

EBB & FLOW

LIONS GATE VILLAGE

LIFE BETWEEN THE RIVER & THE VILLAGE

Coming to North Vancouver's
Lions Gate Village
1 & 3 bedroom Garden Homes
2 & 3 bedroom City Homes
3 & 4 bedroom Townhomes

ADVANCED PREVIEW PACKAGE



NEIGHBOURHOOD MAP

THE BEST OF THE NORTH SHORE IN ALL DIRECTIONS

Lions Gate Village

- 60,000 square feet of new greenspace including trail connections
- New retail and restaurant offerings
- Boutique grocer
- Central plaza
- Recreational facility
- Daycare centre

Park Royal

- Whole Foods
- City Market
- HomeSense
- Cineplex VIP
- Village Taphouse
- Cactus Club
- Trattoria
- The Keg
- Urban Barn
- YYOGA

Edgemont Village

- Thrifty Foods
- Pharmasave
- Delany's Coffee House
- BjornBar Bakery
- Royal Bank
- Public library
- Delbrook Rec Centre

Nearby Schools

- Braemar Elementary
- Carson Graham Secondary (IB)
- Capilano Elementary (IB)
- Vancouver Waldorf School (private)
- Westview Elementary

Marine Drive

- Hearthstone Brewery
- Steve Nash Fitness World
- Lussobaby
- Save-On-Foods
- Capilano Mall
- North Shore Liquor Store

TRAVEL TIMES BY CAR (MINUTES)

Downtown	10	Marine Drive	12
Grouse Mountain	10	Lower Lonsdale	11
Cypress Mountain	15	Lions Gate Hospital	8
Ambleside	5	Whistler	90



LIONS GATE VILLAGE

YOUR HOME BASE BETWEEN THE RIVER AND THE VILLAGE



A VIBRANT NORTH VANCOUVER VILLAGE IS EMERGING

Picture yourself in Lions Gate Village—a brand new community that puts the richness of nature and an abundance of amenities at your doorstep. You're at the edge of the beautiful Capilano River and only a 10-minute drive to downtown Vancouver. Gather with friends in the central plaza or at one of the community cafes. Explore new shops as well as over 60,000 square feet of greenspace, including riverside trails that connect you with both Cleveland Dam and Park Royal Shopping Centre. A new recreational facility and daycare will complete Lions Gate Village, making it the North Shore's most anticipated new community.





OWN MORE & LIVE MORE

Own More: Ebb & Flow offers more. With a diverse range of home sizes and floorplans, there's a residence to suit every family. Garden Homes, City Homes and Townhomes open to patios and sunny roof decks.

Live More: Experience ground-oriented living within the upcoming Lions Gate Village. This North Shore sweet spot has it all. It's within walking distance of new shops, restaurants, a recreational facility and a daycare. Park Royal Mall is right next door, and a short stroll away there's Ambleside Beach. A home base to retreat to in a quiet park setting, steps from the Capilano River.

5 REASONS YOU'LL LOVE YOUR HOME AT EBB & FLOW

Homeownership Without Compromise **1**

Ebb & Flow makes it easy to take the next step and own a home in your desired neighbourhood. Lions Gate Village's best value offering means you can own a home without sacrificing your lifestyle. Own more and live more.

A Home for Everyone **2**

With a range of home sizes and floorplans, there's a residence to suit everyone. Choose from Garden Homes, City Homes and Townhomes offering patios or roof decks to enjoy the sound of the Capilano River.

Walkable Convenience **3**

A vibrant new village is emerging. At Lions Gate Village, you're steps away from amenities centred around a community plaza. This includes boutique grocery and retail, a new recreational facility and a daycare.

Enjoy ample green space: it's a short trail-walk to Park Royal and Ambleside Beach.

Downtown Vancouver, ski mountains and nature are just a short drive away.

Quiet Corner **4**

Set back from Fullerton Avenue and Sandown Place, and steps from the Capilano River, Ebb & Flow is your peaceful retreat at the end of a full day. Life Between the River & the Village.

Double the Trust **5**

Woodbridge Homes and Citimark have partnered up to ensure their expertise brings you exceptional quality, built with the attention to detail that matters to you and your family.

FEATURES AND FINISHES

SPECIFICATIONS

Life Between the Village and the River

- Developed by Woodbridge Homes and Citimark, established companies with decades of dedicated experience in Metro Vancouver
- Modern North Shore living designed by Ciccozzi Architecture; homes express individual character
- Outdoor living spaces celebrate the river, forest and mountains
- Choice of two design palettes, with homes curated by award-winning BYU Design Ltd.
- Diverse range of home types and sizes, including one- to four-bedroom Garden Homes, City Homes and Townhomes, ranging from 532–1,565 sq. ft.

Modern Living

- Durable laminate flooring throughout living and dining areas
- Plush carpeting underfoot adds warmth and comfort in the bedrooms
- Rollerblinds on all windows for privacy
- Convenient in-home laundry facilities featuring a 30" Whirlpool front-loading washer and dryer (24" Blomberg in 1-bedroom homes)
- Radiant in floor heating system
- Airy ceilings throughout living spaces
- Wall sconces throughout stairwells

Inside Your Kitchen

- An exceptional Bosch appliance package, including:
 - 5-burner gas cooktop (4-burner gas cooktop in 1-bedroom homes)
 - 30" convection wall oven (24" in 1-bedroom homes)
 - 30" integrated refrigerator (24" in 1-bedroom homes)
 - 24" stainless steel dishwasher
- 30" slide-out hood fan with 300 CFM (24" in 1-bedroom homes)
- Panasonic microwave with trim kit
- Stylish modern wood-tone cabinetry and accent cabinet, with convenient soft-close mechanisms and under-cabinet precision lighting
- Polished quartz countertops and backsplash for easy cleaning
- Deep, 2-bowl stainless steel sink (single bowl in 1-bedroom homes) with pull-out, dual spray faucet for easy cleaning
- Magic corner drawers in lower cabinets for additional storage (optional upgrade)
- Pantries for additional storage (in some homes)
- Undercabinet lighting, pot lights and pendants over the island illuminate the kitchen for easy food preparation

Stunning Bathrooms

- Polished quartz countertops on floating vanities, equipped with deep drawers for ample storage
- Sleek mirrored medicine cabinets above the vanity in ensuite bathroom
- Porcelain tiled floor and herringbone accent wall in ensuite, with wall sconce features
- Frameless glass showers in ensuite (in homes with 2 or more bathrooms)
- Indulgent bathtub with backrest and glass partition (shower rod in some homes)
- Water-saving dual-flush toilet with soft-close seat
- Two-handle chrome bathroom faucet in ensuite
- Single-handle chrome bathroom faucet in secondary bath
- Spa-like rain showerhead in ensuite, or convenient hand shower in 1-bedroom homes
- Powder rooms have a modern pendant over the vanity (in some homes), and a wall-hung faucet

Intelligent Touches

- 2-5-10 home insurance
- Secure FOB entry system (parkade)
- Smart home-ready for NEST installation

DRAFT

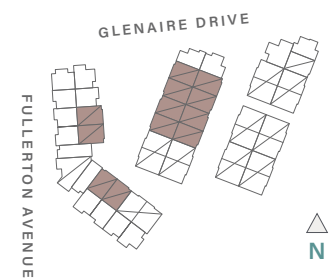
GARDEN HOME

1 BEDROOM, 1 BATH & GARDEN | INTERIOR: 506 SQ FT



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LEVEL 1



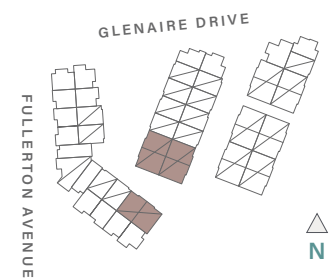
GARDEN HOME

3 BEDROOM, 2 BATH & GARDEN | INTERIOR: 1,069 SQ FT



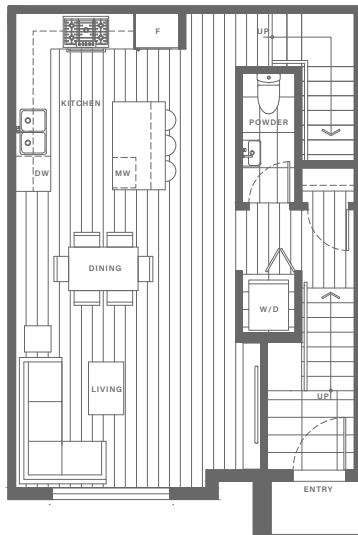
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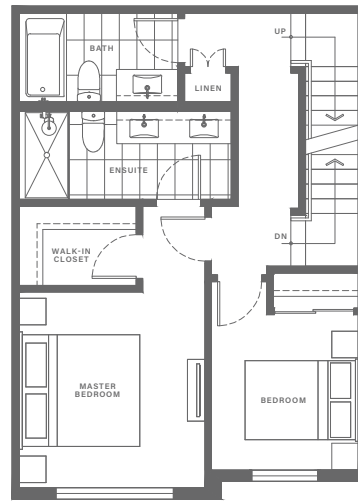


CITY HOME

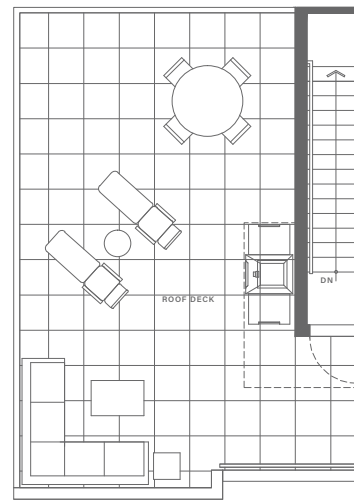
2 BEDROOM, 2.5 BATH & ROOFTOP DECK | INTERIOR: 1,088-1,090 SQ FT | ROOFTOP: 475 SQ FT



MAIN



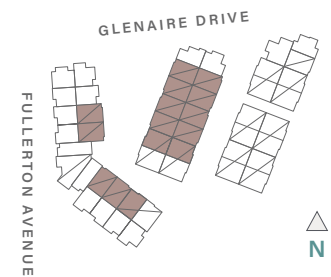
UPPER



ROOF DECK

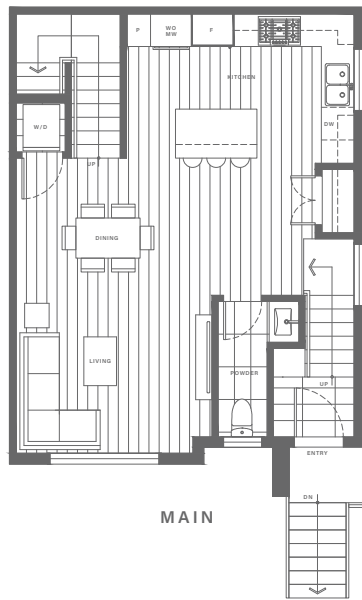
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LEVEL 2

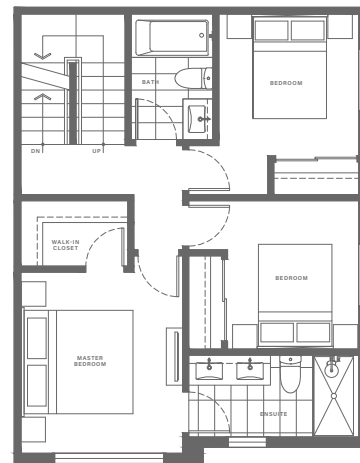


CITY HOME

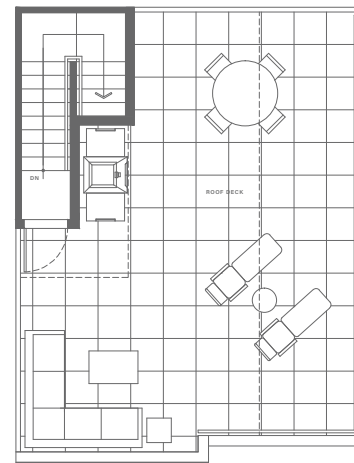
3 BEDROOM, 2.5 BATH + ROOFTOP DECK | INTERIOR: 1,160 SQ FT | ROOFTOP: 333-514 SQ FT



MAIN



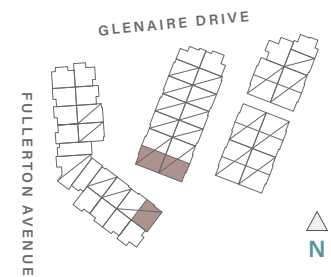
UPPER



ROOF DECK

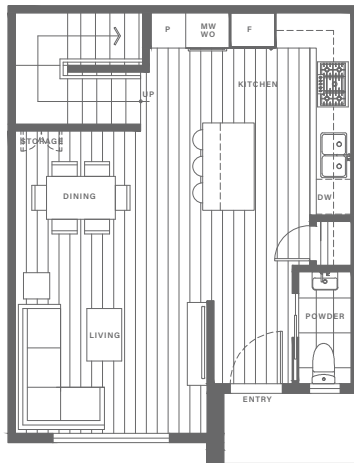
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LEVEL 2

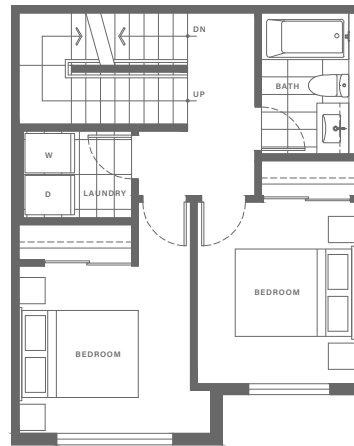


TOWNHOME

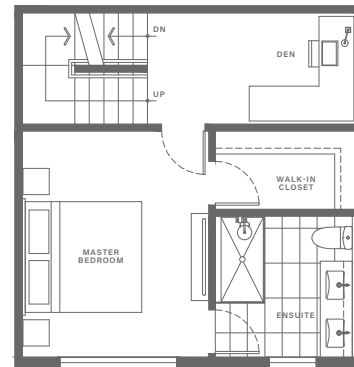
3 BEDROOM, 2.5 BATH & ROOFTOP DECK | INTERIOR: 1,350 SQ FT | ROOFTOP: 336 SQ FT



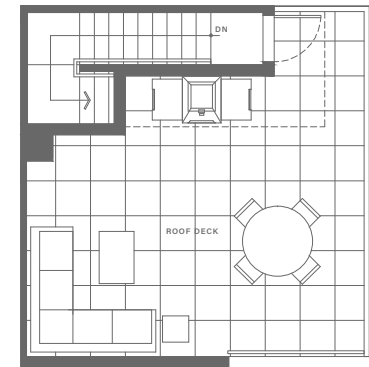
MAIN



SECOND



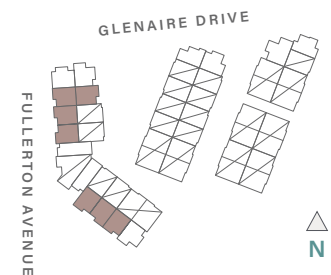
UPPER



ROOF DECK

DRAFT

LEVEL 1 & 2



TEAM STORY

DOUBLE THE TRUST: BROUGHT TO YOU BY
WOODBIDGE HOMES & CITIMARK



FEEL RIGHT AT HOME

For 25 years, creating spaces that lead to superior living has been our way of life. We're dedicated to the details that matter to you, to plans with a purpose, and to consistency of vision from concept to execution. You could say that building quality homes that fit your needs isn't just what we do, it's who we are...and who we intend to be for another 25 years.



COMMITTED TO YOU

Citimark is a well-established real estate development company of highly qualified professionals who bring decades of experience and thoughtfulness to every project. We go above and beyond in all we do – from well-designed floor plans to the careful selection of finishes. We help create homes of distinction and multi-family communities of exceptional value.



Sylvia by Woodbridge



Oliver by Woodbridge



Belle Isle by Citimark