

# Innovative Living Spaces



## WORLD-CLASS LOCATION

Belle Isle's location is simply world-class. Ideally situated at the intersection between city and nature, the North Shore and downtown, Belle Isle offers the best of everything, all close at hand. Downtown Vancouver is just 5km away via the Lions Gate bridge while the famous Stanley Park seawall is only 3km away. Even closer, fabulous Ambleside Beach, the world-class Park Royal Shopping Centre and the lush trails along the Capilano River are all located within short walking distance from your new home.

Within the new Lions Gate Village there will be so much to see and do that you might be tempted to spend more time near home than you could have ever dreamed of. Radiating in every direction from Belle Isle you'll enjoy walkways leading to other nearby amenities like the new Lions Gate Community Centre and retail shops located in the surrounding developments.

For commuters there is frequent bus service to downtown Vancouver located just south at Capilano & Marine. When you want to escape the hustle and bustle of city life, Highway 1 is just a few minutes drive up Capilano Road. You'll be cruising on the scenic Sea-to-Sky Highway to Whistler in no time.

Living at Belle Isle will be like nothing ever seen before on the North Shore.



## BELLE ISLE PARK

The future Belle Isle Park, located right outside your new home, is planned to have a children's playground and splash area, sports court, dog playpark, outdoor seating and plenty of open lawn to relax on. From the park, walkways will connect you south to Marine Drive and north to the Capilano River. Flanking the park will be a large new community centre. A future daycare facility is also planned to be close by.

Even though the townhomes at Belle Isle feature large outdoor spaces you'll often want to head over to Belle Isle Park to kick a soccer ball or run with your dog. That's the beauty of living right in the heart of the new Lions Gate Village – there are so many things to see and do without even starting your car.



## YEAR-ROUND COMFORT

Belle Isle offers a state of the art heating & cooling system to provide year-round temperature control. Within every home is a water-source heat pump which is connected to the central boiler located on the parkade level. Your home's heat pump provides heating in the spring, fall and winter, and cooling in summer. The system is controlled by a central Nest smart thermostat – a truly set and forget solution. Set your favourite temperature and get on with enjoying your life. Your home at Belle Isle might be so comfortable you'll be reluctant to leave.



## SKY LOUNGES – YOUR DAILY ESCAPE

All Capilano, Ambleside and Lions series homes feature a large Sky Lounge ranging in size from approximately 330 to 500 sq. ft. Each Sky Lounge is equipped with outdoor lighting, privacy dividers and a barbecue gas outlet. You'll want to spend much of your free time up there socializing, cooking and enjoying the views of the North Shore Mountains. Think of it as your backyard in the sky.



## DRIVE GREENER – GO ELECTRIC

Knowing that electric vehicles are the way of the future, Belle Isle has you covered should you choose to drive greener now, or in the future. Belle Isle offers Level 2 electric vehicle charging in several different configurations depending on home type. Even the visitor area will have electric vehicle charging so your guests will be able to charge while they come over for a visit. (Limited availability. Ask a sales representative for full details).



## SPECTACULAR IN EVERY WAY

- A unique collection of 88 modern parkside townhomes in the heart of the brand-new master-planned Lions Gate Village
- Three different home styles to choose from ranging in size from approx. 530 sq. ft. to 2,700 sq. ft.:
  - EDMONTON & KLAHANIE SERIES HOMES  
One level + garden patio
  - LIONS SERIES HOMES  
Two level + Sky Lounge
  - AMBLESIDE & CAPILANO SERIES HOMES  
Three level + direct entry + Sky Lounge
- Beautiful, open floorplans inspired by the natural surroundings of the Capilano River and North Shore mountains
- Perfect family-friendly setting in the heart of the emerging village with planned parks, trails, community centre, cafe, grocery store, daycare and other amenities all within easy walking distance
- Striking West Coast contemporary architectural design by Integra featuring clean, modern lines accentuated by large windows, ledgestone and metal cladding
- Private entrance for every home makes for a welcoming arrival

- Central forced air heating & cooling system via heat pump built into every home
- Choose between two interior colour palettes by Cristina Oberti Design – Alpine and Brook

## INDOOR-OUTDOOR LIVING NORTH SHORE STYLE

- The townhomes at Belle Isle have been designed around a seamless blend of indoor-outdoor living. Every home has its own private outdoor space in a variety of different configurations:
  - Edgemont & Klahanie series homes have a garden patio with privacy landscaping
  - Lions series homes have a large Sky Lounge
  - Ambleside & Capilano series homes offer multiple outdoor spaces to enjoy - Ground level patio(s), private deck and a large Sky Lounge
- Just outside your front door, the new Belle Isle Park will be your ultimate backyard. Well over an acre in size, it is planned to have a children's play area, sports court and dog playpark
- Exclusive central courtyard with seating plaza and play area offers fresh air mere steps from your front door

## DESIGNED TO IMPRESS

- Overheight ceilings in most rooms for a luxurious feel (extent varies by floorplan)
- Large windows let in an abundance of natural light
- Sleek laminate flooring throughout main level
- Durable carpet in bedrooms, stairs and corridors (varies by floorplan)
- Whirlpool front loading washer & dryer
- Solid shelf and chrome hanging bar in closets
- Pull down roller window coverings
- Modern profile flat panel swing doors
- Energy-efficient LED lighting

## KITCHENS WITH BUILT-IN SIZZLE

- Open concept, entertainment-style kitchens, most with large islands
- Italian-made sleek flat panel laminate cabinets including:
  - Overheight upper cabinets
  - Soft close mechanisms
  - Built-in recycling centre
  - Banks of drawers (most homes)

- Metal interior hardware
- Under cabinet lighting
- Premium Bosch stainless steel appliances including:
  - 30" or 36" Integrated panel refrigerator with pull out bottom freezer (size varies by floor plan)
  - Gas cooktop
  - 30" built-in wall oven (most homes)
  - Multi-function dishwasher
- Built-in Panasonic microwave
- Chimney-style hoodfan
- Elegant polished quartz composite countertops with matching backsplash
- Undermount stainless steel sink with chrome Grohe faucet
- Recessed pot lighting



# Features



## LUXURIOUS MASTER ENSUITES

- Floating Italian-made laminate vanity with polished quartz composite countertop
- Undermount sink(s) with chrome Grohe faucet
- Frameless glass shower door with Grohe rainshower head and hand wand
- Oversized porcelain tile floor
- All walls tiled floor-to-ceiling
- Medicine cabinet(s)
- Recessed pot lighting
- Water-efficient dual flush toilet

## BEAUTIFUL BATHROOMS

- Floating Italian-made laminate vanity with polished quartz composite countertop
- Undermount sink with chrome Grohe faucet
- Oversized porcelain tile flooring and feature tiled wall
- Deep soaker tub
- Water-efficient dual flush toilet

## GOING GREEN

- Level 2 electric vehicle charging available
- New walkable, master-planned community with numerous amenities close by
- Bus stop at Capilano and Marine for easy and quick transit access to downtown Vancouver and beyond
- Designed to meet Built Green Gold for:
  - Enhanced energy efficiency
  - Better indoor air quality
  - Reduced water consumption

## READY FOR THE FUTURE

- Nest smart thermostat
- USB charging port in kitchen
- High speed internet ready
- Home control touchscreen (pre-wire only)
- Smart doorbell (pre-wire only)
- Built-in speakers (pre-wire in select locations only)

## SAFETY AND SECURITY

- Deadbolt lock on main entry door
- Walkway and common area lighting
- Hard-wired smoke/carbon monoxide detectors
- Fire sprinkler system
- Comprehensive third-party 2/5/10 New Home Warranty insurance by Travelers Canada:
  - 2 years materials and labour
  - 5 years building envelope
  - 10 years structure

## UNDERGROUND ESSENTIALS

- Secure gated underground visitor and resident parkade with keyfob access
- One parking stall included with Lions, Edgemont and Klahanie series homes
- Two parking stalls included with Ambleside and Capilano series homes
- Large basements and direct entry into home (Ambleside and Capilano series homes)

- Private storage/bike lockers (Lions, Edgemont and Klahanie series homes only)
- Elevator from parkade to central courtyard
- Carwash/dogwash stall
- Personal Level 2 electric vehicle charging stalls (Limited availability. Location and type varies - ask sales representative for full details)

## OPTIONAL UPGRADES

- Additional parking stall (some with Level 2 electric vehicle charging ability)
- Laminate flooring (additional extent)
- Engineered hardwood flooring
- Under counter wine cooler in kitchen (Ambleside and Capilano only)
- Kitchen island with quartz composite waterfall edge
- Speed oven (replaces microwave, Capilano only)
- Control4 smart home package (see separate Control4 options sheet)