



# Parkside

ON PREMIER



# Parkside on Premier

Nestled in a quiet neighbourhood, Parkside will offer 17 townhomes, each exquisitely designed for the ideal family home. Offering three bedrooms plus a study and a flex space, these homes are designed with your family in mind.

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The study and additional flex space allow for two home offices, or a quiet homework space and home gym. Bright and modern, these homes include high end kitchen appliances, quartz counterops and engineered oak flooring. Attention to detail is abound with custom millwork throughout, private entries and outdoor space. All homes include a double car garage and additional storage and EV parking. Built to Green Gold standards, Parkside will offer hot water radiant in-floor heating for improved energy efficient climate control. For peace of mind, your comfort and security will be maintained with built in security systems and the new home warranty.

Steps away you can walk the trails into the mountains, or to nearby shops and services. This private oasis in the heart of the city is only a few steps away from Inter River Park, Bridgeman Park and Lynnmour Elementary school. Just a few short blocks away you can enjoy the new Recreation Centre at Seylynn Park which will offer a variety of classes as well as a brand new daycare. Walk to Park and Tilford to watch a movie and enjoy a coffee or shop for groceries at Save on Foods, all the conveniences are at your doorstep. With easy access to Phibbs Exchange, Lonsdale Quay and Highway #1, this location is second to none.



# Features & finishes

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## Welcome home

- Exclusive collection of 17 family oriented 3 bedroom townhomes
- Ideally situated in North Vancouver's picturesque Lynn Creek neighbourhood
- Expansive windows fill homes with light
- Warm and welcoming private front entries
- Entertain on your private deck
- Convenient natural gas and water connections in outdoor spaces
- Secured double car garage parking
- Separate secured storage

## Interior finishing

- Your choice of two designer colour schemes
- Ample square footage suited for families
- Oak engineered flooring throughout living areas
- Elegant pendant lighting in dining room
- Enjoy the convenience of a main floor powder room
- Berkley doors complimented by satin nickel lever hardware
- Master bedroom featuring custom closets and feature wall
- Visually stunning linear electric fireplace with custom millwork
- Soft close cabinets and drawers
- LED recessed down lighting
- Front loading washer and dryer

## Built green features

- Electric outlets in garage for EV parking
- Water efficient fixtures
- Energy rated appliances
- Hot water radiant in-floor heating

## Kitchens that inspire

- Two tone designer cabinets with contemporary pulls
- Cabinets and drawers feature soft-close hardware
- Kitchen counters featuring quartz countertops
- Sleek stainless steel appliances including:
  - Gas cooktop
  - 30" wide built in wall oven
  - 36" integrated fridge
  - Integrated dishwasher
  - Under counter drawer microwave
- Chrome pull-down kitchen faucet makes for easy preparation and clean up
- Custom floating shelves to display your finest dishes

## Bathrooms that pamper

- Convenient main floor powder room with stylish vessel sink
- Spa inspired ensuite featuring seamless glass showers with mosaic tile basins, rain shower head and separate hand soaker
- Main bathroom features a soaker tub
- Floating shelves (in powder room)
- Custom medicine cabinet (master & main bathrooms)

## Peace of mind

- Comprehensive 2/5/10 Pacific Home Warranty
- Materials and Labour (2 years)
- Building envelope (5 years)
- Structural Defects (10 years)
- One year manufacturer appliance warranty
- Security system

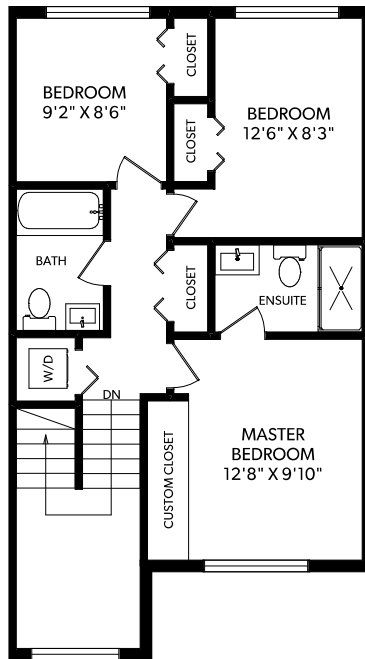


# Parkside on Premier: Plan A

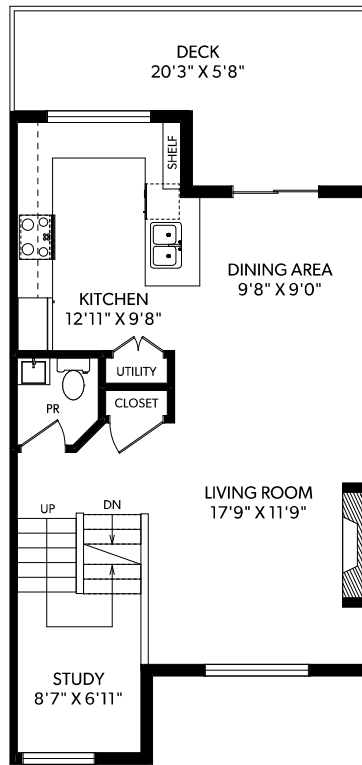
3 Bedrooms + Flex | 2.5 Bathrooms

Interior: 1575 sq.ft.  
Garage: 496 sq.ft.  
Deck: 165 sq.ft.

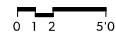
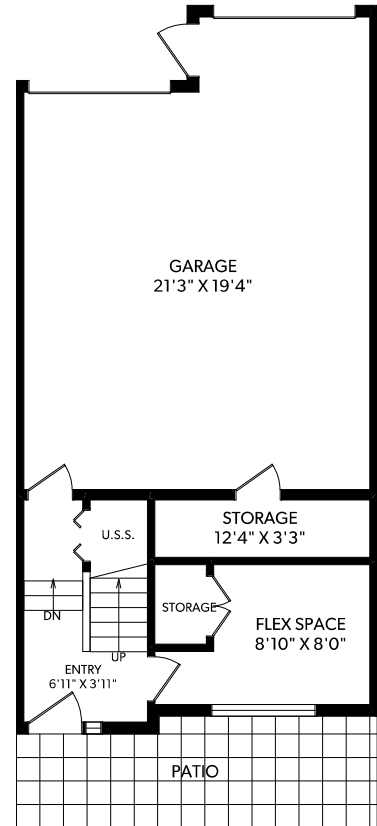
**UPPER FLOOR**



**MAIN FLOOR**



**LOWER FLOOR**



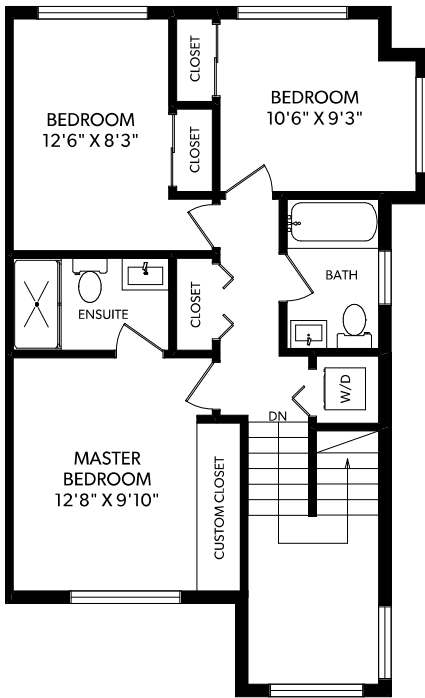
Please refer to the architectural plans and site plan for suite direction, reversed, and flipped floorplans. The builder reserves the right to make modifications and changes should they be necessary. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

## Parkside on Premier: Plan B

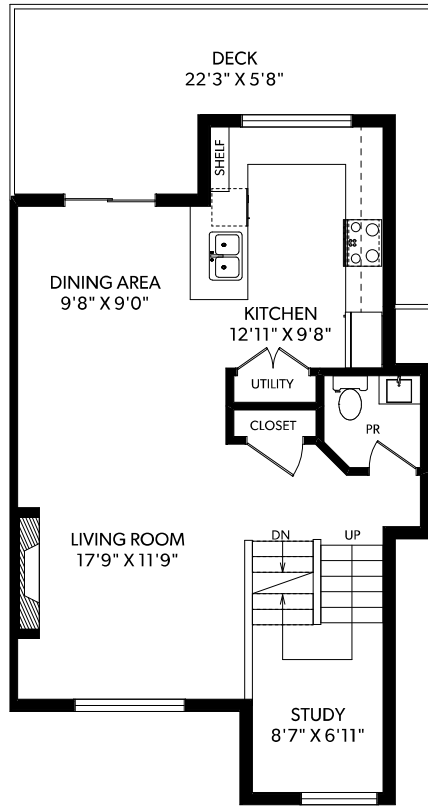
3 Bedrooms + Flex | 2.5 Bathrooms

Interior: 1622 sq.ft.  
Garage: 517 sq.ft.  
Deck: 202 sq.ft.

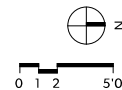
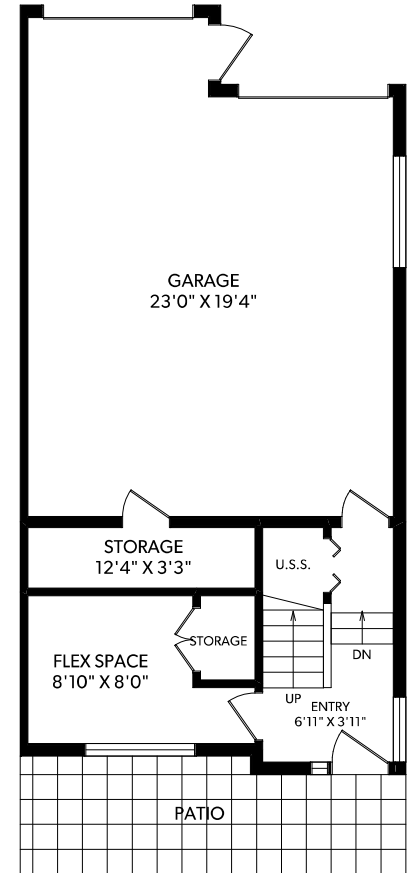
**UPPER FLOOR**



**MAIN FLOOR**



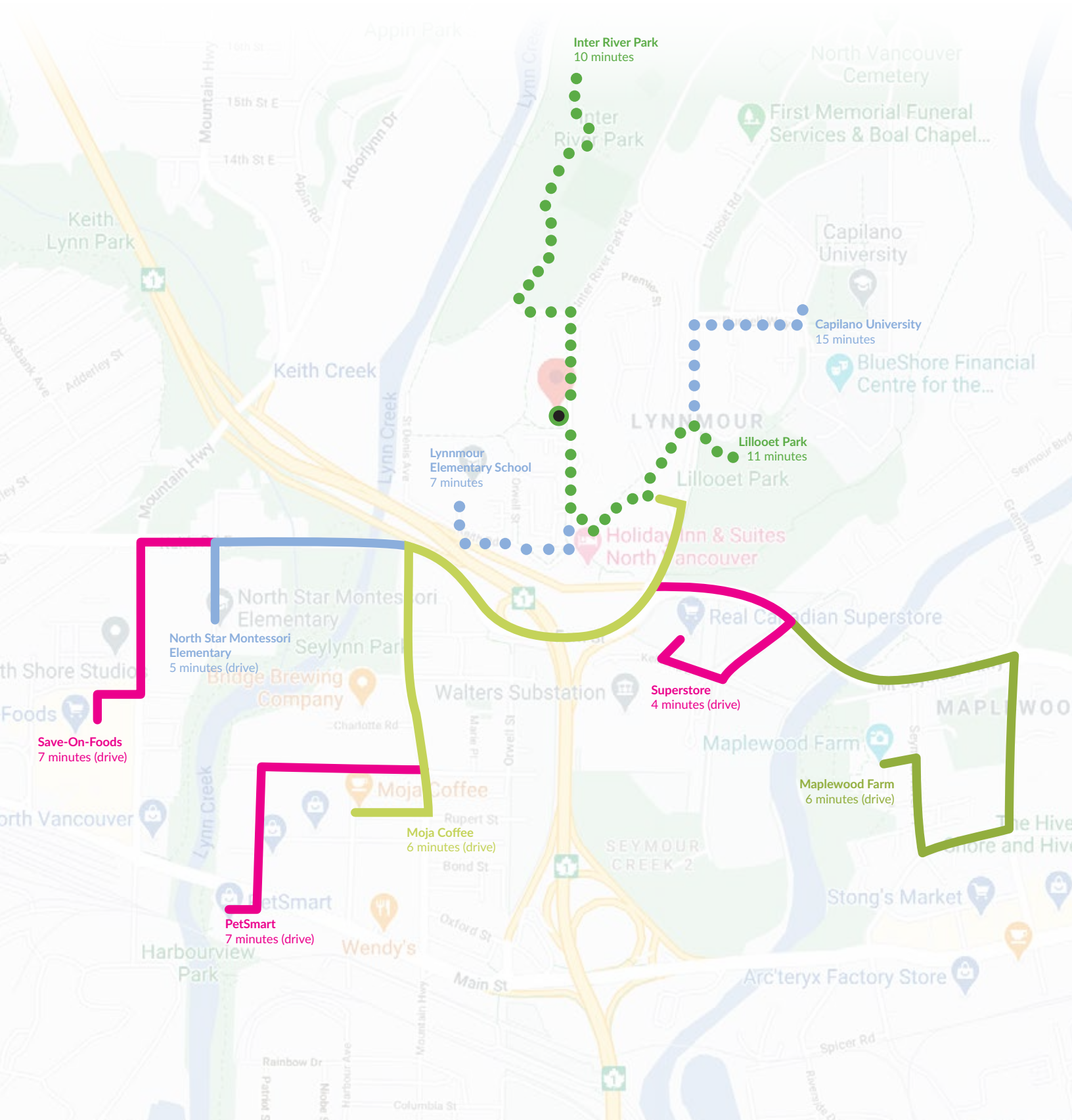
**LOWER FLOOR**



Please refer to the architectural plans and site plan for suite direction, reversed, and flipped floorplans. The builder reserves the right to make modifications and changes should they be necessary. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



# Neighbourhood map





# Nearby amenities

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## Restaurants & coffee shops

Medleys' Grill  
The Couch House Lounge  
Tour De Feast  
BLVD Bistro  
Westview Pizza and Pasta  
Starbucks  
Moja coffee  
JJ Beans Coffee  
Stuffies Pastry Cafe

## Groceries & household supplies

Save on Foods  
Superstore  
MEC North Shore  
Canadian Tire  
Michaels  
PetSMART  
The Gull Liquor Store

## Activities

Park & Tilford Gardens  
Maplewood Farm  
Lynn Canyon Ecology Centre  
Northlands Golf Course  
Seymour Golf & Country Club  
Maplewood Flats  
Capilano Suspension Bridge  
Blu Harbour Wellness & Spa

## Nearby schools

Lynnmour Elementary School  
Windsor Secondary School  
Seymour Heights Elementary  
Sutherland Secondary  
Brockton School  
Capilano University  
North Star Montessori

## Parks

Digger Park  
Inter River Park  
Bridgeman Park  
Seylynn Park  
Lillooet Park  
Lynn Canyon

## Breweries & pubs

Bridge Brewing Co.  
Toby's North Shore Pub & Grill  
Seymour's Pub  
Wildeye Brewery

## Transportation

Phibbs exchange  
Lonsdale Quay Seabus  
Easy access to Hwy #1

## Malls

Park & Tilford  
Lynn Valley Mall  
Capilano Mall



# Team

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## HBD Homes

HBD Homes has decades of combined experience building homes throughout Vancouver and the Lower Mainland. Each project is carefully planned and optimized to enhance value today and for the future. Care, hard work, and integrity guide every HBD Homes project.

At HBD Homes, we are dedicated to building high quality homes and providing our clients with long-term value. We are committed to high standards in all aspects of our work, from the architects and engineers to our construction trades people.



## Kenzi Design

Interior Designer, Parveen Bains is a creative who designs unique interiors, which leave a lasting impression. She founded Vancouver-based design firm Kenzi Design House Inc. in 2005 and has designed a multitude of residential and commercial projects.

“Often my clients struggle to express their ideas. Through my personalized design process, I am able to create spaces tailored to their lifestyle and unique needs.”

Every project is started by collecting inspirational images from her clients, to understand their wishes for their space. Through this process, Parveen creates a design focus which is the basis for every element in the design. These elements are carried throughout the entire project. The end result is a perfect combination of functionality and exemplary design.

Kenzi Design House is a full-service design firm specializing in new builds for private residences, commercial projects and renovations.



## Structure Development

Structure is a family owned and managed company. Formed in 1998, we started out as a single family home renovator and homebuilder in Vancouver. We added duplex builds, some of which achieved record sale prices, to our portfolio. Since its inception, Structure Development has grown exponentially adding multi-unit builds, commercial properties and a townhome project to our repertoire.

Our decades of experience with a focus on attention to detail, innovation, sustainability, excellence in craftsmanship and a genuine commitment to our clientele has been invaluable to our development.



## Integra Architecture

Integra Architecture Inc. was formed, in 1999, by two experienced architects – Dale Staples and Duane Siegrist. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm’s capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing.

Through effective communication and high-quality construction drawings Integra bridges the gap between the builder’s reality and the architect’s vision.



## Sean Stevens PREC\*

Sean founded Sean Stevens Personal Real Estate Corporation because of one belief: that people should love what they do and do what they love. Finding an innovative way to responsibly develop communities and help people is what we do, whether it’s character retentions converted into multiple family homes and laneway homes or a new development. We collaborate with city planners, developers, homeowners, and buyers throughout the Lower Mainland to bring about a variety of housing options for homeowners and renters, guided always by our shared values.



# Parkside

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## For more information, contact:

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