

## Thoughtfully Designed

- A 21.44-acre masterplanned community featuring a mix of low- and mid-rise condos, townhomes and rental units.
- Estimated 10-year phased build-out with approximately 1,250 homes planned for about 2,500 residents.
- 8 acres dedicated to park, trails, wetlands, greenways, and gathering spaces.
- Trees are preserved wherever possible, and harvested trees are repurposed for use throughout the property as well as by the Musqueam community.
- Designed to meet LEED Gold Standards and lower utility costs.
- 5 storeys of 62 modern units, including:
  - 1-bedroom lofts
  - 1- and 2-bedroom homes
- Accessible units available
- Pets not permitted
- Envisioned by Musqueam Capital Corporation and professionally managed by Dorset Realty.

## Functional Interiors

- Efficient layouts to maximize your comfort
- Contemporary finishes with natural colour schemes
- Over-height ceilings optimizing light and openness
- Expansive windows providing lots of natural light
- Energy-efficient Samsung and Whirlpool appliances
- Air-conditioning and heating for year-round comfort
- In-suite laundry with front-loading stacked washer and dryer (for lofts and select homes).
- Durable vinyl plank flooring throughout the main living area, bedrooms and closets.
- Private terrace or balcony for every home with sweeping views of the surrounding park, North Shore mountains, Jericho neighbourhood and beyond.

## Modern Kitchens

- Polished stone countertops
- Full appliance package: refrigerator, dishwasher, electric range, and built-in microwave.
- Stainless steel sink with pull-down faucet
- Modern kitchen cabinetry with soft-close mechanism
- Chrome kitchen fixtures and accessories

## Relaxing Bathrooms

- Large-format matte tile flooring makes for easy cleaning
- Relaxing soaker bathtub with integral shower in main bathrooms
- Frameless glass showers in master ensuites
- Mirrored medicine cabinet with integrated lighting
- Modern flat panel cabinets with soft close hardware
- Undermount sink with single-lever faucet
- Dual-flush toilet for efficient water use

## Inspired Amenities

- 30,000 sf of street-level retail and office space, including a brand new Urban Fair grocery store and Trees Organics coffee shop.
- 15,000 sf community centre with gym, sport court and fitness centre, including 5,000 sf daycare centre for 40 children and communal meeting rooms. Expected launch 2023.
- A 3-acre nature park featuring a magnificent stand of Douglas fir and cedar, adventure playground, and trails.
- Centralized plaza with striking water feature and landscaping.
- Bike washing and service station with tools to tune up your bike.
- Dedicated dog wash station with table and hot/cold hose line.
- Shared laundry rooms.

## Westside Living

- Conveniently located near UBC - minutes from an abundance of shops, restaurants and services.
- Commute to anywhere in the city and beyond with easy access to Translink public transit.
- Steps from the iconic Pacific Spirit Park, an 874-acre public forest with a network of trails, beaches and outdoor recreation.
- Surrounded by bicycle and pedestrian green streets.
- Well-served by essential family amenities including highly-rated VSB and private schools.

## Technology & Security

- All units pre-wired with Telus fibre optics and Shaw coaxial cable; with Wi-Fi in all common areas.
- Reserved underground parking available (monthly fees apply, subject to availability).
- EV charging stations available.
- On-site Modo Car Share program (2 EV vehicles available). As a welcoming gift, Lelem offers a limited number of Modo CarShare memberships to its tenants. Valued at \$500 and comes with \$100 in driving credits.
- Motion-activated light sensors in underground parkade.
- Overhead gates for separated commercial and visitor parking.
- Secure storage and bike locker units (monthly fees apply, subject to availability).
- Secure building entry system with enterphone and digital security cameras.
- Personally encoded fob access control system provides secure entry to your home.
- Security system installed in all ground floor units.
- Convenient recycling and garbage disposal room.
- Fire sprinklers in all homes and common areas.
- Well-lit pedestrian walkways in outdoor common areas.
- Full time building manager on site.
- Utilities not included (cold and hot water metered per unit).