



# Bayview Heights

Port Moody

A LIMITED COLLECTION OF 15 EDWARDIAN-INSPIRED TOWNHOMES WITH PRIVATE ROOFTOP TERRACES. OVERLOOKING EAGLE MOUNTAIN AND THE BURREARD INLET, BAYVIEW HEIGHTS IS SET IN ONE OF THE MOST CHARMING AND SOUGHT-AFTER COMMUNITIES IN METRO VANCOUVER.

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Information Package



A background image of a topographic map showing contour lines in shades of gray and brown, representing a hilly or mountainous terrain. The lines are more densely packed in some areas, indicating steeper slopes, and more widely spaced in others, indicating flatter ground. The overall tone is muted and earthy.

## INTRODUCING BAYVIEW HEIGHTS

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Perched on the crest of a hill, these fifteen exclusive residences at Bayview Heights offer exceptional ocean and mountain views from their generous indoor and outdoor living spaces.

Stroll to coffee shops, restaurants, bistros and eclectic neighbourhood stores. Frequent the galleries, museums and breweries that animate Port Moody South. Hike the Shoreline Trail at Rocky Point or take a dip at White Pine beach and when you have exhausted all of your options in your new hometown, Coquitlam, Burnaby and Vancouver are just a quick ride away on the Evergreen Extension.

## A NEW HEIGHT OF LIVING

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Those of you who already live in Port Moody know this. Those of you who are just moving here will soon find out – once you live here, you won't want to live anywhere else.

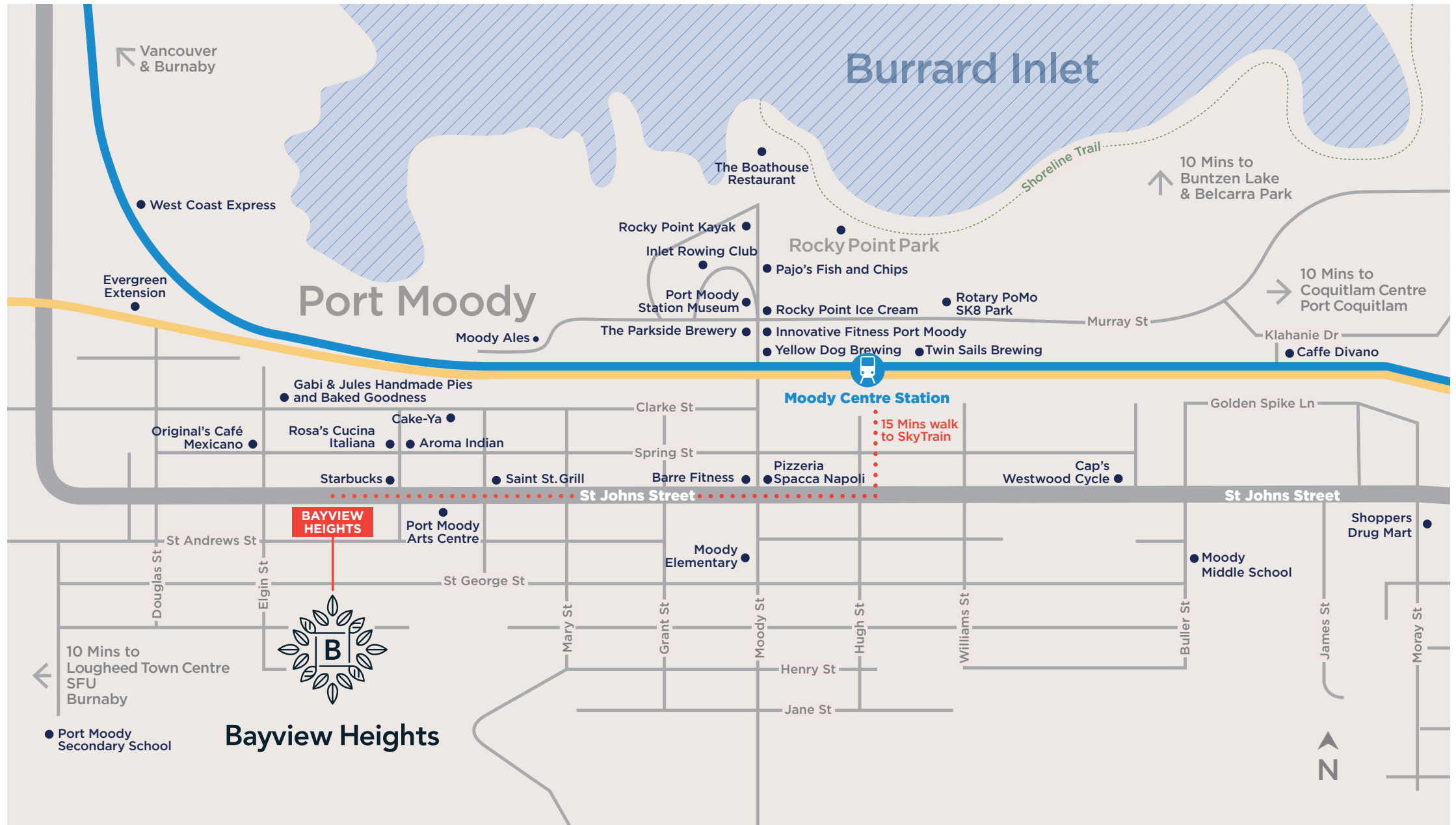
Settled at the eastern end of the Burrard Inlet, Port Moody is unlike any other seaside community in Metro Vancouver. Access to world-class outdoor recreation is at your fingertips at nearby Belcarra Park and Buntzen Lake. Charming cafes, restaurants and shops are just a short walk down St. Johns Street from your front door.

This isn't a soulless suburb. Port Moody is called The City of the Arts for a reason. Local festivals, events, galleries and museums showcase the creative community and celebrate the city's rich cultural heritage. For counter culture, head down to the burgeoning brewery district and enjoy a cold local beer on one of the many sunny patios.

If you need something that we don't have right here in town, the Skytrain and West Coast Express are easily accessible to get you where you need to go.



# A FRESH VIEW IN CONVENIENT PORT MOODY





## FEATURES & FINISHES

### TIMELESS ARCHITECTURE WITH ECO-FRIENDLY INITIATIVES

- 15 Edwardian Era inspired townhomes
- Private oversized rooftop patios with sweeping mountain and water views (except 2310 St. Andrews)
- Professionally landscaped green space with dedicated walking trail
- Outdoor children's play area
- A sustainable, well insulated and energy efficient building featuring:
  - Most appliances EnergyStar certified
  - Energy efficient and space saving tankless water heater
  - Water saving dual flush toilets
  - 240V outlet in every garage to accommodate possible future electric charging station

### CAREFULLY CURATED INTERIORS

- Choice of Dawn or Dusk designer color schemes
- 9 to 10 ft. ceilings in living and dining areas
- Convenient powder rooms on main floor for you or your guests

- Dens on lower floor for office or entertainment space (on St. Johns homes)
- Bay windows with practical built-in seating (in most homes)
- Sleek laminate flooring in living/kitchen/dining areas
- Durable plush carpeting in bedrooms and staircases
- Recessed pot lights in kitchens
- 2" Custom faux wood blinds
- Built in optimal shelving in walk in closets
- 2 private parking stalls for each home (some homes have additional flex areas)

### GOURMET KITCHENS

- Durable thermofoil cabinetry; a modern take on shaker style in white (Dawn) or a flat panel style in silt (Dusk)
- Polished quartz countertops
- Fisher & Paykel 36" stainless French door refrigerator with ice maker
- Bertazzoni 30" stainless steel free standing 4 gas burners stove and oven

- Broan 400 CFM stainless steel chimney hood
- Blomberg 24" integrated dishwasher
- Sleek white porcelain tile backsplash in staggered subway or hex patterns
- Panasonic microwave and trim kit
- Whirlpool full size front loading washer & dryer with tap controls and adaptive technology
- BBQ gas hookup and hose bibs for all rooftop patios
- Grill and kitchen rough-ins for your future rooftop considerations

### ELEGANT BATHROOMS

- Floating shelving in most powder rooms
- Dual function shower system in master ensuite
- Floating cabinet with motion sensor LED strip lighting in master ensuite
- Timeless quartz countertops
- Luxurious porcelain tile flooring
- Sleek undermount basins
- Italian designed dual flush toilet
- Spa-inspired shower tub combos in select homes

### SAFE & SOUND

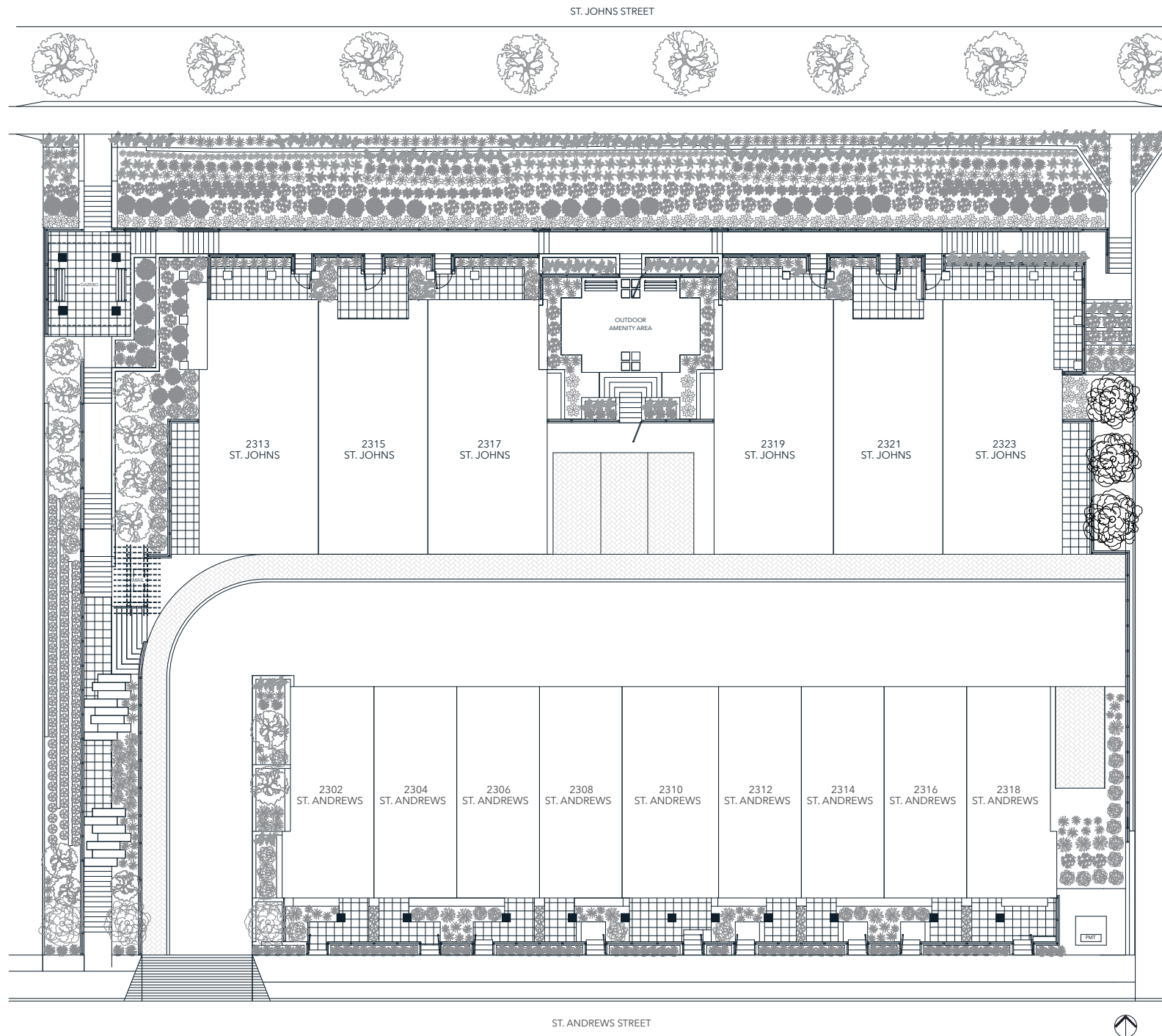
- 2-5-10 home warranty for peace of mind
  - 2 Years Materials and Workmanship Protection
  - 5 Years Water Penetration Protection
  - 10 Years Structural Protection

### EVERYTHING AT YOUR DOORSTEP

- Endless strolls at Rocky Point Park and Rocky Point Trail
  - Steps to the Evergreen Line's Moody Centre Station, facilitating an easy trip to downtown Vancouver, Burnaby or Coquitlam
    - 4 minutes to Coquitlam Central Station via Millennium Line
    - 8 minutes to Lougheed Town Centre via Millennium Line
    - 19 minutes to Brentwood Town Centre Station via Millennium Line
    - 25 minutes to Downtown Vancouver via West Coast Express
    - 30 minutes to Simon Fraser University Via Millennium Line and 143 SFU Bus
- \* Travel times are approximate*



The developer reserves the right to make changes, modifications or substitutions to the building design specifications, and floor plans. All dimensions are estimates only and may not be exact measurements. Square footages and room sizes are approximate and are based on the preliminary survey measurements, which may vary from the final survey and architectural drawings. The sketches, renderings, graphic materials, plans, specifics, terms, conditions and statements provided by the developer are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. E.&O.E.



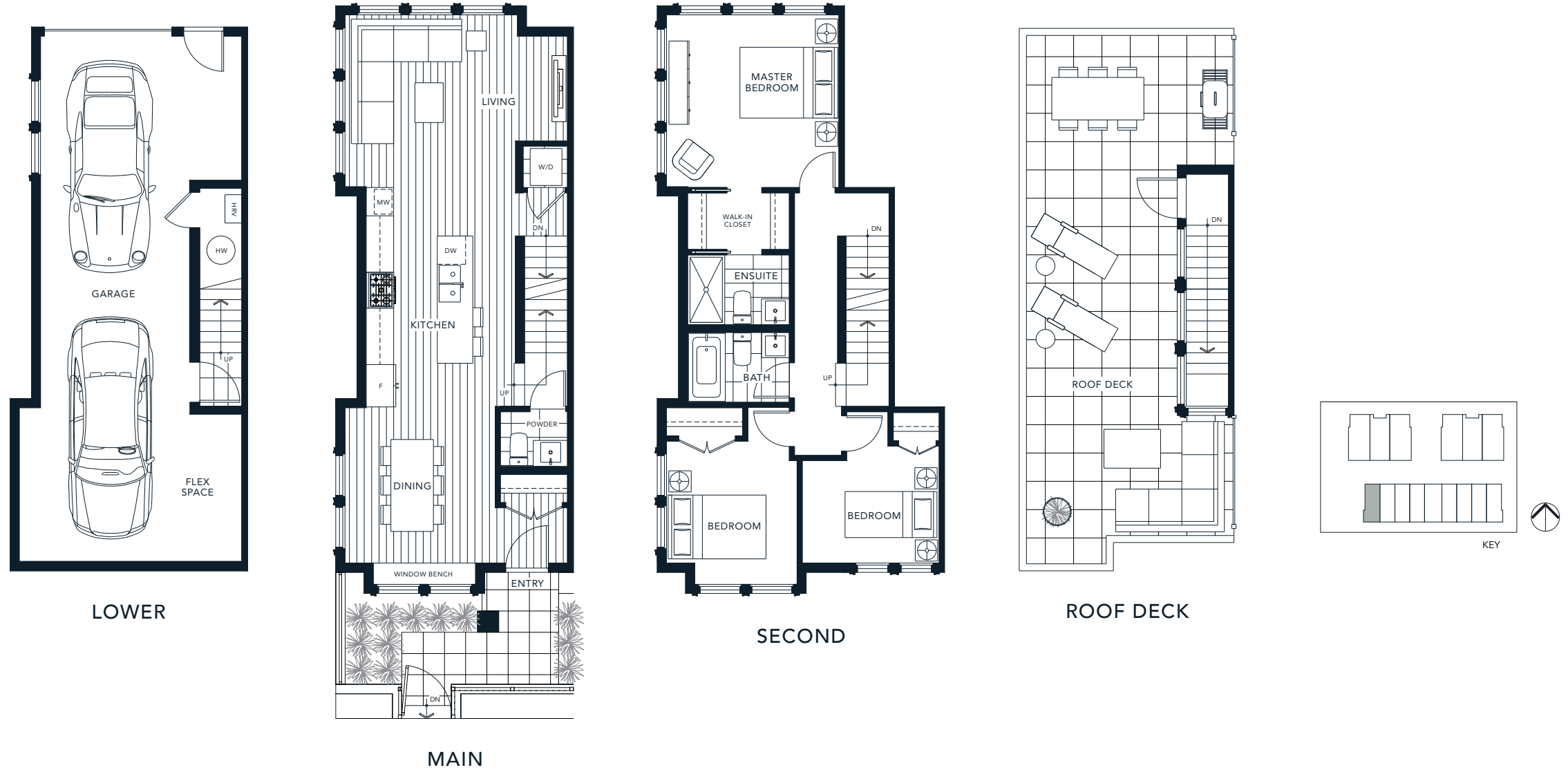
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# 2302 ST. ANDREWS

3 BED, 2.5 BATH  
& ROOF DECK

INTERIOR LIVING	1,435 SQ FT
ROOF DECK + PATIO	613 SQ FT
<b>TOTAL</b>	<b>2,048 SQ FT</b>

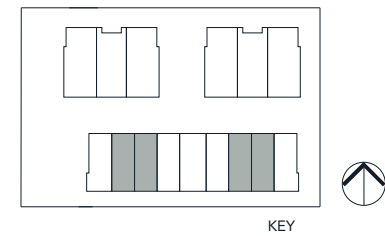
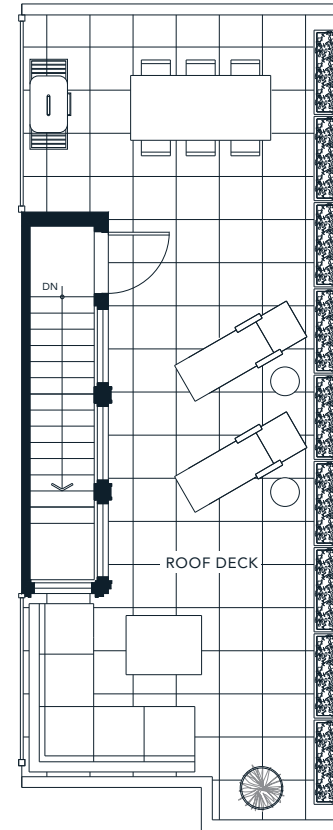
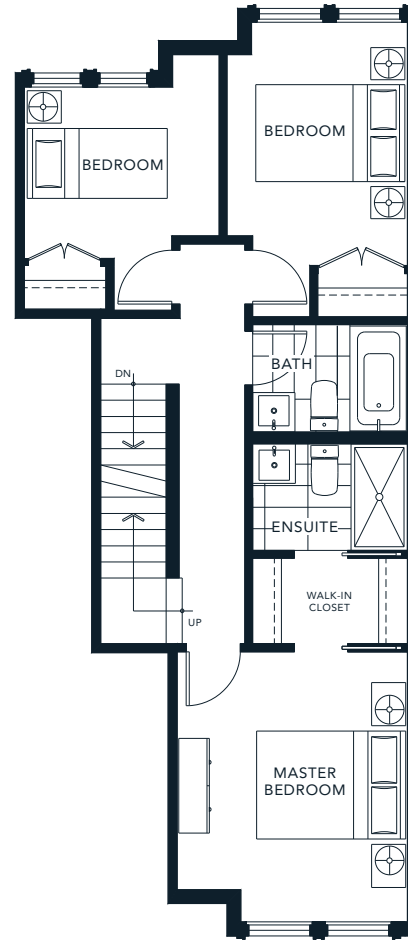
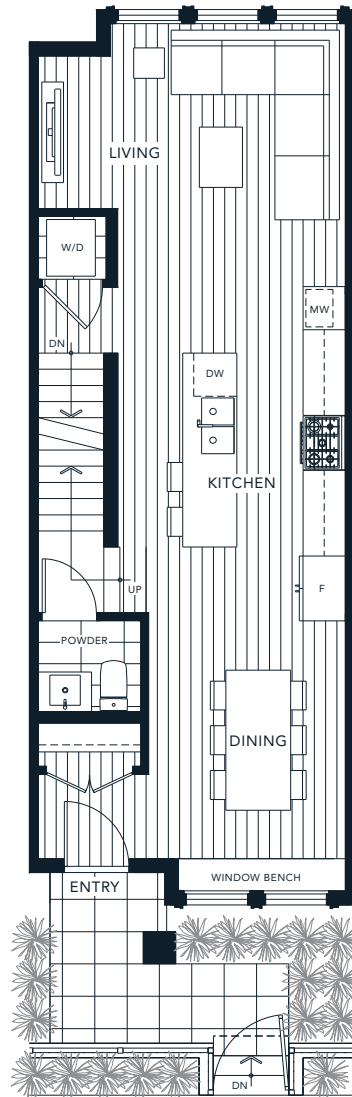
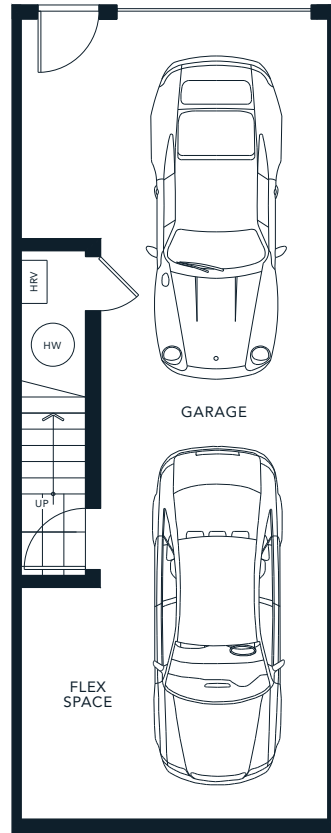


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# 2304, 2306<sup>^</sup>, 2314, 2316<sup>^</sup> ST. ANDREWS ST

3 BED, 2.5 BATH  
& ROOF DECK

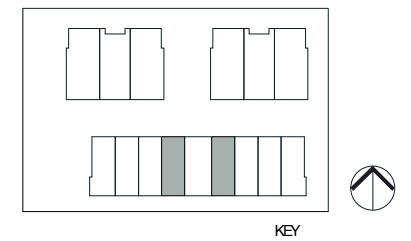
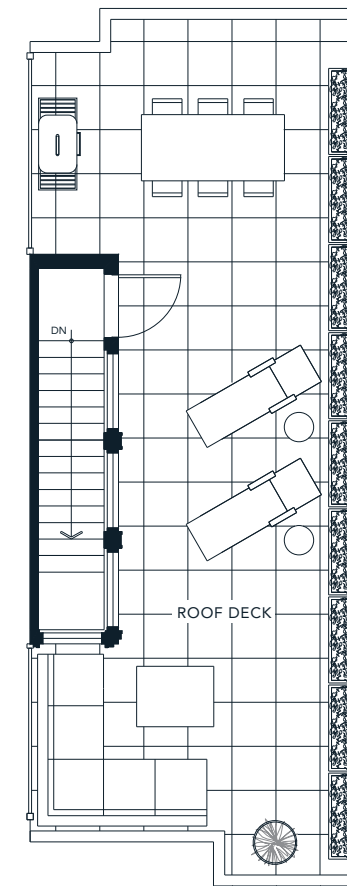
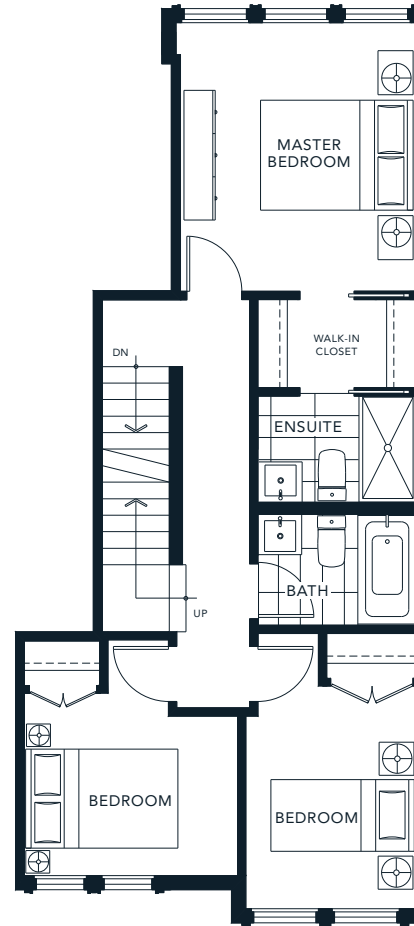
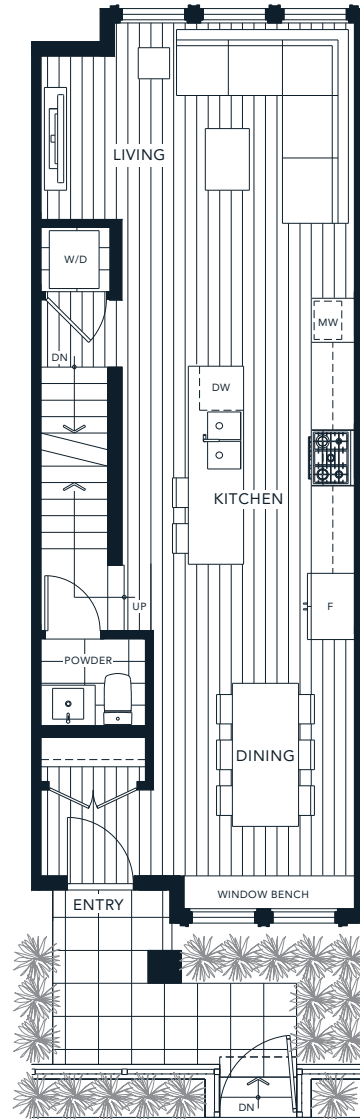
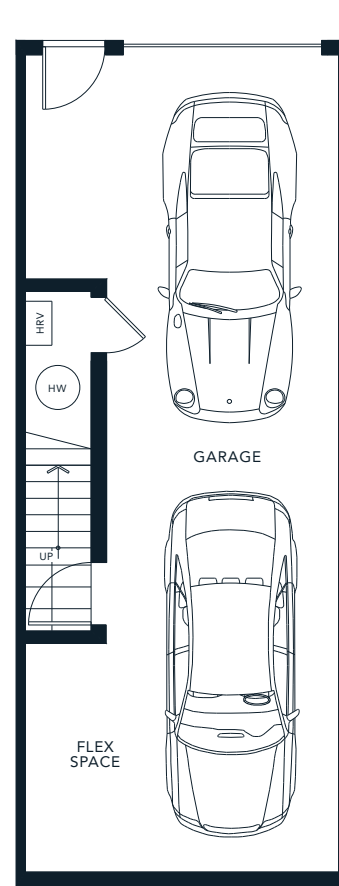
INTERIOR LIVING	1,356 SQ FT
ROOF DECK + PATIO	603 SQ FT
<b>TOTAL</b>	<b>1,959 SQ FT</b>



# 2308, 2312<sup>^</sup> ST. ANDREWS ST

## 3 BED, 2.5 BATH & ROOF DECK

INTERIOR LIVING	1,350 SQ FT
ROOF DECK + PATIO	613 SQ FT
<b>TOTAL</b>	<b>1,963 SQ FT</b>

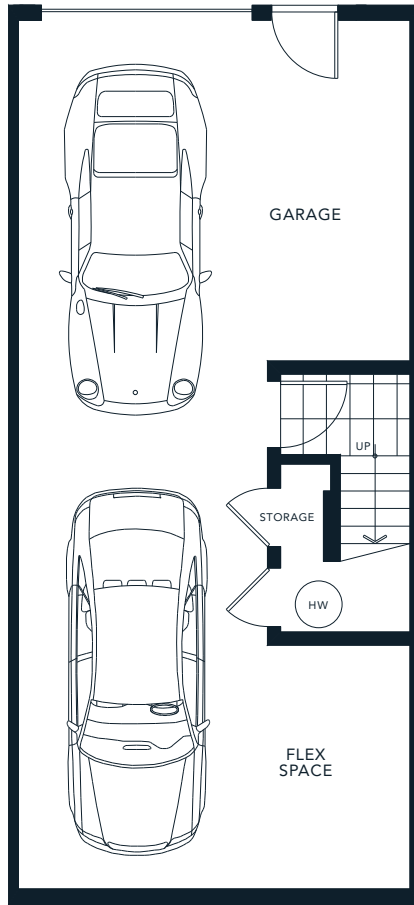


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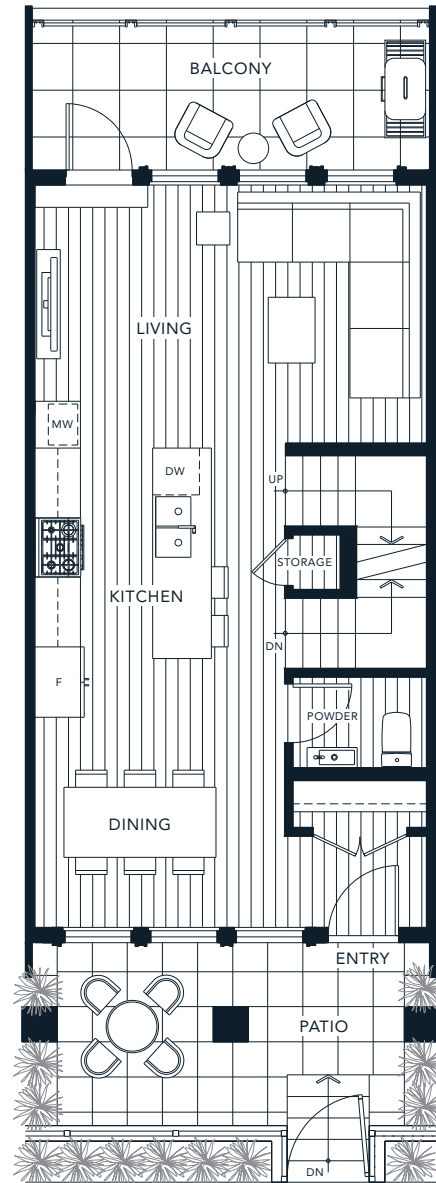
# 2310 ST. ANDREWS

3 BED, 2.5 BATH

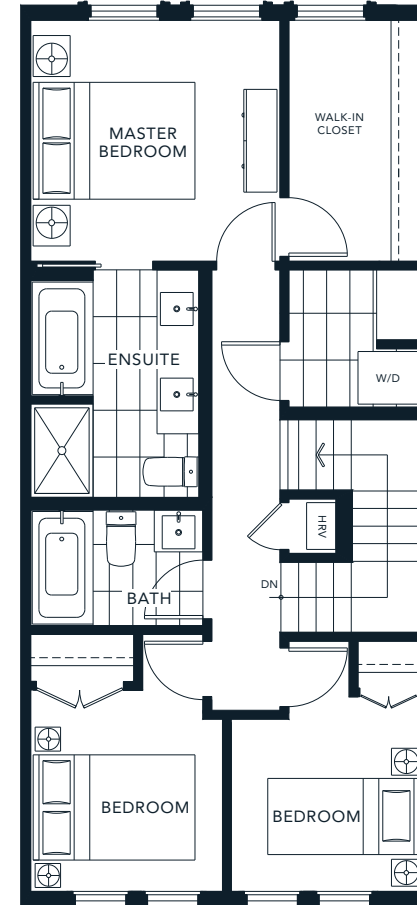
INTERIOR LIVING	1,330 SQ FT
BALCONY & PATIO	258 SQ FT
<b>TOTAL</b>	<b>1,588 SQ FT</b>



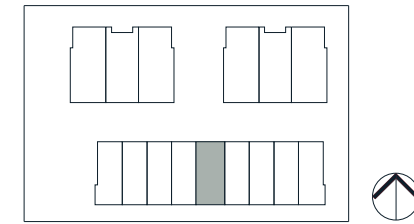
LOWER



MAIN



SECOND



KEY

# 2318 ST. ANDREWS

3 BED, 2.5 BATH  
& ROOF DECK

INTERIOR LIVING	1,435 SQ FT
ROOF DECK + PATIO	646 SQ FT
<b>TOTAL</b>	<b>2,081 SQ FT</b>

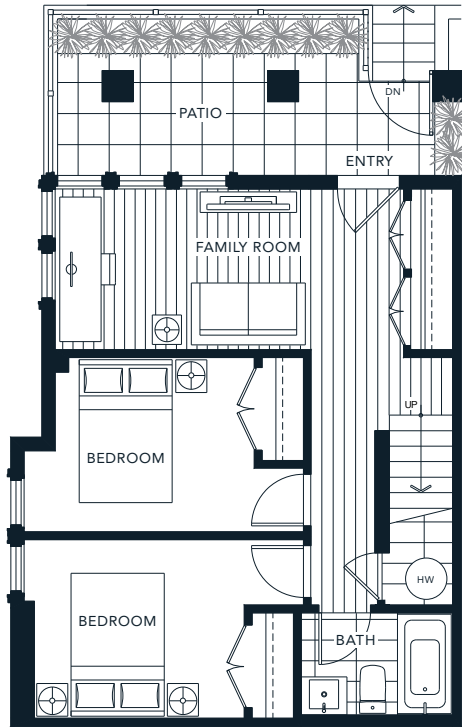


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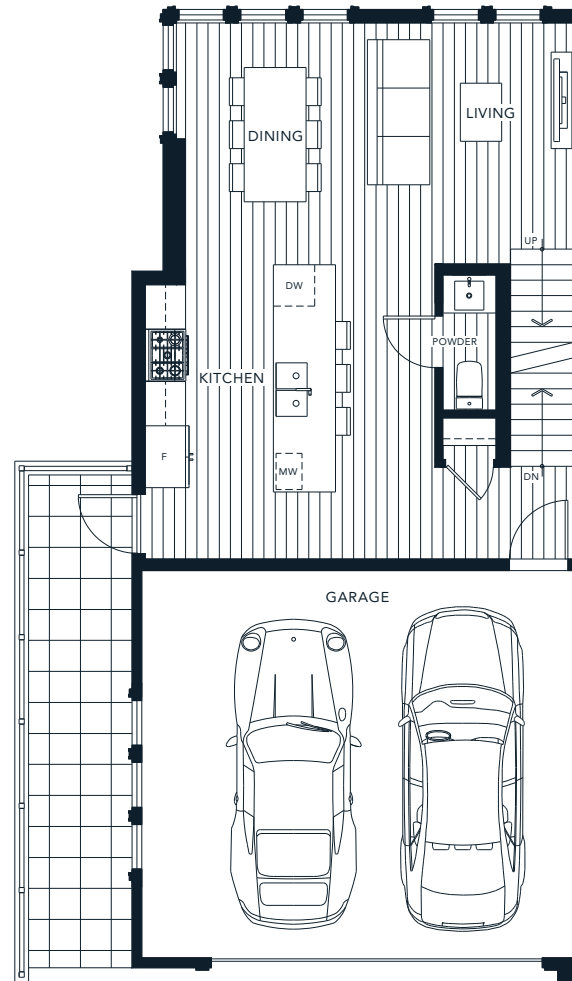
# 2313 ST. JOHNS

## 3 BED, 2.5 BATH & ROOF DECK

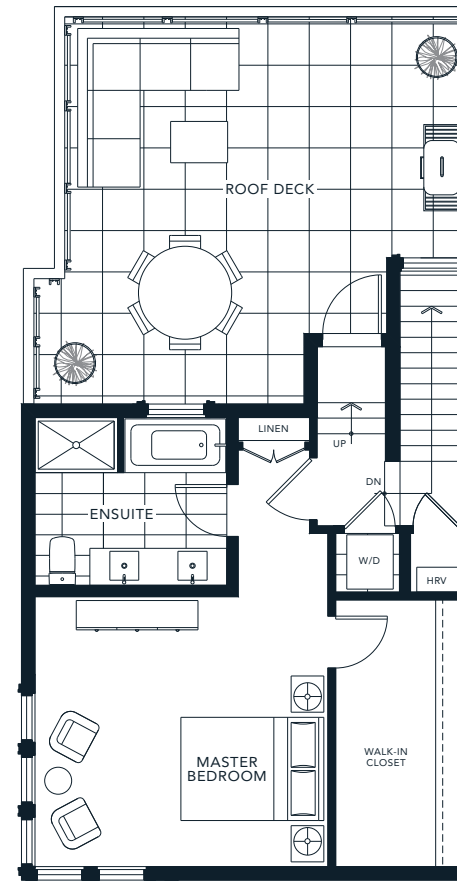
INTERIOR LIVING	1,673 SQ FT
ROOF DECK + PATIO	495 SQ FT
<b>TOTAL</b>	<b>2,168 SQ FT</b>



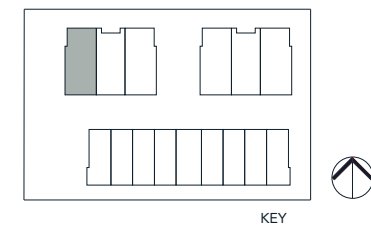
LOWER



MAIN



SECOND

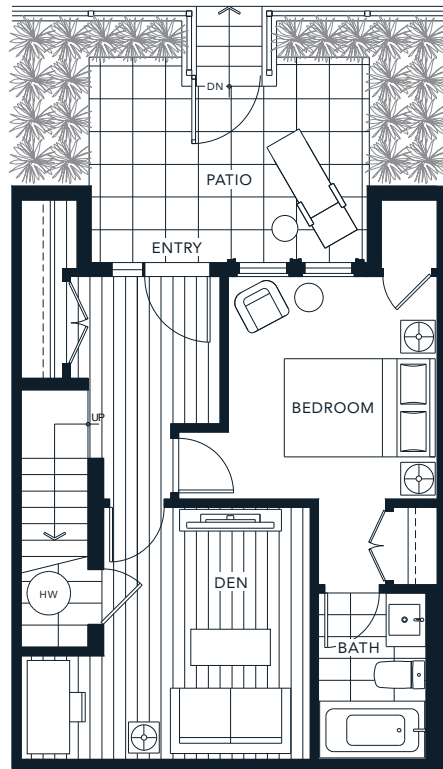


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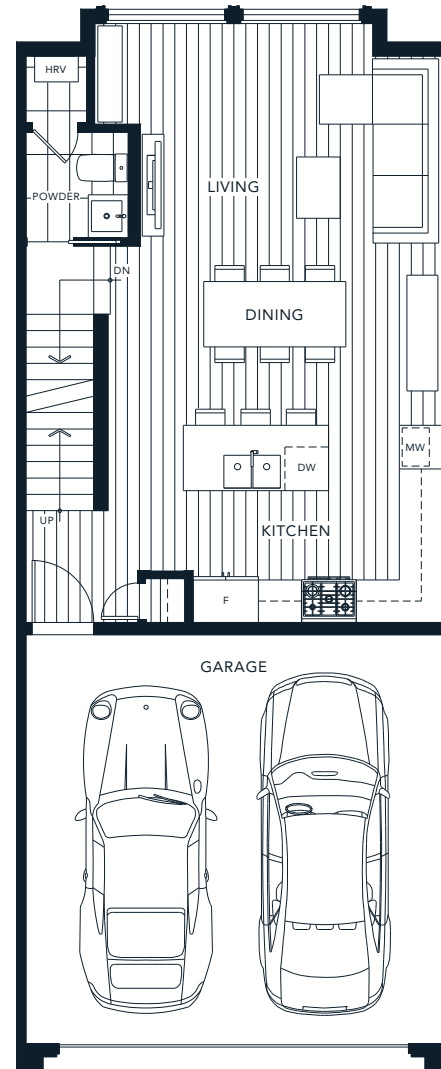
# 2315, 2321<sup>^</sup> ST. JOHNS

3 BED, 3.5 BATH  
& ROOF DECK

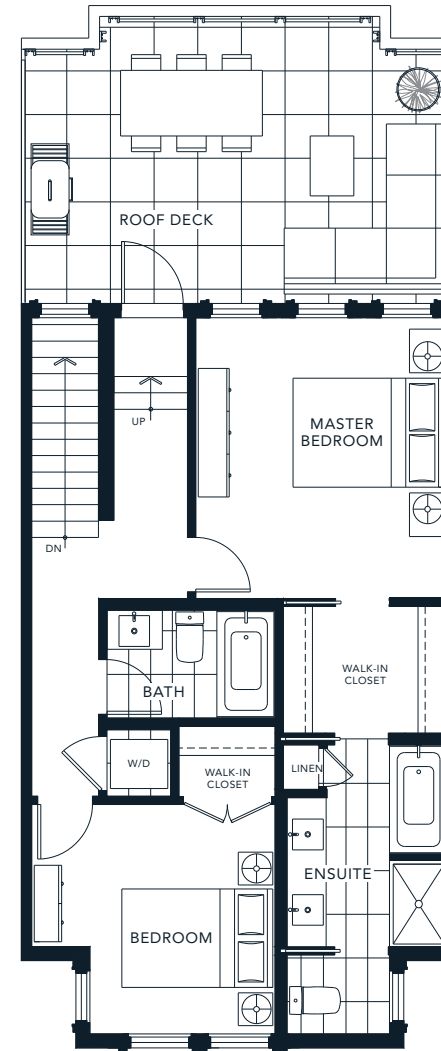
INTERIOR LIVING	1,704 SQ FT
ROOF DECK + PATIO	463 SQ FT
<b>TOTAL</b>	<b>2,167 SQ FT</b>



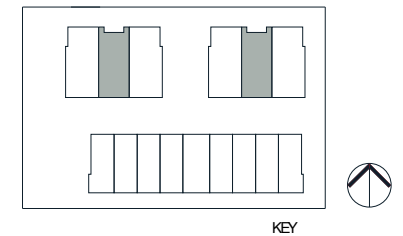
LOWER



MAIN



SECOND

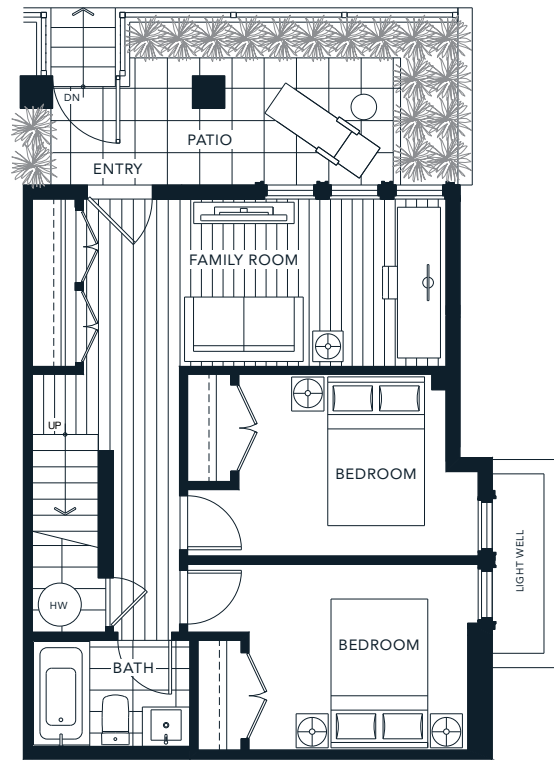


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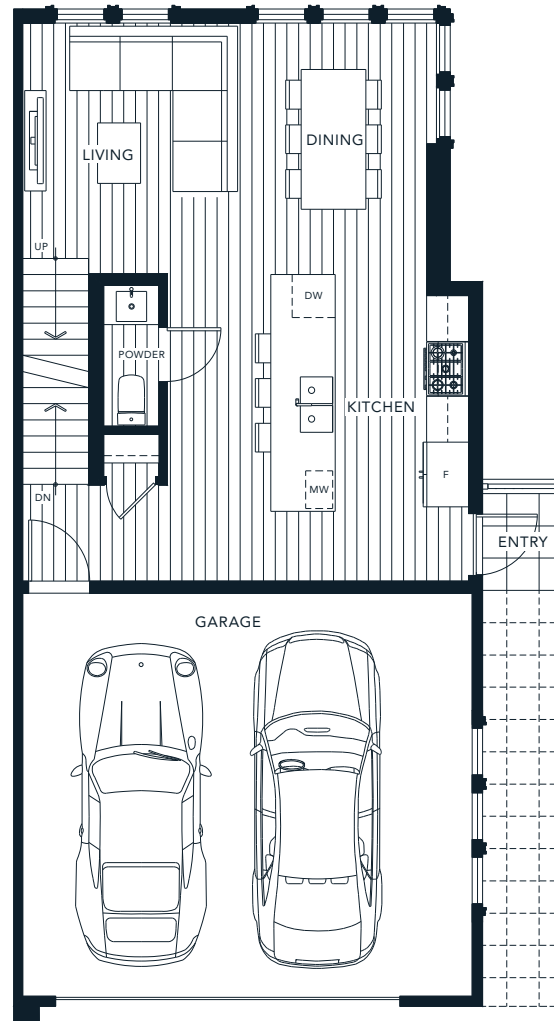
# 2317, 2319<sup>^</sup> ST. JOHNS

3 BED, 2.5 BATH  
& ROOF DECK

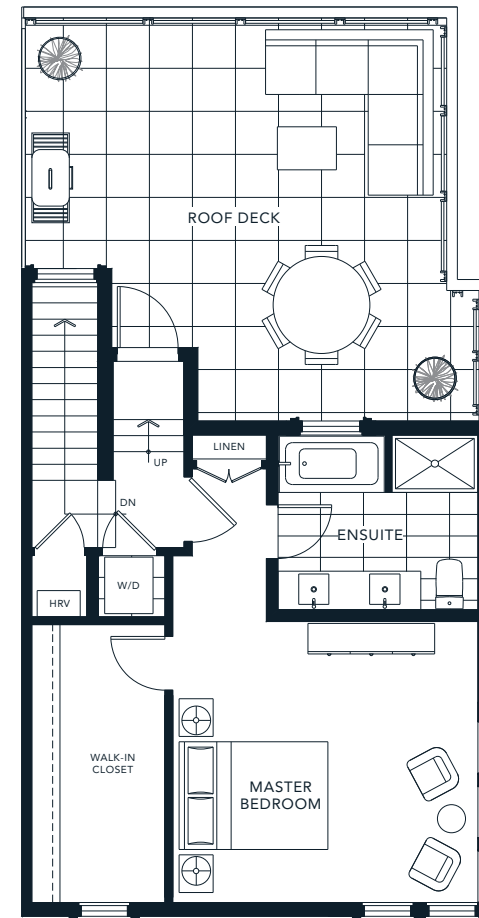
INTERIOR LIVING	1,673 SQ FT
ROOF DECK + PATIO	495 SQ FT
<b>TOTAL</b>	<b>2,168 SQ FT</b>



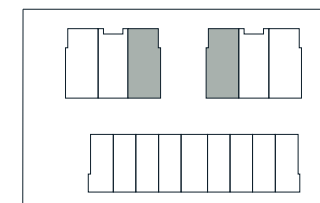
LOWER



MAIN



SECOND



KEY

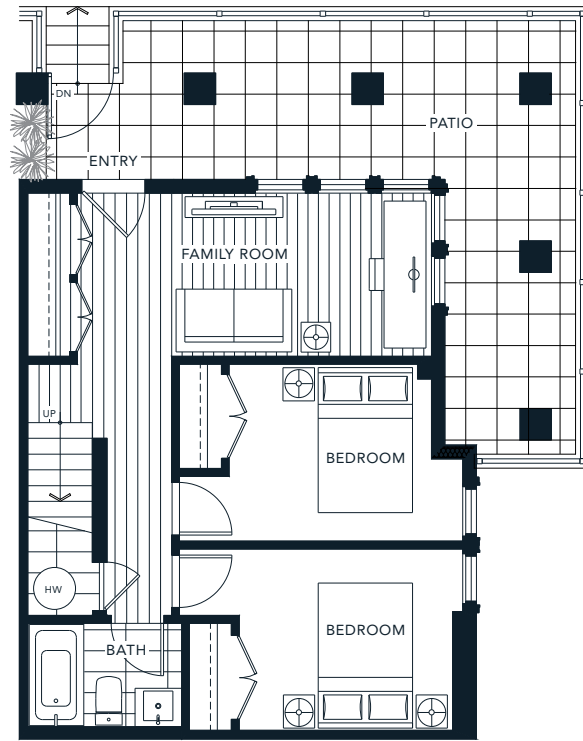




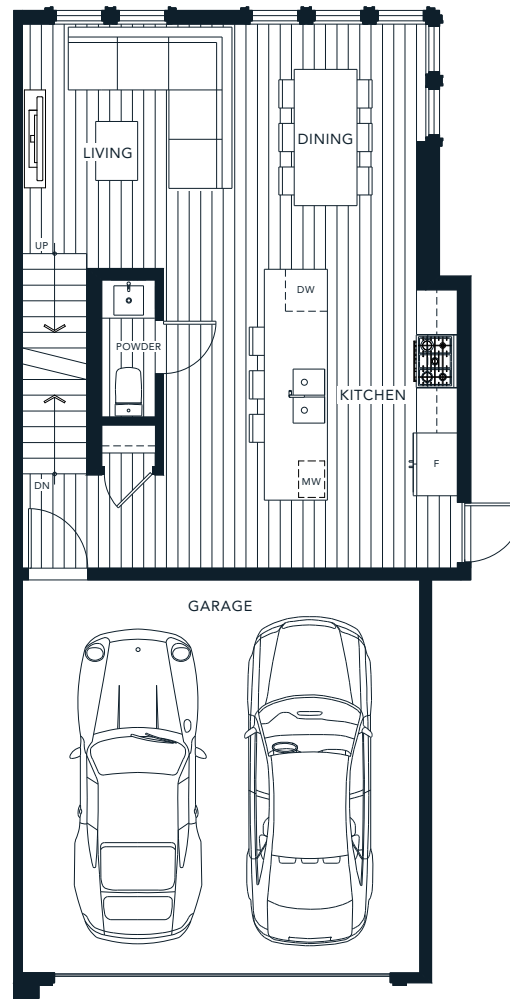
# 2323 ST. JOHNS

## 3 BED, 2.5 BATH & ROOF DECK

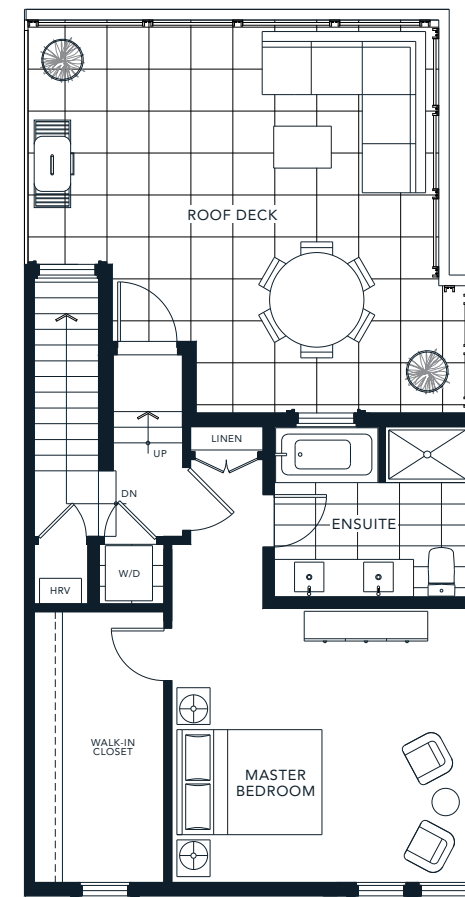
INTERIOR LIVING	1,673 SQ. FT
ROOF DECK + PATIO	775 SQ. FT
<b>TOTAL</b>	<b>2,448 SQ. FT</b>



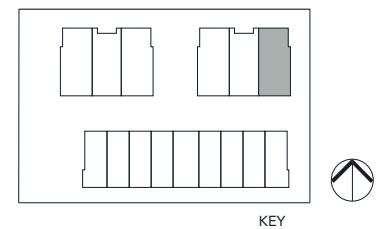
LOWER



MAIN



SECOND



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## BAYVIEW HEIGHTS TEAM

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# SPRINGBANK PROPERTIES

Springbank Properties has been building quality homes and intimate communities throughout Greater Vancouver since 2002. Founder and principal John Ritchie has over 30 years of experience with multi-family residential projects and has been involved in the design, development and construction of more than 1,000 new homes in British Columbia and Alberta.

At Springbank we set ourselves apart by focusing on one community at a time, allowing us to give our full attention to the project at hand. From the moment we select a deserving property in a desirable neighbourhood, every detail of our new homes is examined and re-examined until we are satisfied that it meets our standards.

### Integra Architecture

Integra Architecture Inc. was formed, in 1999, by two experienced architects Dale Staples and Duane Siegrist. The firm's capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing. Whether residential or public, Integra's projects shape communities, earning them widespread recognition for excellence in sustainability, function, and form.

### Bold Construction

Led by Jaime Tarriba and Justin Khouw, Bold Construction is a group of diverse construction and design professionals who bring to the company well over 100 years of combined experience in the construction industry. With a passion for construction and the addition of some great team members, Bold Construction has grown into a multi-project, multi-sector construction and design/build services firm that has completed over 450,000 sq.ft. of residential and commercial construction to date.

### MillerWark

MillerWark is an innovative and energetic full service Real Estate Team with more than a decade of experience in development and real estate in the Greater Vancouver Region. Vanessa and Sharlene continue to exceed expectations by providing a service that goes well beyond the standard level provided in the Real Estate industry. Their comprehensive knowledge and intimate attention to detail are second to none and vital in ensuring a professional, stress-free experience.





# Bayview Heights

Port Moody

FOR MORE INFORMATION

604.492.3998 | **BAYVIEW**PORTMOODY.COM

DEVELOPMENT BY

**SPRINGBANK** PROPERTIES