

EXCLUSIVE PREVIEW  
PACKAGE

# QUILCHENA

W E S T

WHERE LIFE FINDS ITS WAY HOME

Sales Gallery

188 – 8120 No. 2 Road  
Richmond, BC

[QuilchenaWest.com](http://QuilchenaWest.com)

[info@quilchenawest.com](mailto:info@quilchenawest.com)

By Appointment Only

604-285-7088

NEIGHBOURHOOD

WELCOME HOME TO QUILCHENA WEST

A Master-Planned Community of  
110 Spacious 3 and 4 Bedroom  
Parkside Townhomes in Richmond





NEIGHBOURHOOD

# A Tranquil Neighbourhood Immersed in Nature

WEST DYKE TRAIL

QUILCHENA GOLF AND COUNTRY CLUB



QUILCHENA ELEMENTARY SCHOOL PARK



## NEIGHBOURHOOD

Residences on the park bring an inherent connection to nature that can't be replicated. Here, recreation is abundant and nature surrounds. As morning breaks over the horizon, experience the calm of the quiet surroundings in this natural setting, find yourself amongst the quiet sounds of trees, the grass, and the waterfront.



Family-Friendly  
Living: Parks, Golf,  
and Urban Amenities  
at Your Doorstep



NEIGHBOURHOOD

TERRA NOVA RURAL PARK AND PLAYGROUND



Where Nature Meets Urban Conveniences



## NEIGHBOURHOOD

# Great Schools, Community, and Nature Nearby

### ● Neighbourhood

1. Quilchena Golf Course
2. Quilchena Elementary School
3. Hugh Boyd Secondary School
4. McMath Secondary School (French)
5. Gilmore Elementary School (French)
6. St. Joseph the Worker School
7. Richmond Christian School

### ● Nearby Landmarks

8. Terra Nova Rural Park and Playground
9. Dyke Trails
10. Garry Point Park
11. Steveston Community Park and Playground
12. Richmond Public Library, Brighthouse
13. Richmond Public Library, Steveston
14. Minoru Lakes and Park
15. Richmond Hospital
16. Richmond Olympic Oval
17. Gateway Theatre

### ● Recreation

18. South Arm Community Centre
19. Hugh Boyd Athletic Park
20. Minoru Centre for Active Living
21. Steveston Community Centre
22. West Richmond Community Centre
23. Thompson Community Centre
24. Railway Greenway and Granville Bike Park
25. Minoru Track, Arenas, and Sports Fields

### ● Shopping

26. CF Richmond Centre
27. Terra Nova Village
28. McArthurGlen Designer Outlet
29. Seafair Shopping Centre
30. Steveston Village
31. Oval Village
32. Minato Village
33. Aberdeen Centre

### ● Dining

34. Sushi Lovers
35. Takeya Sushi
36. Cactus Club Cafe
37. Katsu San
38. The Flying Beaver Bar & Grill
39. Smokehouse Sandwich Co.
40. The Steveston Cafe and Hotel
41. Broli Kitchen
42. Shanghai River Restaurant
43. Starbucks
44. O'Hare's Gastropub

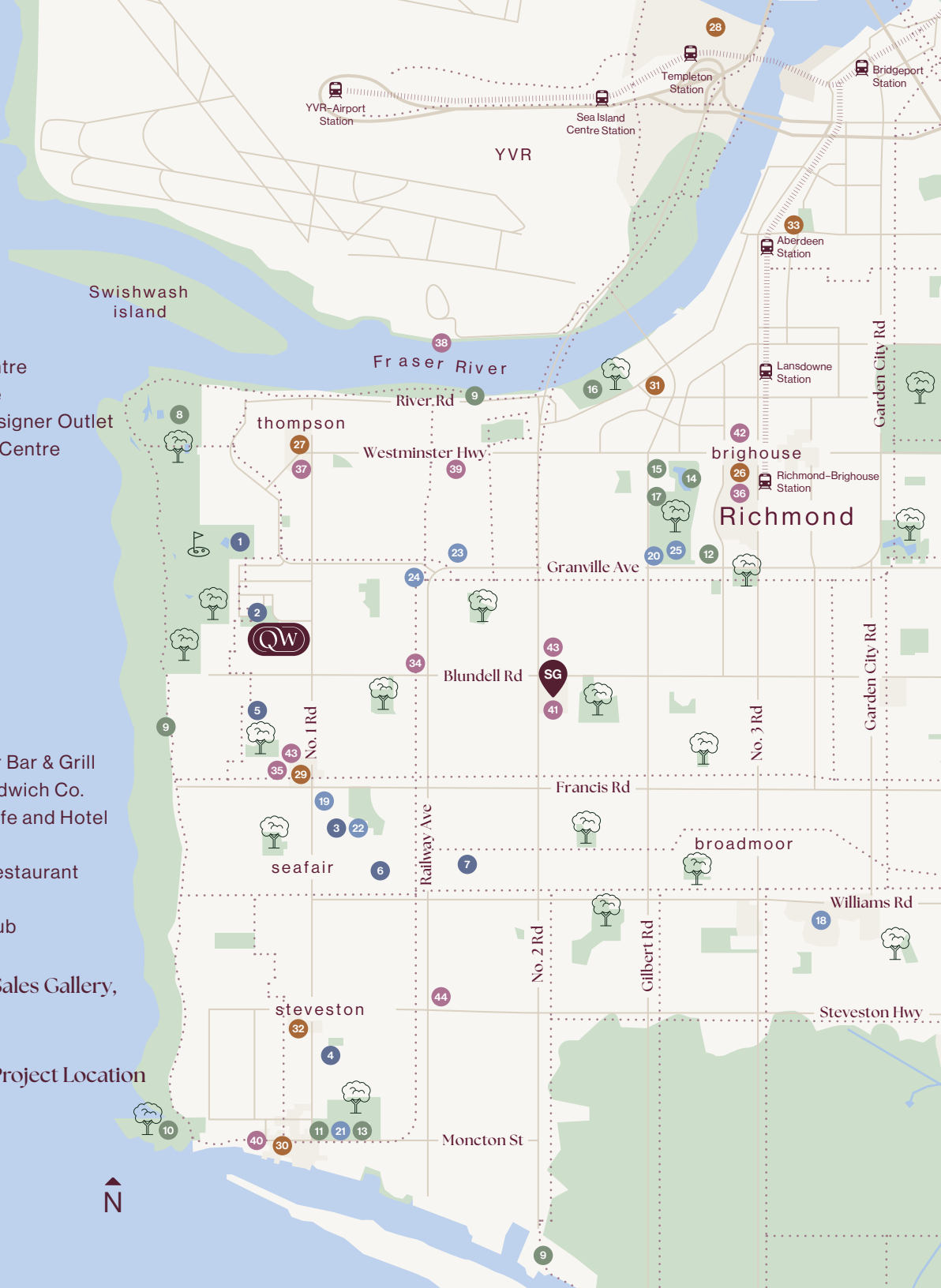
 Quilchena West Sales Gallery, Blundell Centre, Blundell & 2 Rd

 Quilchena West Project Location

 Skytrain Stations

 Skytrain

 Bike Lanes





## AMENITIES

### CLUBHOUSE



### CENTRAL COURTYARD

## Amenities that Bridge Nature with Family Living

At the heart of Quilchena West is a collection of shared spaces designed to foster a true sense of community.

The Quilchena West Clubhouse, a stunning 1,800 sq. ft. private amenity space, welcomes residents with a warm fireside lounge, a fitness centre, and an entertainment room complete with a chef's kitchen—ideal for gathering with neighbours and friends. Just outside, an expansive patio offers space to relax, connect, and enjoy the outdoors.

Surrounding the Clubhouse is the central park, where families can unwind amidst nature-inspired landscaping, a children's play area, peaceful walking paths, and cozy seating spaces.

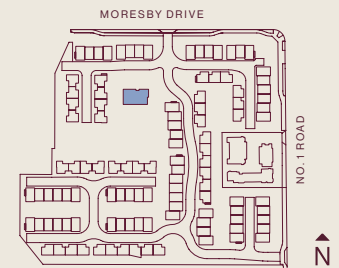
# QUILCHENA

## WEST



## Quilchena West Clubhouse

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RESIDENCES

# Where Quality is Woven Into Every Detail

Inspired craftsmanship from Fougere Architecture blends timeless form with thoughtful function, including large windows and side-by-side parking that ensures a seamless start to the day. Generous use of modern and quality materials create three distinctive exterior expressions that set the scene for a vibrant, connected community.





## RESIDENCES



C1 MAIN LEVEL

## A Vision for Grand Townhome Living

A warm sense of arrival radiates from the entryway and up through each level, creating a calm and comforting atmosphere that welcomes you home every day. Spaciousness flows between each storey, embraced by a harmonious design that reflects the park that surrounds. Premium appliances, generous islands and custom-designed cabinetry define the kitchen, waterfall shower heads and quartz countertops invigorate mornings in the ensuite, and luxury details like durable wide-plank flooring run throughout the living and dining areas bring an elevated character to each home.

Linen & Stone, two designer colour schemes to choose from, bring personalization to every detail. Choose from the light and airy Linen or the natural and calm Stone. No matter the choice, each scheme features timeless details and quality materials that define the Quilchena West lifestyle.



D1 ENSUITE



SITE PLAN

MORESBY DRIVE

QUILCHENA SCHOOL PARK





PHASE 1

MORESBY DRIVE

QUILCHENA  
SCHOOL PARK

ENTRY

PHASE 1

CLUBHOUSE

PARK

PLAYGROUND

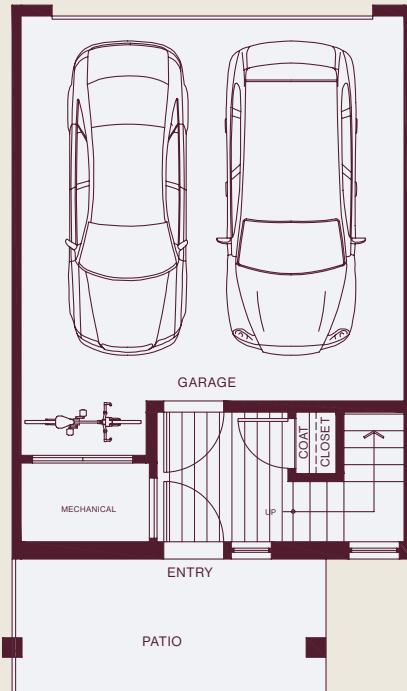
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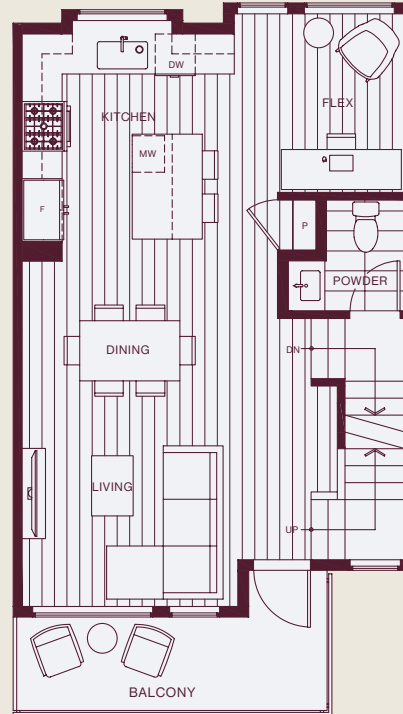


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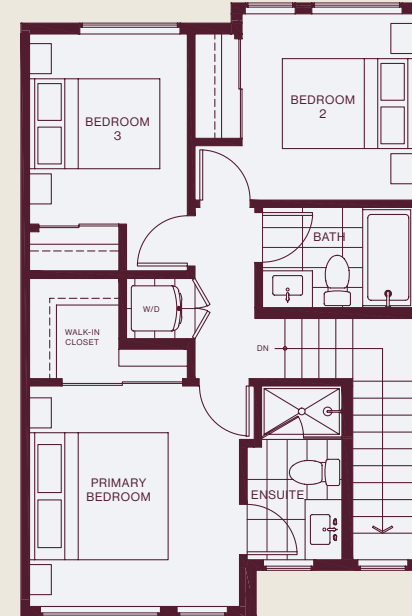
## WEST



LOWER



MAIN



UPPER

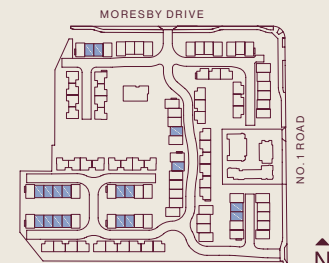
# A1

3 BEDROOM + FLEX  
2.5 BATHROOM

INTERIOR 1,302 SF

EXTERIOR 412-504 SF

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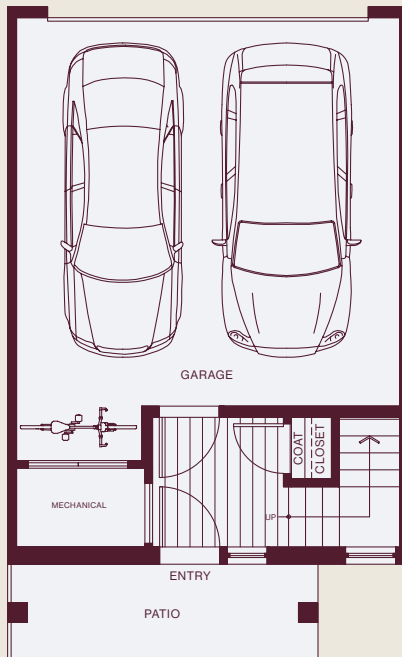


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# QUILCHENA

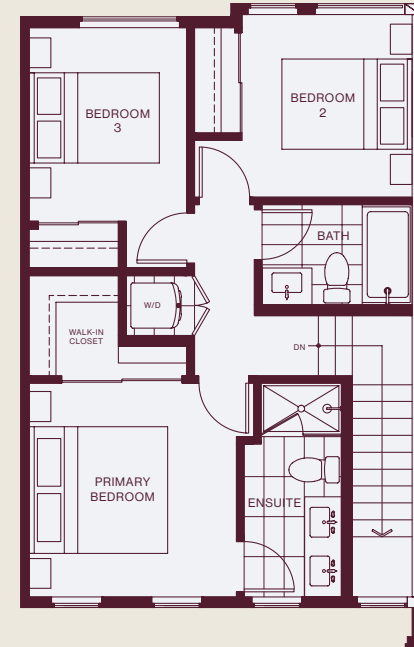
## WEST



LOWER



MAIN



UPPER

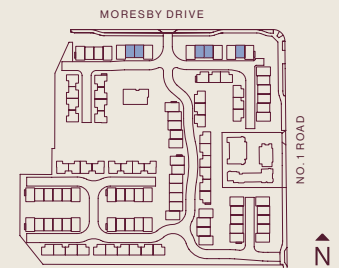
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3 BEDROOM + FLEX  
2.5 BATHROOM

INTERIOR 1,302 SF

EXTERIOR 415-425 SF

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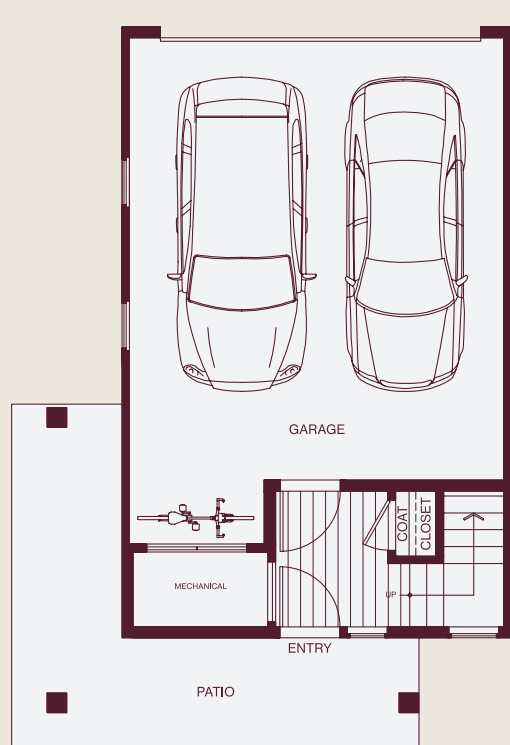


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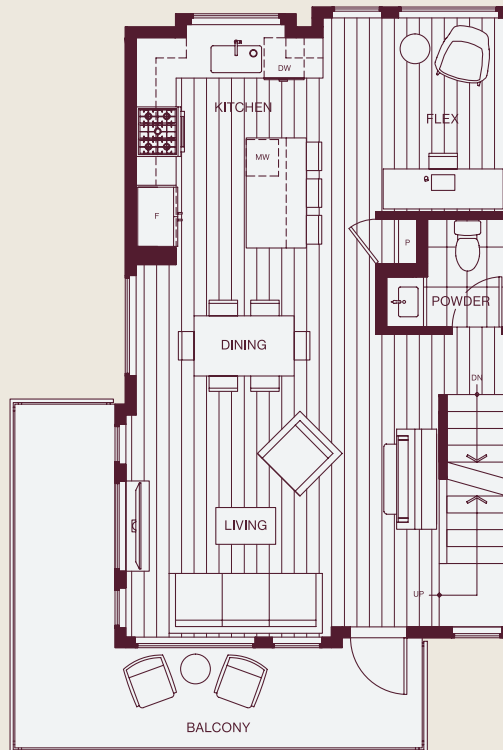


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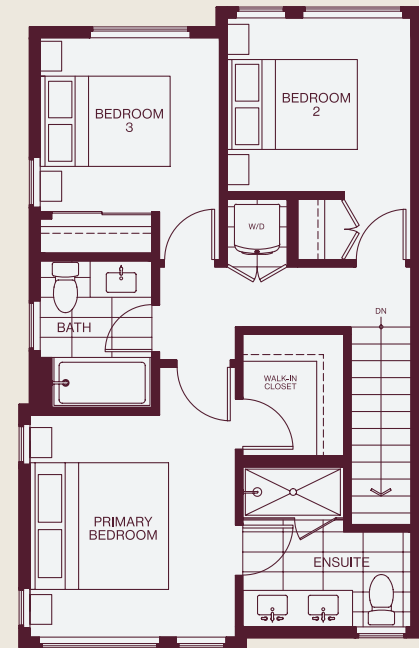
## WEST



LOWER



MAIN



UPPER

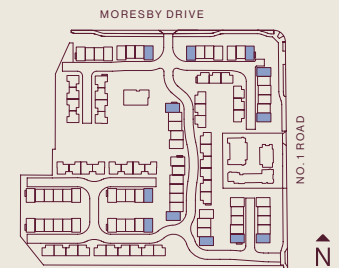
# C1

3 BEDROOM + FLEX  
2.5 BATHROOM

INTERIOR 1,367 SF

EXTERIOR 603-853 SF

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. Reverse and/or mirror plans occur throughout the development. Please see the disclosure statement for the specific offering. E. & O.E.

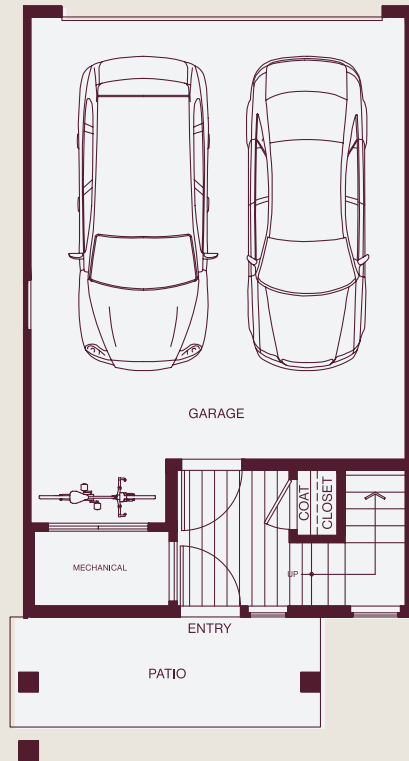


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# QUILCHENA

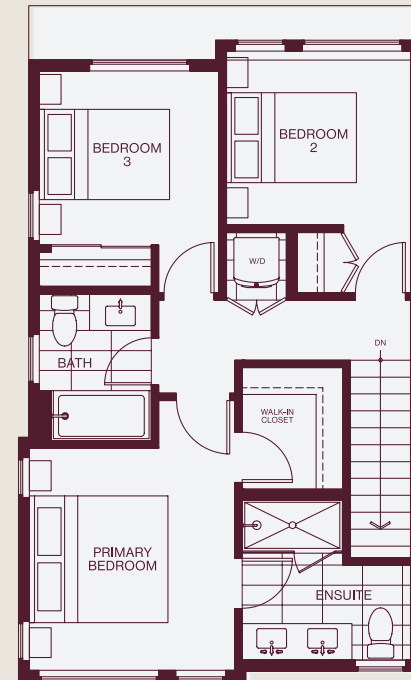
## WEST



LOWER



MAIN



UPPER

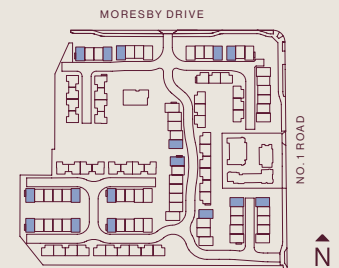
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3 BEDROOM + FLEX  
2.5 BATHROOM

INTERIOR 1,367 SF

EXTERIOR 377-1,367 SF

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. Reverse and/or mirror plans occur throughout the development. Please see the disclosure statement for the specific offering. E. & O.E.

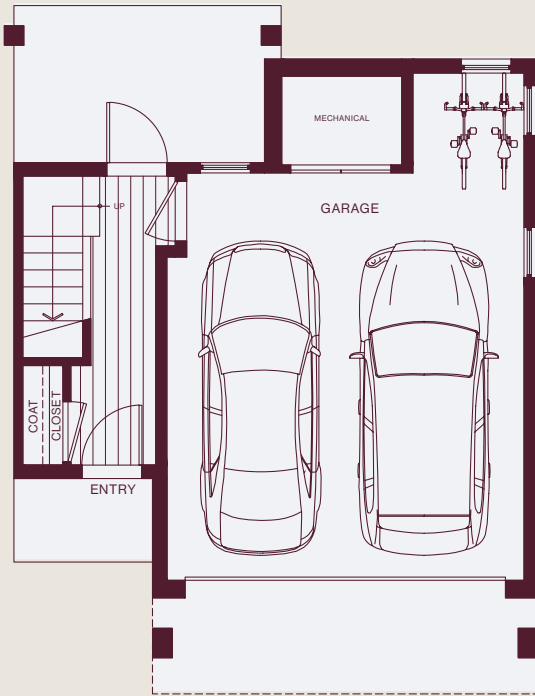


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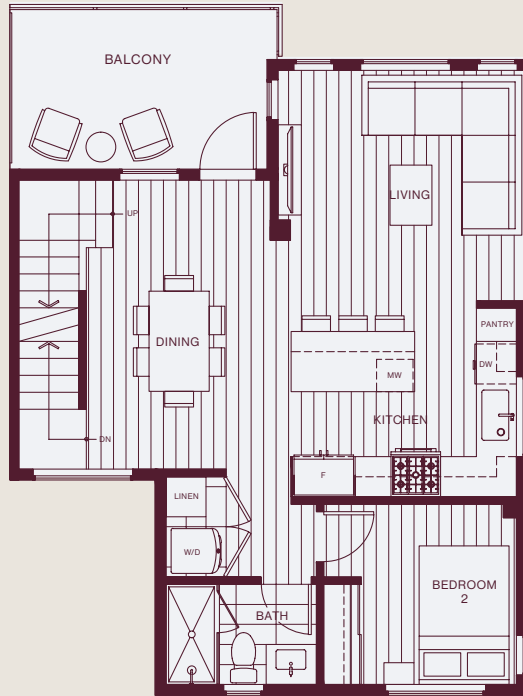


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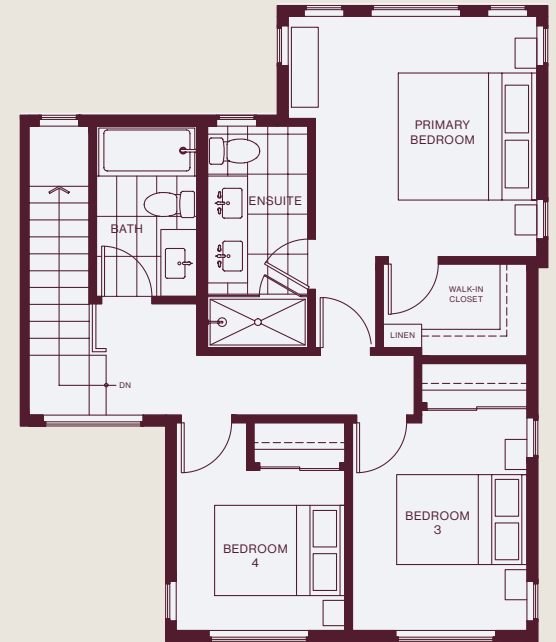
## WEST



LOWER



MAIN



UPPER

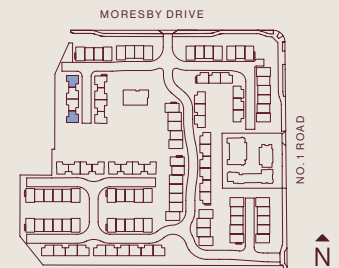
# E1

4 BEDROOM  
3 BATHROOM

INTERIOR 1,507 SF

EXTERIOR 658-721 SF

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. Reverse and/or mirror plans occur throughout the development. Please see the disclosure statement for the specific offering. E. & O.E.

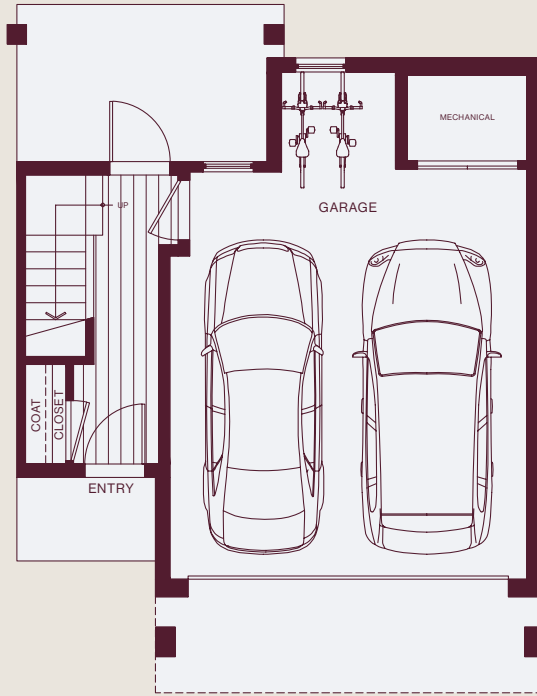


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# QUILCHENA

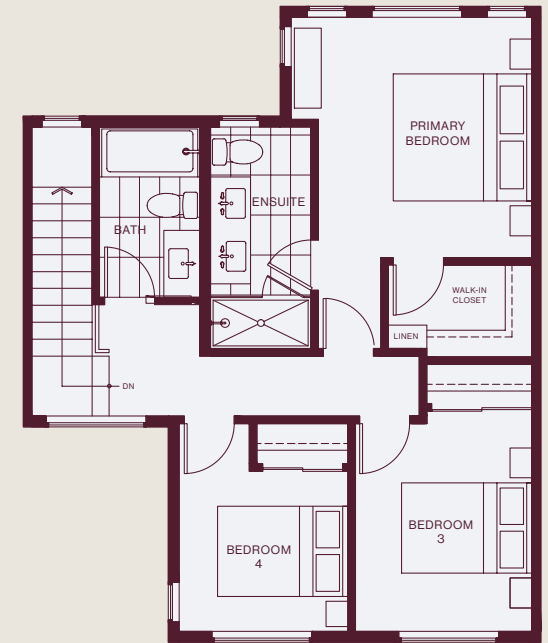
## WEST



LOWER



MAIN



UPPER

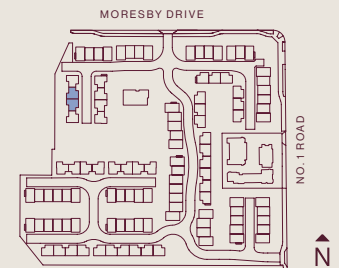
# E2

4 BEDROOM  
3 BATHROOM

INTERIOR 1,496 SF

EXTERIOR 805-808 SF

The developer reserves the right to make modifications and changes to the building design, elevations, dimensions, specifications, features and prices without prior notification. Decks, patios, stairs and windows may vary based on site conditions. All sizes and dimensions are approximate and may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. Reverse and/or mirror plans occur throughout the development. Please see the disclosure statement for the specific offering. E. & O.E.

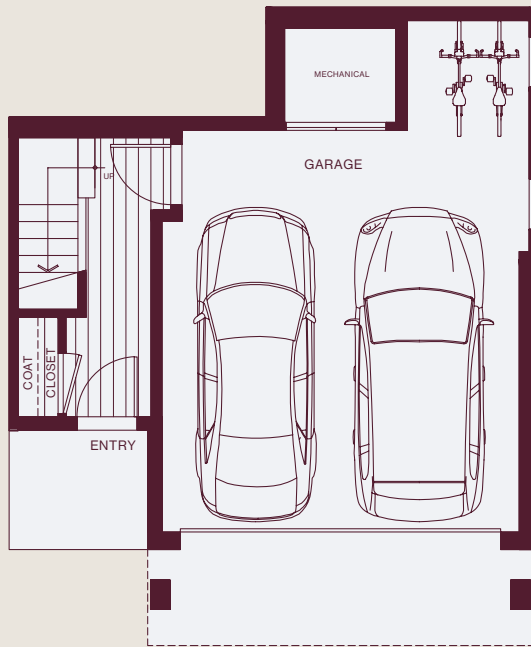


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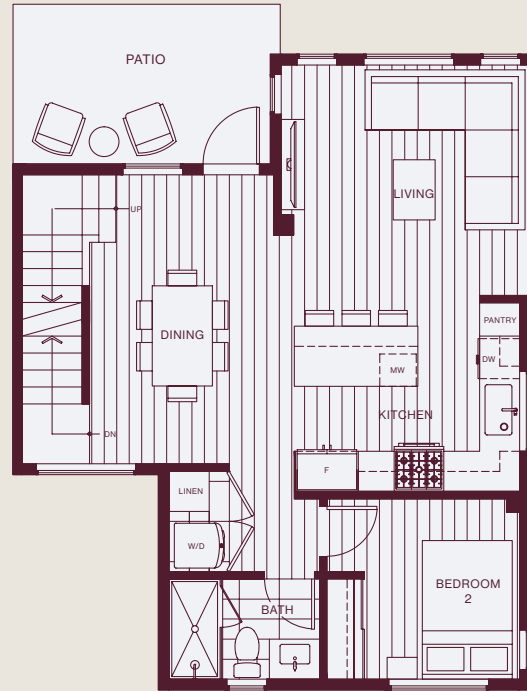


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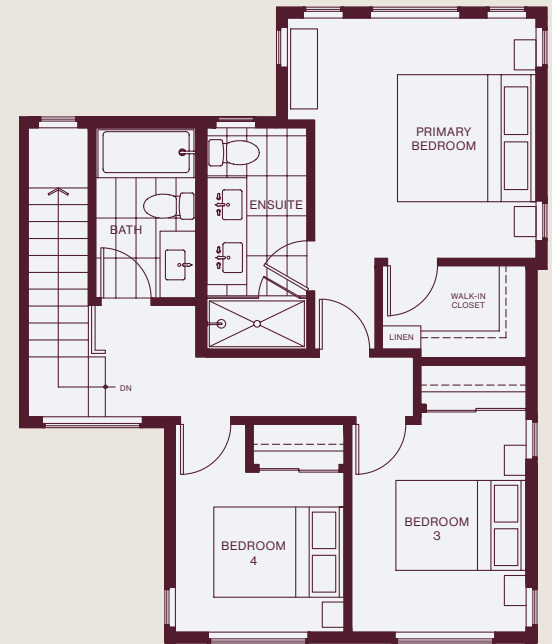
## WEST



LOWER



MAIN



UPPER

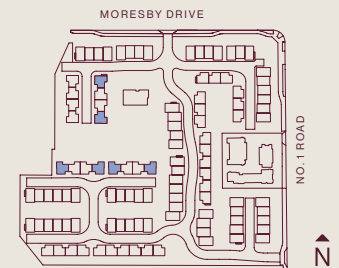
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4 BEDROOM  
3 BATHROOM

INTERIOR 1,518 SF

EXTERIOR 479-598 SF

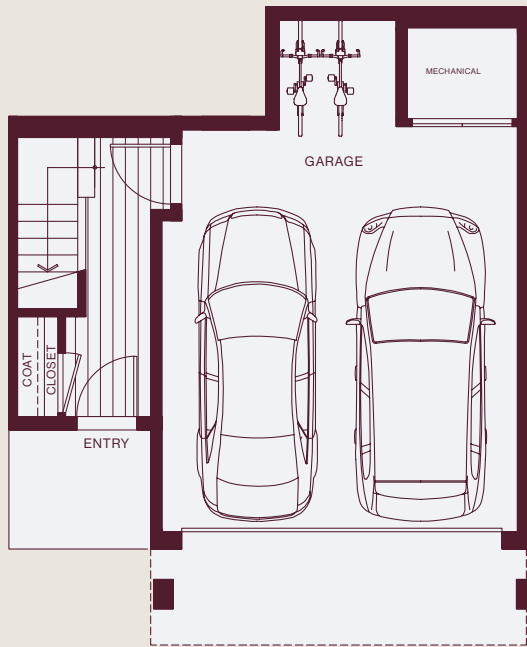
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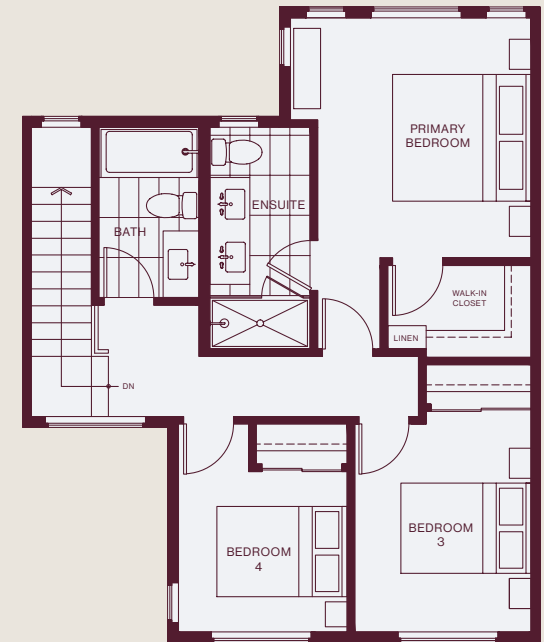
## WEST



LOWER



MAIN



UPPER

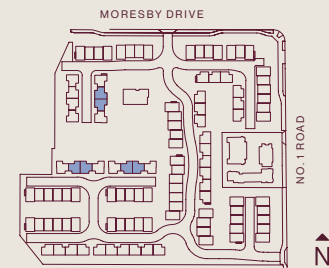
# E4

4 BEDROOM  
3 BATHROOM

INTERIOR 1,507 SF

EXTERIOR 467-555 SF

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# QUILCHENA

## WEST

## FEATURES & FINISHES

### Unbeatable West Richmond Location

Quilchena West welcomes you home to a spacious master-planned community of 110 three and four bedroom townhomes in beautiful West Richmond. Quilchena West's location is perfect for active families being exceptionally close to some of Richmond's best amenities:

- Quilchena Elementary School and Park (at your doorstep).
- West Dyke Trail (2 minute drive).
- Terra Nova Village Shopping Plaza (2 minute drive).
- Hugh Boyd Secondary school (3 minute drive).
- Thompson and West Richmond Community Centres (3 minute drive).
- Quilchena Golf Course (3 minute drive).
- Downtown Richmond and Canada Line Skytrain (10 minute drive).
- Steveston Village (10 minute drive).
- Vancouver International Airport (10 minute drive).

### A Master Planned, Park-Like Community

The centrepiece of the Quilchena West community is its private indoor and outdoor amenities:

- A beautifully landscaped 17,000 square foot central park that offers quick access to nature with mature trees and a sense of retreat in your own backyard.
- An 1,800 square foot clubhouse offering a social lounge with kitchen, fireside lobby and well-equipped gym – the perfect place for gathering and socializing with friends and neighbours.
- A large outdoor patio area that features ample places to sit, relax and enjoy views of the central park just beyond.
- A natural outdoor children's play area outside the clubhouse for kids to enjoy fresh air, have fun, and make new friends in their community.

### Contemporary Homes

- Designed by esteemed Fougere Architecture with distinctive architecture featuring brick, hardi shingles and siding, large windows and three distinctive exterior colour palettes.
- Three and four bedroom homes offer families ample space to grow and thrive.
- Private balcony, patio and fenced yard to enjoy life outside.
- Every home enjoys a 2-car garage with side-by-side parking and pre-wiring for Level 2 electric vehicle charging.

### At Home in Style

- Interior design by Different Designs Group featuring two timeless colour schemes: Linen and Stone.
- Durable wide plank luxury flooring throughout main living areas and entry stairs.
- Premium carpet throughout the upper floor bedrooms, hallways and stairs.
- Privacy roller blinds throughout, with room darkening roller shades in bedrooms.
- Custom built-in closet organizers in all primary bedrooms.
- LG front-loading washer and dryer.

### Contemporary Designer Kitchens

- Spacious, family-friendly kitchen layouts with durable quartz countertops and generous islands with waterfall edges (most homes).
- Matching quartz backsplash for a timeless look.
- Custom-designed cabinetry with under-cabinet task lighting and soft-close drawers.
- Premium Bosch stainless steel appliance package featuring:
  - 36" French-door fridge with bottom freezer and filtered water dispenser
  - 30" five-burner gas range
  - 24" energy efficient dishwasher

- Full sized Panasonic microwave with trim kit.
- Powerful inset hood fan.
- Undermount single-bowl stainless-steel sink with pull-down spray faucet.
- Under-sink waste bin management system for easy recycling and sorting in each home.

### Refined Bathrooms

- Durable quartz countertops and backsplash in all ensuites and bathrooms.
- Custom-designed flat-panel cabinetry with brushed nickel pulls.
- Large format floor tiles in ensuites and main bathrooms.
- A relaxing soaker tub with handheld shower heads in the main bathroom.
- Invigorating rainfall shower heads and glass showers in ensuites.
- High efficiency Kohler Dual flush toilets.
- Framed wall mirror and modern light bar in ensuites.

### Green Technology

- Quilchena West's geothermal heating & cooling system harnesses the earth's energy to provide a constant source of renewable energy keeping your home comfortable year-round.
- Energy Recovery Ventilators (ERV) allows for constant fresh air flow.

### Peace Of Mind

- Comprehensive 2-5-10 New Home Warranty by Travelers Insurance Company of Canada.
- Hard-wired smoke and carbon monoxide detectors.
- Deadbolt locks at all ground level entry points.
- Well lit walkways and driveways for safety.

# The Team Behind the Project



## Citimark

With decades of experience, the Citimark team delivers thoughtful, community driven developments throughout Metro Vancouver and beyond. Citimark is committed to the creation of highly liveable and functional homes designed to meet the needs of families now and in the future. A wealth of knowledge and expertise goes into every project, with each home built with the same care and attention as if it were their own.

Citimark has developed hundreds of townhomes throughout Metro Vancouver over the years, most recently over two hundred townhomes in North Vancouver's Lions Gate Village where we continue to be instrumental in the creation of this remarkable community.



## WESTERN

Growing up on this exact block, Kelvin from Western has unique ties to this community. In 1978, Kelvin's immigrant father bought his first home and raised his family on the east end of these grounds, soon to become Quilchena West.

Now, with a rich portfolio of over 35 projects, Western thrives in real estate development across Greater Vancouver, emerging as a leader in the townhome industry through its commitment to structural and aesthetic excellence.



# The Story Behind a Partnership Built on Trust and Shared Vision

For over 30 years, developers Citimark and Western have been working hand-in-hand on projects in Richmond and beyond. Quilchena West marks the ninth collaboration between Citimark and Western. As a partnership founded on a shared vision, both companies have developed high-quality residences designed to meet the needs of homeowners.





# QuilchenaWest.com

DEVELOPED IN PARTNERSHIP BY



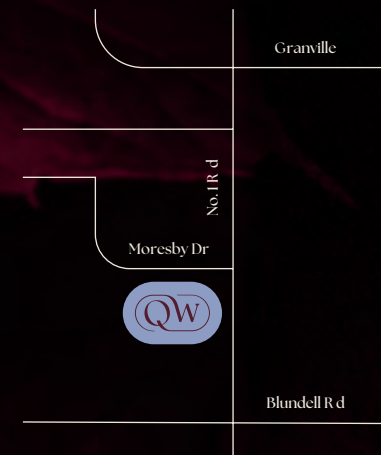
SALES BY



PROJECT LOCATION:  
3888 MORESBY DRIVE,  
RICHMOND, B.C

SALES GALLERY:  
188 - 8120 NO. 2 ROAD

604-285-7088  
info@quilchenawest.com



The developer reserves the right to modify the building design, floorplans, prices, features, and specifications without notice. This is not an offering for sale. Any such offering can only be made by way of a disclosure statement.  
E. & o.E. Sales by Steveston real estate.