



# ELMWOOD

REALTOR PREVIEW PACKAGE



ELMWOOD IS *a*  
CHOREOGRAPHED  
MIX



*of* URBAN  
EXPERIENCES,  
DYNAMIC  
ARCHITECTURE

*and a* CONNECTED  
PUBLIC REALM

# TYPICAL FLOORPLATE

Levels 21 & 29

F

2 BEDROOM & 2 BATH

Interior	774 sqft
Exterior	88 – 450 sqft
Total Area	862 – 1,224 sqft

C1

1 BEDROOM & 1 BATH

Interior	510 – 523 sqft
Exterior	133 – 200 sqft
Total Area	643 – 700 sqft

D1

1 BEDROOM & DEN & 1 BATH

Interior	594 sqft
Exterior	132 – 155 sqft
Total Area	726 – 749 sqft

H1

3 BEDROOM & 2 BATH

Interior	1,072 sqft
Exterior	334 sqft
Total Area	1,406 sqft

B1

JR. 1 BEDROOM & 1 BATH

Interior	396 sqft
Exterior	54 sqft
Total Area	450 sqft

B

JR. 1 BEDROOM & 1 BATH

Interior	393 sqft
Exterior	83 sqft
Total Area	476 sqft

G

2 BEDROOM & DEN & 2 BATH

Interior	879 sqft
Exterior	117 – 221 sqft
Total Area	996 – 1,100 sqft

C3

1 BEDROOM & 1 BATH

Interior	529 – 543 sqft
Exterior	140 – 159 sqft
Total Area	688 – 702 sqft

C2

1 BEDROOM & 1 BATH

Interior	565 sqft
Exterior	140 – 169 sqft
Total Area	705 – 734 sqft

F1

2 BEDROOM & 2 BATH

Interior	783 sqft
Exterior	93 – 187 sqft
Total Area	876 – 970 sqft

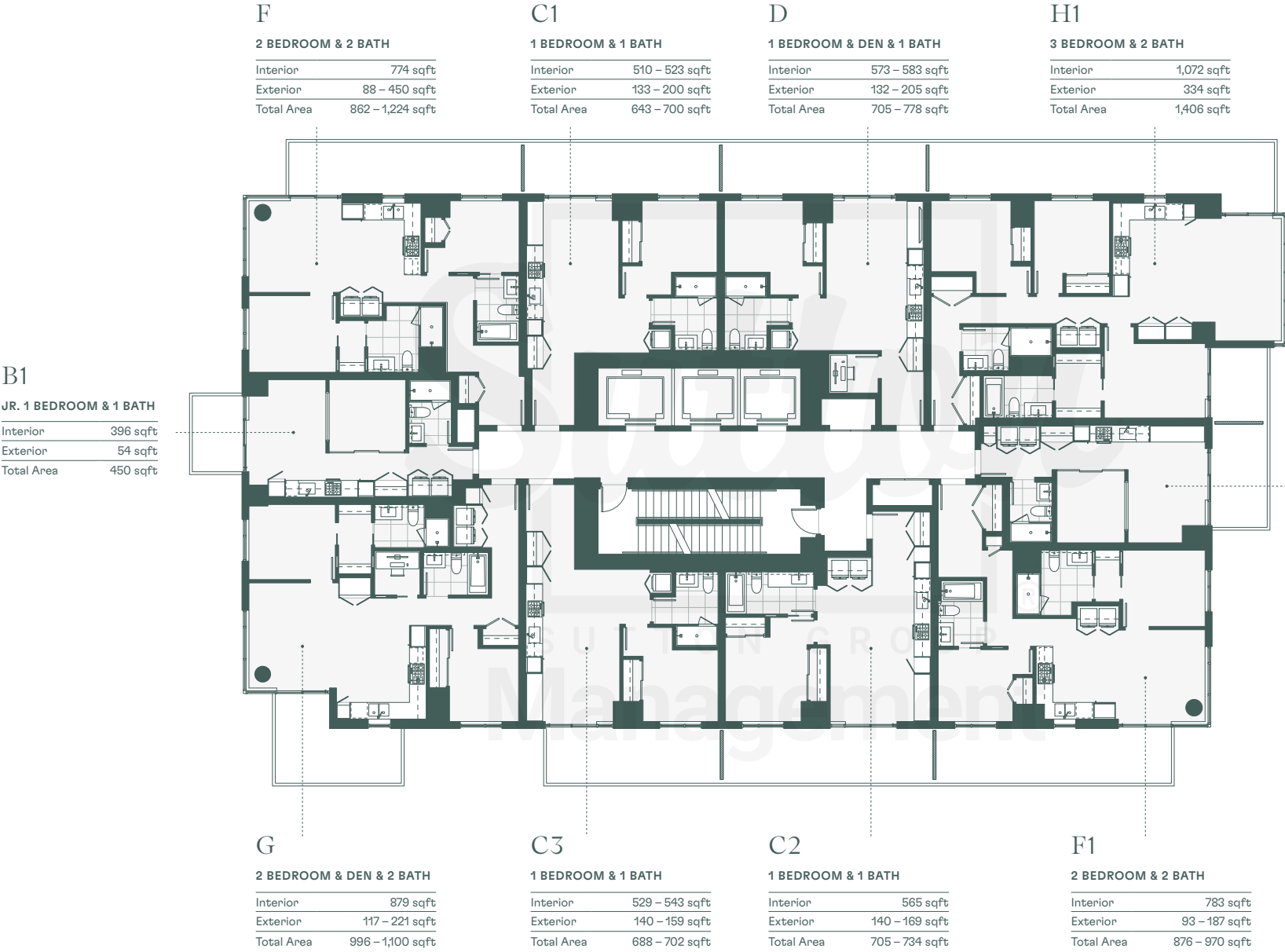


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# TYPICAL FLOORPLATE

Levels 22 & 30



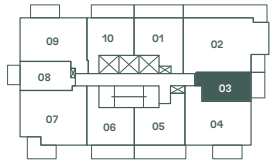
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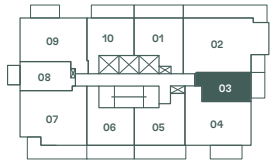
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Interior	393 sqft
Exterior	83 sqft
Total Area	476 sqft

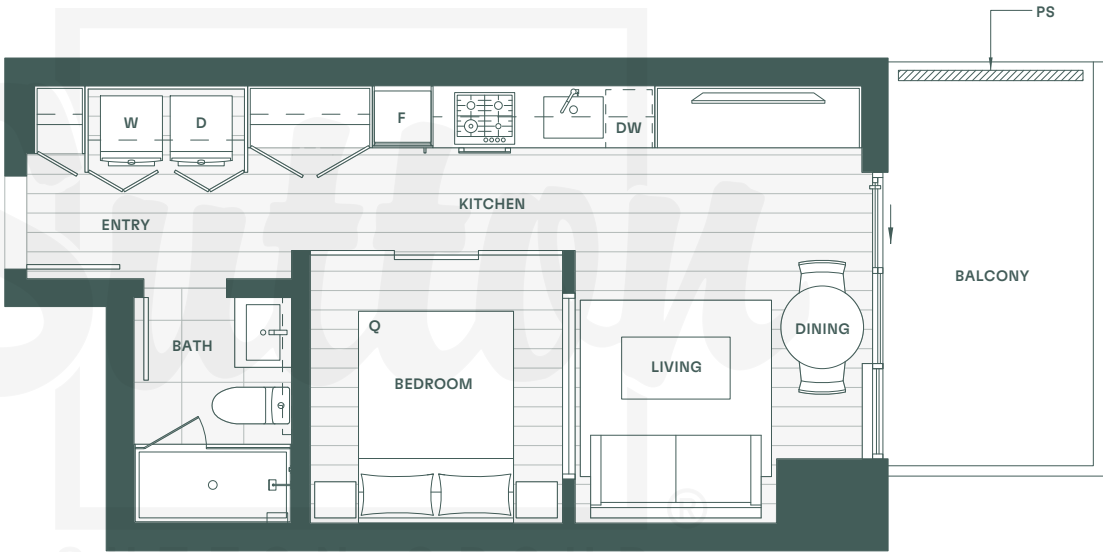
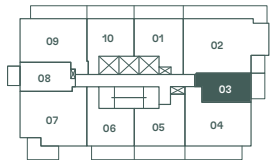
LEVELS 7, 8, 11, 12, 15, 16, 19, 20,  
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LEVELS 9, 10, 17, 18, 25, 26, 33 & 34



LEVELS 13, 14, 21, 22, 29 & 30



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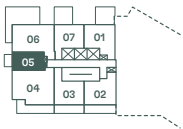
# B1

## JR. 1 BEDROOM & 1 BATH

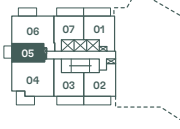
Interior	396 sqft
Exterior	54 sqft
Total Area	450 sqft



LEVEL 2



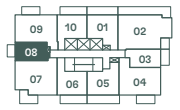
LEVELS 3 - 4



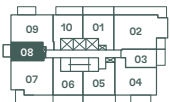
LEVELS 5 - 6



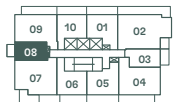
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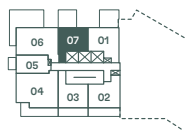
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Interior	510 – 523 sqft
Exterior	133 – 200 sqft
Total Area	643 – 700 sqft

LEVEL 2



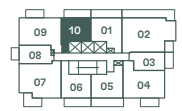
LEVELS 3 – 4



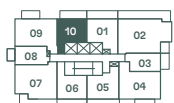
LEVELS 5 – 6



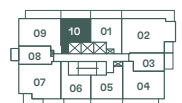
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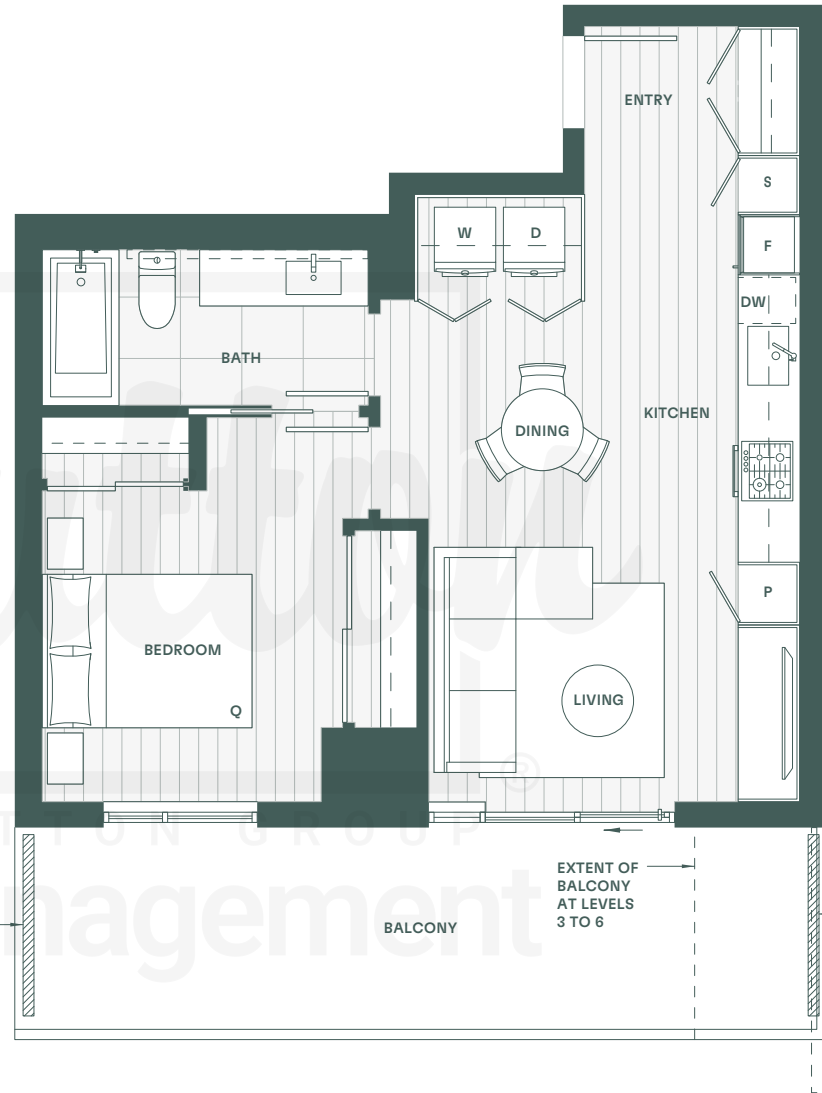
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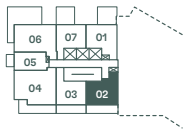
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## 1 BEDROOM & 1 BATH

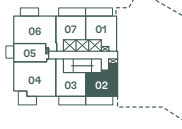
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Exterior	140 – 169 sqft
Total Area	705 – 734 sqft



LEVEL 2



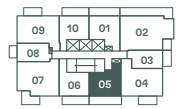
LEVELS 3 – 4



LEVELS 5 – 6



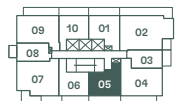
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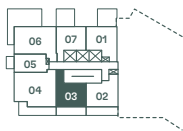
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Exterior	140 – 159 sqft
Total Area	688 – 702 sqft

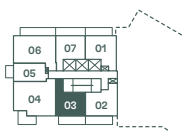
LEVEL 2



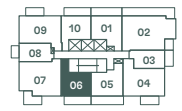
LEVELS 3 – 4



LEVELS 5 – 6



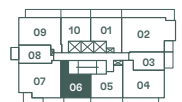
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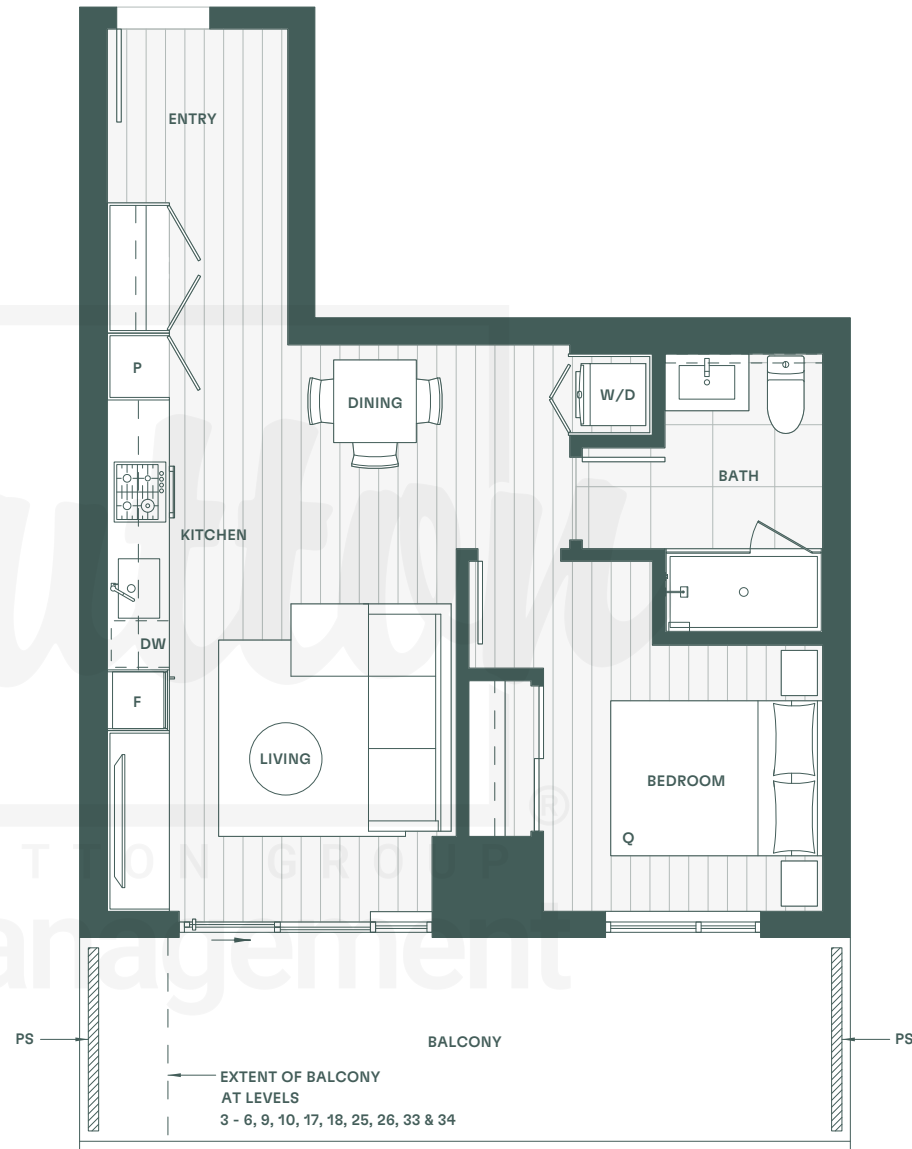
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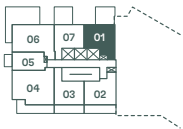


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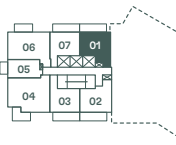
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Interior	573 – 583 sqft
Exterior	132 – 205 sqft
Total Area	705 – 778 sqft

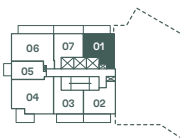
LEVEL 2



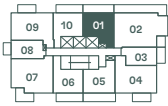
LEVEL 4



LEVEL 6



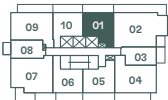
LEVELS 8, 12, 16, 20, 24, 28 & 32



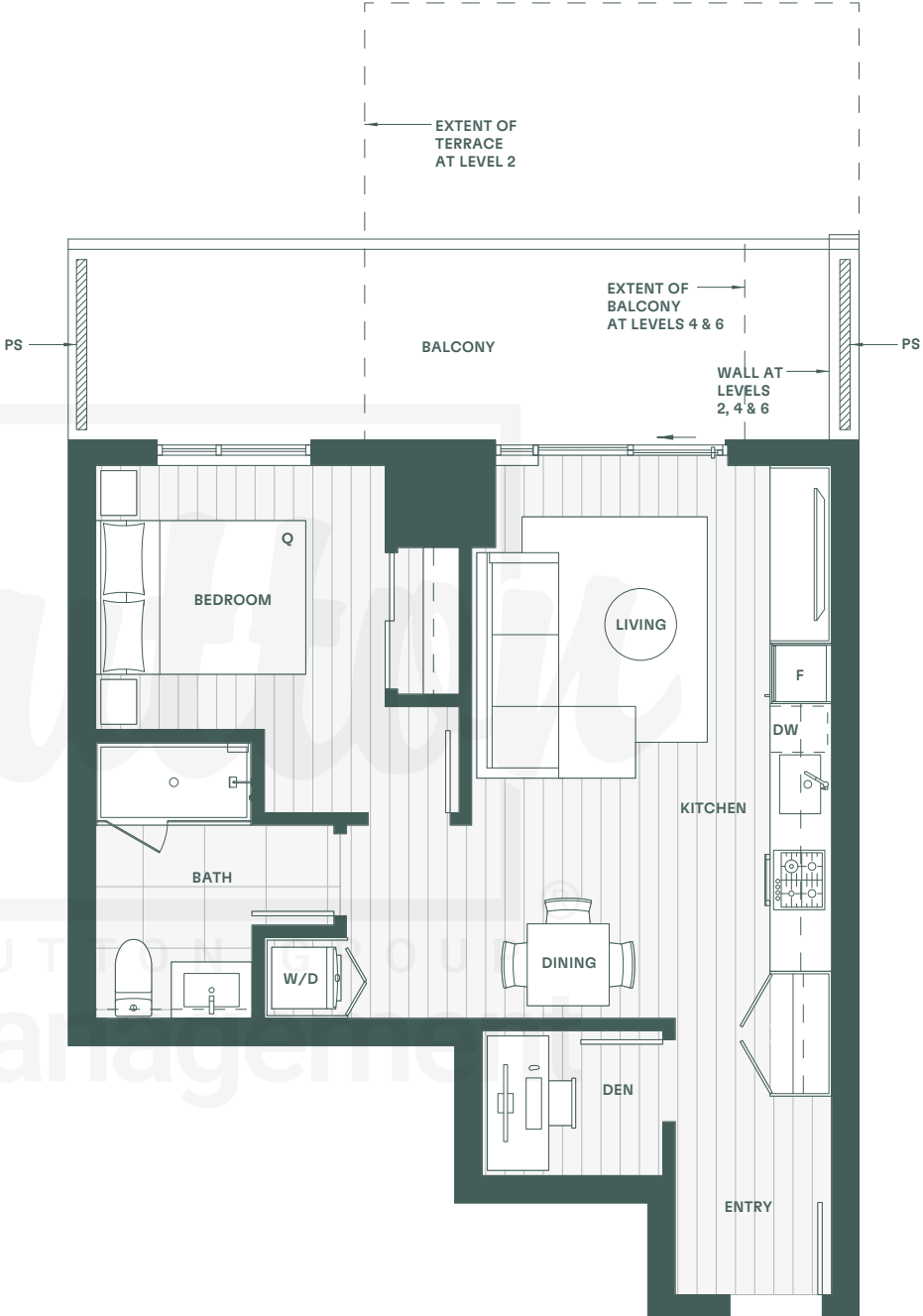
LEVELS 10, 18, 26 & 34



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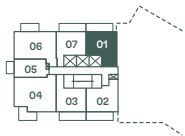
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# D1

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Interior	594 sqft
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Total Area	726 – 749 sqft

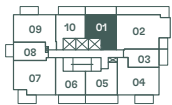
LEVEL 3



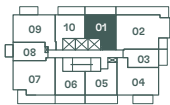
LEVEL 5



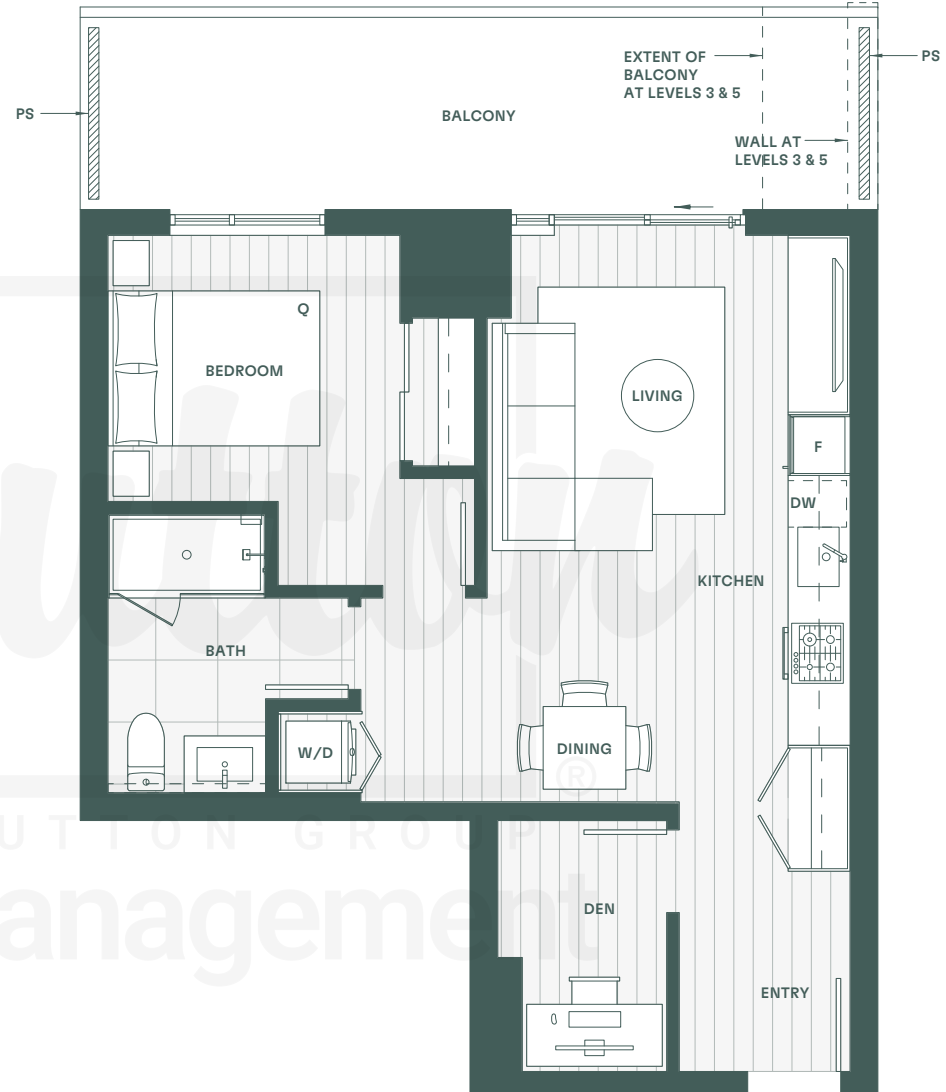
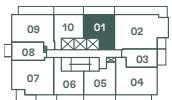
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LEVELS 13, 21 & 29



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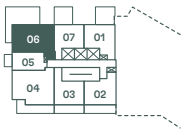
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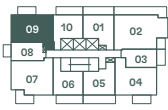
LEVELS 3 – 4



LEVELS 5 – 6



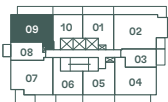
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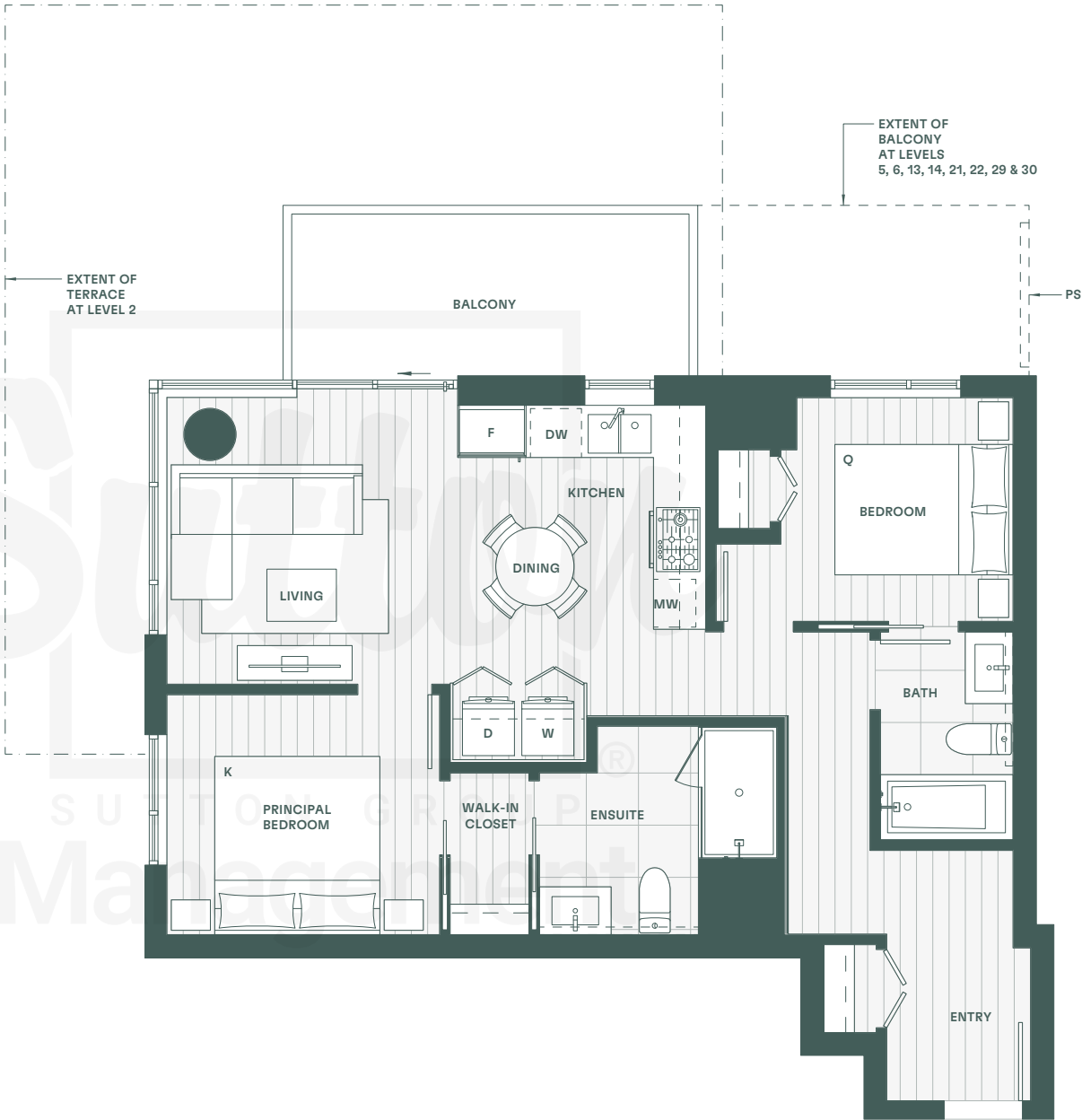
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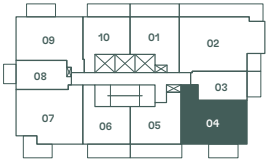


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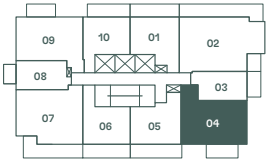
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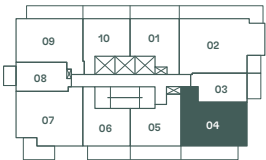
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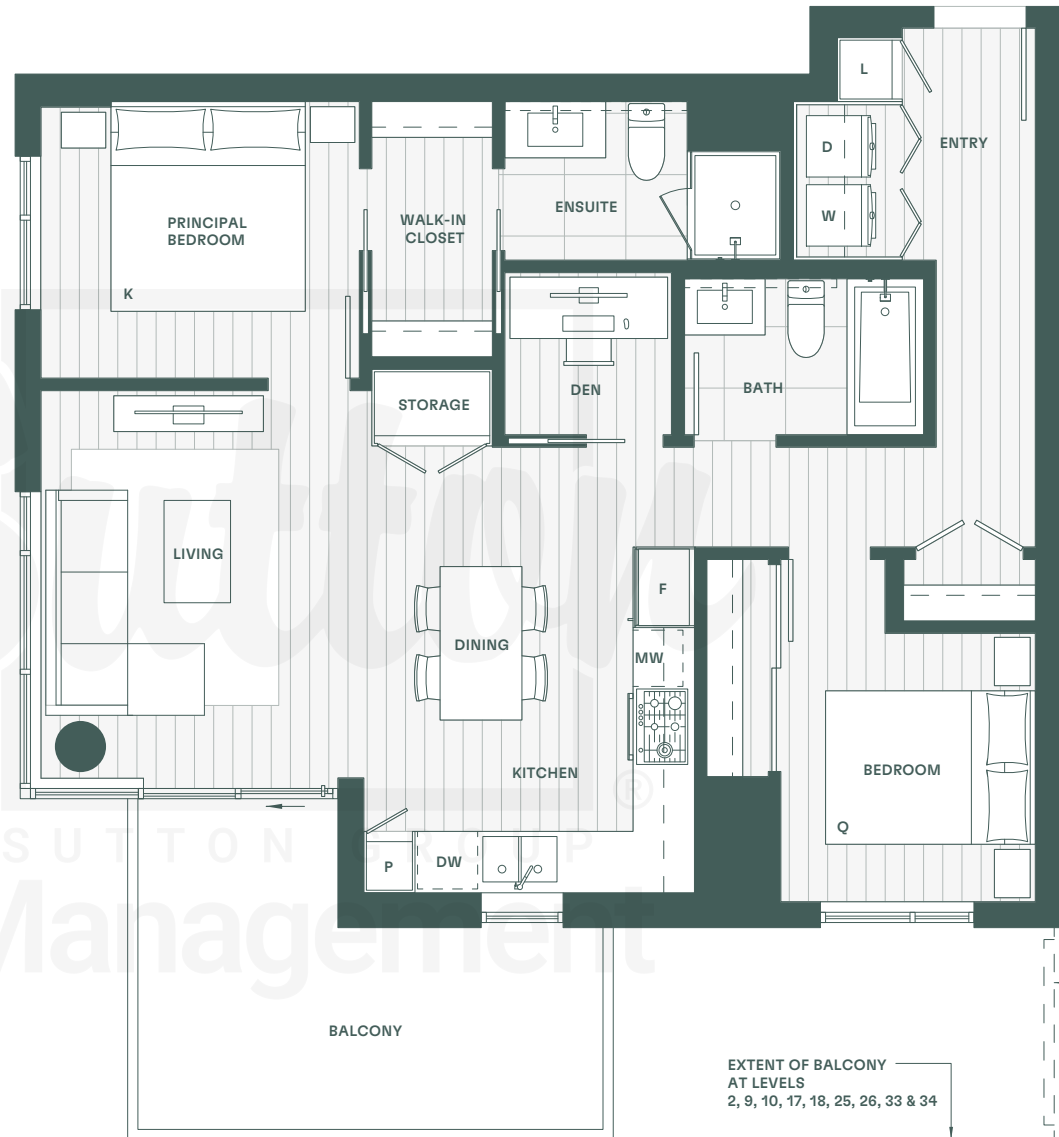
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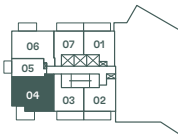
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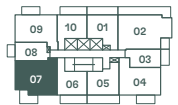
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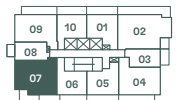
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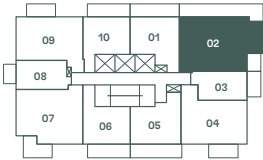
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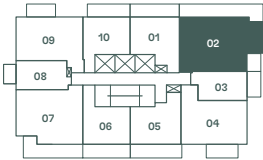
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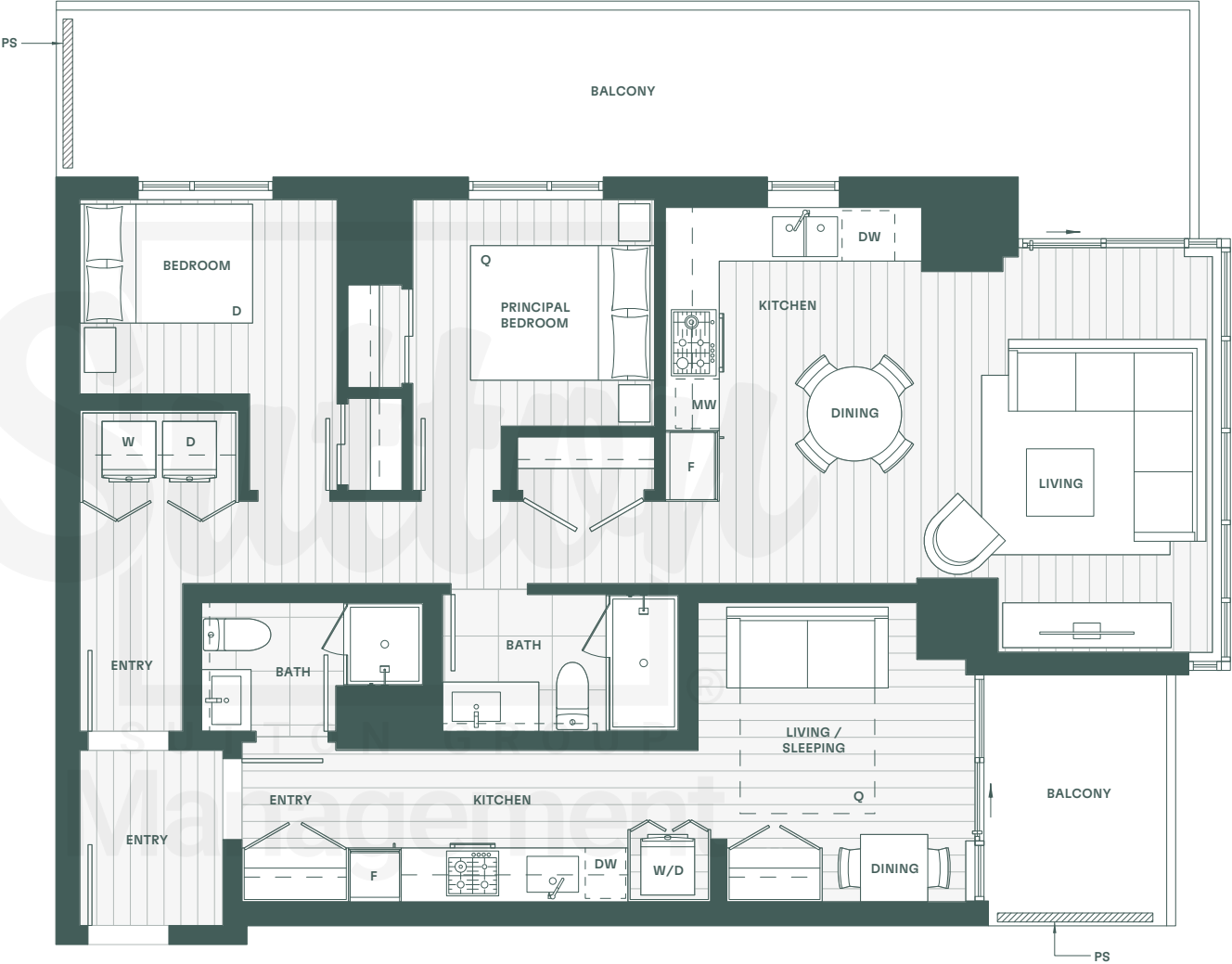
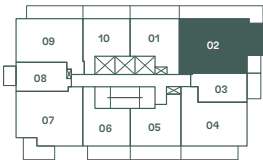
### LEVELS 7, 8, 11, 12, 15 & 16



### LEVELS 9 & 10



### LEVELS 13 & 14



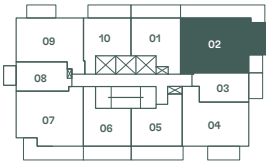
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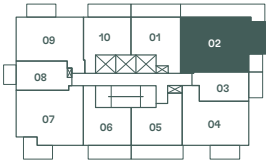
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Exterior	334 sqft
Total Area	1,406 sqft

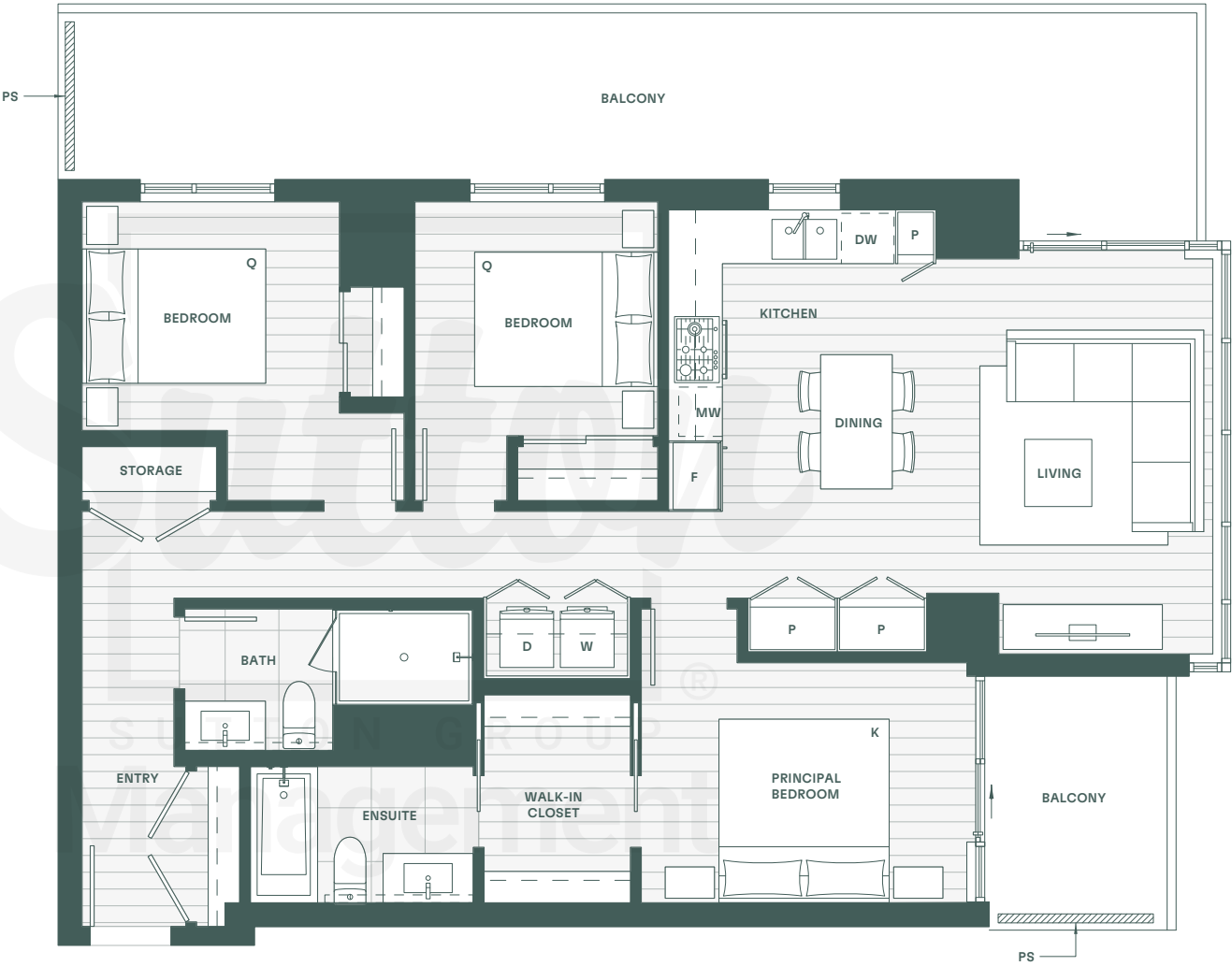
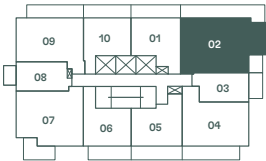
LEVELS 17, 18, 25, 26, 33 & 34



LEVELS 19, 20, 23, 24, 27, 28, 31, 32 & 35



LEVELS 21, 22, 29 & 30



THE DEVELOPER RESERVES THE RIGHT IN ITS SOLE DISCRETION TO MAKE MODIFICATIONS OR CHANGES TO BUILDING DESIGN, FLOOR PLANS, PROJECT DESIGNS, SPECIFICATIONS, FINISHES, FEATURES, AND DIMENSIONS, WITHOUT PRIOR NOTICE OR COMPENSATION TO ANY PERSON. SQUARE FOOTAGES ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM ARCHITECTURAL DRAWINGS. ACTUAL FINAL DIMENSIONS FOLLOWING COMPLETION OF CONSTRUCTION MAY VARY FROM THOSE SET OUT HEREIN. E.&O.E.

ELMWOOD

# INTERIOR ARCHITECTURE

- Designer colour palettes in two schemes:
  - Soft Grey
  - Light Oak
- Premium wide plank, natural oak-tone laminate flooring throughout entire homes
- Custom flat panel cabinets with integrated finger pulls on upper doors, seamless edge-pull hardware on lower doors, pantries and refrigerator
- All doors and drawers include premium soft-close mechanisms
- Under-cabinet LED recessed lighting illuminates workspaces
- Year-round comfort with in-suite temperature control, heating and cooling ventilation system
- 9' flat-painted ceilings in full height areas with LED pot lights in entry, kitchen, living areas and corridors and flat profile baseboards and door casings to complete the home
- Roller shades accent each window, with 99% UV blocking roller shades in all bedrooms for added privacy
- Laminate closet organizers in principal bedrooms
- Samsung compact ventless side-by-side washer/dryer with folding table above, storage, drying rod, and integrated LED lighting in most homes
- Open-air balconies with views of lush, green trees to the north and city and water views to the south

## KITCHENS

- Premium European integrated and paneled appliance package:
  - Liebherr refrigerator
  - AEG gas cooktop with four or five dual-stacked burners
  - Cabinetry paneled slide out AEG hood fan
  - AEG speed oven with touch controls
  - Fulgor dishwasher
  - Panasonic microwave with coordinated trim (in select homes)
- Quartz stone countertops with Dekton backsplash
- Fluid polished chrome faucet with extractable hand spray
- Stainless steel undermount sink with counter-top push button control garburator

## BATHROOMS

- Modern, floating vanity with honed quartz countertops, backsplash and an undermount washbasin, complete with LED wall sconces
- Polished chrome plumbing features, stone-look porcelain floor tiles and shower feature wall
- Rectangular deep soaker tub
- Stand up showers encased in frameless glass with floating shower ledge
- Luxurious electric floor heating system with LCD signature touchscreen in primary bathroom

# CUSTOM FEATURES

## 1 BEDROOM HOMES

- Integrated storage, laundry, appliances and TV credenza prepped for easy TV installation
- Concealed upper cabinetry along full length of the home
- 24" appliance package
- Single-basin stainless steel undermount sink
- Side-by-side Samsung compact ventless washer/dryer (in most homes)
- LatchOS suite entries
- Cat 6 and TV backing in principal bedrooms

## 2, 3 & 4 BEDROOM HOMES

- Closed and concealed storage
- Closets outfitted with built-in organizers in principal bedrooms
- 30" appliance package
- Double-basin stainless steel undermount sink
- Side-by-side Samsung compact ventless washer/dryer
- LatchOS suite entries
- Cat 6 and TV backing in principal bedrooms

# SHARED AMENITIES

## PARKADE

- LatchOS keyless access control system
- Secure underground parkade
- Easy access dog wash
- Bike repair station

## LOBBY

- Luxurious entry experience with over-height ceilings, seating area and fine art features
- LatchOS keyless access control system
- Secure parcel delivery and storage system with innovative LatchOS technology

## PARK CLUB

- Fitness centre with cardio equipment and free weights
- Outdoor weight training & fitness zone
- Yoga studio with ballet bar and outdoor cool down terrace
- Central activity courtyard with putting green, ping pong tables, flex green spaces, and zen garden

## URBAN CANOPY

- Flexible lounge and co-workspace complete with private meeting room, offices, and kitchenette
- Casual flex kitchen and pre-function prep area
- Screening room
- Elevated private dining room with chef-inspired kitchen and direct access to a private patio
- Exterior rooftop terrace

# GENERAL FEATURES

- Designed by Shift Architecture
- Custom millwork solutions developed by Marcon in Vancouver
- Energy-efficient Step Code 2 building
- Double-glazed, Low-E windows with thermal engineering
- Comprehensive 2–5–10 Travelers Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage, and 10-year structural coverage
- State-of-the-art fire protection
- Fast and secure WiFi connectivity
- All residential stalls equipped to be EV ready



# LEVEL 6 PARK CLUB

# ELMWOOD

## AMENITY LEGEND

1. Zen Garden
2. Ping Pong Tables
3. Putting Green
4. Outdoor Seating
5. Outdoor Fitness & Cool Down Zones
6. Fitness Centre
7. Sauna
8. Yoga & Barre Studio



## MFRCON



# LEVEL 38 URBAN CANOPY

ELMWOOD

AMENITY LEGEND

- 1. Screening Room
- 2. Foyer
- 3. Sky Bar
- 4. Co-Work Lounge
- 5. Private Meeting Room
- 6. Chef's Kitchen
- 7. Canopy Lounge
- 8. Terrace



MFRCON





# BUILDING *for* LIFE

Starting out as a construction company has made us a better developer. For more than 36 years, we've developed a wide variety of homes across Metro Vancouver and know what it takes to build beautiful homes for everyday life. Buildings shape neighbourhoods and change lives in infinite ways. That's why we pay attention to every detail, no matter how small. We walk through every floor plan of every building to ensure our homes don't just look good on paper, they're spaces that enhance lives. After construction is complete, each building must stand the test of time.

Top: 567 Clarke + Como, Coquitlam

Middle: Mirabel, Vancouver

Bottom: Semiah, White Rock

SUTTON GROUP<sup>®</sup>  
Management

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