

INGRAINED IN
HISTORY



EST. 2019

FOUNDERS BLOCK

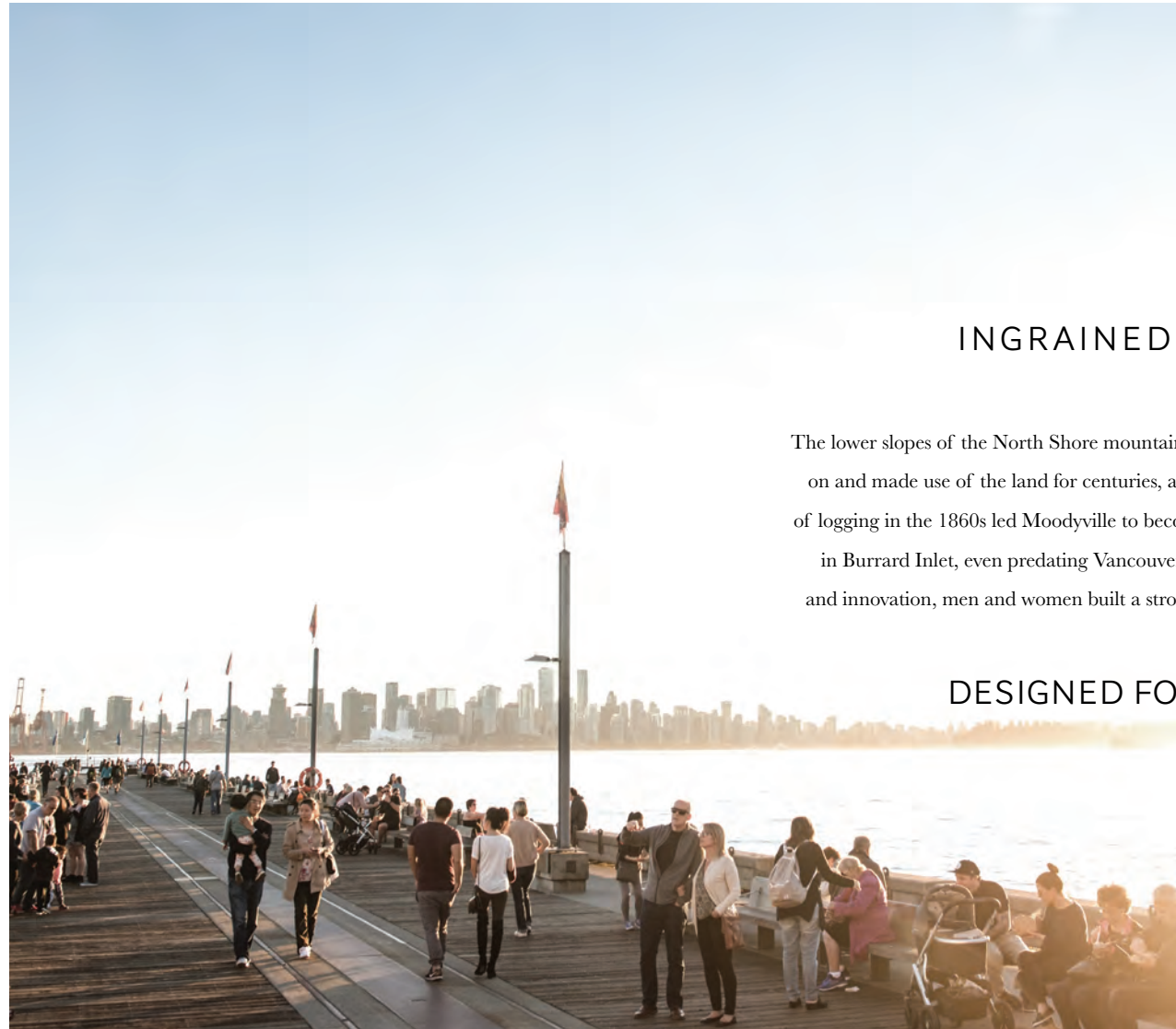
SOUTH

ADVANCED PREVIEW PACKAGE



DESIGNED
FOR TOMORROW

▼ LONSDALE QUAY PIER, 5-MIN BIKE RIDE



INGRAINED IN HISTORY

The lower slopes of the North Shore mountains hold a meaningful history. First Nations lived on and made use of the land for centuries, as they continue to do today. The introduction of logging in the 1860s led Moodyville to become the oldest and largest European settlement in Burrard Inlet, even predating Vancouver. With values of togetherness, perseverance and innovation, men and women built a strong foundation for the Moodyville community.

DESIGNED FOR TOMORROW

A NEIGHBOURHOOD FOR

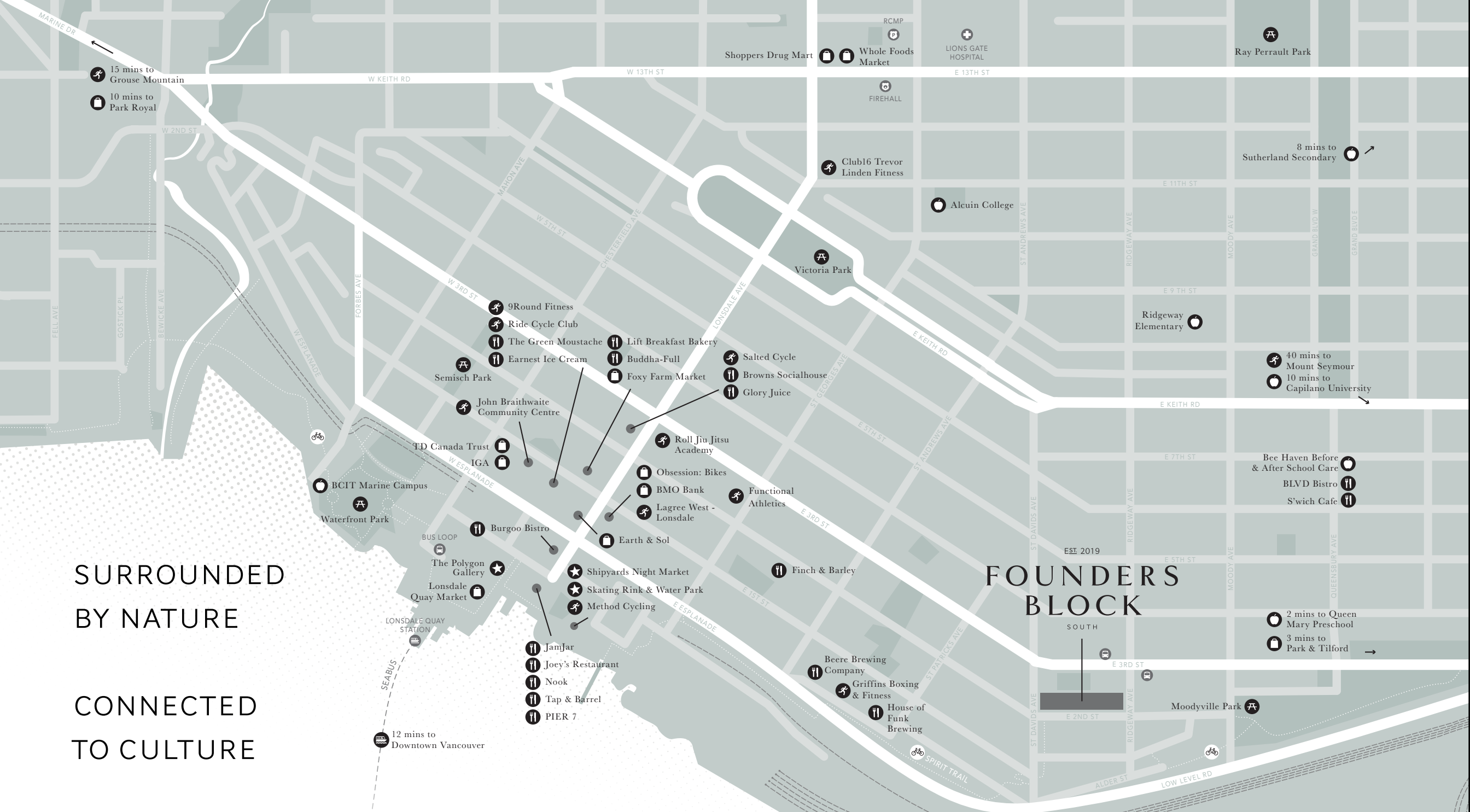
Moodyville continues to evolve, with more convenience, connection and culture being introduced to the established community every day. Follow the Spirit Trail to Lower Lonsdale, where unique shops, cafés and restaurants line the streets. With views of Vancouver's stunning downtown skyline to the south and snow-capped mountains to the north, it's easy to understand why people love the North Shore.

NATURE LOVERS & CITY DWELLERS



▼ LONSDALE AVENUE, 4 BLOCKS WEST





SURROUNDED
BY NATURE

CONNECTED
TO CULTURE

- ▲ EATERIES
- PARKS
- RECREATIONAL AMENITIES
- ENTERTAINMENT
- SHOPPING & SERVICES
- EDUCATION

▼ THE NEXT GENERATION OF SPACIOUS 3 TO 4 BEDROOM + DEN TOWNHOMES,
SOME WITH LOCK-OFF SUITES, BUILT TO INDUSTRY-LEADING ENERGY EFFICIENCY STANDARDS



STRIKING ARCHITECTURE

Founders Block South finds its niche in Moodyville's quieter side. These three to four bedroom + den townhomes, some featuring lock-off suites, create a community with Founders Block North, connected by a beautifully landscaped lane and defined by lushly planted courtyards. These move-in ready homes are North Shore-inspired, with clean lines, rich exteriors and wood accents. It's a lifestyle that gives you the versatility to live peacefully, yet close to it all.

WEST COAST STYLE

EXPANSIVE FAMILY HOMES

From the outside in, homes at Founders Block South are designed to work with and for you. Spacious and open concept, these homes range from 1,974 to 2,214 sq. ft. and are designed for families to grown into, not out of. Scandinavian-inspired interiors, two expertly curated colour schemes, integrated appliances and engineered hardwood flooring set Founders Block South apart.

As one of the first wood-framed townhome communities to achieve the highest tier of the province's energy code, homeowners will enjoy healthier, quieter living spaces and reduced energy costs.

DESIGNED FOR SMARTER LIVING

▼ C PLAN, 1,975 SQ. FT.







“Good design is about intentionality. We paired clean lines and monochromatic finishes with natural elements found on the North Shore, lending an authentic integrity to the space.”

Janine Wilson

FOUNDER OF THE MILL INTERIOR DESIGN,
NORTH SHORE LOCAL

▼ LOCK-OFF SUITES IN SELECT HOMES INCLUDE A SEPARATE PRIVATE ENTRANCE, FULL BATHROOM, DEDICATED LAUNDRY AND KITCHEN



FEATURES

ELEMENTS OF HOME

- Anthem is proud to present Founders Block South, 56 residences elevated by design and ranging from 3 to 4-bedroom and den townhomes, some featuring lock-off suites
- Lock-off suites include a separate private entrance, full bathroom, laundry closet and kitchen (select homes)
- A secure underground parkade conveniently offers direct access to select homes, visitor parking stalls and bike storage
- Electric vehicle parking stall capability (select homes)
- Generous outdoor spaces include a lushly planted courtyard as well as a landscaped lane connecting Founders Block South and North
- Steps from exceptional outdoor recreational amenities such as the Spirit Trail and Moodyville Park
- Nestled in a quiet neighbourhood, but minutes from top schools, major highways for connectivity and the city's best amenities along Lower Lonsdale

INTELLIGENT DESIGN

- Two expertly curated colour schemes, Oak and Walnut, by North Vancouver-based interior designers, The Mill
- Airy 9-foot ceilings on the main level
- Roller-blind window coverings for light control and privacy
- Engineered hardwood flooring flows throughout
- Entertaining-ready balconies or patios include gas hookups for barbecues

- Laundry equipped with a side-by-side washer and dryer and integrated laminate countertop
- Full-size (24" in lock-off suites) Whirlpool front-loading washer and dryer on main bedroom level for easy access
- A spacious master retreat occupies the entire top level of most homes, and includes:
 - o Generously sized walk-in closet with built-in shelving
 - o Spa-like master ensuite
 - o Over-height vaulted ceilings (select homes)
 - o Private master balcony for outdoor enjoyment and spectacular views of Burrard Inlet and downtown Vancouver (select homes)
- Thoughtfully constructed to LEED Gold sustainability standards and the highest level of the BC Energy Step Code:
 - o Walls constructed using a structurally insulated panel system, which helps to lower heating bills and reduce noise transfer
 - o Triple-glazed windows and patio doors
 - o Radiant in-floor heating system with temperature control on every level for smart energy use and individual comfort
 - o Best-in-class HRVs (heat recovery ventilators) by Zehnder
 - o High-efficiency fixtures for decreased water consumption
 - o ENERGY STAR®-rated appliances

FAMILY-SIZED KITCHENS

- Sophisticated flat-panel, soft-close upper and lower cabinetry with matte-black hardware
- Custom millwork pantry for additional storage
- Streamlined Caesarstone quartz countertops and matching backsplash, designed to be durable and easy to clean
- Single-basin undermount Julien Prochef stainless steel sink
- Matte-black pull-down Baril faucet
- Integrated premium appliance package:
 - o 36" Fisher & Paykel French-door refrigerator with bottom freezer
 - o 30" Bosch gas 5-burner cooktop
 - o 30" Bosch wall oven
 - o 24" Bosch dishwasher
 - o 30" AEG built-in range hood fan
- Panasonic microwave with trim kit
- Lock-off suite stainless steel appliances:
 - o 24" Electrolux bottom-mount refrigerator
 - o 24" Frigidaire slide-in electric range
 - o 24" AEG built-in range hood fan
 - o 24" Frigidaire dishwasher

BATHROOM SANCTUARIES

- Contemporary porcelain floor tiles
- Ceramic tile surrounds tub and shower
- Soaker tubs for complete relaxation
- Stylish Duravit undermount porcelain sink
- Matte-black Baril faucets and fixtures provide a sleek aesthetic
- Dual-flush Duravit toilets help to reduce water consumption
- Convenient powder room or bathroom on the lower level
- Spa-like master ensuite feature:
 - o Frameless glass shower
 - o Rainfall shower head with a hand-held wand
 - o Contemporary ceramic wall tiles with porcelain tile accent wall

PEACE OF MIND

- Comprehensive home warranty program provided by National Home Warranty:
 - o 2-year coverage for electrical and mechanical systems
 - o 5-year coverage for building envelope
 - o 10-year coverage for structural defects
- Well-lit pathways throughout the community for added security
- Hard-wired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem

SITE PLAN

Founders Block South
Phase 1



A PLAN

3 Bedroom + Den + Flex + 2.5 Bath

Indoor: 2,074 - 2,076 sq. ft. | Outdoor: 433 - 442 sq. ft.

Total: 2,507 - 2,518 sq. ft.



LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4



B PLAN

3 Bedroom + Den + Flex + 2.5 Bath

Indoor: 2,166 - 2,168 sq. ft. | Outdoor: 419 - 436 sq. ft.

Total: 2,585 - 2,604 sq. ft.



LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

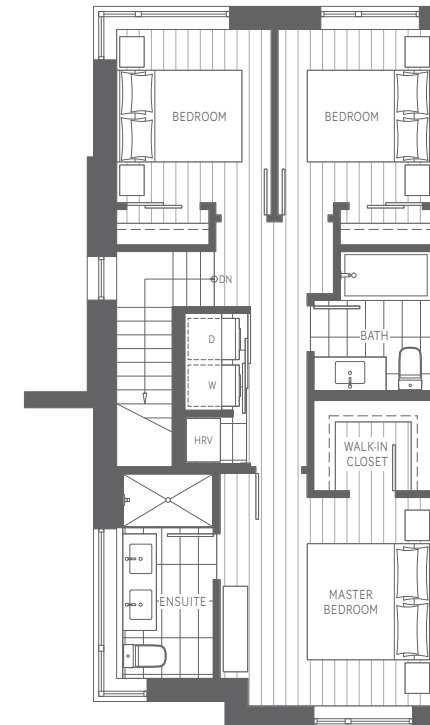
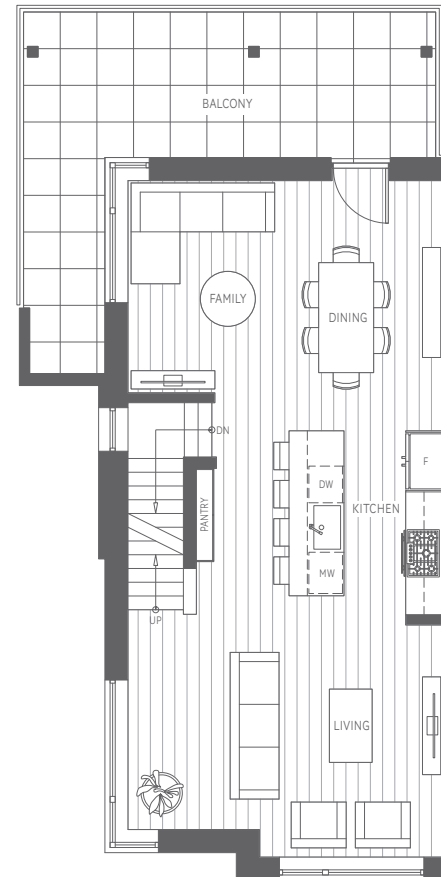
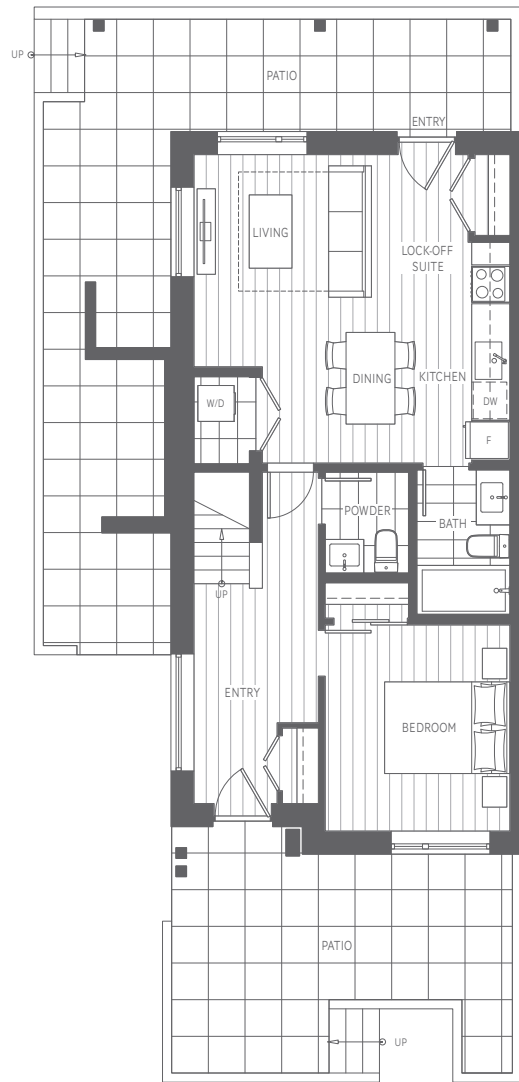


F PLAN

4 Bedroom + 3.5 Bath + Lock-Off Suite

Indoor: 2,186 sq. ft. | Outdoor: 670 - 691 sq. ft.

Total: 2,856 - 2,877 sq. ft.

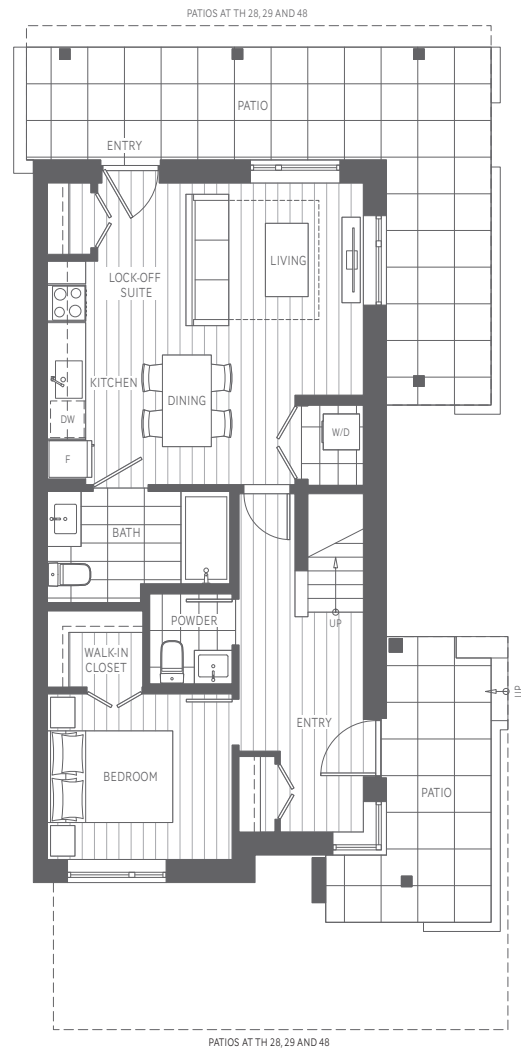


G PLAN

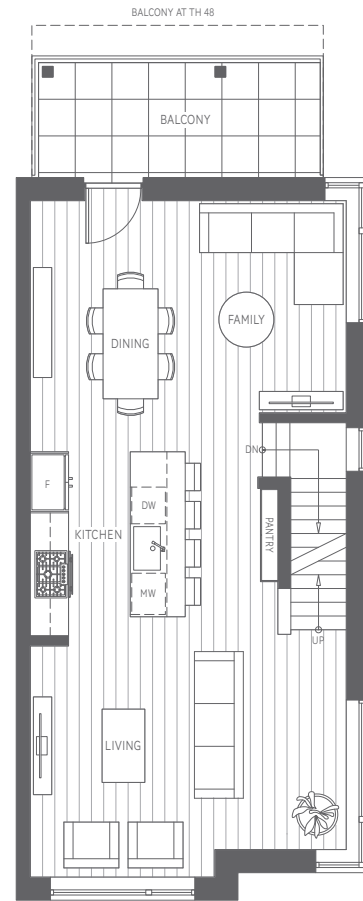
4 Bedroom + 3.5 Bath + Lock-Off Suite

Indoor: 2,208 - 2,212 sq. ft. | Outdoor: 456 - 702 sq. ft.

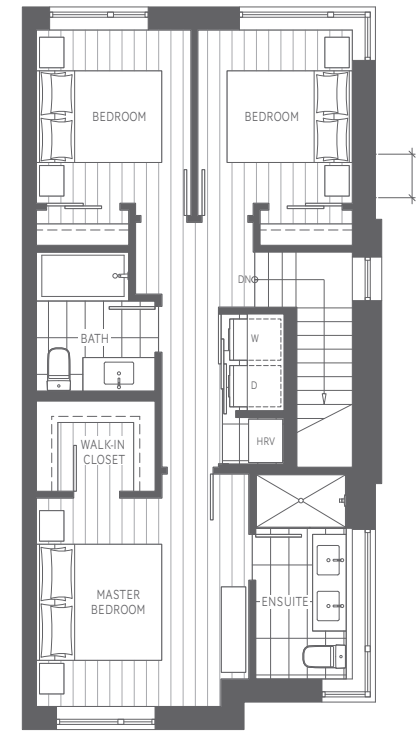
Total: 2,664 - 2,914 sq. ft.



LEVEL 1



LEVEL 2



LEVEL 3



H PLAN

4 Bedroom + Den + 3 Bath

Indoor: 2,060 sq. ft. | Outdoor: 483 - 513 sq. ft.

Total: 2,543 - 2,573 sq. ft.



LEVEL 1

LEVEL 2

LEVEL 3

LEVEL 4

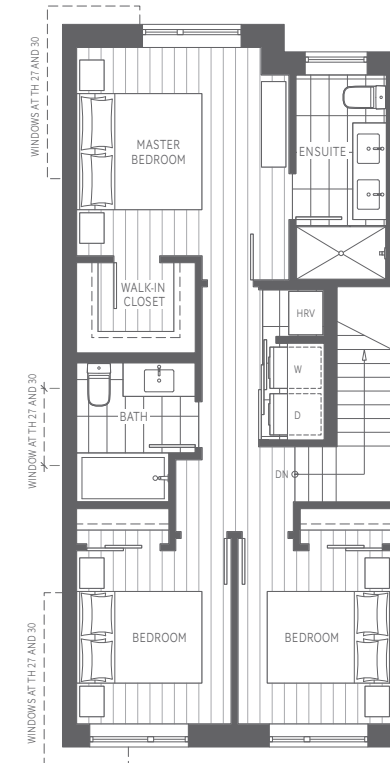
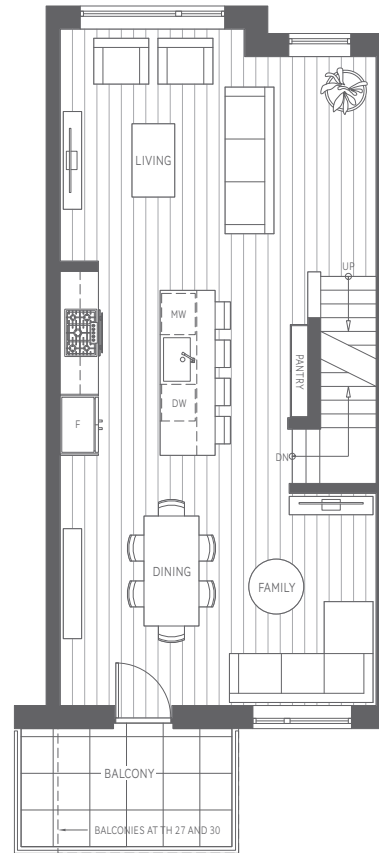
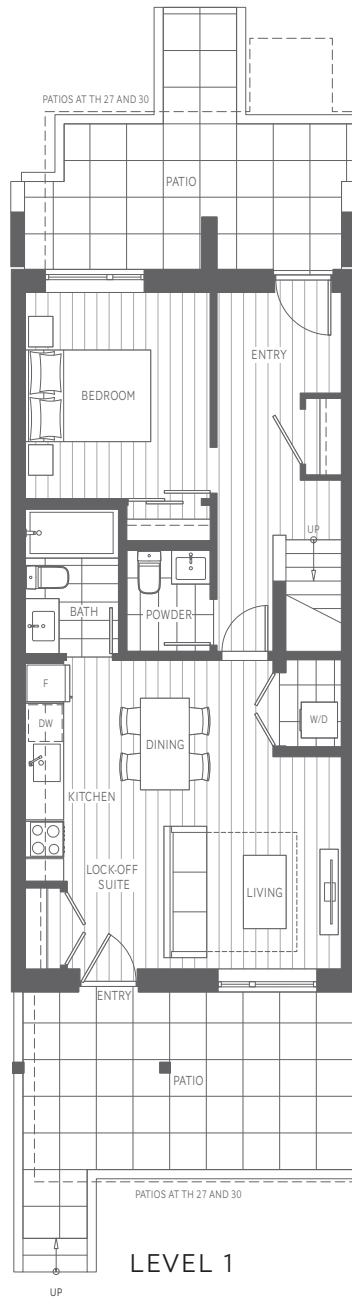


I PLAN

4 Bedroom + 3.5 Bath + Lock-Off Suite

Indoor: 2,102 - 2,134 sq. ft. | Outdoor: 342 - 389 sq. ft.

Total: 2,444 - 2,523 sq. ft.





Founded 28 years ago, Anthem is a team of 400 people driven by creativity, passion and direct communication.

Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 260 residential, commercial and retail projects with an aggregate value of more than \$6 billion across western North America.

Our growing residential portfolio includes 14,600 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own and manage 5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities and currently hold over 5,000 acres of land across Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.



WYNWOOD GREEN, COQUITLAM ▲

▼ MARINE + FELL, NORTH VANCOUVER



▲ WEST THIRD, NORTH VANCOUVER

PRESENTATION CENTRE
528 East 2nd Street, North Vancouver

ANTHEMFOUNDERSBLOCK.COM



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