



P E R R O N

ADVANCED PREVIEW PACKAGE

WINONA
P A R K



A TRULY
RESIDENTIAL
ADDRESS

31 GARDEN HOMES & TOWNHOMES

7587 YUKON STREET

5 REASONS TO LIVE AT PERRON

A PARK IN YOUR FRONT YARD

Winona Park is right across the street

PRIVATE ENTRANCES

Townhome entries through a landscaped courtyard

Garden Home entries with private patios

SPACE FOR THE HOME OFFICE

An extra room gives you the flexibility to work from home

ROOFTOP PATIO VIEWS

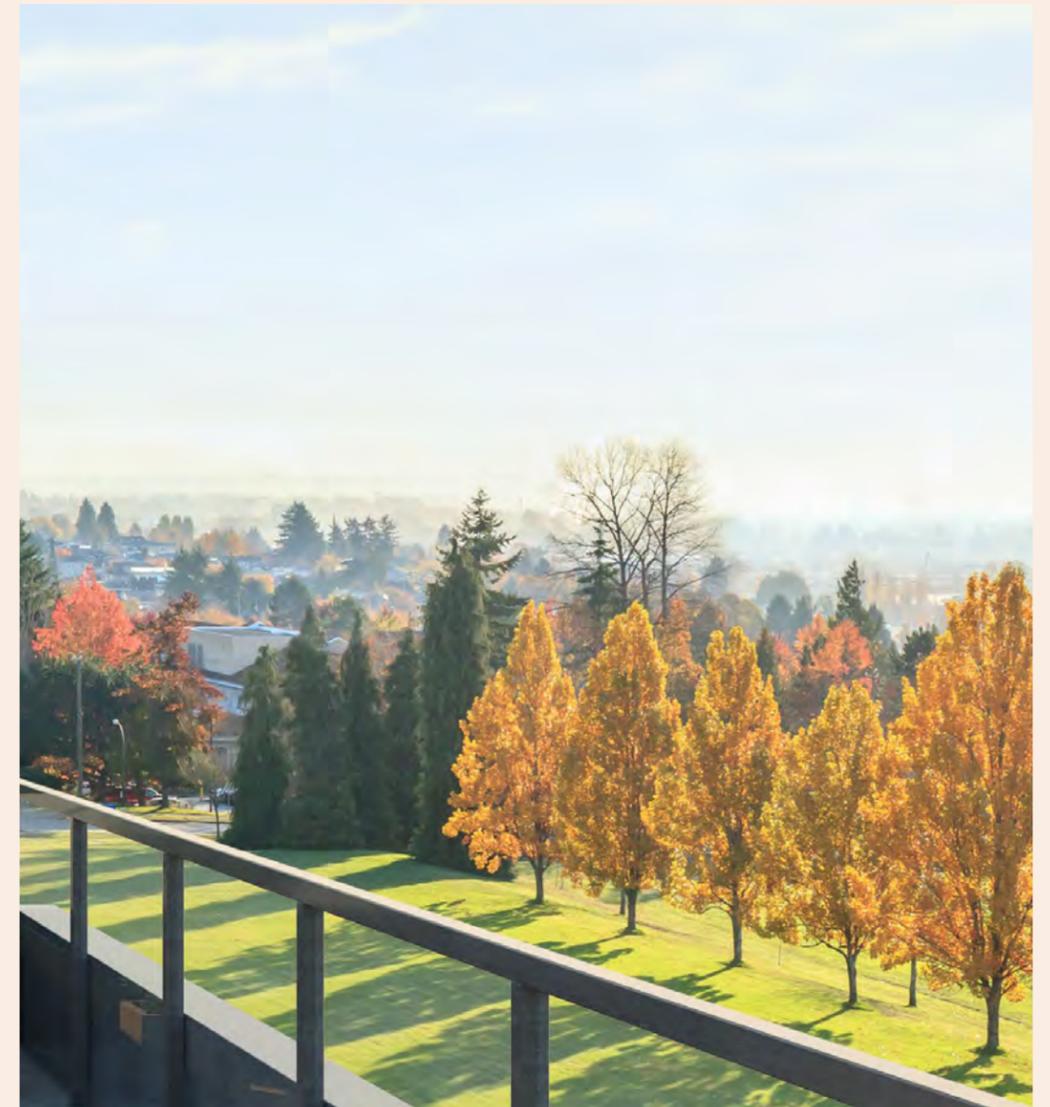
Overlook the beauty of Winona Park and Vancouver

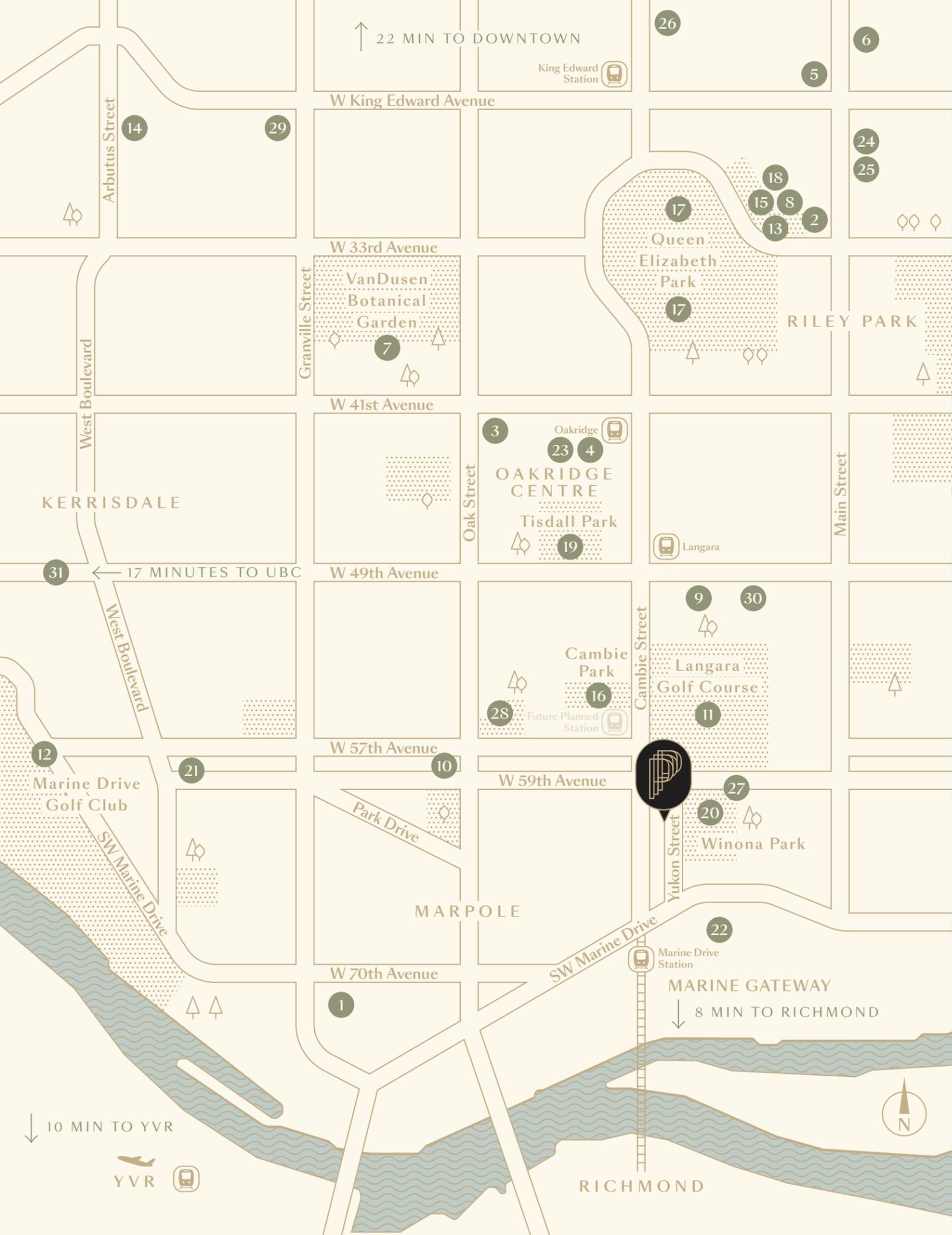
THE NEIGHBOURHOOD YOU LOVE

J.W. Sexsmith Elementary and Sir Winston Churchill Secondary

Prestigious West Side private schools

Marine Gateway shopping and services





WEST SIDE LIFE

DINING

- 01. Gigi Blin
- 02. Matchstick Riley Park
- 03. Café Fortyone Coffee Shop
- 04. Peninsula Seafood Restaurant
- 05. The Acorn Restaurant
- 06. Sun Sui Wah

SHOPPING

- 21. Choices Market
- 22. T & T Supermarket
- 23. Oakridge Centre
- 24. Vincent Park
- 25. West Coast Kids
- 26. Walrus Design Inc

PARKS & RECREATION

- 07. VanDusen Botanical Gardens
- 08. Hillcrest Centre
- 09. Langara Family YMCA
- 10. Marpole Oakridge Community Centre
- 11. Langara Golf Course
- 12. Marine Drive Golf Course
- 13. Vancouver Racquets Club
- 14. Arbutus Club
- 15. Nat Bailey Stadium
- 16. Cambie Park
- 17. Queen Elizabeth Park
- 18. Riley Park
- 19. Tisdall Park
- 20. Winona Park

SCHOOLS

- 27. J.W. Sexsmith Elementary
Offers Practical Interactive Chinese Programs
- 28. Sir Winston Churchill Secondary
- 29. York House Private School
- 30. Langara College
- 31. UBC

TRANSIT

- King Edward Station - Canada Line / 025 Bus
- Oakridge 41st Ave - Canada Line / 041 Bus
- Langara 49th Ave - Canada Line / 049 Bus
- Future Planned 57th Ave - Canada Line
- Marine Drive - Canada Line
- Vancouver International Airport - Canada Line

↓ 10 MIN TO YVR



↑ 22 MIN TO DOWNTOWN

↓ 8 MIN TO RICHMOND



ALFRESCO ROOFTOP DINING



BRIGHT & TASTEFUL



SPA-INSPIRED

ANTARCTIC

EXTERIORS

Developed and built by Lистраor with over 25 years of townhome experience on Vancouver's West Side

Contemporary West Coast design featuring brick, wall panel cladding, and dormer windows by RLA Architects Inc.

Premium location directly across from Winona Park

Concrete Garden Homes with private landscaped patio entries

Distinctive landscaped mews with private Townhome entrances

Townhome rooftop patios with wood decking, individual gas connections, and views of Winona Park, Vancouver and beyond

INTERIORS

Modern interior design with two contemporary colour schemes:

Dark palette featuring subtle natural tones and engineered hardwood plank flooring in Brushed Oak Otter

Light palette led by warm grey and engineered hardwood plank flooring in Brushed Oak Dolphin

Plush wool blend carpets in bedrooms, upstairs hallways and staircases for chilly mornings

Shaker panel doors with polished chrome handles and hardware

Generous use of recessed pot lighting throughout main floor

Roller shades on all windows with blackout feature in bedrooms

Closets well-equipped with organizers for everyday ease

Additional in-suite storage in Townhomes with 2nd floor storage and linen closets

Full size 27" washer and dryer by LG

KITCHENS

Solid Caesarstone quartz slab countertops in Frosty Carrina with stainless steel under-mount sinks and honed porcelain tile backsplash

Single lever chrome faucet by Kohler with pull out sprayhead and three function touch control

Elegant custom reverse shaker style cabinetry in white with tasteful lower accent cabinetry in Light or Dark palette

Soft close doors and drawers with polished chrome cabinet hardware

Premium Bosch appliance package:

Integrated 30" Bosch refrigerator with bottom freezer

30" Bosch 5 burner gas cooktop with central wok station

Integrated 30" Bosch built-in wall oven

Integrated ultraquiet Bosch dishwasher with adjustable rack

Integrated powerful pull-out Faber hood fan

Intelligent corner cabinet with power slide mechanism for accessible extra storage

Convenient under-cabinet task lighting

Contemporary open corner shelving in most Townhomes

COMFORT

Extensive engineered soundproofing measures including triple glazed architectural windows

Efficient Air-Source Heat Pump warms or cools fresh air drawn into each home for year-round comfort

Concrete floor soundproofing between homes

BATHROOMS

Solid Caesarstone quartz countertops and backsplash in Frosty Carrina

Main bathroom and powder room with large format square porcelain tile flooring

Spa-Inspired Master Ensuites:

Frameless glass showers paired with mosaic porcelain floor tile

Large format square porcelain for walls and flooring

Relaxing deep soaker bathtubs in Garden Homes

Water efficient dual flush, soft-close toilets by Toto

Contemporary rectangular under-mount sinks by Kohler in main bathroom

Sleek polished chrome faucets and fixtures by Kohler

Modern cabinetry with soft-close hardware

Water efficient dual flush, soft-close toilets by Kohler

CARE

Secured underground parking available

Secured underground storage and bike lockers available

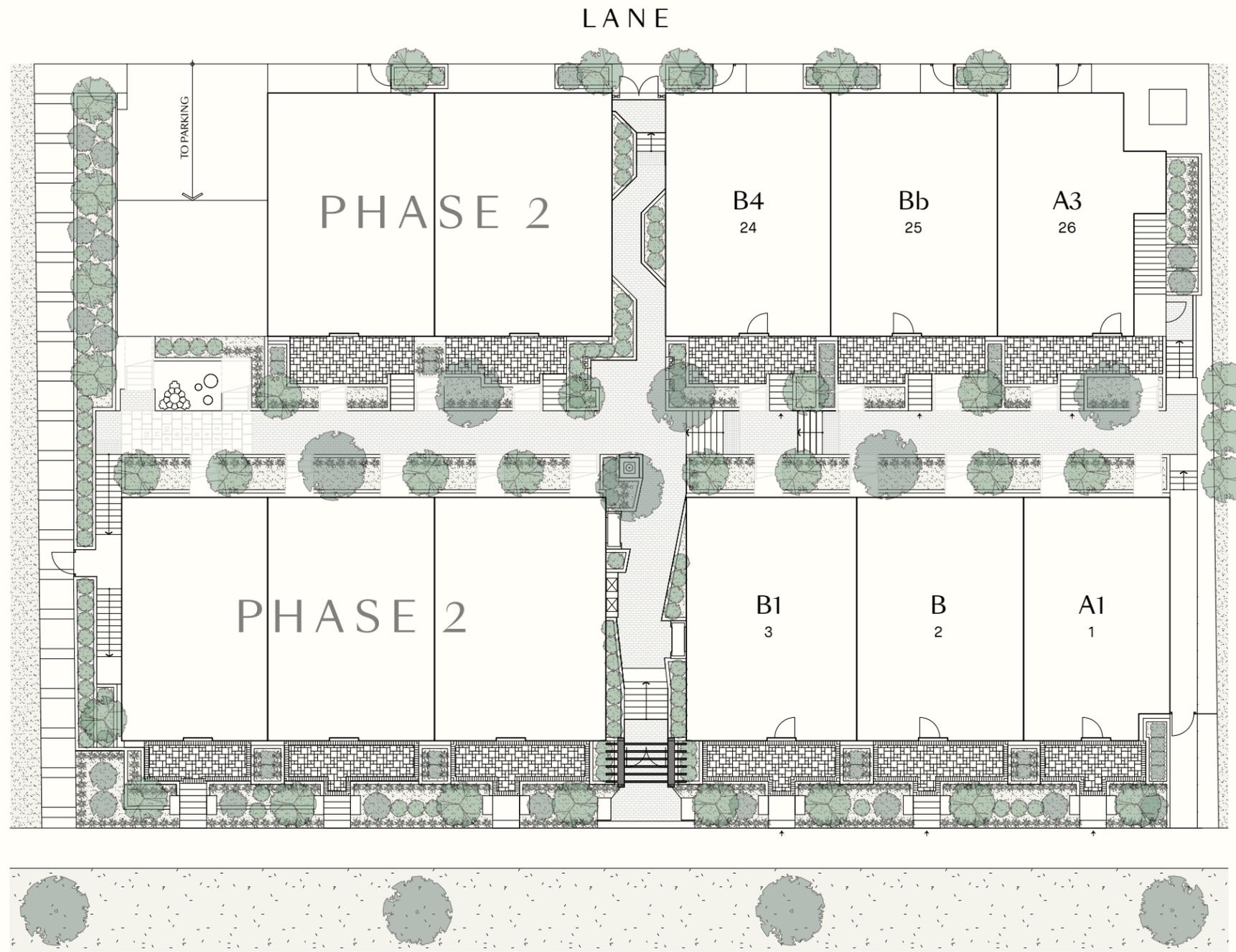
Pre-wired for security

Travellers Insurance Company of Canada 2-5-10 Comprehensive Warranty

2 years on labour and materials

5 years on building envelope

10 years for structure



YUKON STREET

WINONA PARK

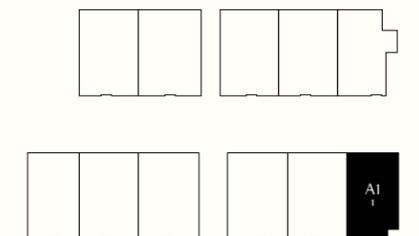
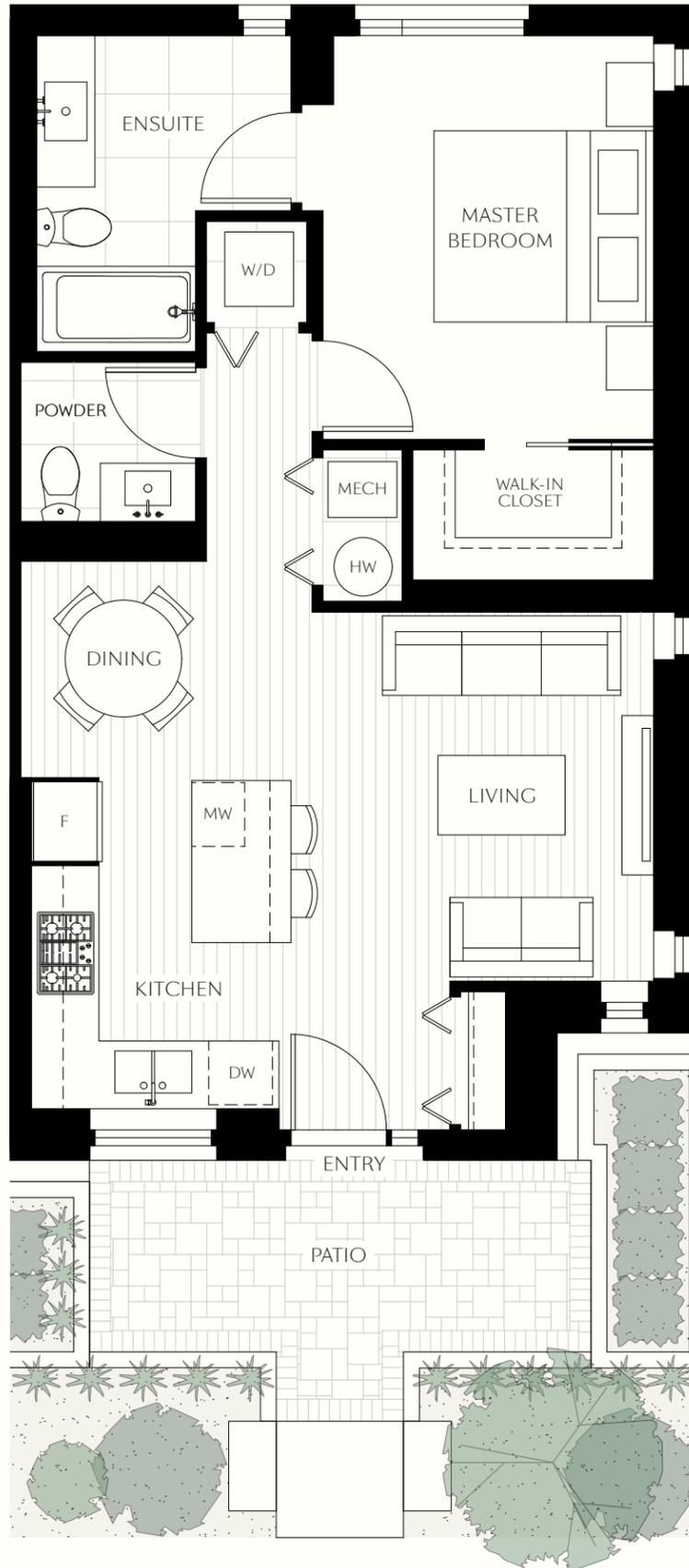


A1

1 BEDROOM + 1.5 BATH

INTERIOR 731 sq. ft.

EXTERIOR 109 sq. ft.

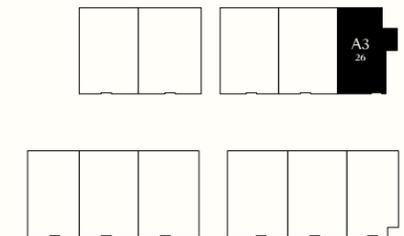
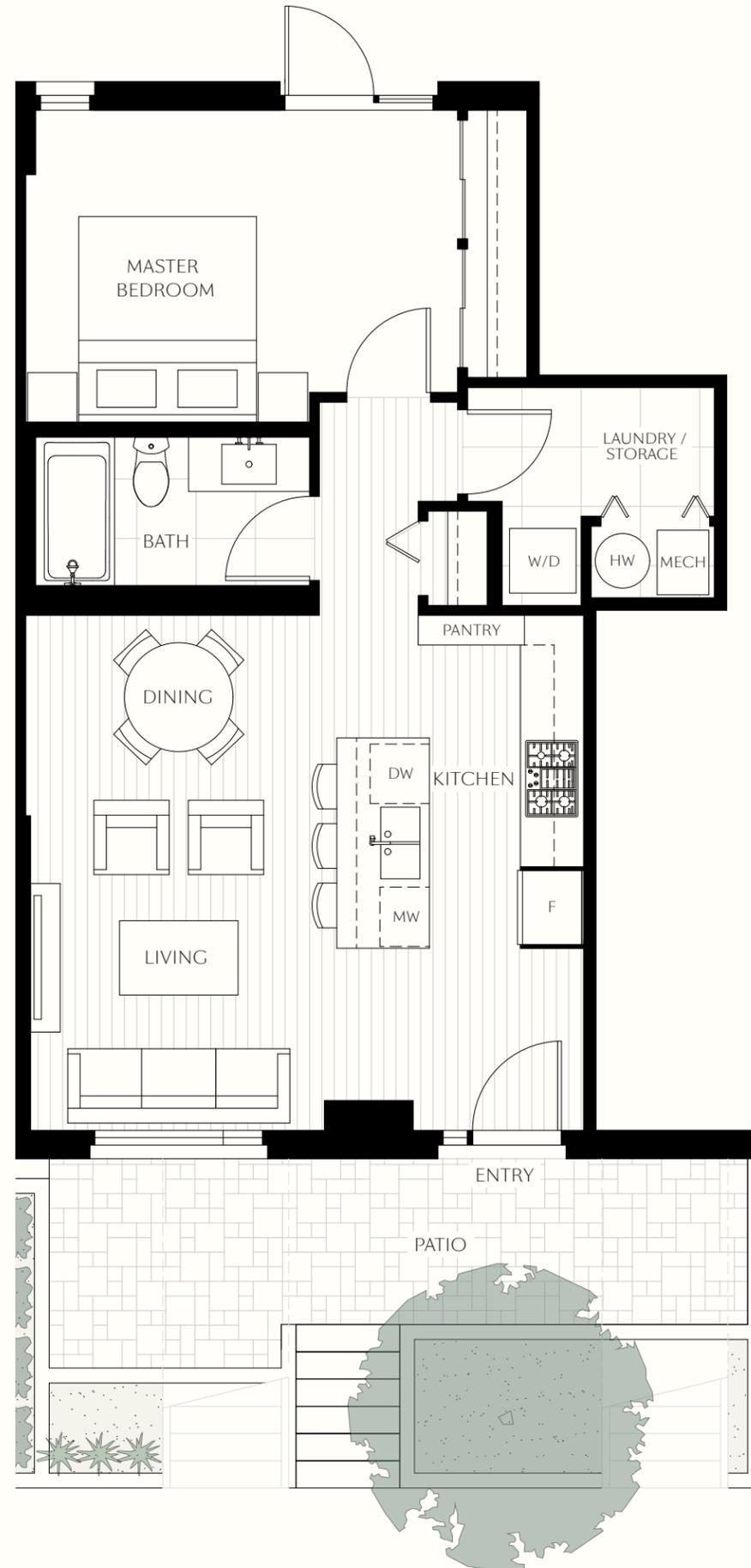


YUKON STREET



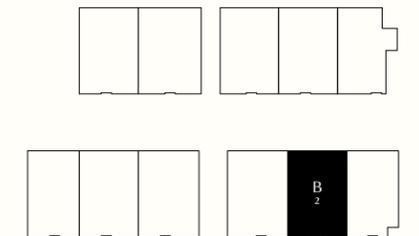
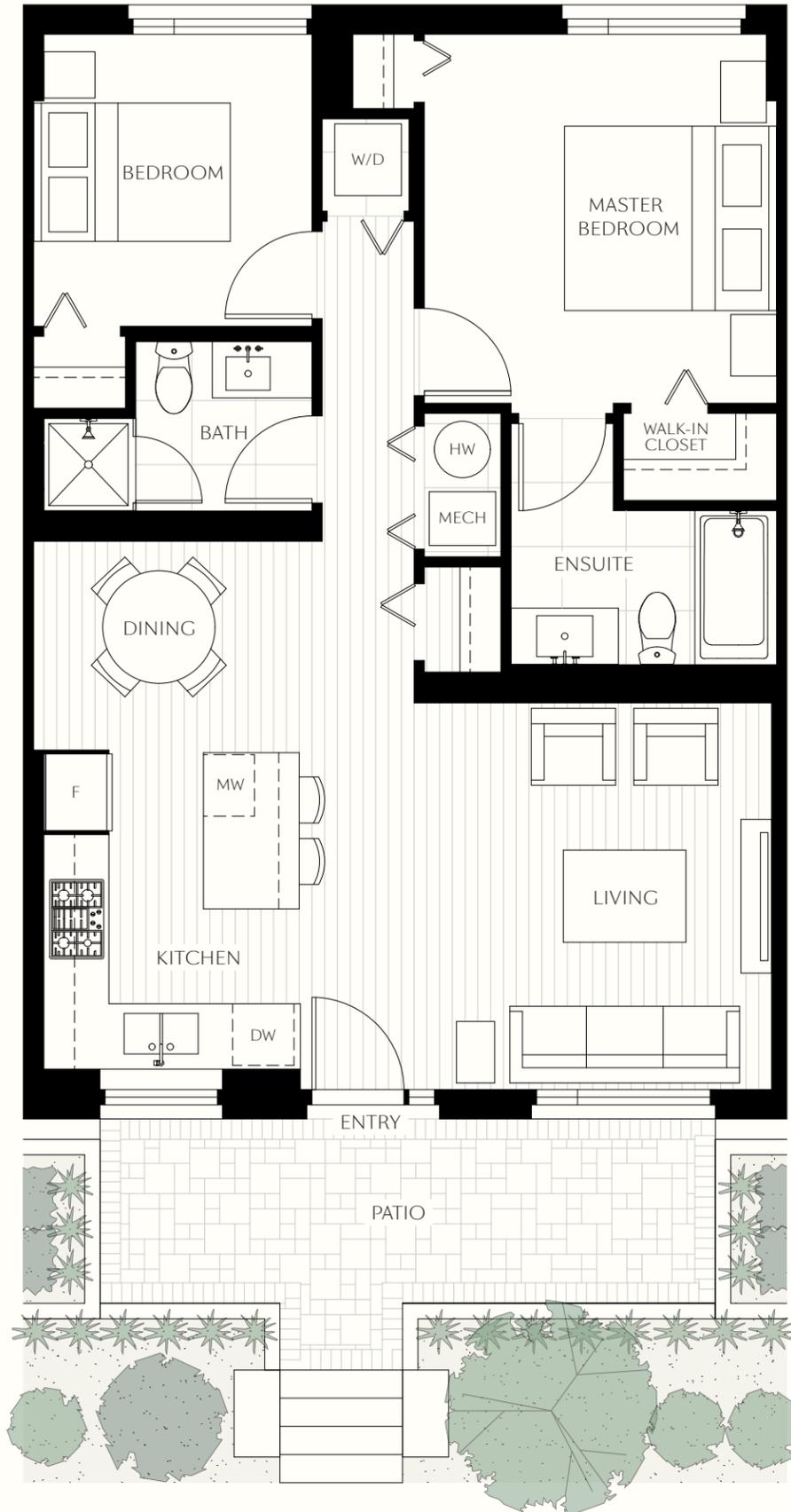
A3

1 BEDROOM + 1 BATH
 INTERIOR 724 sq. ft.
 EXTERIOR 152 sq. ft.



YUKON STREET

B 2 BEDROOM + 2 BATH
 INTERIOR 876 sq. ft.
 EXTERIOR 137 sq. ft.



YUKON STREET

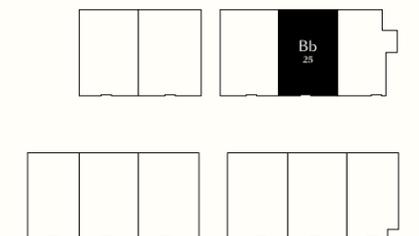
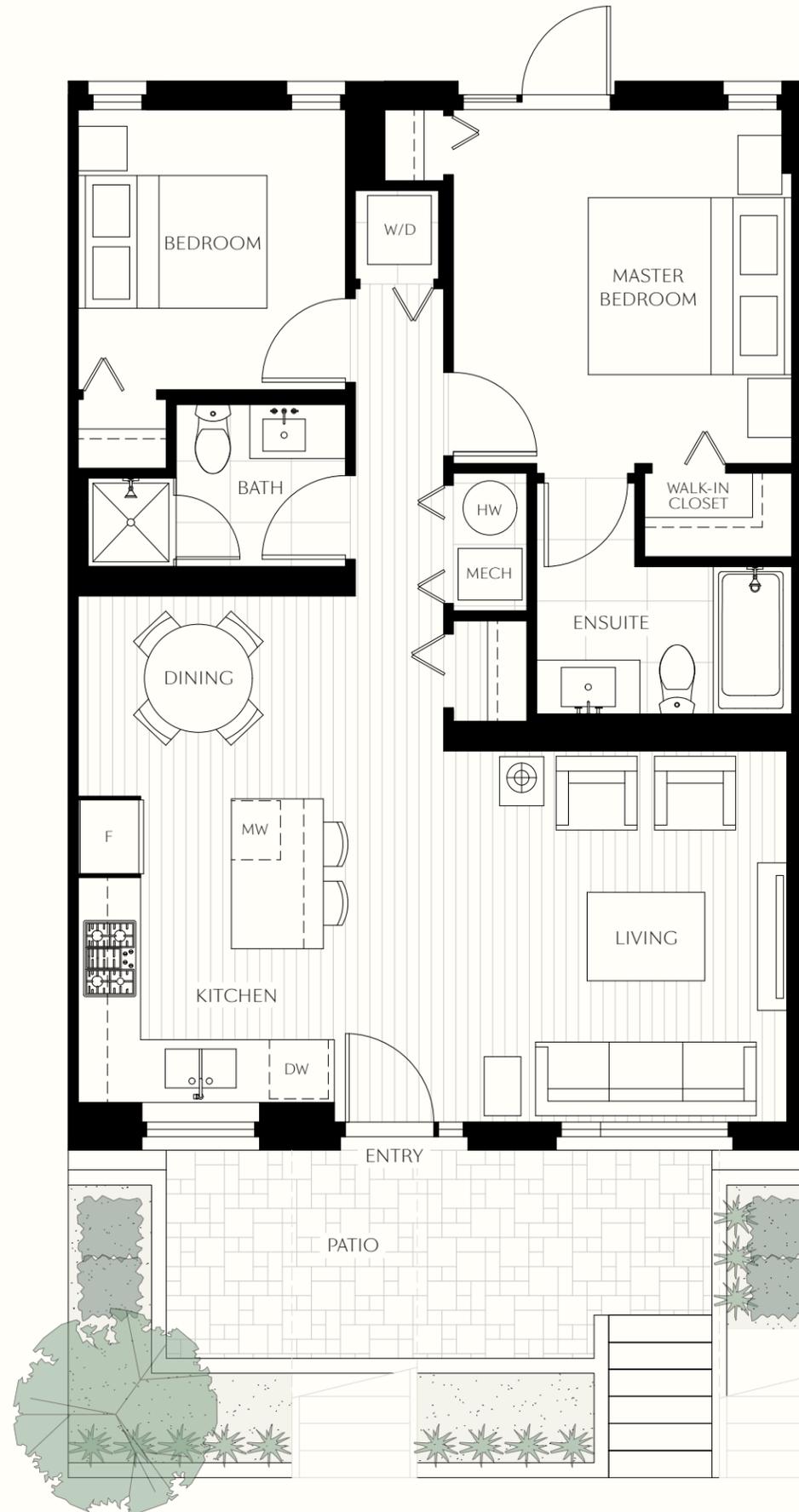


Bb

2 BEDROOM + 2 BATH

INTERIOR 876 sq. ft.

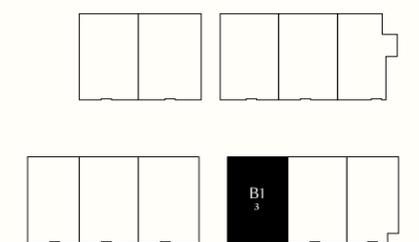
EXTERIOR 132-145 sq. ft.



YUKON STREET



B1 2 BEDROOM + 2 BATH
 INTERIOR 876 sq. ft.
 EXTERIOR 139 sq. ft.



YUKON STREET



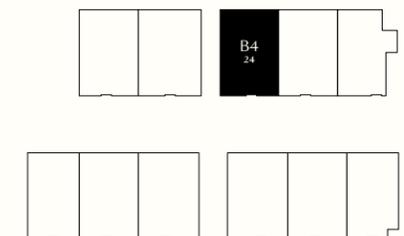
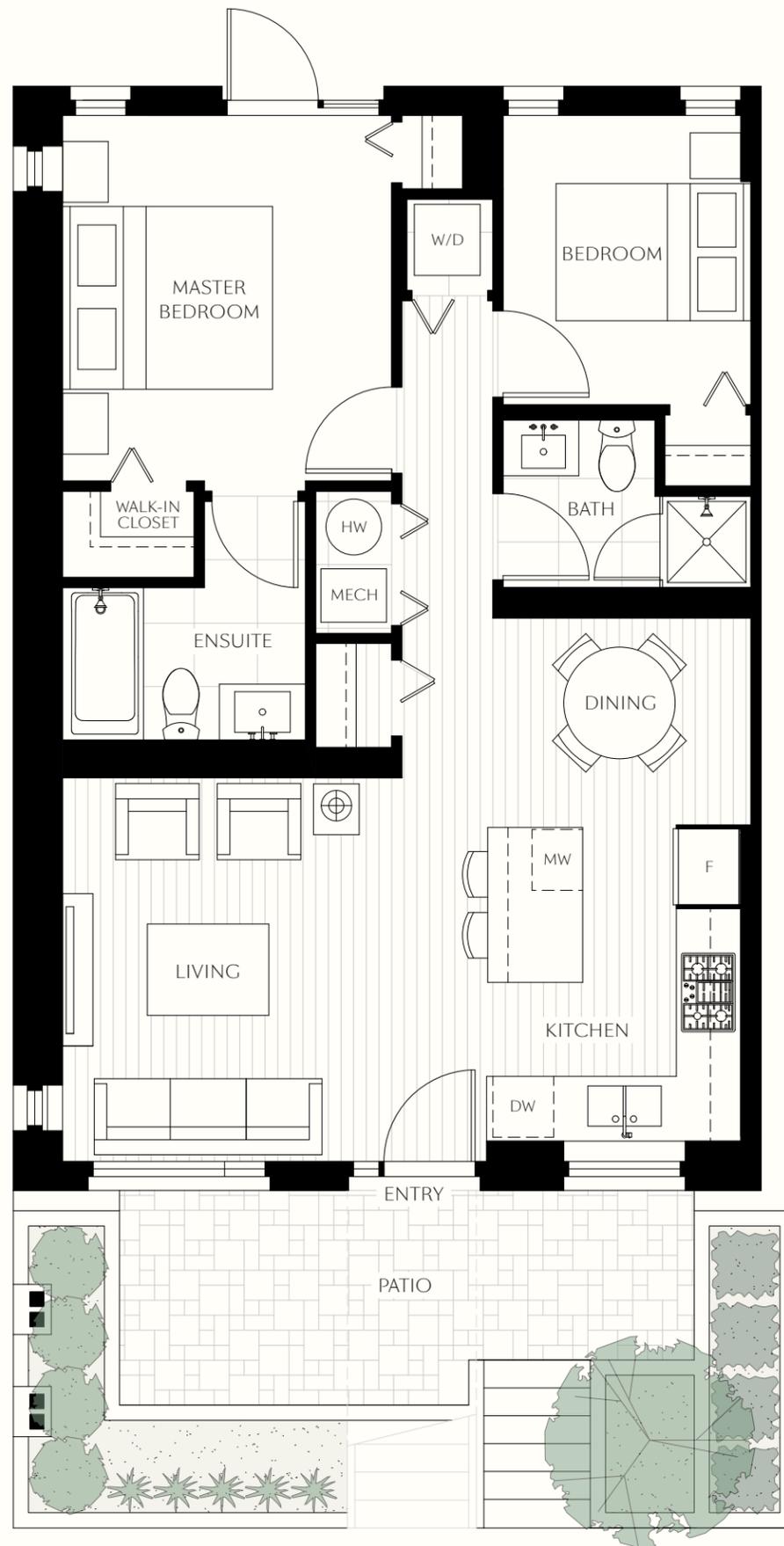
The developer reserves the right to modify or make substitutions to the building design, specifications, and floor plans should they be necessary. Sales and Marketing powered by MLA Canada Realty. E.&O.E.

B4

2 BEDROOM + 2 BATH

INTERIOR 847 sq. ft.

EXTERIOR 129 sq. ft.



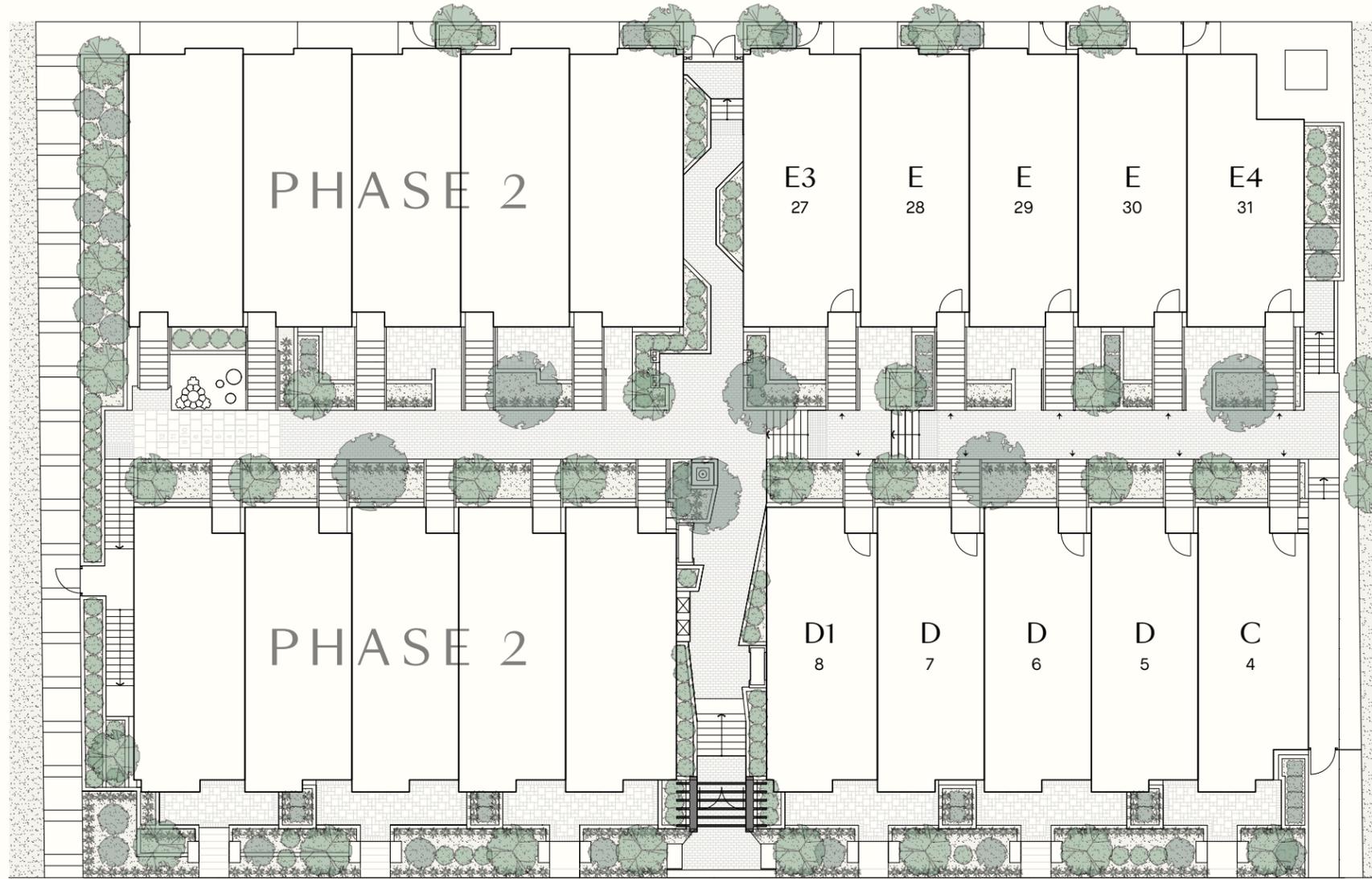
YUKON STREET



P
E
R
R
O
N

TOWNHOMES

LANE



PHASE 2

E3
27 E
28 E
29 E
30 E4
31

PHASE 2

D1
8 D
7 D
6 D
5 C
4

YUKON STREET

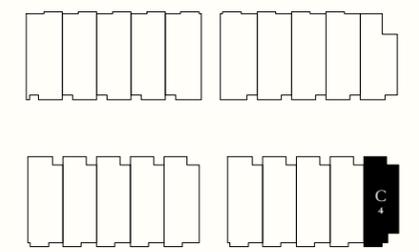
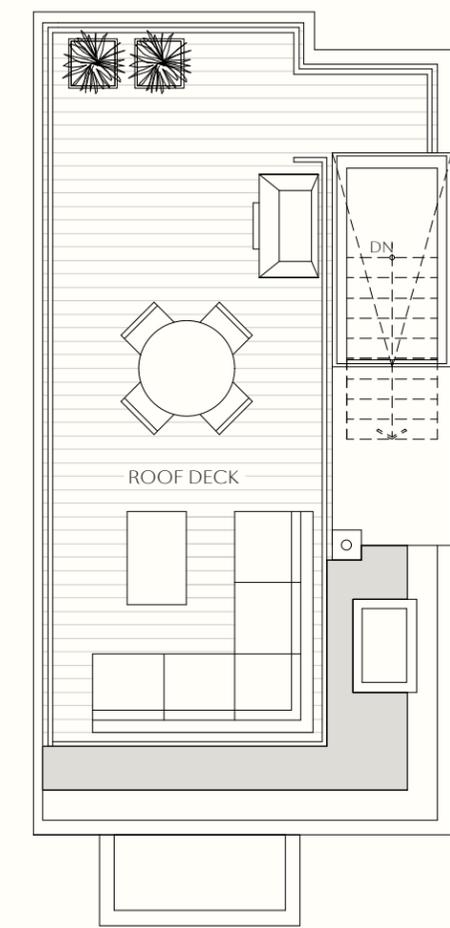
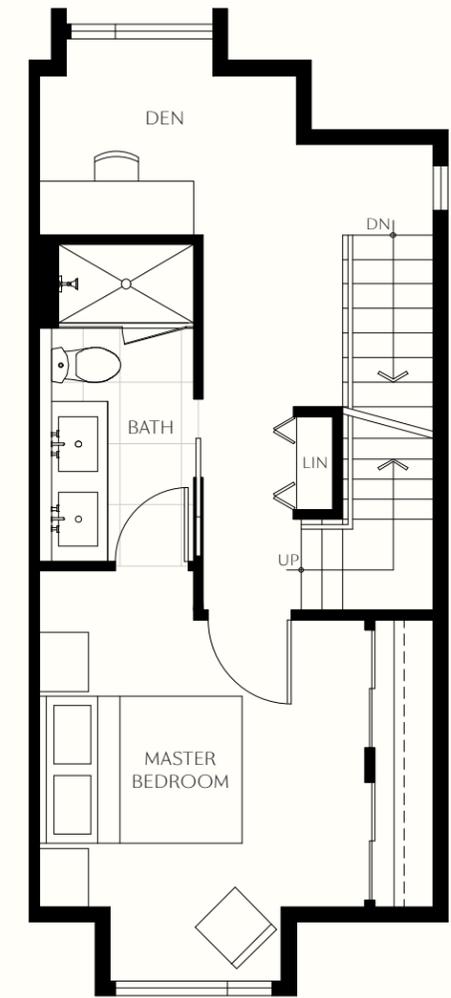
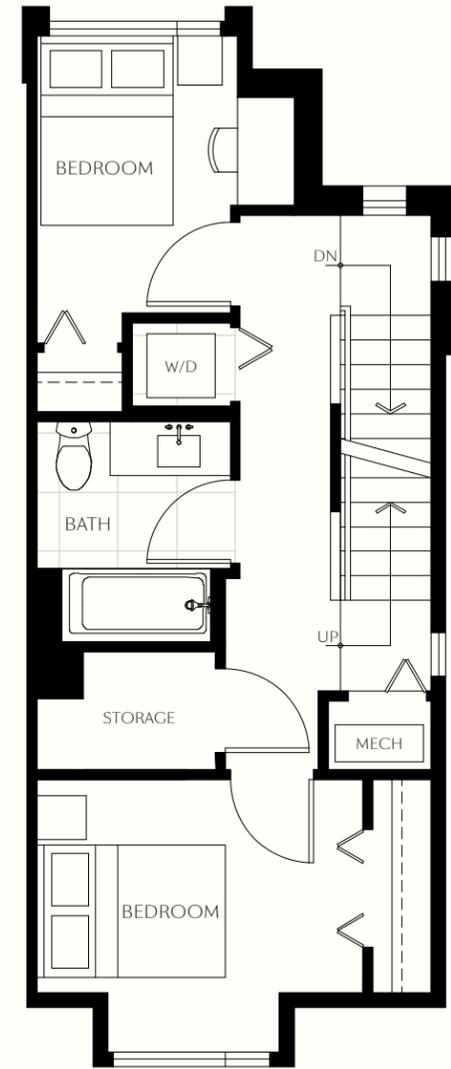
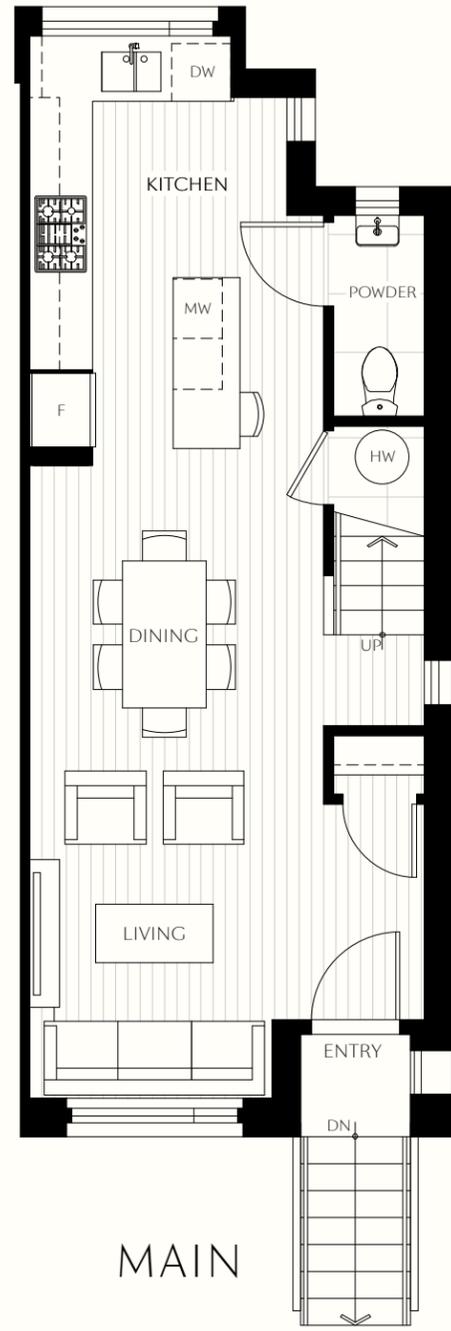
WINONA PARK

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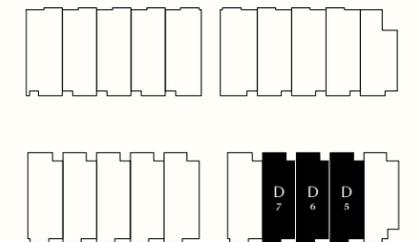
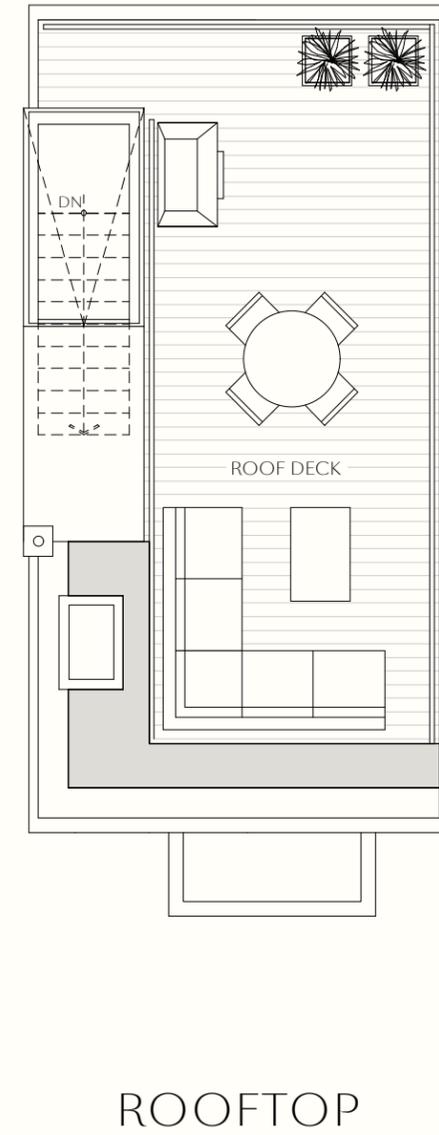
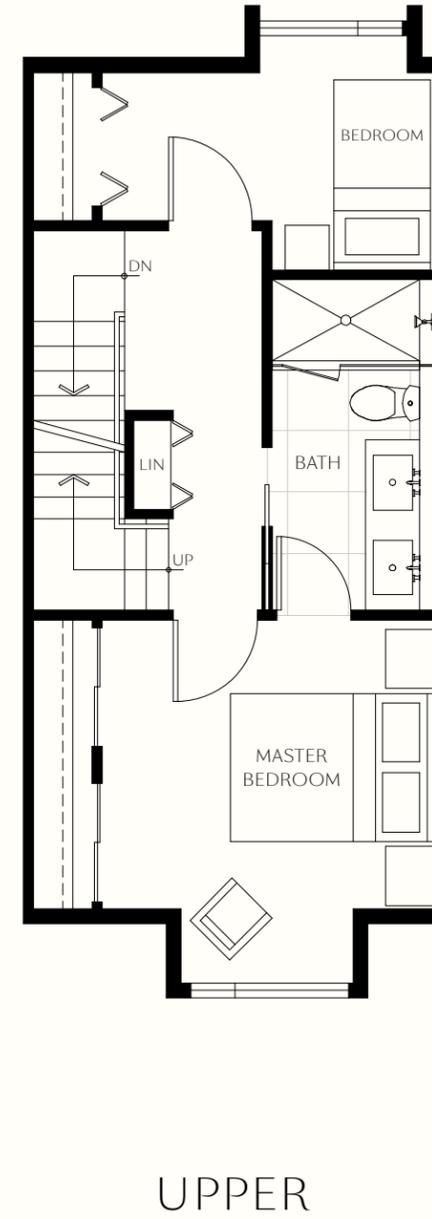
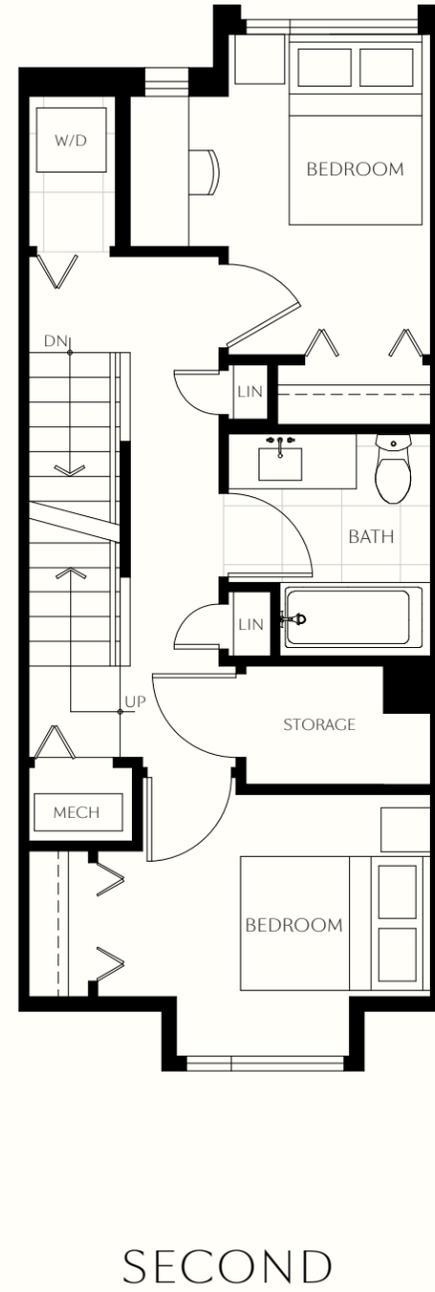
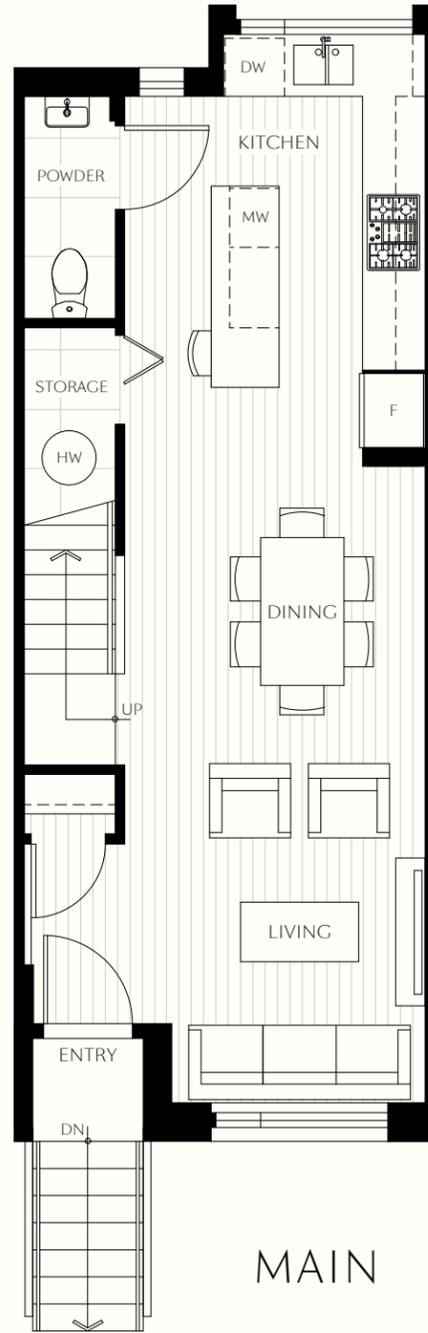
C

3 BEDROOM + DEN + 2.5 BATH
 INTERIOR 1,397 sq. ft.
 EXTERIOR 259 sq. ft.



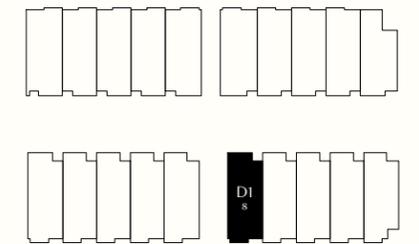
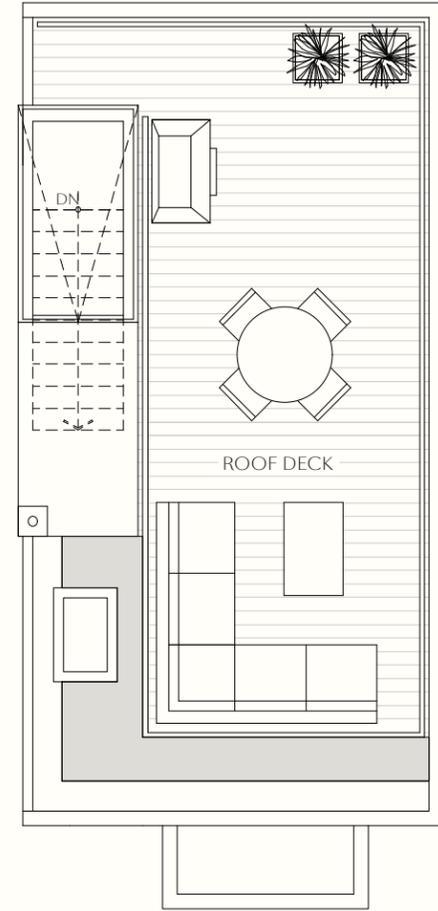
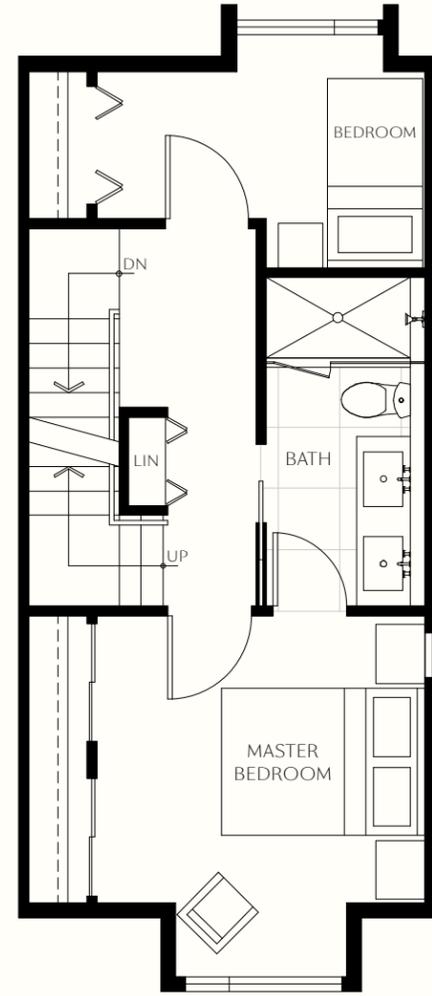
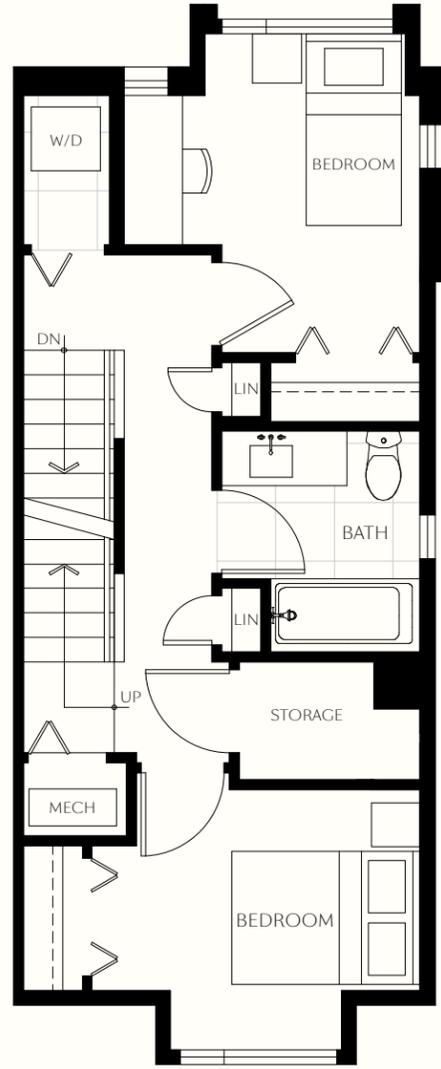
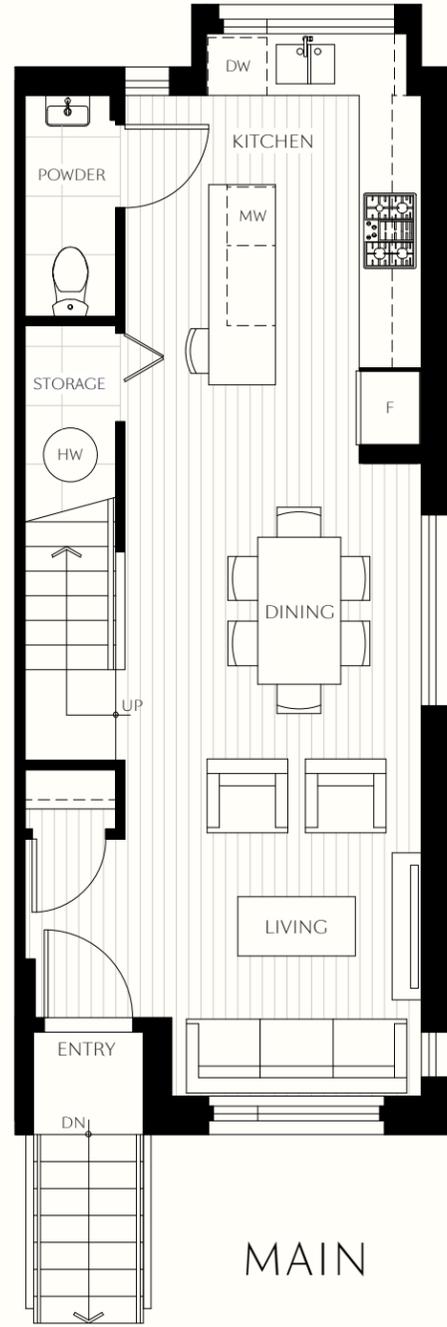
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D 4 BEDROOM + 2.5 BATH
 INTERIOR 1,457 sq. ft.
 EXTERIOR 265 sq. ft.



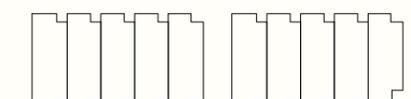
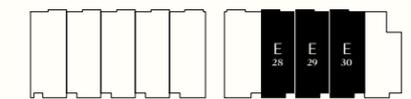
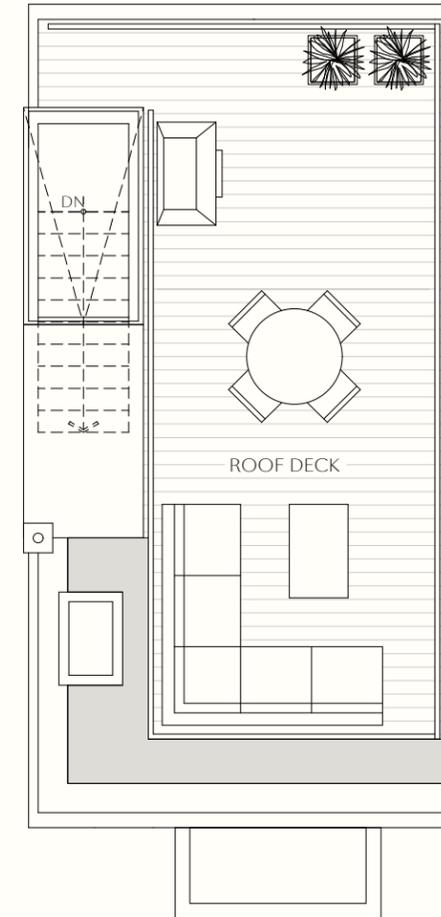
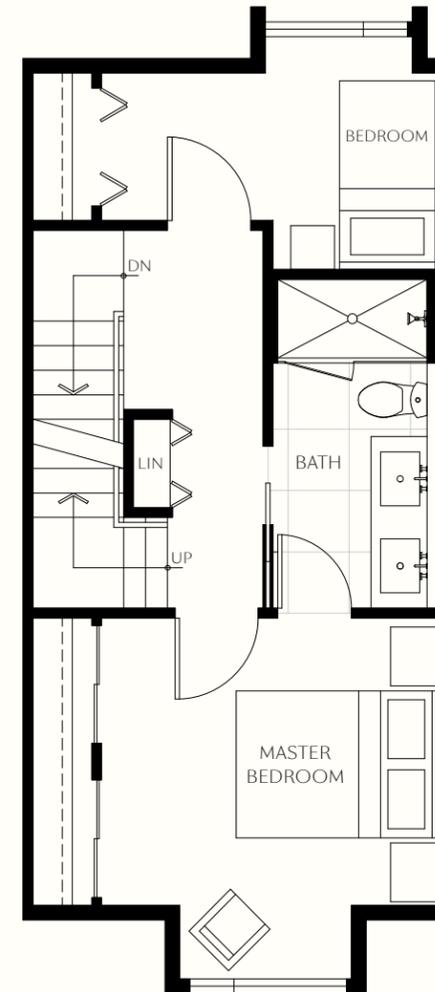
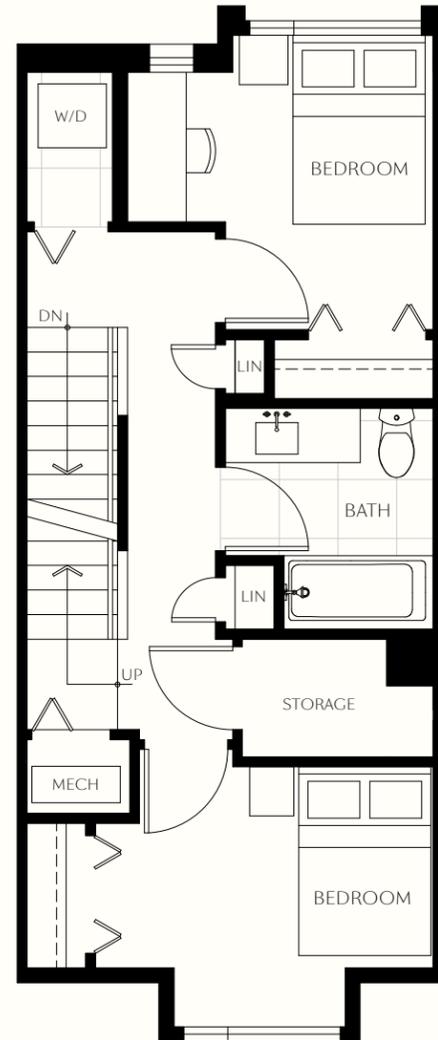
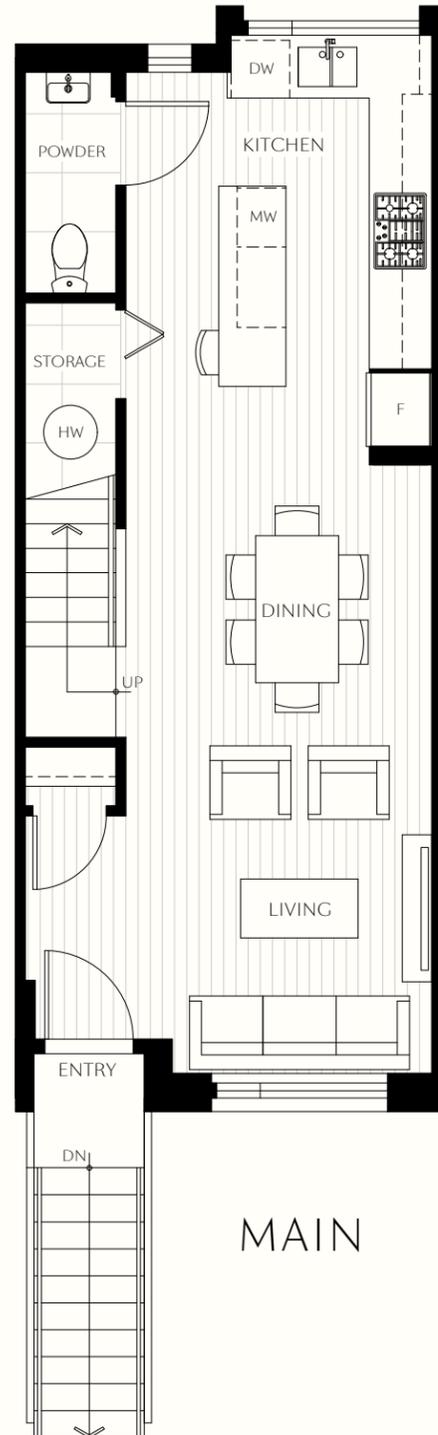
YUKON STREET





YUKON STREET

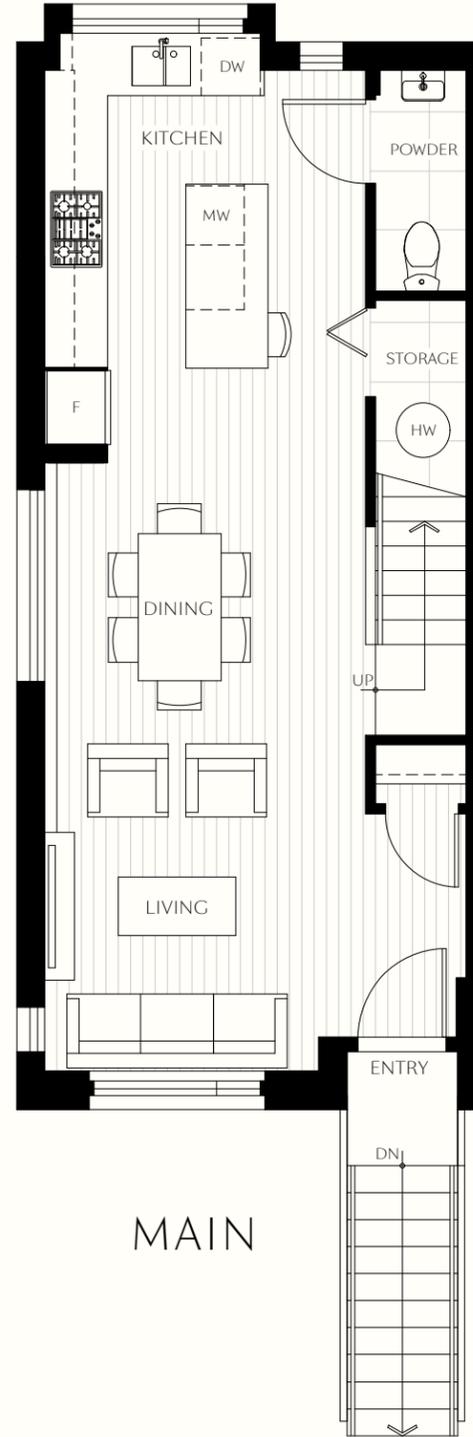
E 4 BEDROOM + 2.5 BATH
 INTERIOR 1,480 sq. ft.
 EXTERIOR 270 sq. ft.



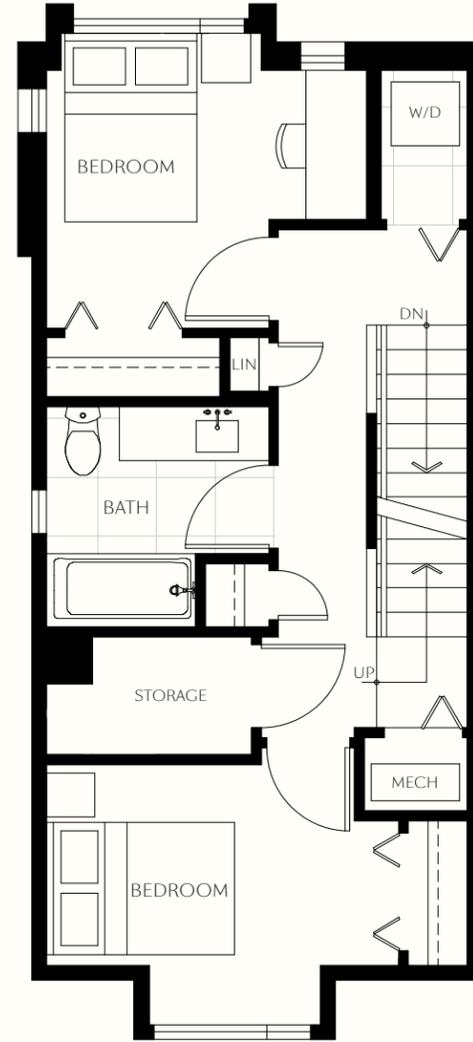
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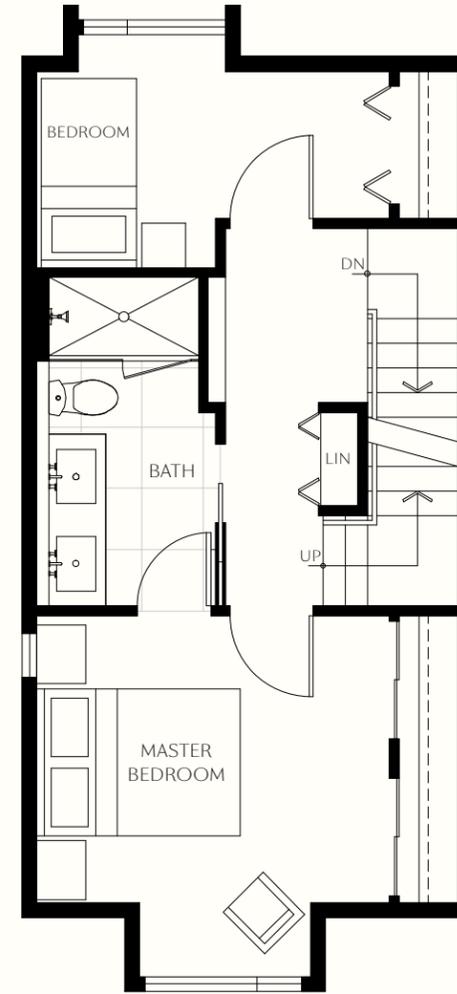
E3 4 BEDROOM + 2.5 BATH
 INTERIOR 1,538 sq. ft.
 EXTERIOR 266 sq. ft.



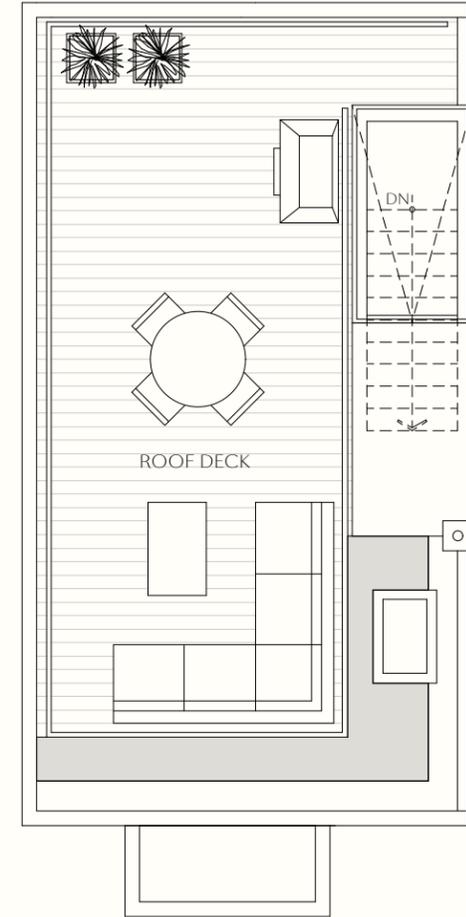
MAIN



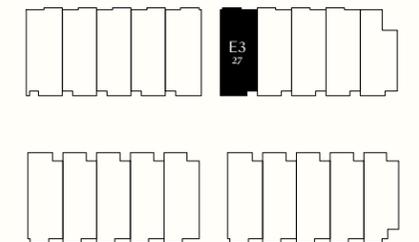
SECOND



UPPER



ROOFTOP



YUKON STREET

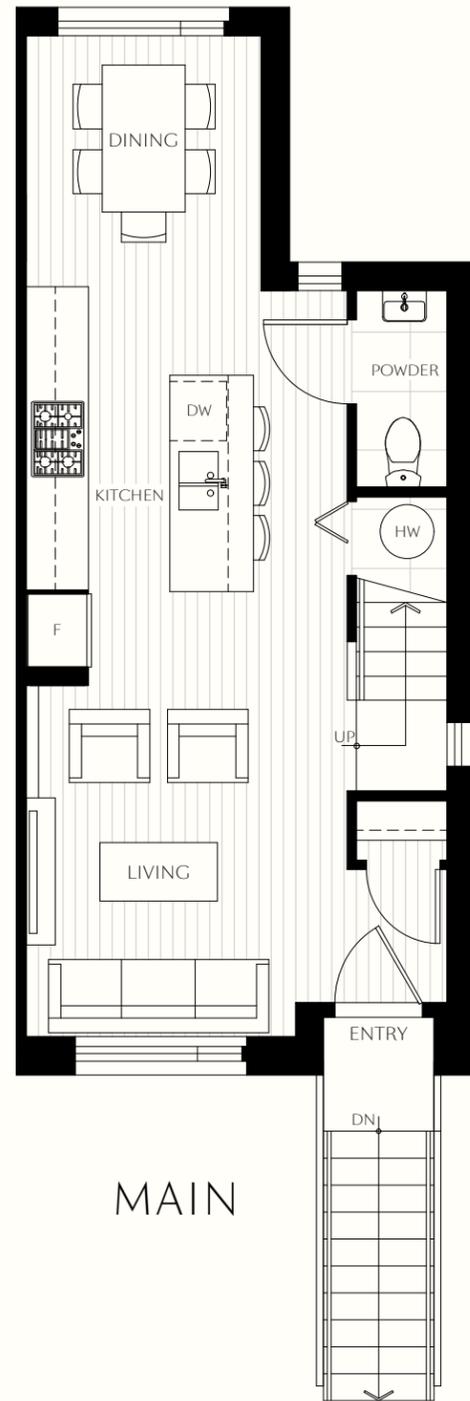


E4

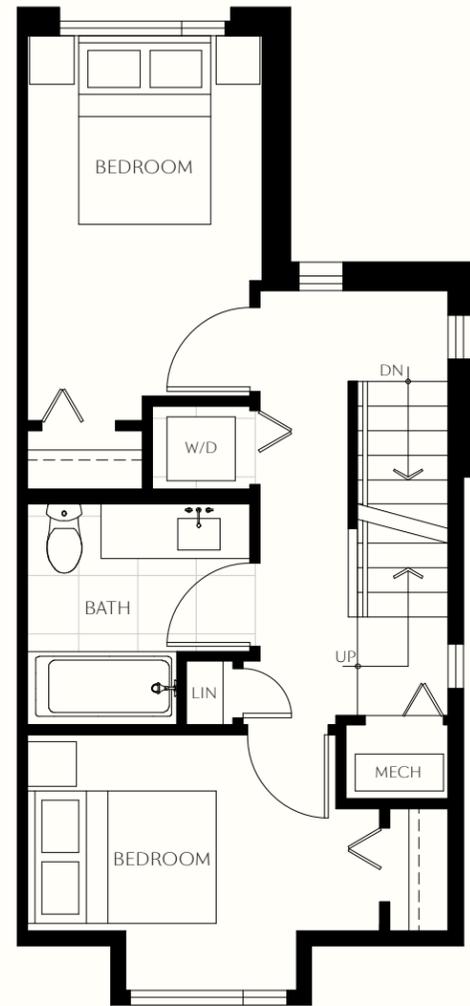
4 BEDROOM + 2.5 BATH

INTERIOR 1,407 sq. ft.

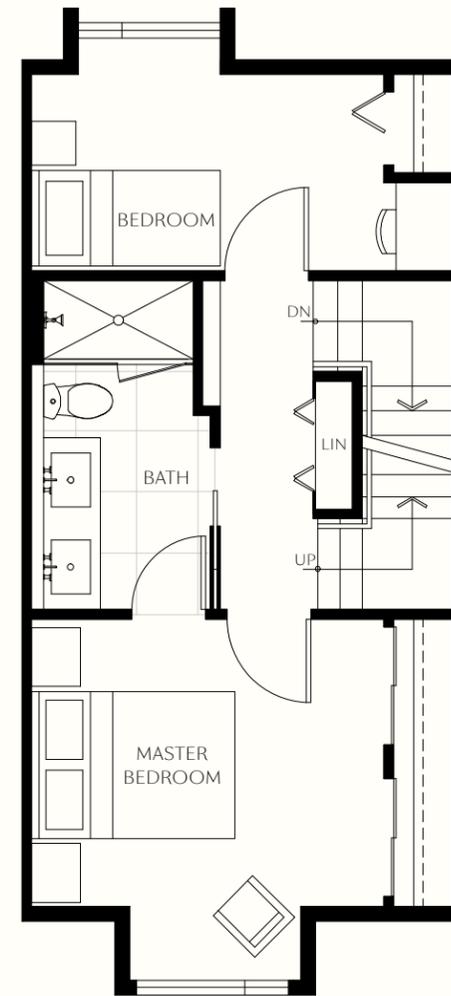
EXTERIOR 281 sq. ft.



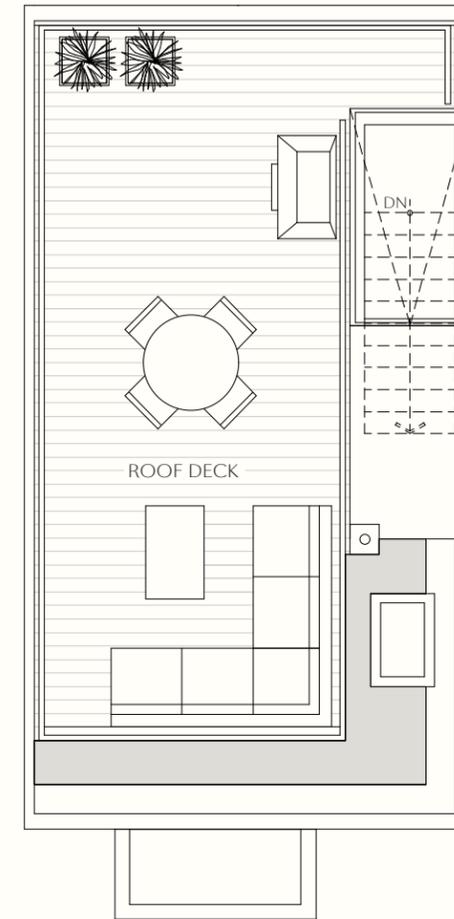
MAIN



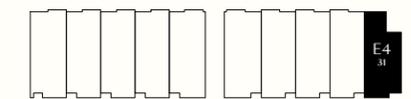
SECOND



UPPER



ROOFTOP



YUKON STREET





ASTON



HAMILTON



FLORA



BENNETT



OAK



WINTER STREET



MONTGOMERY



WESTRIDGE LIVING



CARRINGTON

BUILT BY OUR FAMILY FOR YOURS

Listraor Group has been a trusted leader in townhomes across Metro Vancouver for over 25 years. Every Listraor home is built and developed by our in-house team of dedicated professionals. As a family business, we take pride in this longstanding local reputation and are committed to the successful delivery of every home.



CRAIG & CHRIS ROWLAND

P E R R O N

PERRONLIVING.CA

LISTRAOR **MLA**
CANADA