



F I V E

R O A D

R I C H M O N D



The developer (Anthem 5 Road Developments Limited Partnership) reserves the right to make changes and modifications to the information contained herein. Renderings and photography are representational only and are not necessarily accurate, and final design, construction, and features may differ. Please contact a developer sales representative for details. E.&O.E.

Smart homes designed for modern families.

Your family home should be a place that inspires, a versatile space that works with you, a sanctuary to return to. This is life at Five Road by Anthem. Introducing a boutique collection of 47 West Coast Contemporary 3 and 4 bedroom family homes, enriched by private and shared outdoor spaces, in Richmond's established Ironwood neighbourhood.

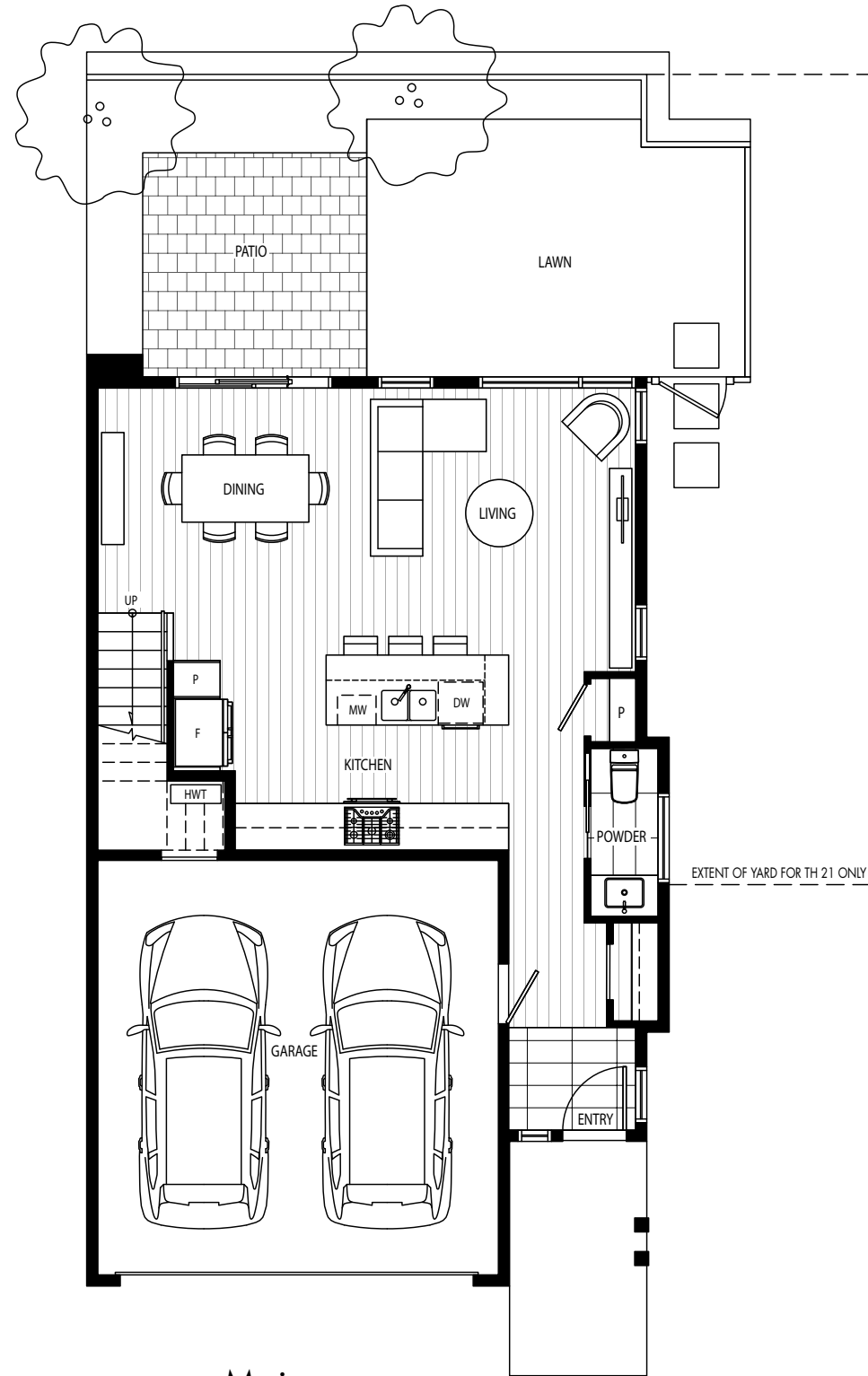


3 Bed + 2.5 Bath + Family + Den

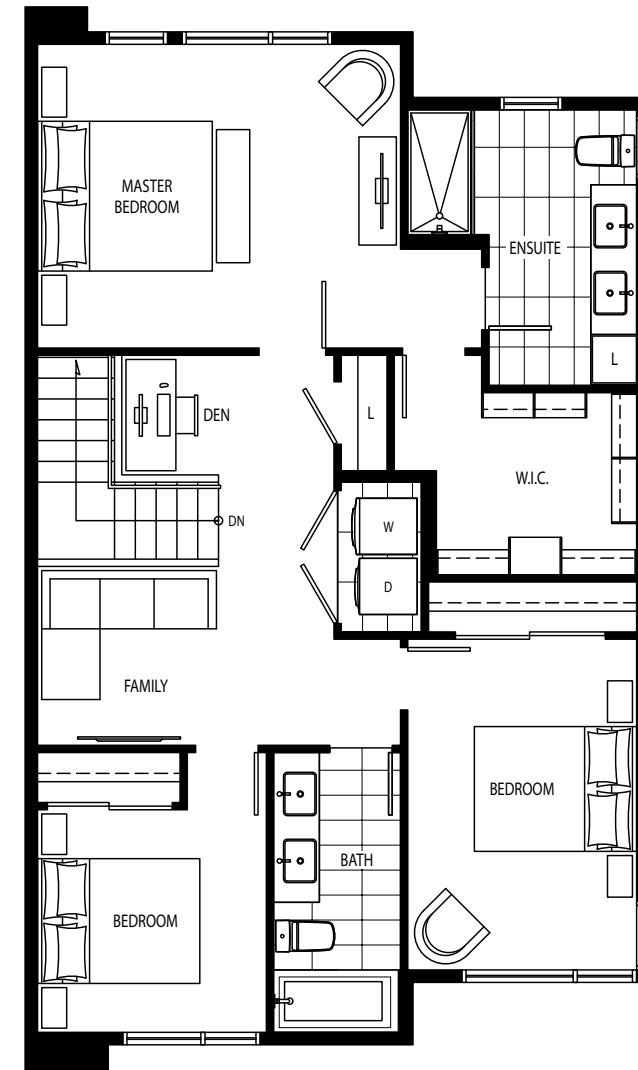
Interior: 1,559 – 1,586 Sq Ft

Exterior: 387 – 747 Sq Ft

Total: 1,946 – 2,333 Sq Ft



Main



Upper

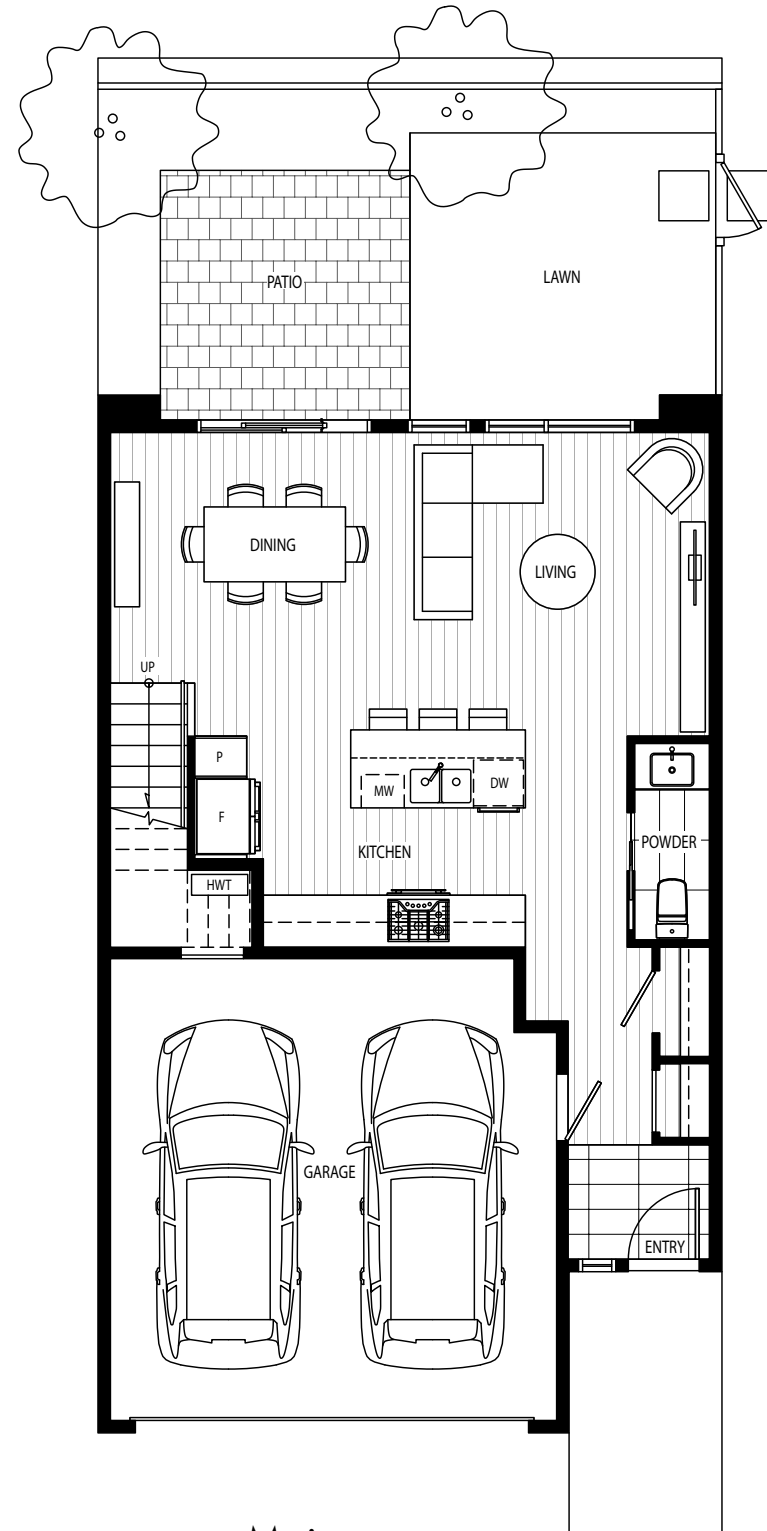
A1

3 Bed + 2.5 Bath + Family + Den

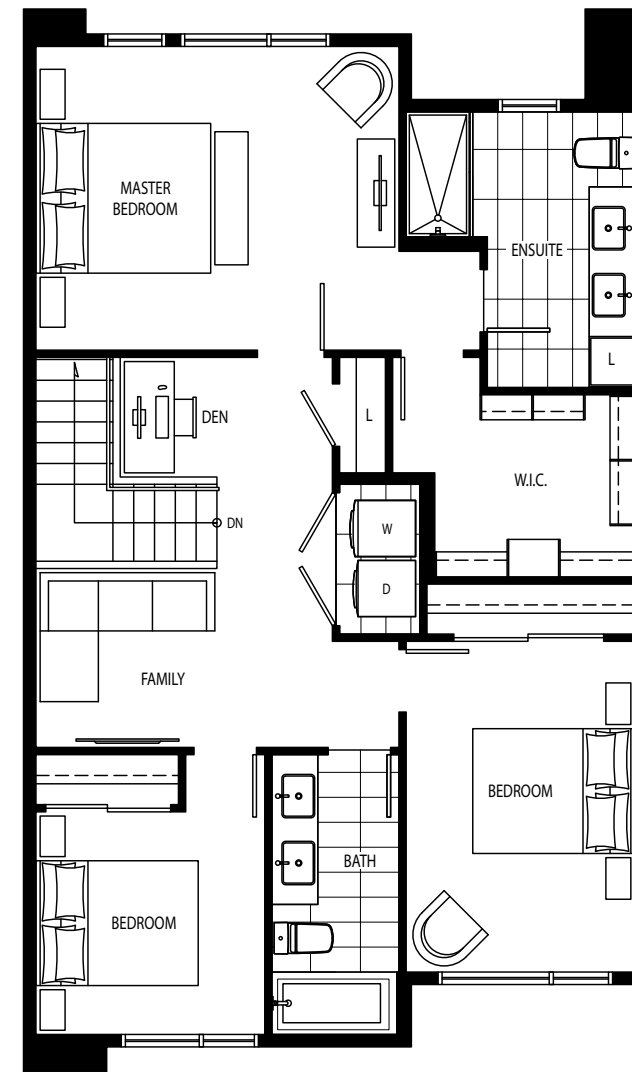
Interior: 1,539 – 1,565 Sq Ft

Exterior: 335 Sq Ft

Total: 1,874 – 1,900 Sq Ft



Main



Upper

The developer (Anthem 5 Road Developments Limited Partnership) reserves the right to make changes and modifications to the information contained herein. Floorplans and floorplates are subject to change without notice. Please contact a developer sales representative for details. This is not an offering for sale, as an offering can only be made after the filing of a disclosure statement, and only in jurisdictions where qualified in accordance with applicable local laws. E. & O.E.

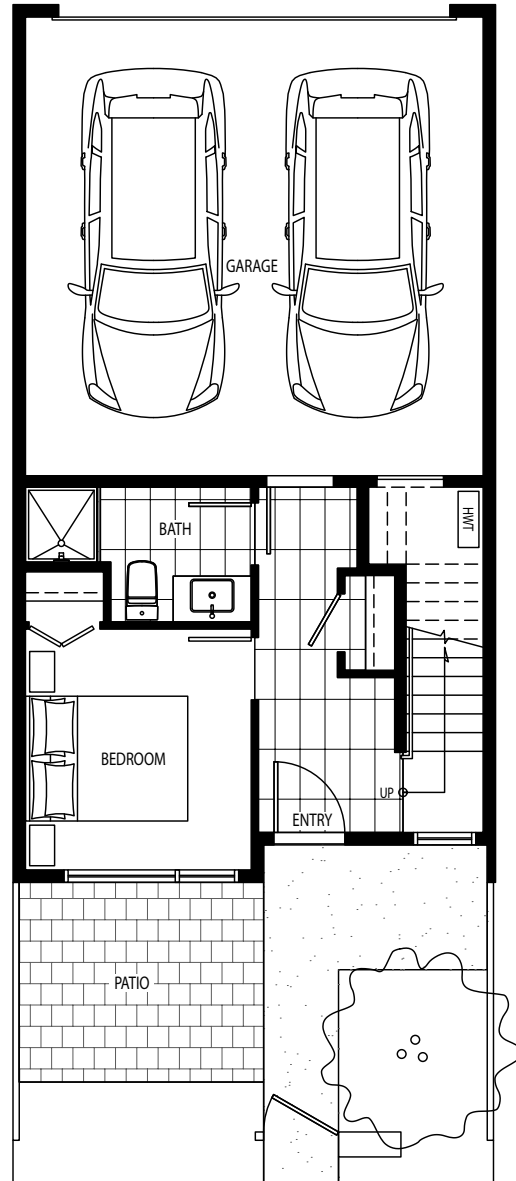
B

4 Bed + 3 Bath

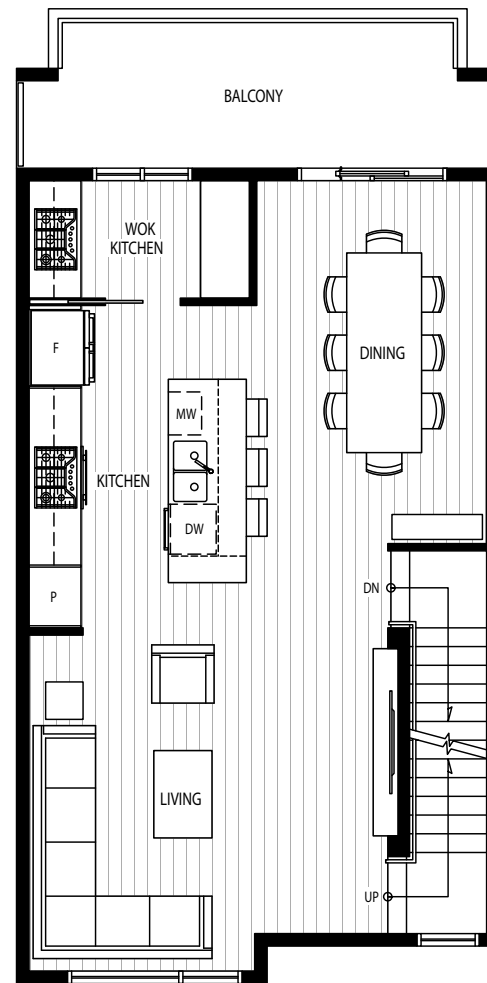
Interior: 1,561 – 1,565 Sq Ft

Exterior: 354 – 400 Sq Ft

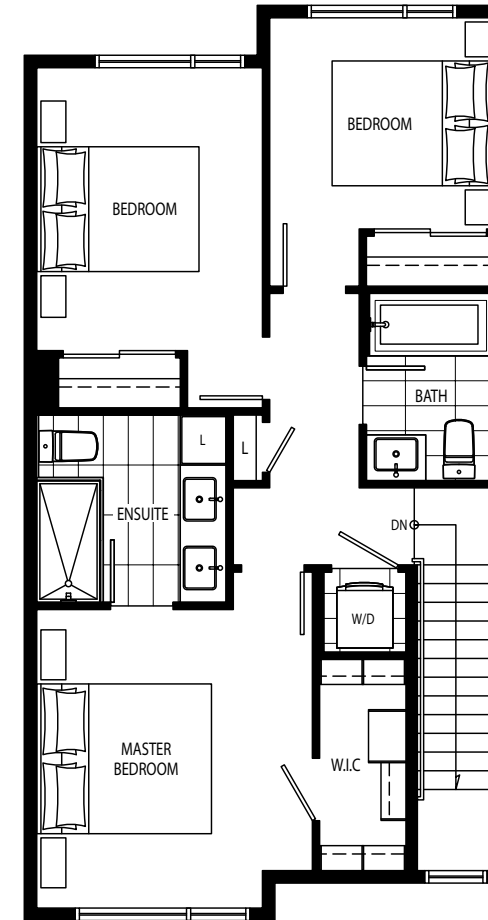
Total: 1,915 – 1,965 Sq Ft



Lower



Main



Upper

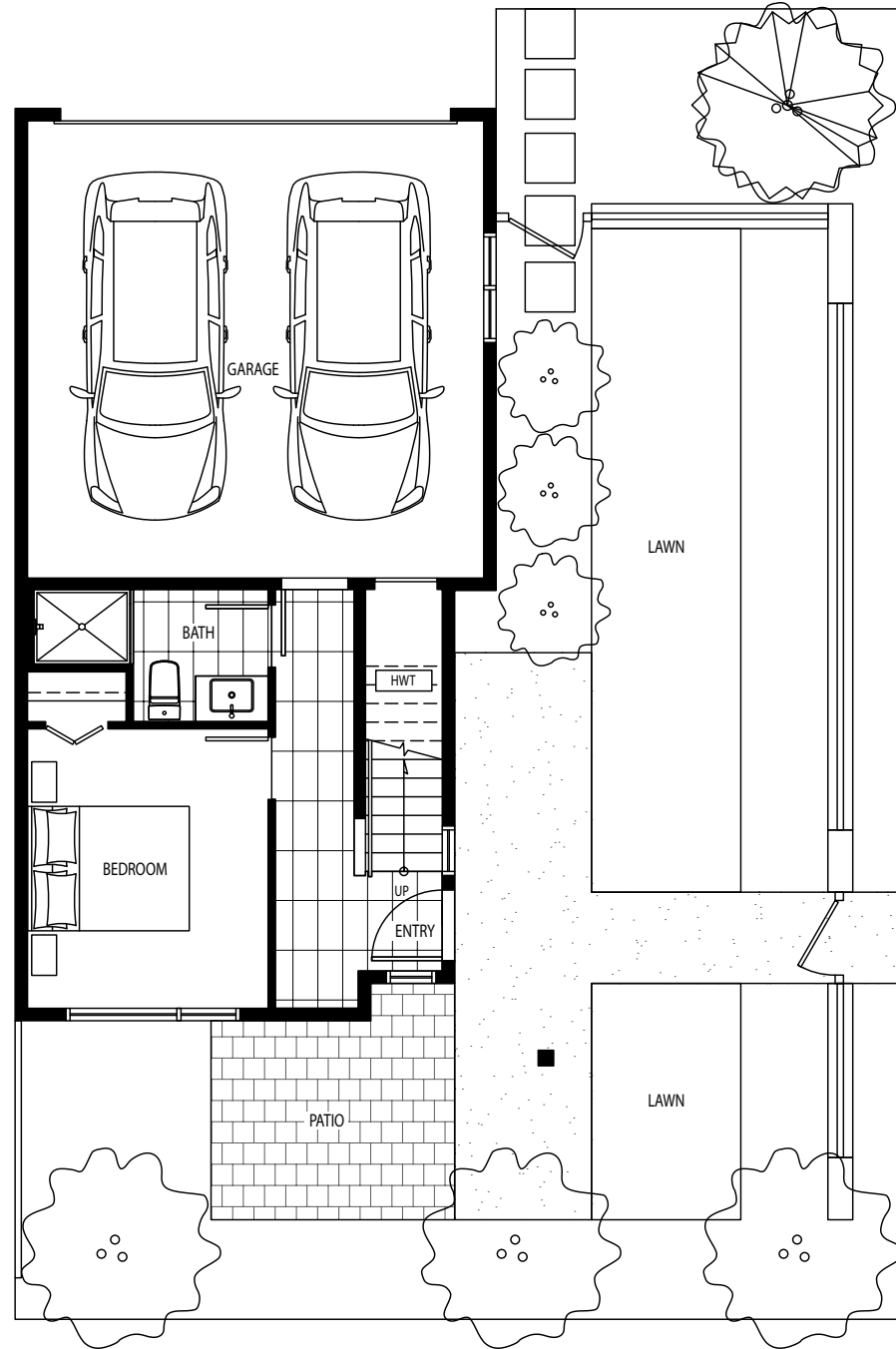
B1

4 Bed + 3 Bath

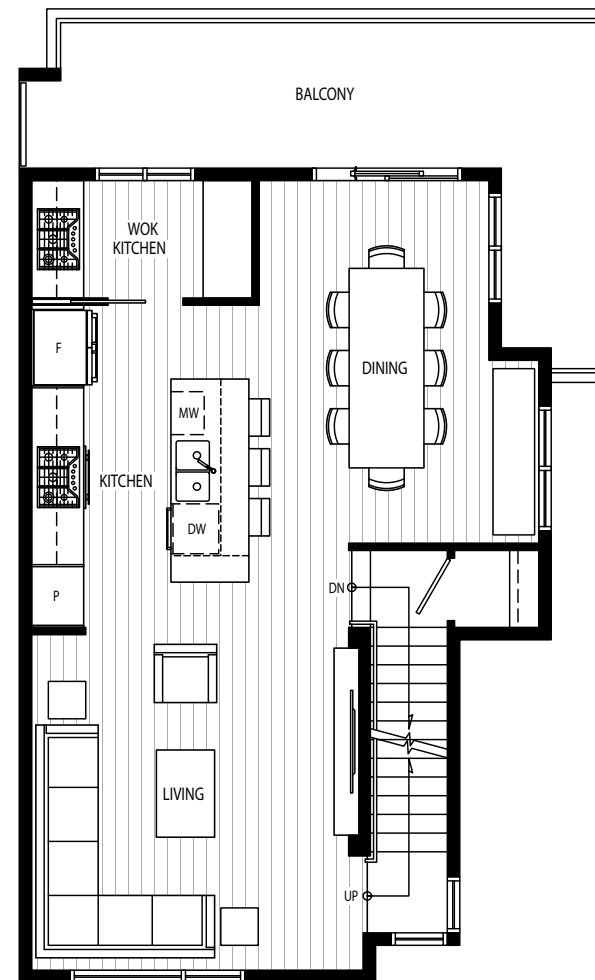
Interior: 1,580 Sq Ft

Exterior: 1,050 – 1,137 Sq Ft

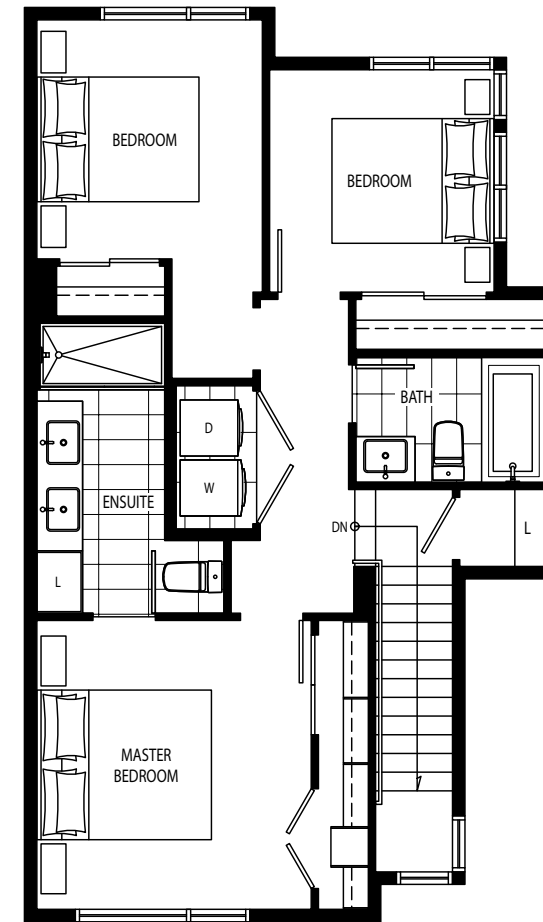
Total: 2,630 – 2,717 Sq Ft



Lower



Main



Upper

Features

First Impressions of Home

- West Coast Contemporary architecture is inspired by single-family home living
- Durable wood inspired accent cladding fits in with surrounding nature
- Private front or back yard offers outdoor space in every home
- Attached side-by-side garages for direct access to your home
- Private balconies (some homes)

Timeless Interiors

- Two elegant colour schemes
- Porcelain floor tiles at front entry
- Durable laminate flooring throughout main living areas
- Soft carpeting on stairs and in bedrooms and upper level corridors
- Roller shades on all windows for privacy and lighting ambiance
- Well-lit homes with large windows, skylights (some homes) and thoughtful lighting throughout
- Whirlpool full-size, front-load washer and dryer

Modern Kitchens

- Flat-panel, soft-close cabinetry with hidden pulls for upper cabinets and polished chrome pulls for lower cabinets
- Quartz countertops with full-height quartz slab backsplash
- Undermount stainless steel sink with sleek Grohe chrome faucet
- Stainless steel KitchenAid appliance package:
 - 36" French door refrigerator with bottom-mount freezer
 - 30" 5-burner gas cooktop
 - 30" wall oven
 - 24" dishwasher
- Integrated Panasonic 22" microwave
- Venmar commercial-grade chimney hood fan
- Under-cabinet lighting for precision tasks
- Wok kitchen (B Plan only):
 - KitchenAid 30" 5-burner stainless steel cooktop
 - Sakura commercial-grade stainless steel hood fan

Soothing Bathrooms

- Flat-panel, soft-close cabinetry with polished chrome pulls keep bathroom items discreetly organized
- Quartz countertops span vanities
- Porcelain floor tiles with complementing wall tiles
- Soaker tub for end-of-day relaxation (main bathroom)
- Frameless glass shower enclosure with niche (ensuite)
- Linen closet for extra storage (ensuite)
- Duravit undermount porcelain sinks
- Grohe chrome faucets and fixtures
- Polished chrome hardware throughout
- Duravit toilets

Legal Suite (B4 Plan Only)

- Private entrance to maintain separation
- Efficient and durable kitchenette features and appliances:
 - Porcelain backsplash tiles
 - Whirlpool 24" stainless steel refrigerator
 - Frigidaire 24" stainless steel cooktop and oven
 - Broan 24" stainless steel hood fan
 - Stainless steel sink
- Samsung washer and dryer

Security & Conveniences

- Hard-wired smoke detectors throughout
- Comprehensive warranty program provided by National Home Warranty:
 - 2-year coverage for mechanical and electrical systems
 - 5-year coverage for building envelope
 - 10-year coverage for structural defects
- The Anthem Homeowner Care team for peace-of-mind and assistance

Your Amenities

- Beautifully landscaped private park for residents
 - Concrete ping pong table
 - Kids play area
- Public art by Karen Kazmer



The developer (Anthem 5 Road Developments Limited Partnership) reserves the right to make changes and modifications to the information contained herein. Renderings and photography are representational only and are not necessarily accurate, and final design, construction, and features may differ. Please contact a developer sales representative for details. E.&O.E.

Design matters.

1. **Master suites with soaring ceilings.** Enjoy peace and quiet in master bedroom getaways, including large custom closets and luxurious ensuites.
2. **Spacious ensuites.** There's room for two in these spa-like enclaves, complete with an invigorating shower that features a niche for toiletries.
3. **Large windows for an abundance of natural light.** Clever window placement invites a healthy dose of the sun indoors, making every day that much brighter.
4. **Wok kitchens (in 3 level townhomes).** This unique feature changes the way you cook and entertain, and hides the aroma and messiness of cooking behind closed doors.
5. **4th bedroom suite on the ground floor.** The extra bedroom and full bathroom will be appreciated as a guest room or a private space for grandparents (some homes).
6. **Side-by-side double-car attached garage.** Conveniently carry in groceries from the car and keep your tools handy with direct access to your garage.

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.



Growing Places

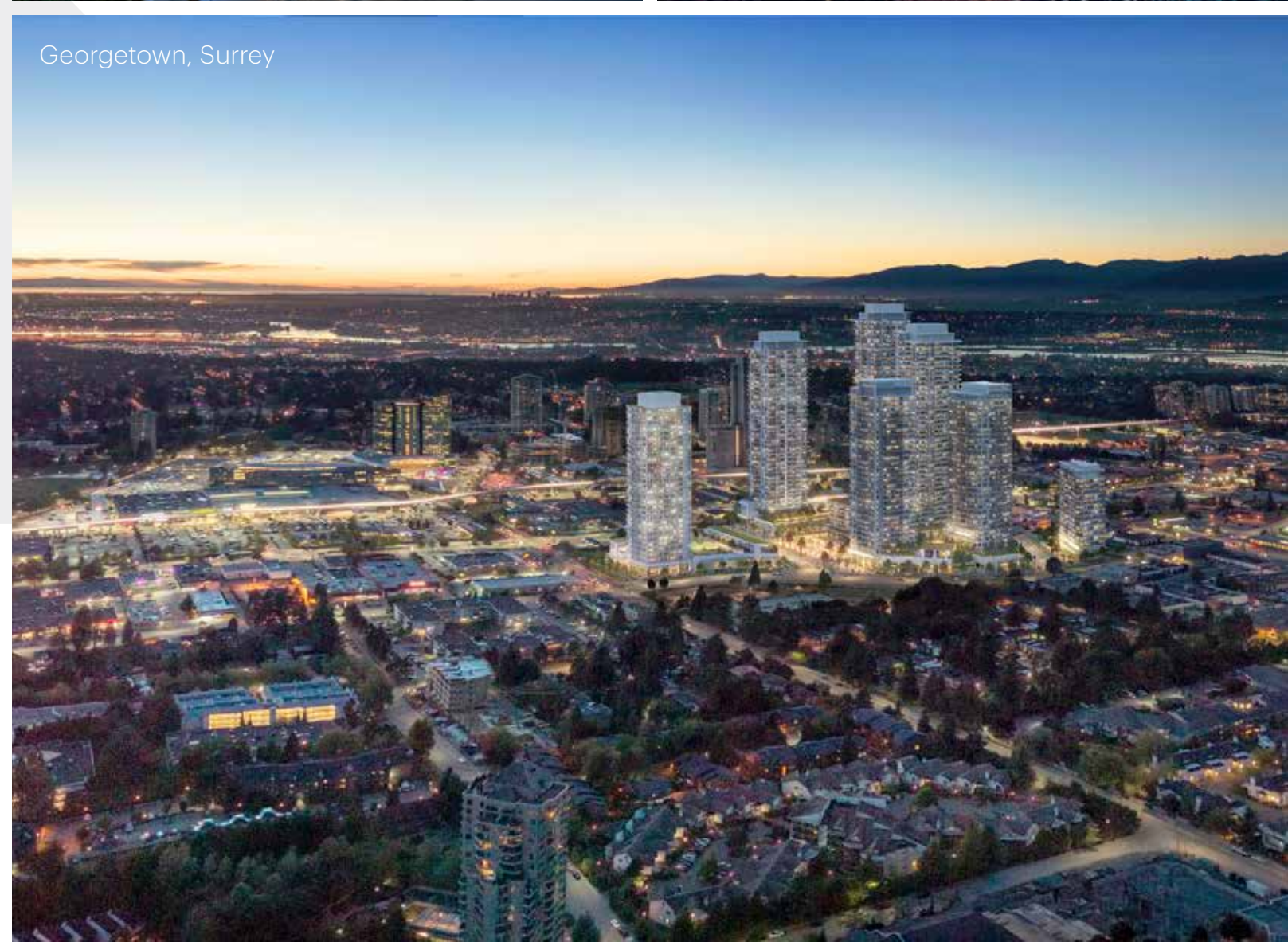
Clayton Walk, Surrey



Station Square, Burnaby



Georgetown, Surrey





Move-in ready 3 and 4 bedroom family townhomes by Anthem

[LIVEATFIVEROAD.COM](https://liveatfiveroad.com)



The developer (Anthem 5 Road Developments LP) reserves the right to make changes and modifications to the information contained herein. Maps, views, photography, and renderings are representational only and are not necessarily accurate, and final design, construction, and features may differ. Floor plans, layouts, finishes, prices, and availability are subject to change without notice. Please contact a developer sales representative for details. The developer may also make such further development modifications as are permitted by the disclosure statement, as may be amended, the contract of purchase and sale between a purchaser and developer (if applicable), or otherwise. E. & O.E. Five Road and the Five Road logo are registered trademarks, and are used under license.