



HORIZON
TWENTY-ONE

AN ELEVATED PERSPECTIVE ON URBAN LIVING

ADVANCED PREVIEW PACKAGE

HORIZON21LIVING.COM

604.423.4222

INFO@HORIZON21LIVING.COM

CONGRATULATIONS

YOU ARE ONE OF KEY MARKETING'S VIP'S

As a reward for your continued commitment to Key Marketing projects, you will receive the following benefits:

- Priority Access
- Private Preview at the Presentation Centre before the Public
- Priority Pricing & Incentives
- Priority Inventory Selection





A BEACON ON THE SKYLINE

Horizon 21 will be a prominent fixture against the Coquitlam landscape, with a design-forward façade of metal, glass, and limestone-like panels. Soaring to 21 stories and grounded with townhomes lining a mixed-use podium. View the Fraser Valley, Fraser River, and even the mountains as you peer out from deep-set balconies.

AN ELEVATED LIFESTYLE AT HOME

The community atmosphere at Horizon 21 brings residents together. Gather around a cozy fire pit, organize a barbeque, or lounge with your favourite people. Whether you are in the mood to socialize or enjoy a moment of solitude against a beautiful backdrop, there's lots of space to do so. From sunrise to sunset to a star-filled night sky, the outlook from the rooftop amenities shows you what inspired living is all about.





THE COMMUNITY IS YOURS TO DISCOVER

There are endless possibilities when you venture away from home. Shopping, restaurants, parks, schools, and conveniences are only a few minutes away by car. Browse the shops at Lougheed Town Centre, grab a tasty lunch at Cactus Club, or hit some balls on the greens at The Vancouver Golf Club. All the advantages of an urban lifestyle are at your fingertips in a community that's escalating.



IT'S ALL JUST MINUTES AWAY

Wherever your day takes you, it's easy to reach from home. Located only a minute away from two major thoroughfares, Lougheed and Trans-Canada Highways, residents at Horizon 21 have easy access to Lower Mainland destinations in all directions. If you would rather take transit, hop on a SkyTrain at Braid Station – it's just a 10-minute walk from home.

ENTERTAINMENT

1. Cineplex Cinemas
2. Zone Bowling
3. Hard Rock Casino

RESTAURANTS

4. Townhall Public House
5. Cactus Club Cafe
6. Tâ Bom Korean Cuisine
7. Toe Dam Korean Fusion BBQ

ESSENTIALS

8. Real Canadian Superstore
9. IKEA
10. H-Mart
11. Ashley HomeStore

EDUCATION

12. Alderson Elementary
13. Place Des Arts
14. Mallard Middle School
15. Mundy Elementary School
16. Simon Fraser University

TRANSIT

17. Columbia Station
18. Sapperton Station
19. Braid Station
20. Lougheed Town Centre Station
21. Production Way-University Station
22. Burquitlam Station



AN OUTLOOK FROM ABOVE

Two rooftop terraces invite residents to breathe fresh air in a social lounge setting. At the great heights of the 19th floor, residents will gather and relax on a breathtaking outdoor terrace. Take in 180-degree panoramic views all the way to the horizon. A third-floor podium rooftop is another expansive space to inhale fresh West Coast energy with friends and family.





UNWIND IN A UNIQUE SETTING

Wash any stresses away in luxurious bathrooms outfitted with modern matte black accessories, a finish found throughout your home. A deep tub invites you to sit back, close your eyes, and reflect on the day. Relax, refresh, or dream up big ideas – it's all possible here.

TIMELESS STYLE ON THE INSIDE

After a long day, you'll appreciate the comfort of home, with quality design and clever details. Engineered hardwood floors anchor functional layouts, while kitchens are an upscale focal point. A sharp aesthetic throughout creates a welcoming environment for everyday living and entertaining friends.



This is not an offering for sale. Any such offering can only be made by way of a Disclosure Statement. E&OE. Renderings are artist's concept only. The developer reserves the right to make modifications to floorplans, layout, dimensions, finishes, materials and specifications to maintain the high standard of this development. sales and Marketing by Key Marketing.

FLOORS 5-9

09 - A

Interior: 845 sq.ft
Exterior: 119 sq.ft

01 - A

Interior: 845 sq.ft
Exterior: 119 sq.ft

08 - B

Interior: 531 sq.ft
Exterior: 63 sq.ft

02 - H

Interior: 502 sq.ft
Exterior: 63 sq.ft

07 - C

Interior: 590 sq.ft
Exterior: 60 sq.ft

03 - G

Interior: 773 sq.ft
Exterior: 139-231 sq.ft

06 - D

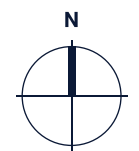
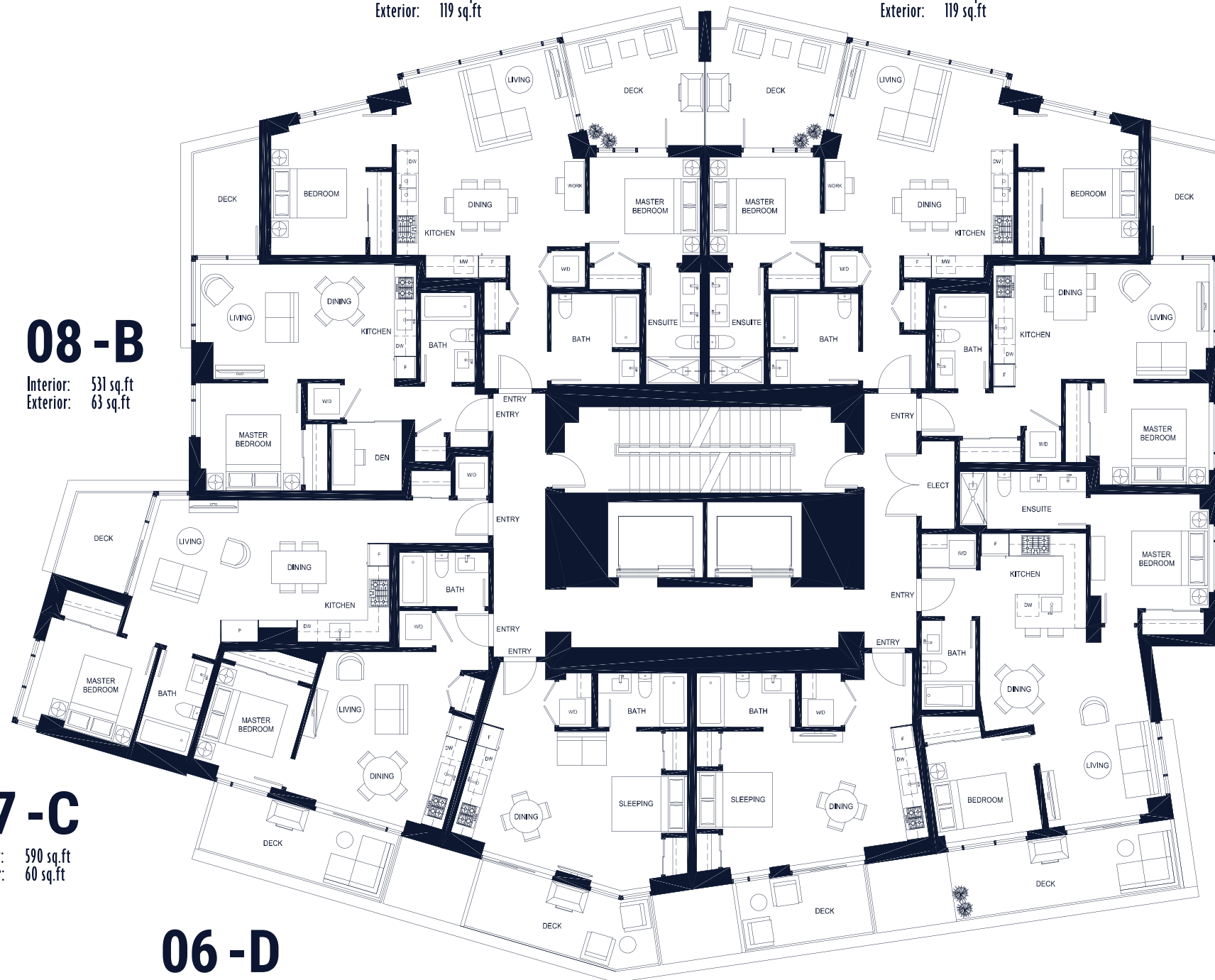
Interior: 453 sq.ft
Exterior: 116 sq.ft

05 - E

Interior: 405 sq.ft
Exterior: 120-405 sq.ft

04 - F

Interior: 401 sq.ft
Exterior: 86-324 sq.ft



DRAFT

FLOORS 10-13

09 - K

Interior: 845 sq.ft
Exterior: 119 sq.ft

01 - K

Interior: 845 sq.ft
Exterior: 119 sq.ft

08 - B

Interior: 531 sq.ft
Exterior: 63 sq.ft

02 - H

Interior: 502 sq.ft
Exterior: 63 sq.ft

07 - C

Interior: 590 sq.ft
Exterior: 60 sq.ft

03 - G

Interior: 773 sq.ft
Exterior: 139-131 sq.ft

06 - D

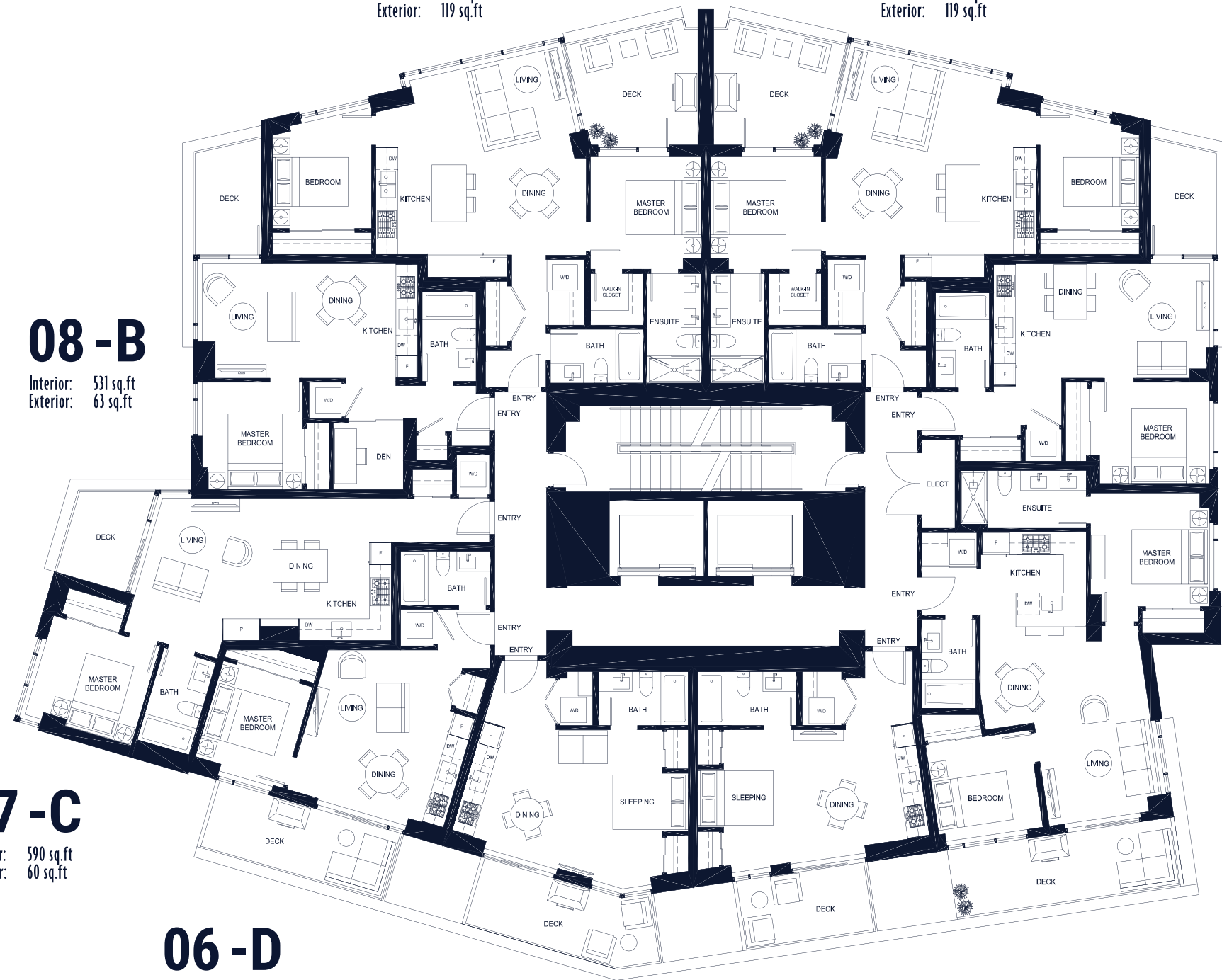
Interior: 453 sq.ft
Exterior: 116 sq.ft

05 - E

Interior: 405 sq.ft
Exterior: 120-405 sq.ft

04 - F

Interior: 401 sq.ft
Exterior: 86-324 sq.ft



DRAFT

FLOORS 14-18

08-K

Interior: 845 sq.ft
Exterior: 119 sq.ft

01-K

Interior: 845 sq.ft
Exterior: 119 sq.ft

07-B

Interior: 531 sq.ft
Exterior: 63 sq.ft

02-H

Interior: 502 sq.ft
Exterior: 63 sq.ft

03-G

Interior: 773 sq.ft
Exterior: 139-231 sq.ft

06-C

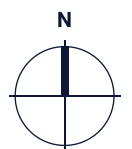
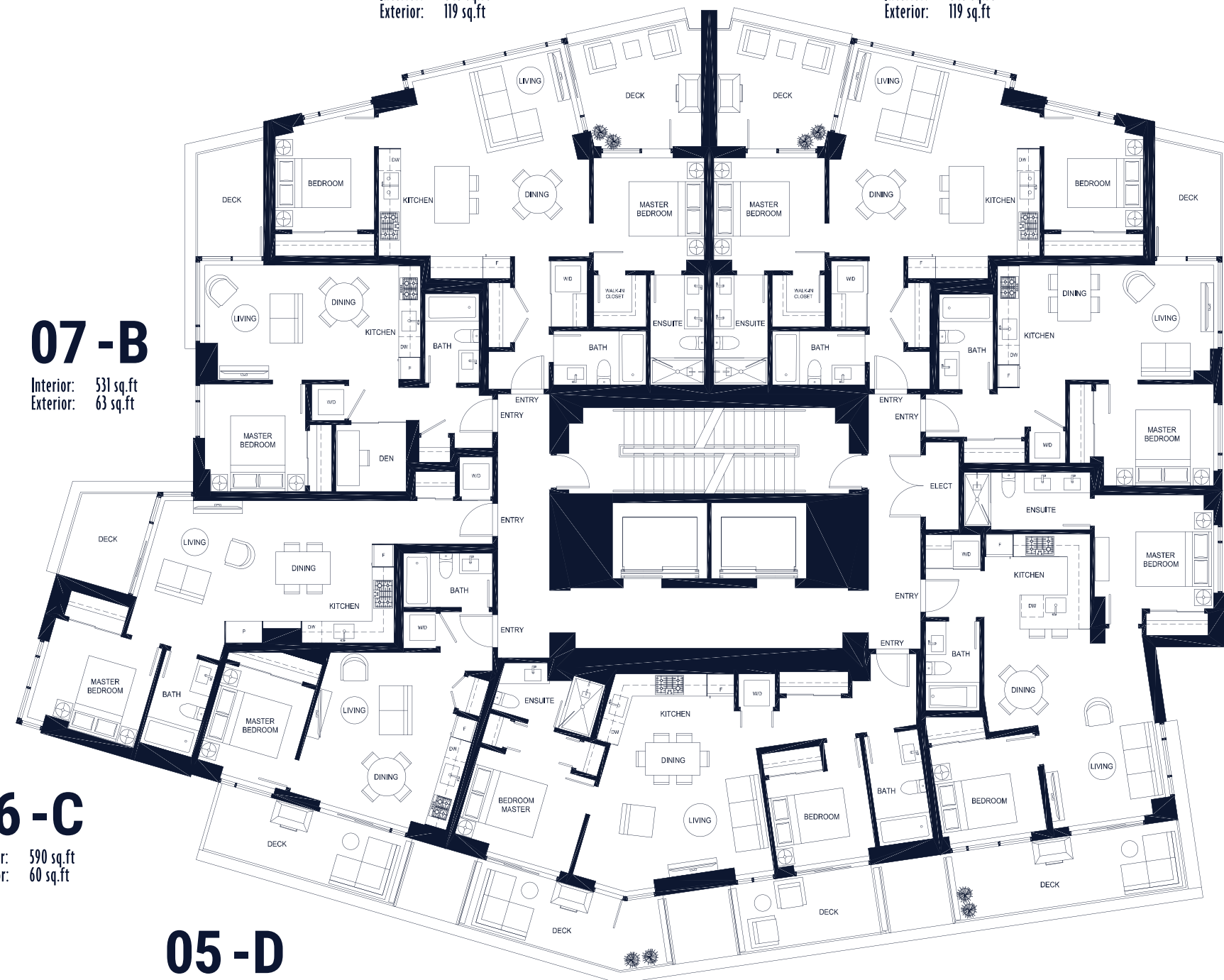
Interior: 590 sq.ft
Exterior: 60 sq.ft

05-D

Interior: 453 sq.ft
Exterior: 116 sq.ft

04-J

Interior: 806 sq.ft
Exterior: 205 sq.ft



DRAFT

HORIZON 21 FEATURES

SET IN THE HEART OF MAILLARDVILLE

- Boutique tower located in a quiet tree-lined family neighbourhood close to urban amenities
- 270 degree views of the Fraser Valley, Fraser River, and Mount Baker
- Breath-taking mountain and northern city views
- Easy access to Lower Mainland destinations. Only a minute away from two major Highways: Lougheed and Trans-Canada Highways
- Short walk to Braid SkyTrain Station and Bus loop

UNIQUE DESIGN ON THE HORIZON

- Uniquely designed 21-storey building with a design-forward façade of metal, glass, and limestone-like panels by award-winning DA Architects + Planners
- Concrete tower with retail and office space on the podium levels
- Spacious patios, balconies and terraces expand your living space
- 9' ceiling height in the main living area of homes
- Double-pane window system for improved energy efficiency

SOPHISTICATED INTERIORS

- Color schemes: Select from two designer appointed color schemes curated by Ross & Company Interiors: Dusk & Dawn
- Elegant Laminate flooring throughout living & dining areas
- Elegant Laminate flooring for all bedrooms as an optional upgrade
- Energy efficient WhirlPool front-loading washer and ventless heat pump dryer
- Climate control with air conditioned homes for all-season comfort
- Expansive windows in main living area for optimal natural light exposure

GOURMET KITCHENS

- Contemporary kitchen cabinetry with quartz countertops & marble-inspired porcelain tile backsplash
- Under cabinet lighting adds ambience
- Full line of sleek, designer appliances
- Undermount double bowl stainless steel sink for everyday convenience
- Modern chrome single handle kitchen faucet and sleek cabinetry
- Luxury matte black pull down faucet as an upgrade option

ONE-BEDROOM HOMES CONTAIN

- Blomberg 24" Fridge
- BOSCH 4 Burner Range
- Blomberg Dishwasher
- PANASONIC Stainless Steel microwave with custom trim kit
- AEG Stainless Steel Hood Fan

TWO-BEDROOM HOMES CONTAIN

- Blomberg 30" Fridge (optional integrated upgrade)
- BOSCH 5 Burner Gas Cooktop
- BOSCH wall oven
- Blomberg Dishwasher (optional integrated upgrade)
- PANASONIC Stainless Steel microwave with custom trim kit
- AEG Stainless Steel Hood Fan

MASTER ENSUITE & GUEST BATHROOMS

- Luxurious quartz countertops
- Contemporary mirror cabinets for extra storage
- Motion sensor under cabinet lighting
- Modern chrome faucets & shower kit (optional matte black upgrade)
- Matte marble inspired porcelain tile for bathroom flooring
- Dual flush toilets and undermount sinks

INSPIRING AMENITIES

- Fully-equipped fitness centre, featuring state of the art gym equipment
- Multifunctional amenity room for exclusive use by residents featuring:
 - Double height ceilings
 - An exquisite kitchen and dining space
- A spacious seating area
- 4th floor south facing outdoor patio, with an amazing view of the Fraser River
- Electric vehicle charging outlets / stalls available
- Storage rooms and bike lockers, including bike repair stations

SECURITY & PEACE OF MIND

- Two high-speed quiet and smooth elevators. Each including secure FOB access system
- Gated and secure underground parkade with security camera system
- Enterphone at the lobby with FOB access system
- Hardwired smoke detectors in all homes and common areas
- Fully equipped, fire-protected building
- New Home Warranty includes:
 - 2 year material and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty

THE HORIZON 21 TEAM

It takes a team to bring a vision to life. Our partnership is based on the synergy of expertise, dedication, and trust. Countless conversations, hours of hands-on development, and an unwavering commitment to craft unique, quality homes resulted in Horizon 21.



CENTRED DEVELOPMENT

Centred Developments creates landmark projects in carefully selected locations, catering to the needs of the discerning and community-conscious buyers in each unique market. With Horizon 21, we bring a modern urban style and superior quality to Coquitlam neighborhood, creating a development that benefits the individual, the surrounding areas and the city as a whole.



DA ARCHITECTS & PLANNERS - ARCHITECT

Founded on the inspiration of a belief: if architecture responds well to the natural environment the building occupants will respond well in turn. The firm helped develop the style of modern architecture based on the casual local lifestyle and respect for natural materials in the relatively spectacular Vancouver setting.



KERKHOFF CONSTRUCTION - CONSTRUCTION

For 50 years, Kerkhoff Construction has been a well-respected industry leader in construction and development, and partners on elevated projects across British Columbia. They are leaders in real estate development, construction, and project management, both locally and internationally. A commitment to excellence, innovation, and integrity has maintained their reputation for quality. By teaming up with like-minded groups, Kerkhoff is changing skylines and communities for the better.



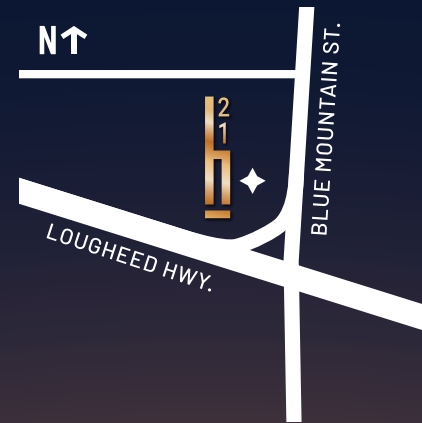
ROSS & COMPANY INTERIORS - INTERIOR DESIGN

At Ross & Company Interiors, they believe that a successful project comes from a collaborative effort. Ross & Company Interiors work closely with their client, marketing team and graphics team to create innovative and cohesive designs for each and every project while keeping budget requirements in mind. Ross & Company Interiors' friendly, flexible approach to working with their clients has created many successful relationships and projects in their 15 year history.



KEY MARKETING - SALES & MARKETING

Key Marketing is a full-service project marketing and sales firm specializing in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of happy homeowners.



WWW.HORIZON21LIVING.COM

604.423.4222



In our continuing effort to improve and maintain the high standard of the Horizon21 development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As slight variations may occur throughout the development please see architectural plans if material to your decision to purchase. Please see disclosure statement for specific offering details. E.&O.E.

