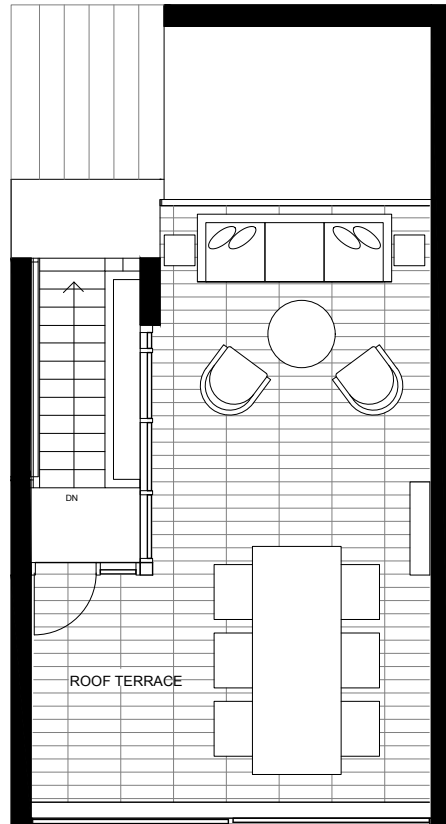
LEVEL 2

TOTAL: 2317-2412 sq.ft. | INDOOR: 1765-1860 sq.ft. | OUTDOOR: 552 sq.ft.

EAST 3RD STREET



LEVEL 3



ROOF TERRACE



**THE MORRISON**  
NORTH VANCOUVER



**TYPICAL UNIT B**

2 BED + FLEX + 2 BATH

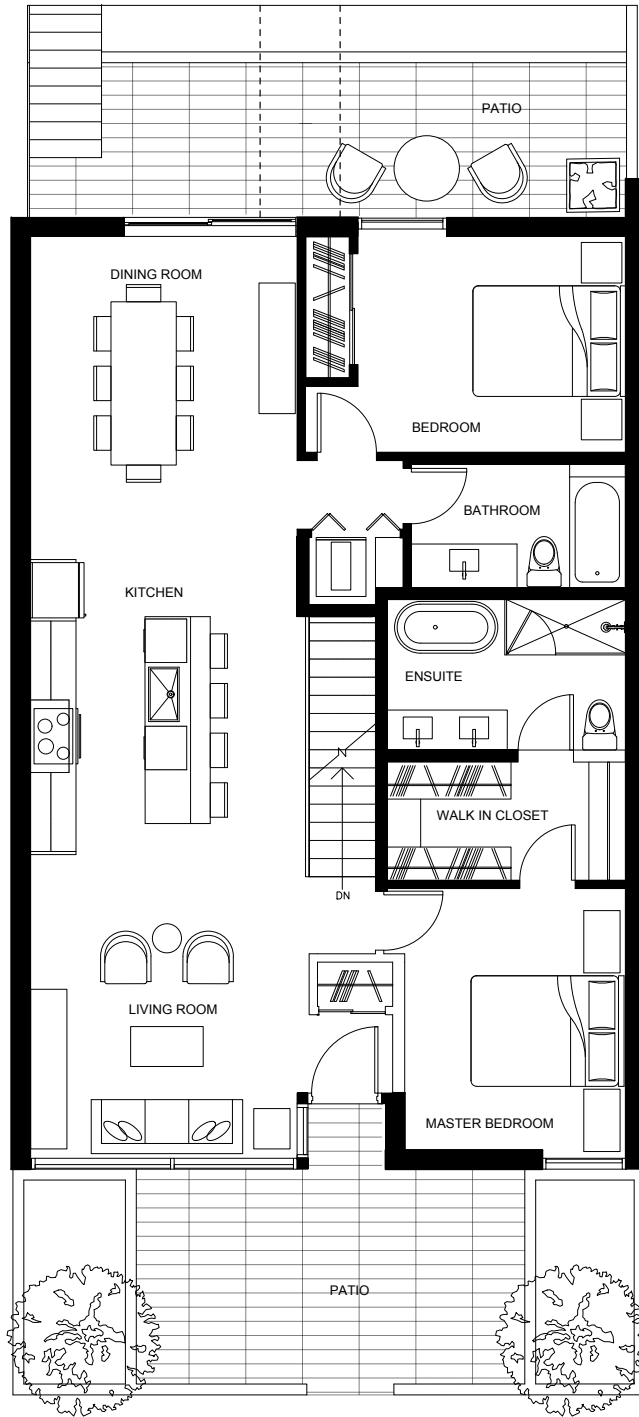
**TOTAL: 2095-2172 sq.ft. | INDOOR: 1687-1710 sq.ft. | OUTDOOR: 385-485 sq.ft.**

\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT



# Typical Unit B

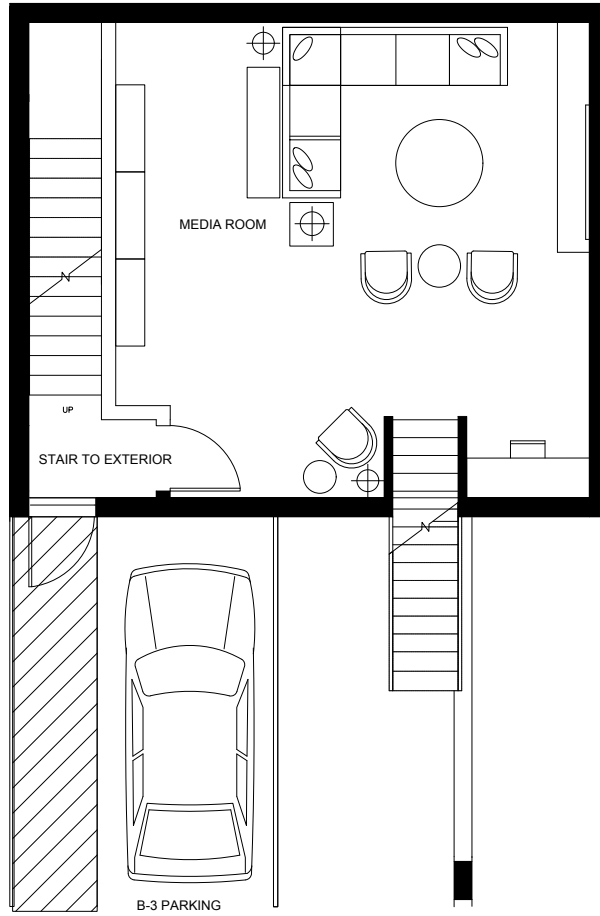
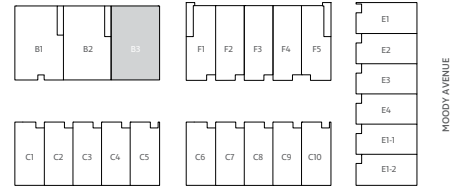
2 BED + FLEX + 2 BATH



LEVEL 1

TOTAL: 2095-2172 sq.ft. | INDOOR: 1687-1710 sq.ft. | OUTDOOR: 385-485 sq.ft.

EAST 3RD STREET



CELLAR



**THE MORRISON**  
NORTH VANCOUVER



**TYPICAL UNIT C**

3 OR 4 BED + DEN + 3.5 OR 4.5 BATH + LOCK-OFF

**TOTAL: 2440-2931 sq.ft. | INDOOR: 1779-2270 sq.ft. | OUTDOOR: 661 sq.ft.**

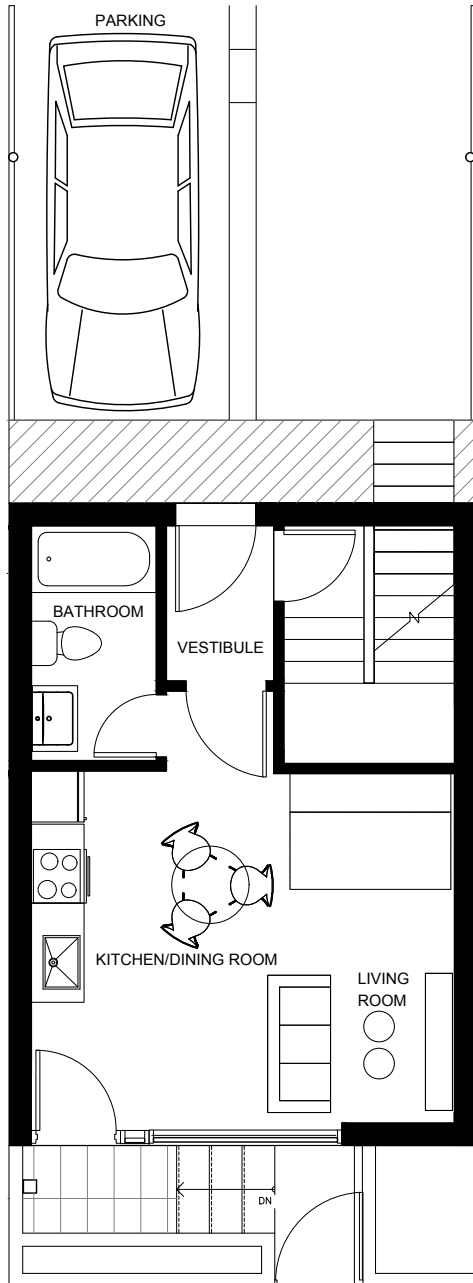
\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT



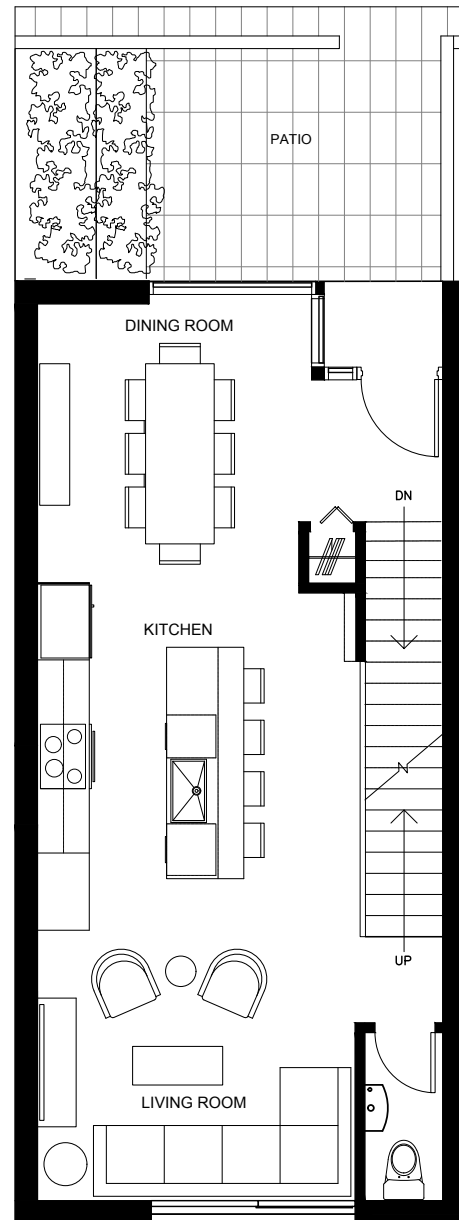


# Typical Unit C

3 OR 4 BED + DEN + 3.5 OR 4.5 BATH + LOCK-OFF

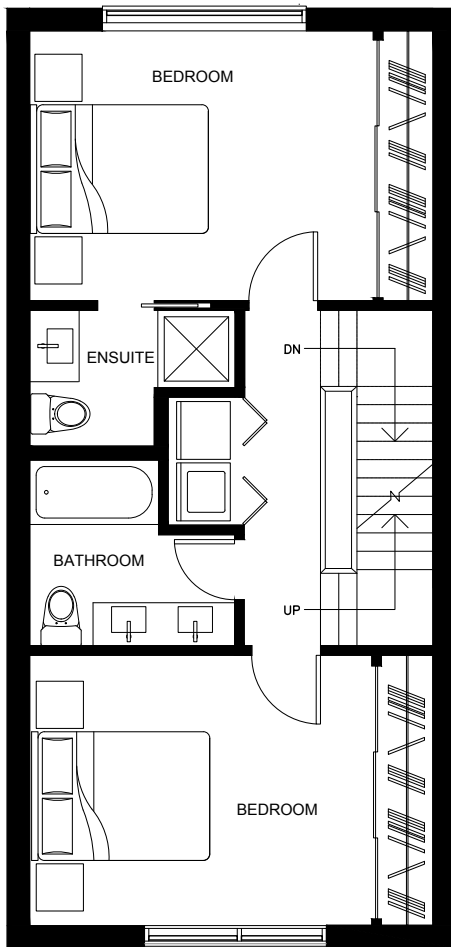
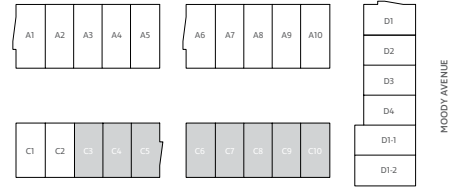


LOCK OFF

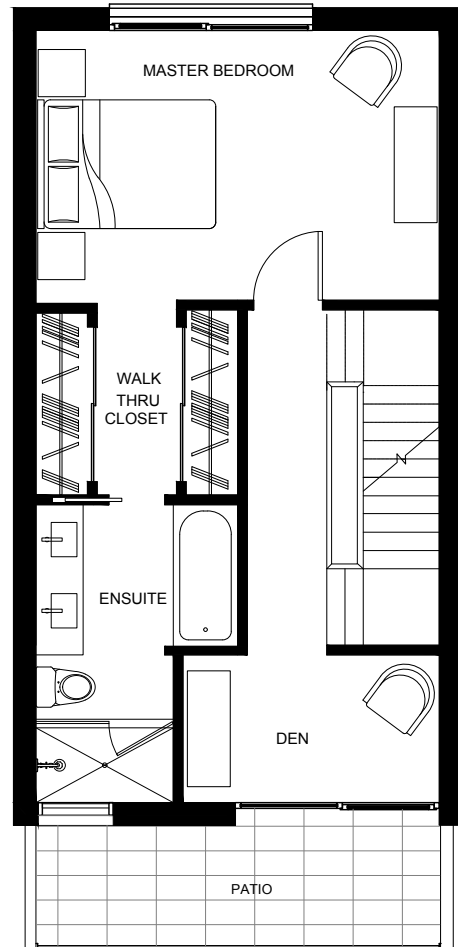


LEVEL 1

EAST 3RD STREET



LEVEL 2

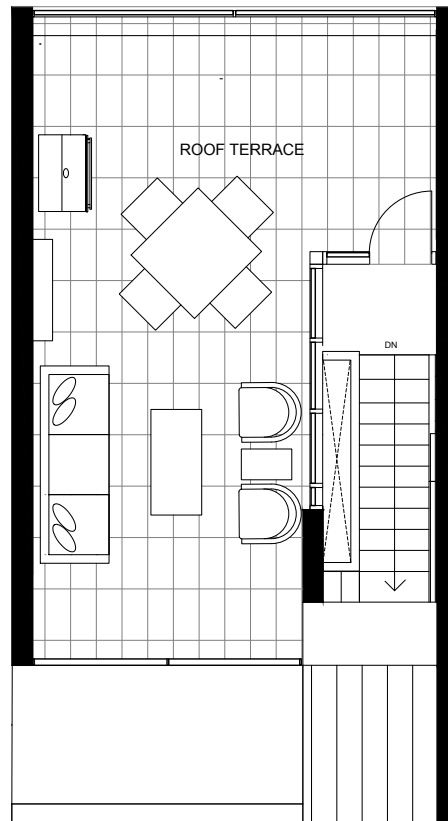
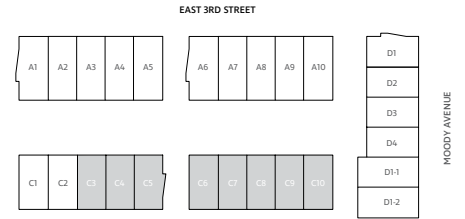


LEVEL 3



# Typical Unit C

3 OR 4 BED + DEN + 3.5 OR 4.5 BATH + LOCK-OFF



ROOF TERRACE



**THE MORRISON**  
NORTH VANCOUVER



**TYPICAL UNIT D**

2 BED + DEN + 1.5 OR 2.5 BATH

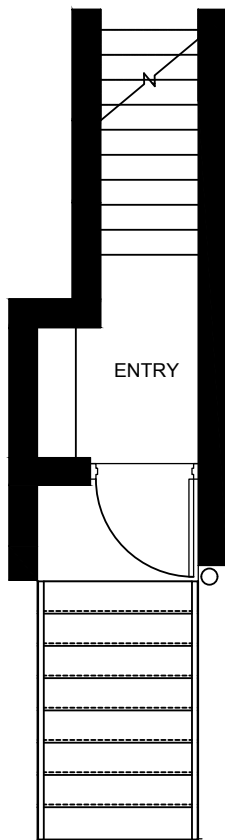
**TOTAL: 1395-1696 sq.ft. | INDOOR: 1053-1272 sq.ft. | OUTDOOR: 342-424 sq.ft.**

\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT

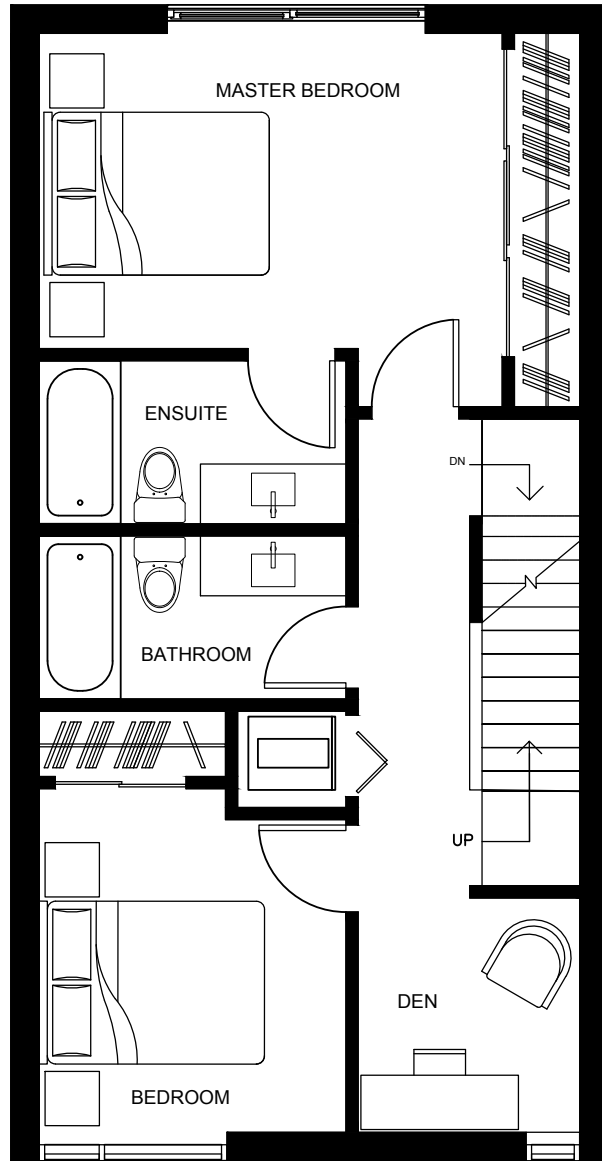


# Typical Unit D

2 BED + DEN + 1.5 OR 2.5 BATH

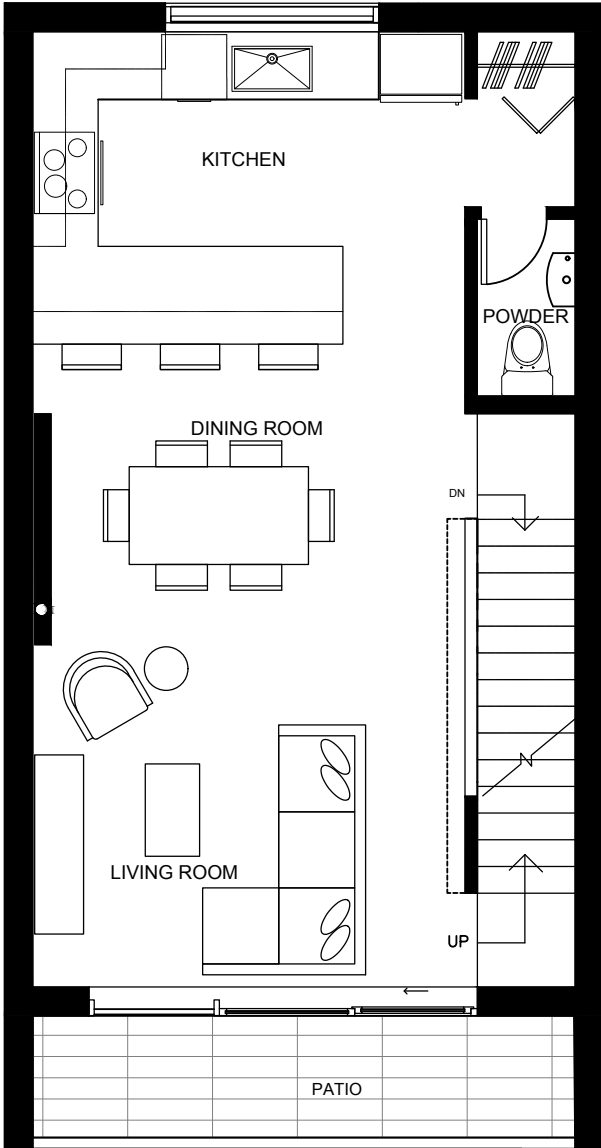
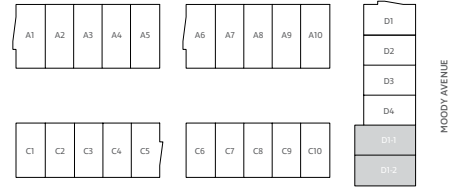


ENTRY

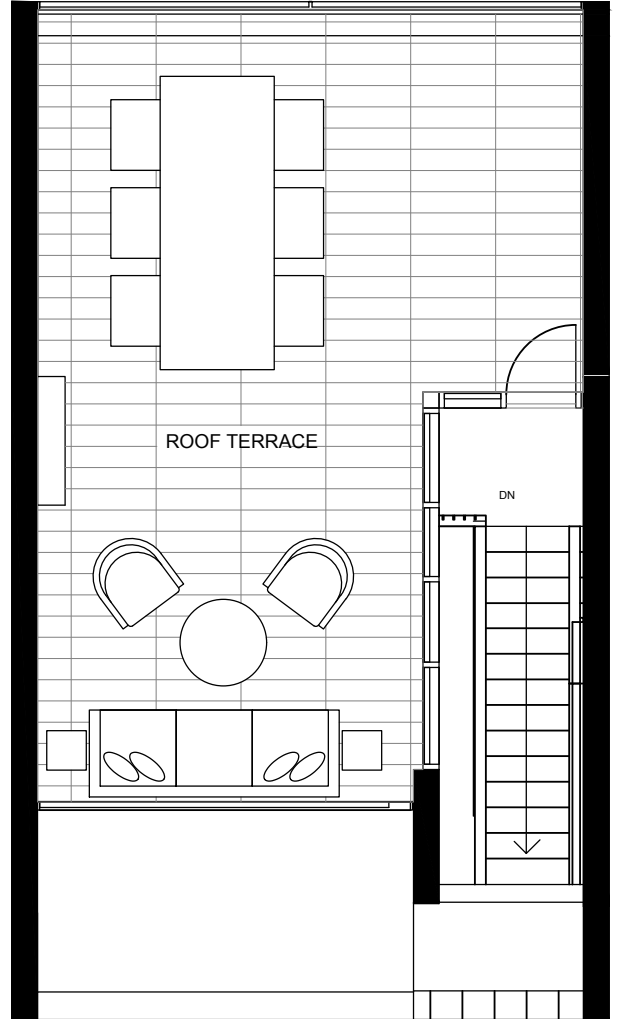


LEVEL ONE

EAST 3RD STREET



LEVEL TWO



ROOF TERRACE



**THE MORRISON**  
NORTH VANCOUVER

## **TOWNHOME UNIT E**

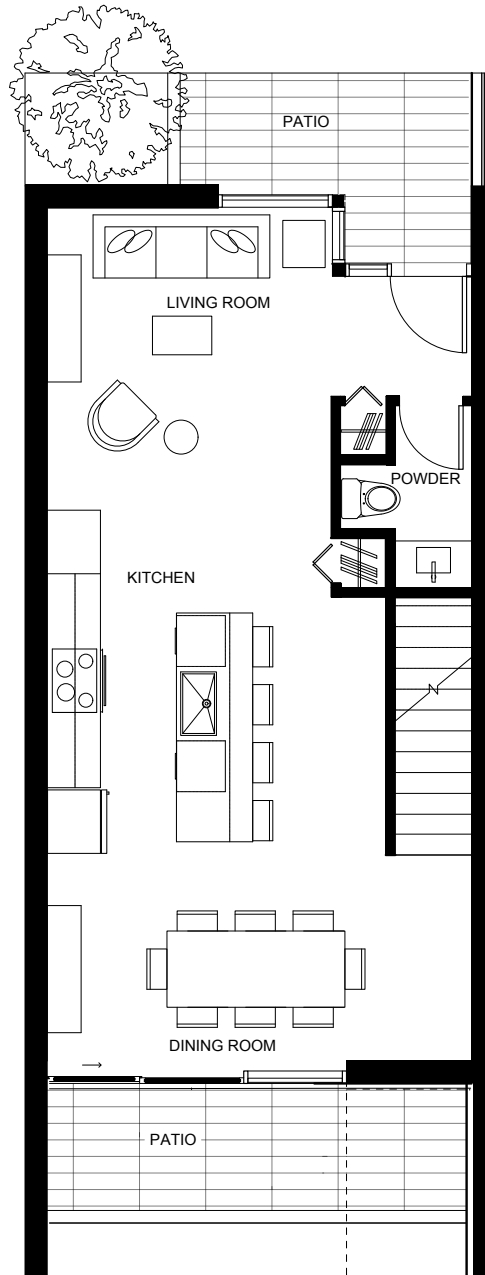
**2 BED + 1.5 OR 2.5 BATH**

**TOTAL: 1454-1915 sq.ft. | INDOOR: 1117-1672 sq.ft. | OUTDOOR: 243-421 sq.ft.**

\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT  
WITH SOME OF THE E UNITS HAVING AN ADDITIONAL CELLAR/FLEX SPACE



**Townhome Unit E**  
2 BED + 1.5 OR 2.5 BATH

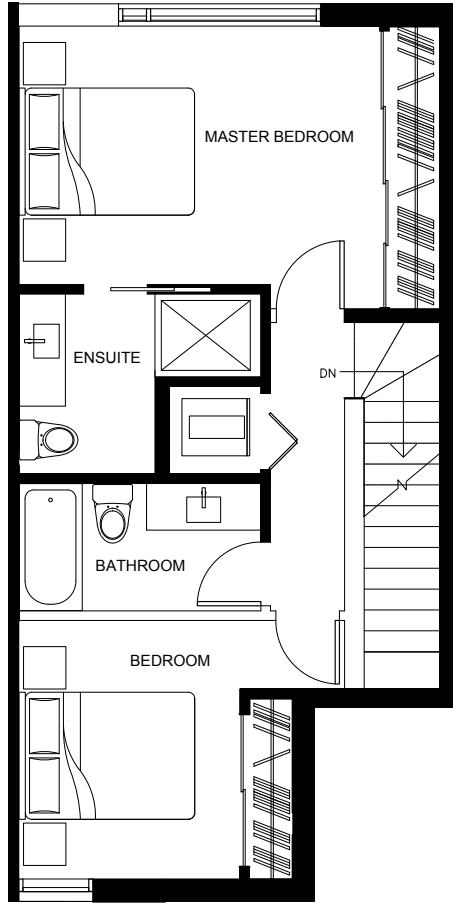
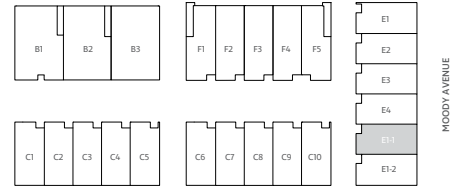


LEVEL 1

TOTAL: 1454-1915 sq.ft. | INDOOR: 1117-1672 sq.ft. | OUTDOOR: 243-421 sq.ft.



EAST 3RD STREET



## LEVEL 2



**THE MORRISON**  
NORTH VANCOUVER

**TYPICAL UNIT F**

1 BED + 1 BATH + DEN (OPTION)

**TOTAL: 942-1006 sq.ft. | INDOOR: 638-702 sq.ft. | OUTDOOR: 304 sq.ft.**

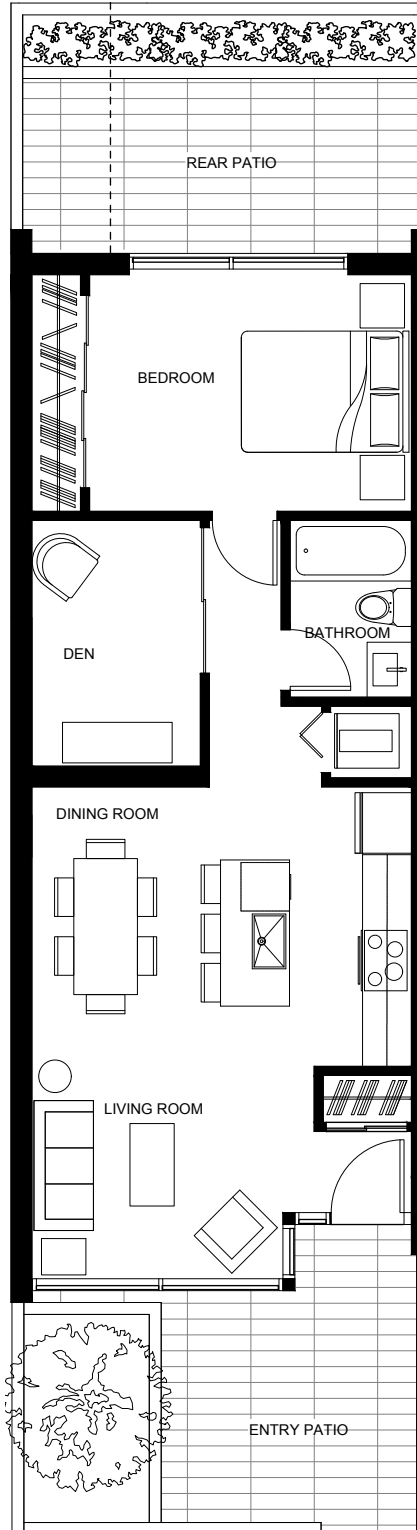
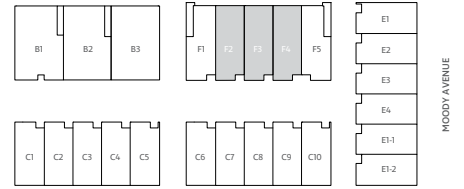
\*UNIT LAYOUTS AND MEASUREMENTS MAY VARY FROM UNIT TO UNIT



# Typical Unit F

1 BED+ 1 BATH + DEN (OPTION)

EAST 3RD STREET



TOTAL: 942-1006 sq.ft. | INDOOR: 638-702 sq.ft. | OUTDOOR: 304 sq.ft.



## THE MORRISON

NORTH VANCOUVER

### COMMUNITY

- Situated steps from some of the best boutique shops, new artisanal cafes, and accoladed restaurants in North Vancouver
- Within walking distance from the vibrant Lower Lonsdale Quay area and the evolving ShipYards Plaza
- Adjacent to beautiful Moodyville Park, plentiful greenways and the North Shore's famous Spirit Trail, perfect for walking with a stroller or biking with a pet
- Easy access to major transit routes and only a 12 minute commute to downtown Vancouver by SeaBus with access to Canadaland & YVR

### FIRST IMPRESSION

- A collection of 40 thoughtfully designed modern townhomes and garden flats situated across 5 buildings, each with their own private entrance and front door
- Distinctive London-Inspired West Coast Modern Design by award-winning Shape Architecture. Uniquely accented with white brick exteriors, grey metal detailing and cedar finishes
- Built by award-winning Haebler Group with high quality construction and building technology
- Highly energy efficient; built to the rigorous sustainability standards of LEED Gold
- Exceptional indoor-outdoor living; all homes feature landscaped private patios with some boasting generous balconies and private rooftop decks with sweeping views
- Private and quiet landscaped courtyard and common area designed to enhance your outdoor experience
- Gas connection for main level patio and rooftop deck for your BBQing and entertaining pleasure

### THE OPTIONS

- Selection of three designer colour palettes for your home
- Air conditioning optional
- 4th bedroom on Level 2 of Townhomes A and C

### INTERIOR COMFORTS

- Choice of three artfully-selected designer colour palettes by Annaliese Kelly Designs
- All homes complete with spacious floor plans designed with thoughtful, efficient layouts
- Incredible natural light built-in with expansive windows
- Light wells in select units maximize the natural light and increase airflow
- West Coast touches with wide-plank engineered white oak hardwood floors in foyer, kitchen, dining and living rooms
- Luxurious comfort added with touches like radiant heat on main floor
- Over height ceilings on main floor add a wow factor to the homes
- Recessed pot-lighting throughout main floor set the scene
- Sleek modern interior LED designer pendants
- Wool blend broadloom carpet in bedrooms and flex rooms for design and durability
- High-end Bosch appliances with full-size LG High Efficiency washer and dryer
- Easy and efficient Nest Learning Thermostat included in all homes
- Roller blinds throughout

### GOURMET KITCHENS

- Bosch Premium stainless steel gas cooktop, stove and pull out range hood for your inner chef
- Bosch Integrated paneled dishwasher and stunning 36" French Door fridge
- Stainless Steel built-in microwave
- Easy-to-maintain solid quartz countertops with full height quartz backsplash
- Stainless steel single bowl undermount sinks
- Large islands for family-style cooking and entertaining
- Sleek flat panel cabinet doors in light oak, dark oak or white with soft-close doors and drawers
- USB charging outlets in all kitchens
- Pantry storage in select units

### BEAUTIFUL BATHROOMS

- Large porcelain tiles in a beautiful marble and matte gray finish
- Elegant quartz counter tops to complete the sleek look and functionality
- Contemporary floating vanity with sleek flat panel cabinet doors and porcelain under-mount sinks
- Master bathroom shower with frameless glass shower doors
- Luxurious soaker tub in master bathroom
- Designer chrome bath and shower fixtures
- Nu-heat in-floor radiant heating in master bathroom for year round comfort
- Water-efficient dual-flush toilets

### BUILDING DETAILS/ENERGY PROGRAM

- Gated, well-lit, and safe underground parking
- Private lockers and secure bike storage for with a repair and cleaning station
- Low-E, energy-efficient double-glazed windows
- High water-efficiency plumbing fixtures
- Energy efficient lighting
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paint
- Indigenous and low-maintenance landscaping
- Hard-wired smoke detectors
- Sustainable heat recovery ventilator unit introduces fresh air into each room
- Comprehensive Third Party 2/5/10 Warranty Insurance:
  - 2-year materials and labour warranty
  - 5-year building envelope warranty
  - 10-year structural warranty
- Each unit prewired for security system



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