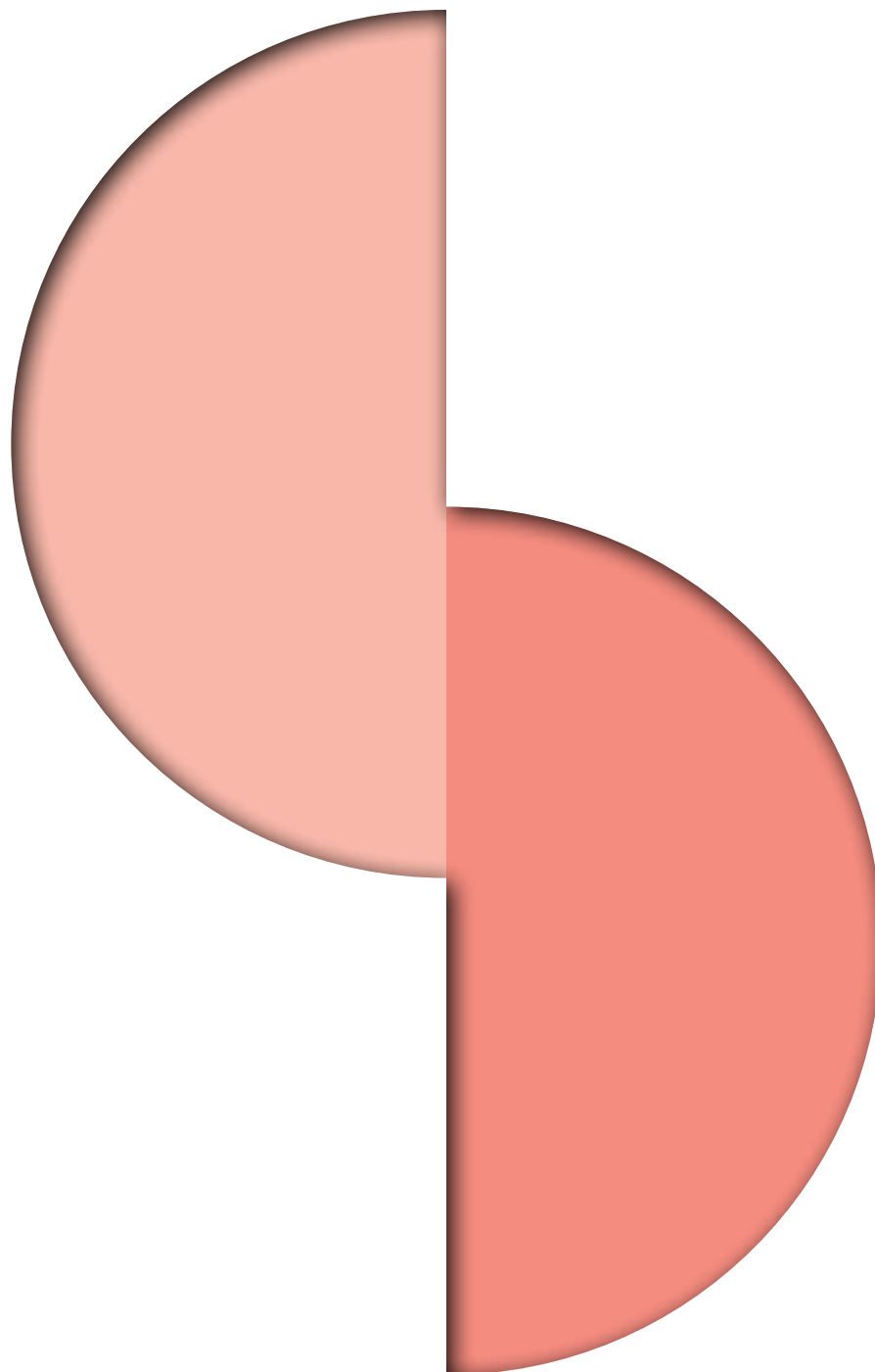
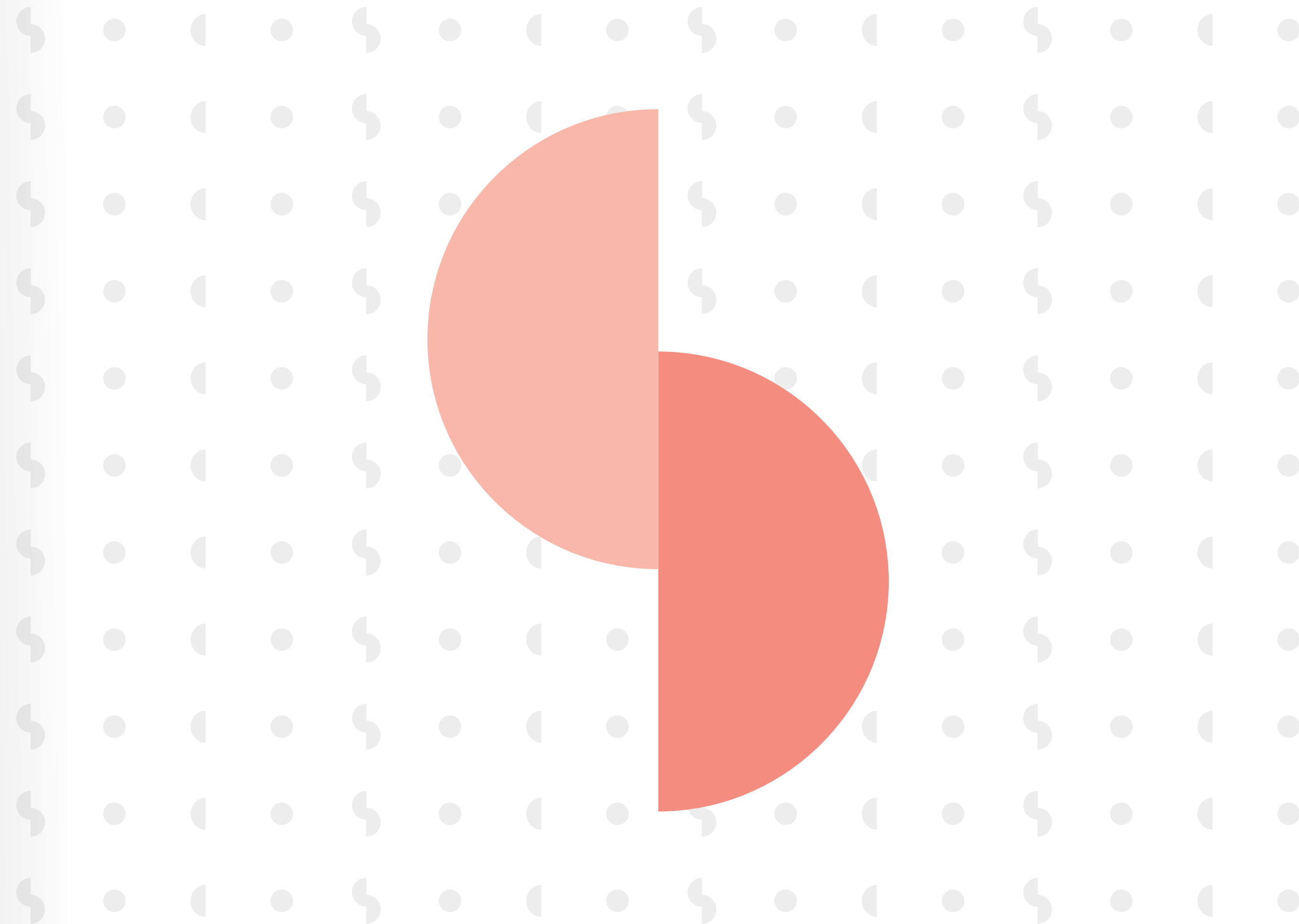


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**SOCO**  
BY ANTHEM





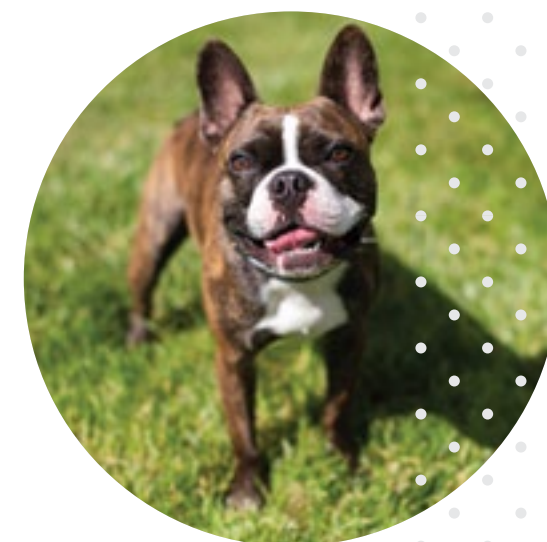


## SOUTH COQUITLAM

With the SkyTrain a 5 minute walk away, transit right on your doorstep and a network of bike paths surrounding you, SOCO is as connected as you can get. Combined with north-south/east-west connectors, getting anywhere from SOCO couldn't be easier.



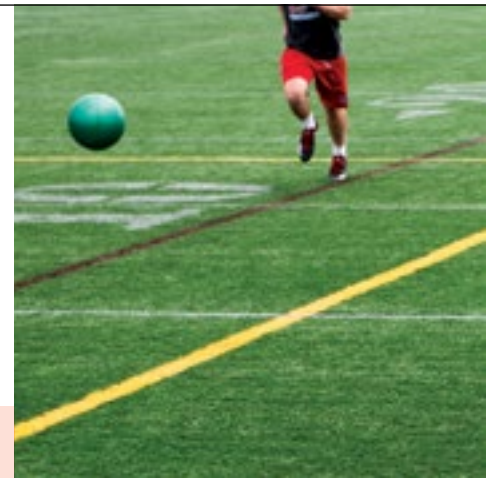
Shopping, dining, entertainment and wellness, SOCO redefines what it means to live in Coquitlam.



### A new urban lifestyle hub



NEIGHBOURHOOD





MAP KEY

LEARN

- 1. Propel Montessori Preschool
- 2. Rochester Elementary
- 3. Our Lady of Fatima School
- 4. Alderson Elementary
- 5. St Michael's School
- 6. Urban Academy School
- 7. Cameron Elementary

EAT

- 1. Joey Coquitlam
- 2. Sun Star Restaurant
- 3. ARISU Authentic Korean BBQ
- 4. Pho Capital
- 5. Wings Coquitlam
- 6. The Wild Fig Restaurant
- 7. Hee Rae Deung Restaurant
- 8. White Spot
- 9. Sushi California
- 10. My Greek Taverna

SERVICES

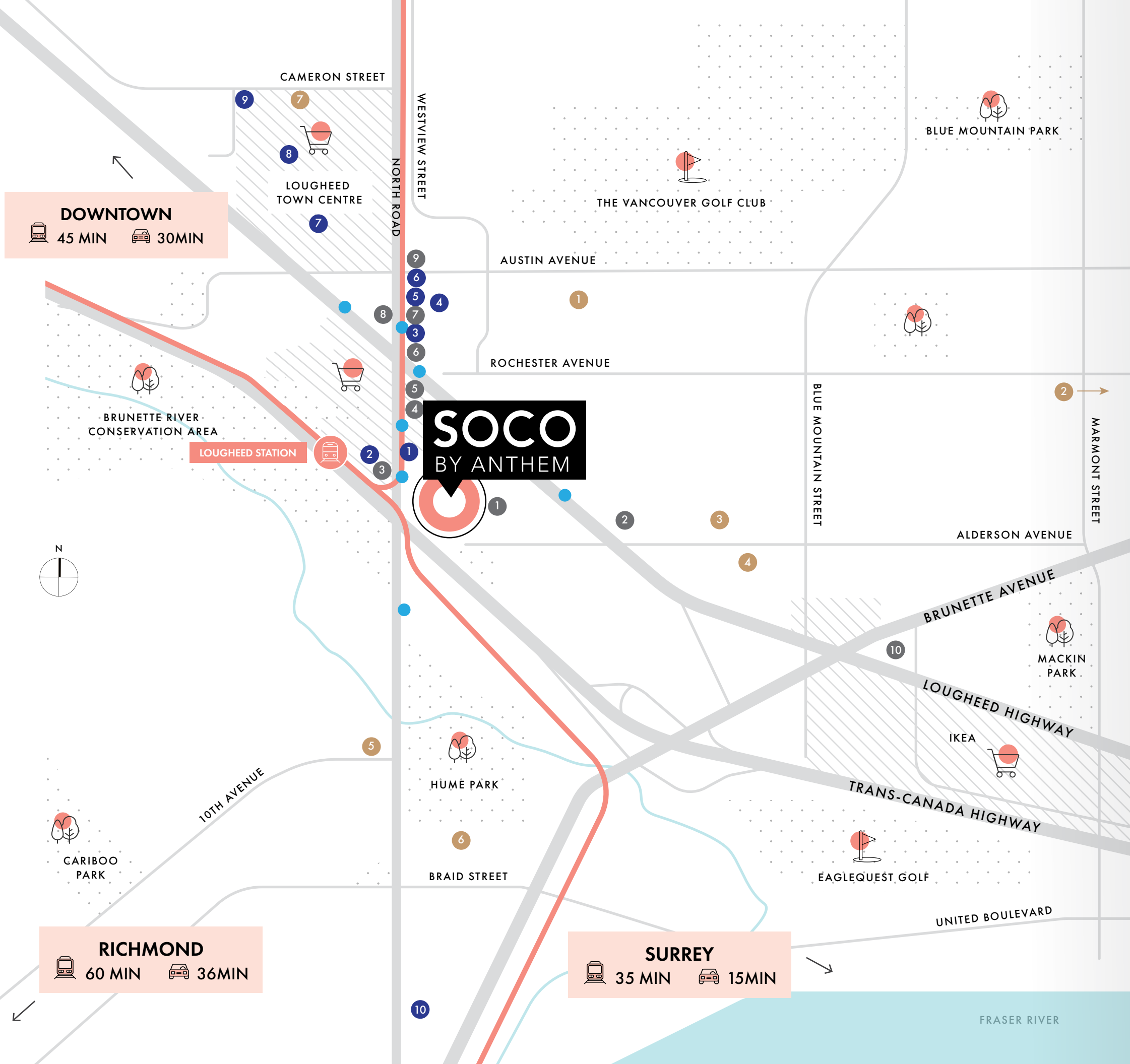
- 1. TD Bank
- 2. KEB Hana Bank
- 3. HSBC Bank
- 4. North Road Animal Hospital
- 5. RBC Royal Bank
- 6. Scotia Bank
- 7. CIBC Bank
- 8. BMO Bank
- 9. Elicare Lougheed Family Practice
- 10. Royal Columbian Hospital

SHOPPING

PARK

SKYTRAIN LINE

BUS STOPS



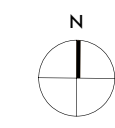
## CONNECTED IN EVERY SENSE

SOCO puts you in a sweet spot. It has the Lower Mainland's best transportation links to take you wherever, whenever you want, and it's just steps from Lougheed Town Centre and the SkyTrain.



LOCATION





# SOCO IS... SOUTH COQUITLAM

It's a new community that makes life effortless and wonderfully vibrant. It's close to everything you need and has everything you want.

Phase One of SOCO is your first opportunity to live the life you've always wanted with a new world of shops, restaurants, office space and everyday conveniences like residents' only amenities.





## A GREAT PLACE TO CALL HOME



The homes at SOCO are more than simply a place to come home to. They're a new blend of architecture, landscaping, amenities and conveniences that have been carefully designed to create a new way to live.

Whether it's in the comfort of your home, soaking up the sun on the sun deck, taking a morning run on the track or getting down to business in the co-working space, SOCO's design, amenities and conveniences redefine what it means to live in a masterplanned community.






















MAKE AN IMPRESSION

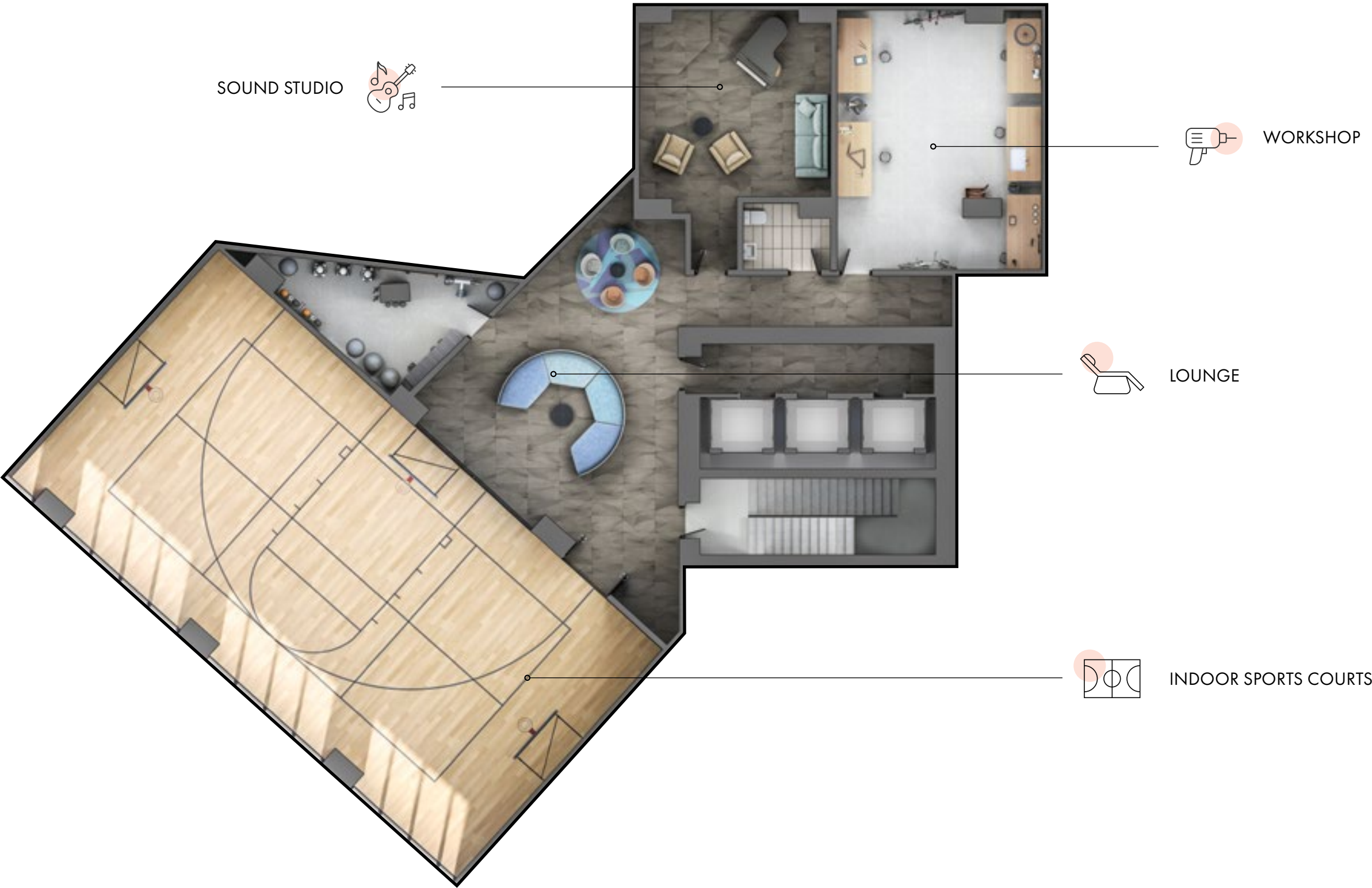
There are amenities that are designed to impress, and amenities that make an impression on you. The residents’ only amenities at SOCO do both. From seamlessly entertaining friends in the fully-equipped kitchen and private dining room, working out whenever you want, getting things done in the co-working lounge, SOCO will make an unforgettable impression on you.

 CO-WORKING LOUNGE	 HEALTH STUDIO	 SOUND STUDIO
 THE BOARDROOM	 INDOOR SPORTS COURTS	 WORKSHOP
 CLUBHOUSE	 YOGA STUDIO	 PLAY LOUNGE
 SUN DECK	 FITNESS TRACK	 KID’S CORNER
 TRANSIT	 OUTDOOR SPORTS COURT	 BBQ AREA





RESIDENTS' ONLY AMENITIES | LEVEL 3 | 4,324 SQ. FT.



RESIDENTS' ONLY AMENITIES | LEVEL 6 | 5,217 SQ. FT.





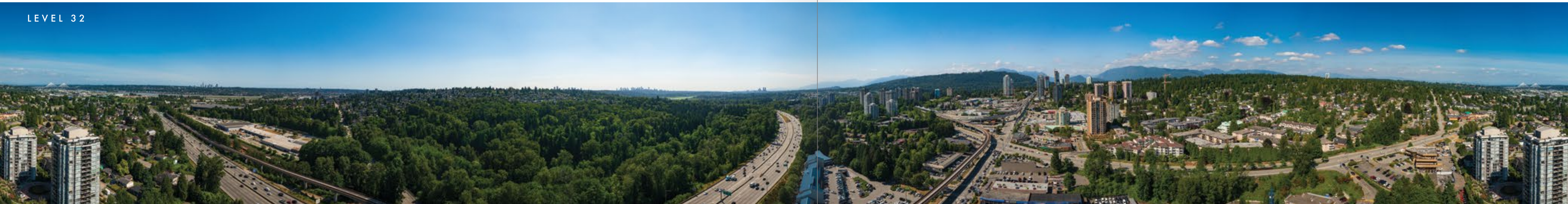
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LEVEL 32



LEVEL 16



VIEWS





SOUTH  
TOWER

LEVELS 7-28

FLOOR  
PLATE

PLAN H  
2 Bedroom  
Living 825 SQ. FT.  
Balcony 124 SQ. FT.  
Total 949 SQ. FT.

PLAN E  
2 Bedroom  
Living 734 SQ. FT.  
Balcony 212 SQ. FT.  
Total 956 SQ. FT.

PLAN F  
2 Bedroom  
Living 766 SQ. FT.  
Balcony 130-262 SQ. FT.  
Total 869-1,028 SQ. FT.

PLAN A  
Studio  
Living 436 SQ. FT.  
Balcony 82 SQ. FT.  
Total 518 SQ. FT.

PLAN D  
1 Bedroom + Den  
Living 561 SQ. FT.  
Balcony 118 SQ. FT.  
Total 679 SQ. FT.

PLAN I  
2 Bedroom + Den  
Living 863 SQ. FT.  
Balcony 145 SQ. FT.  
Total 1,008 SQ. FT.

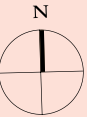
PLAN C  
1 Bedroom + Den  
Living 525 SQ. FT.  
Balcony 148 SQ. FT.  
Total 673 SQ. FT.

PLAN G  
2 Bedroom  
Living 779 SQ. FT.  
Balcony 168 SQ. FT.  
Total 947 SQ. FT.

PLAN B  
1 Bedroom  
Living 510 SQ. FT.

PLAN B  
1 Bedroom  
Living 516 SQ. FT.

FLOOR  
PLATE

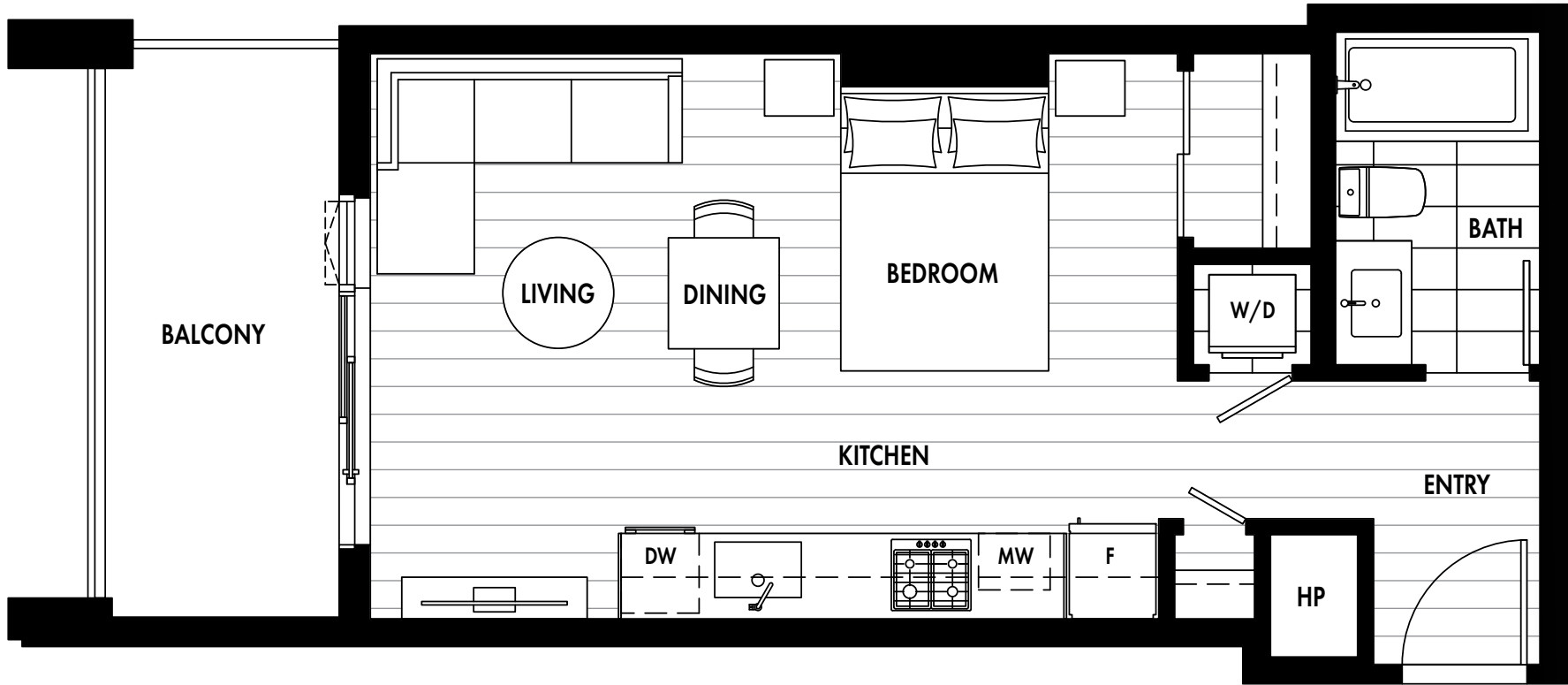




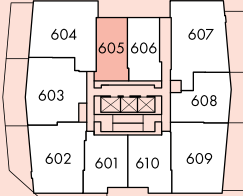
PLAN A

STUDIO

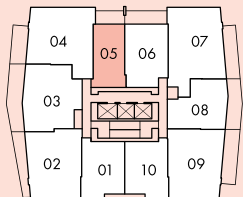
Interior	436 SQ. FT.
Balcony	82 SQ. FT.
Total	518 SQ. FT.



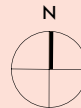
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LEVEL 6



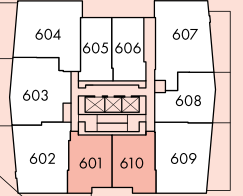
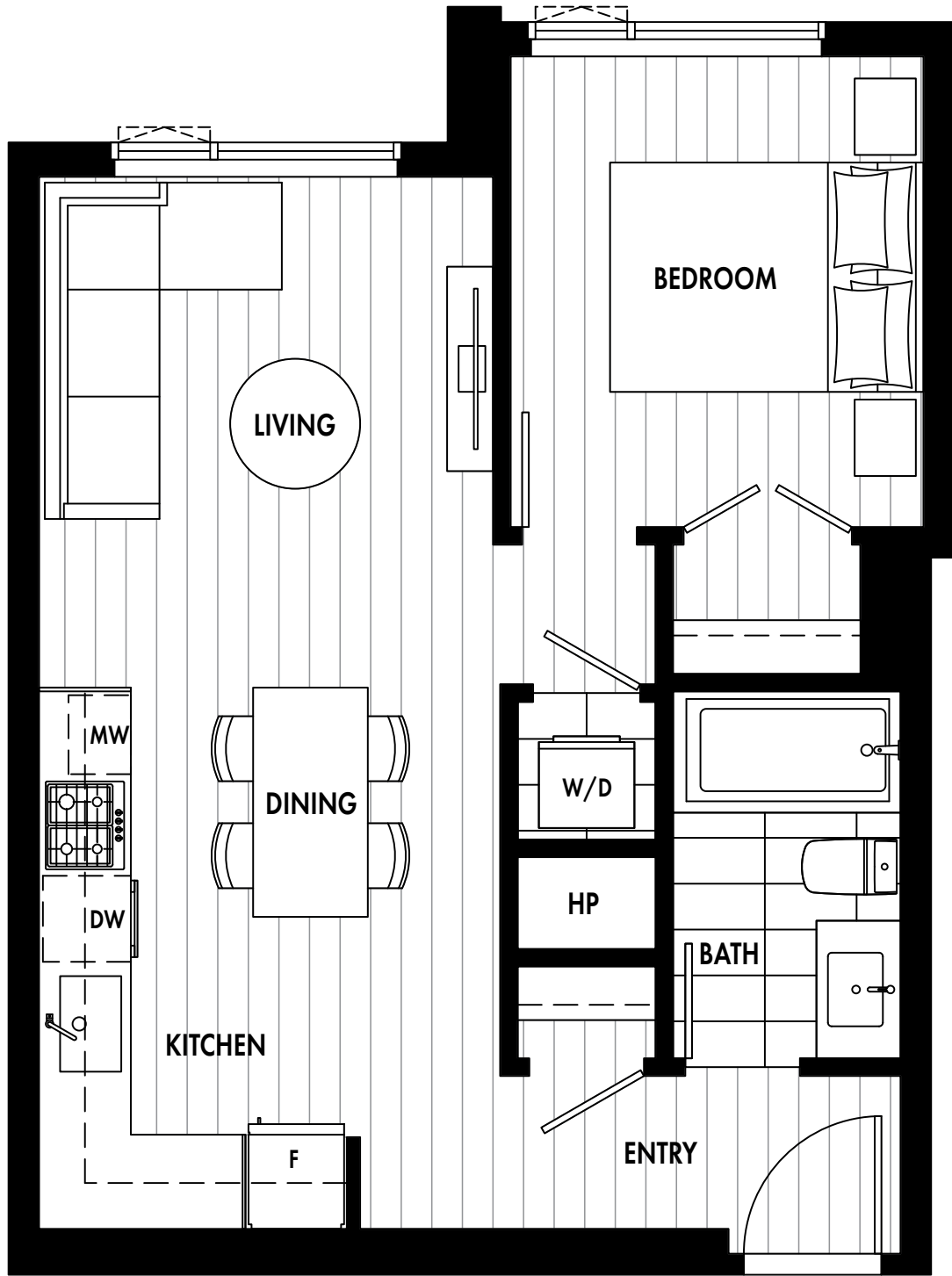
LEVELS 7-28



PLAN B

1 BEDROOM

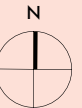
Interior	510-516 SQ. FT.
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LEVEL 6



LEVELS 7-28



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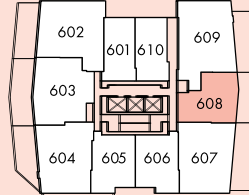


PLAN C

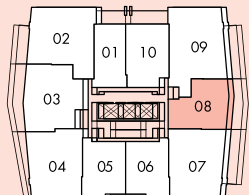
1 BEDROOM + DEN

Interior	525 SQ. FT.
Balcony	148-171 SQ. FT.
Total	673-696 SQ. FT.

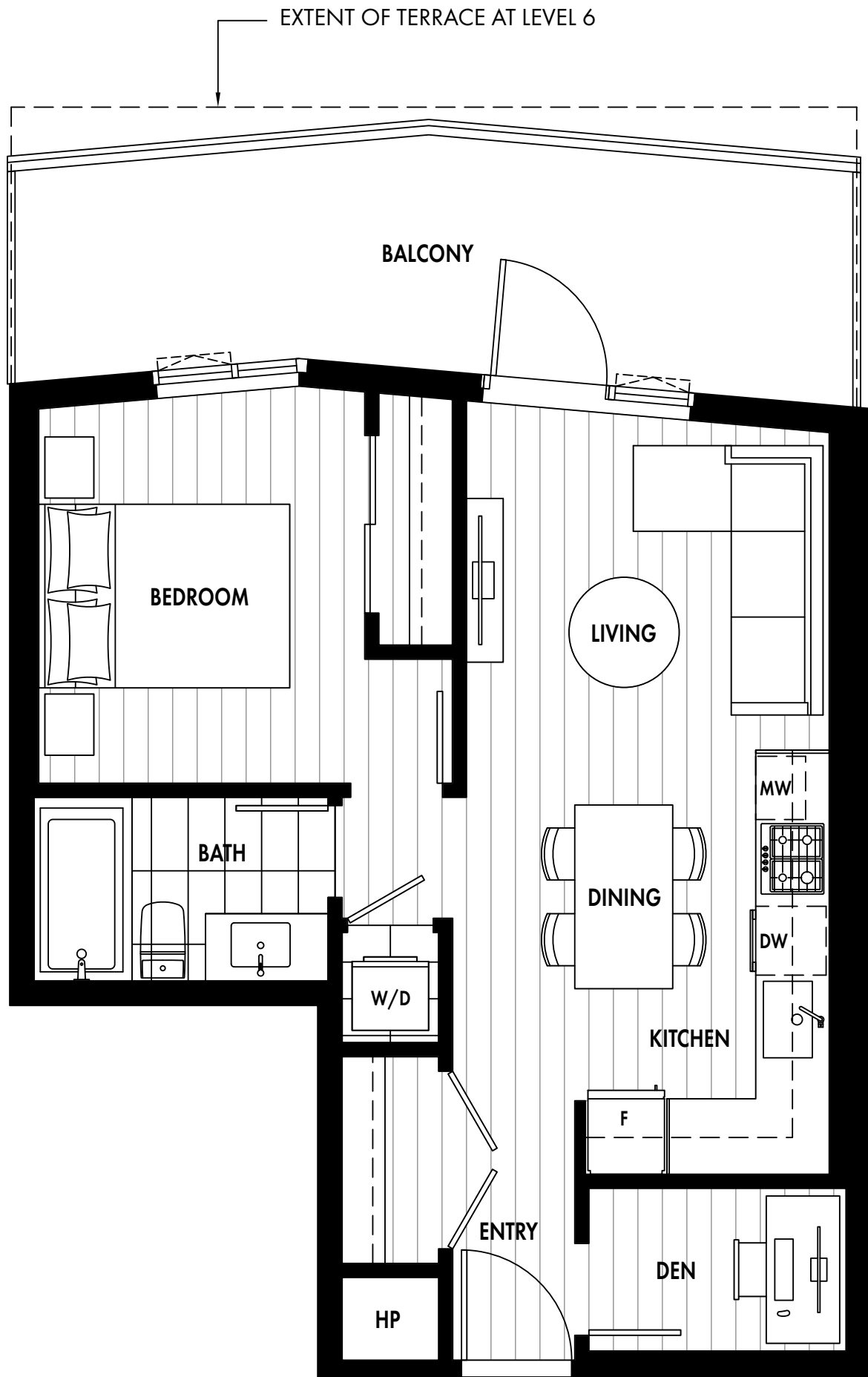
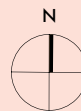
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LEVEL 6



LEVELS 7-28



PLAN D

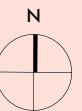
1 BEDROOM + DEN

Interior	561 SQ. FT.
Balcony	118 SQ. FT.
Total	679 SQ. FT.

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LEVELS 7-28

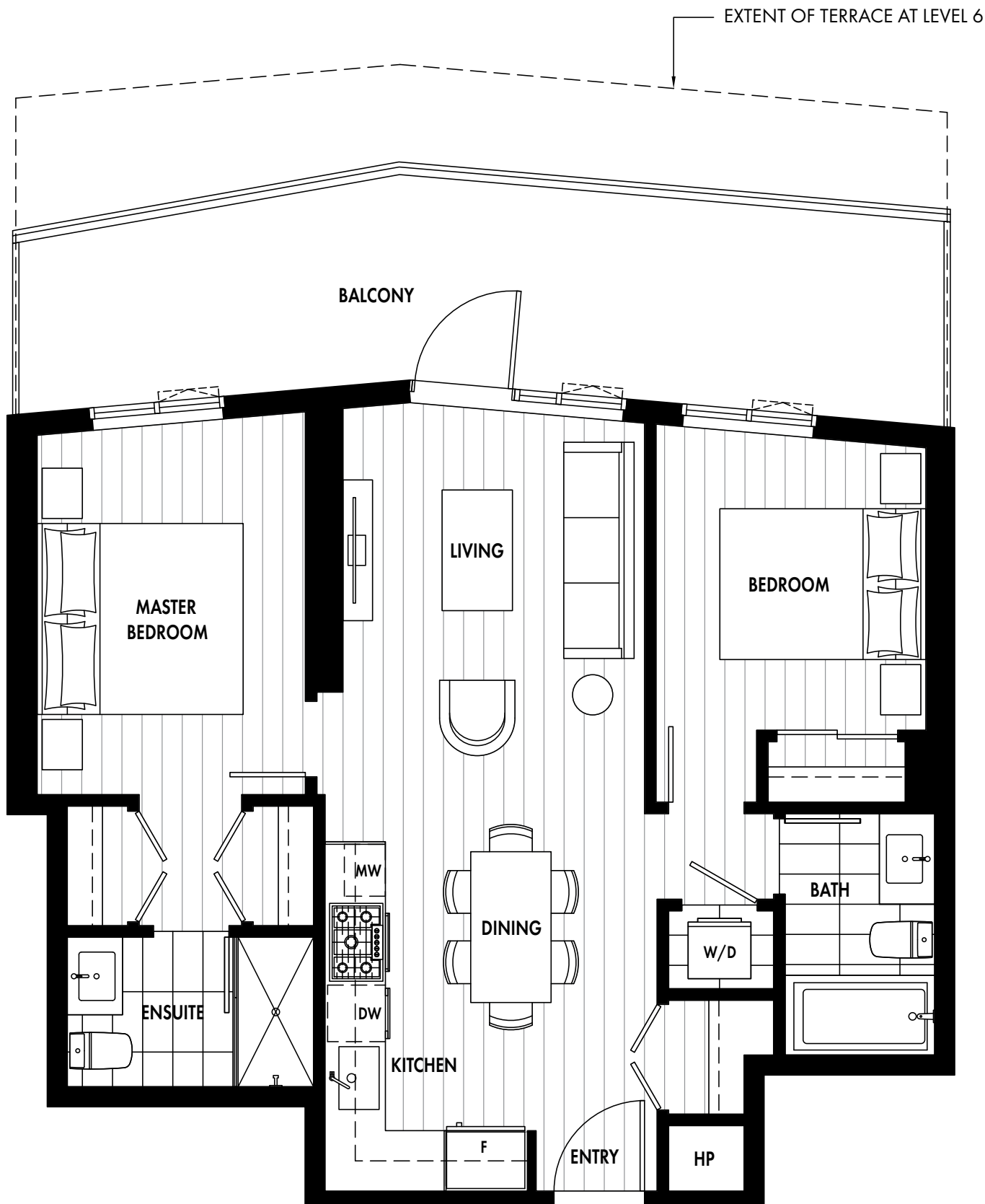




PLAN E

2 BEDROOM

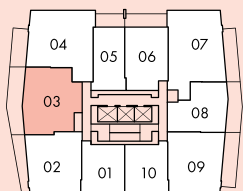
Interior	734 SQ. FT.
Balcony	212-318 SQ. FT.
Total	956-1,052 SQ. FT.



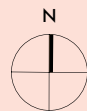
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LEVEL 6



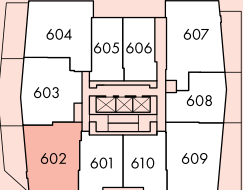
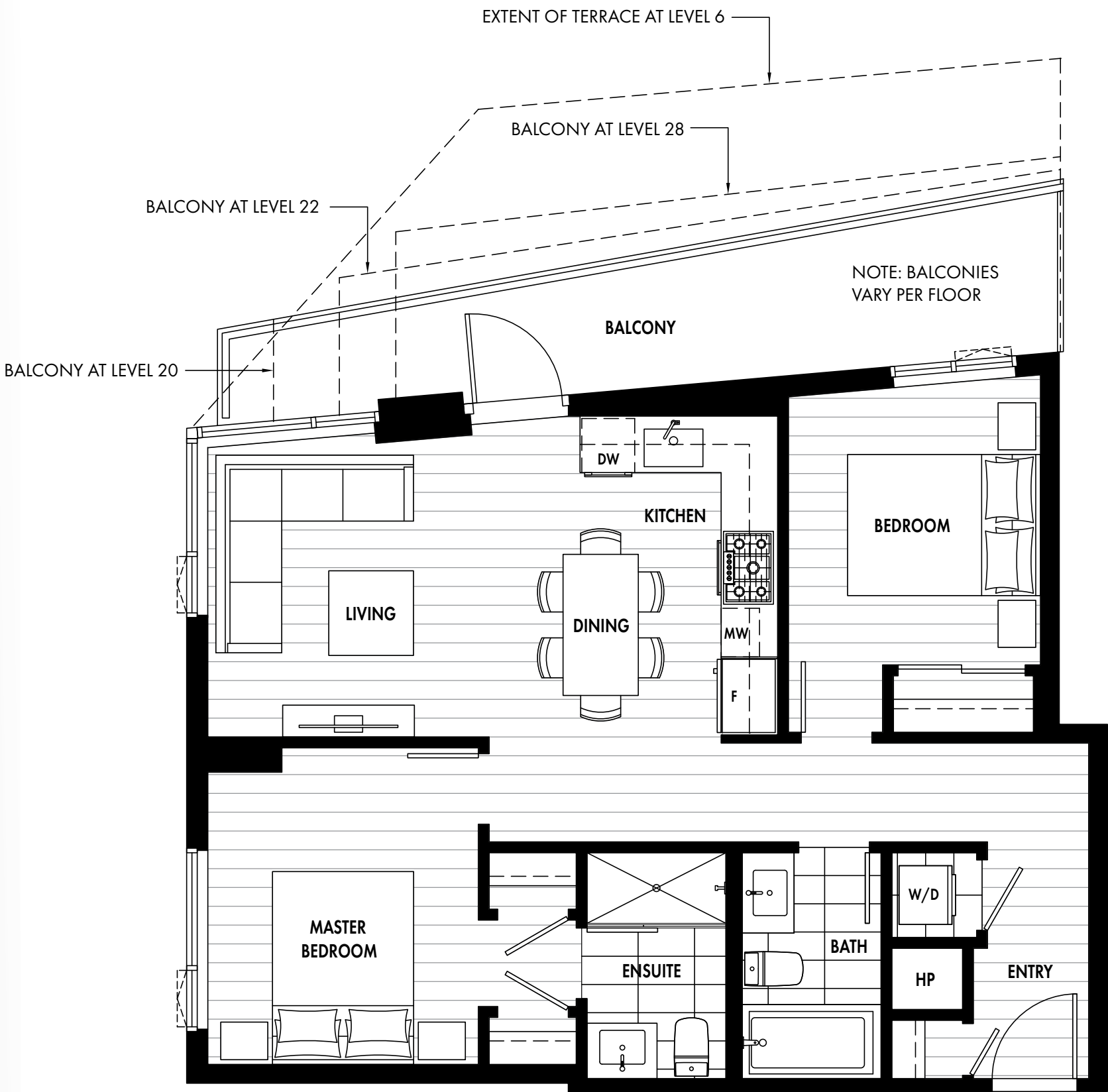
LEVELS 7-28



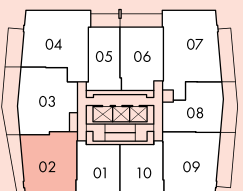
PLAN F

2 BEDROOM

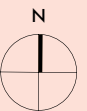
Interior	766 SQ. FT.
Balcony	130-262 SQ. FT.
Total	869-1,028 SQ. FT.



LEVEL 6



LEVELS 7-28



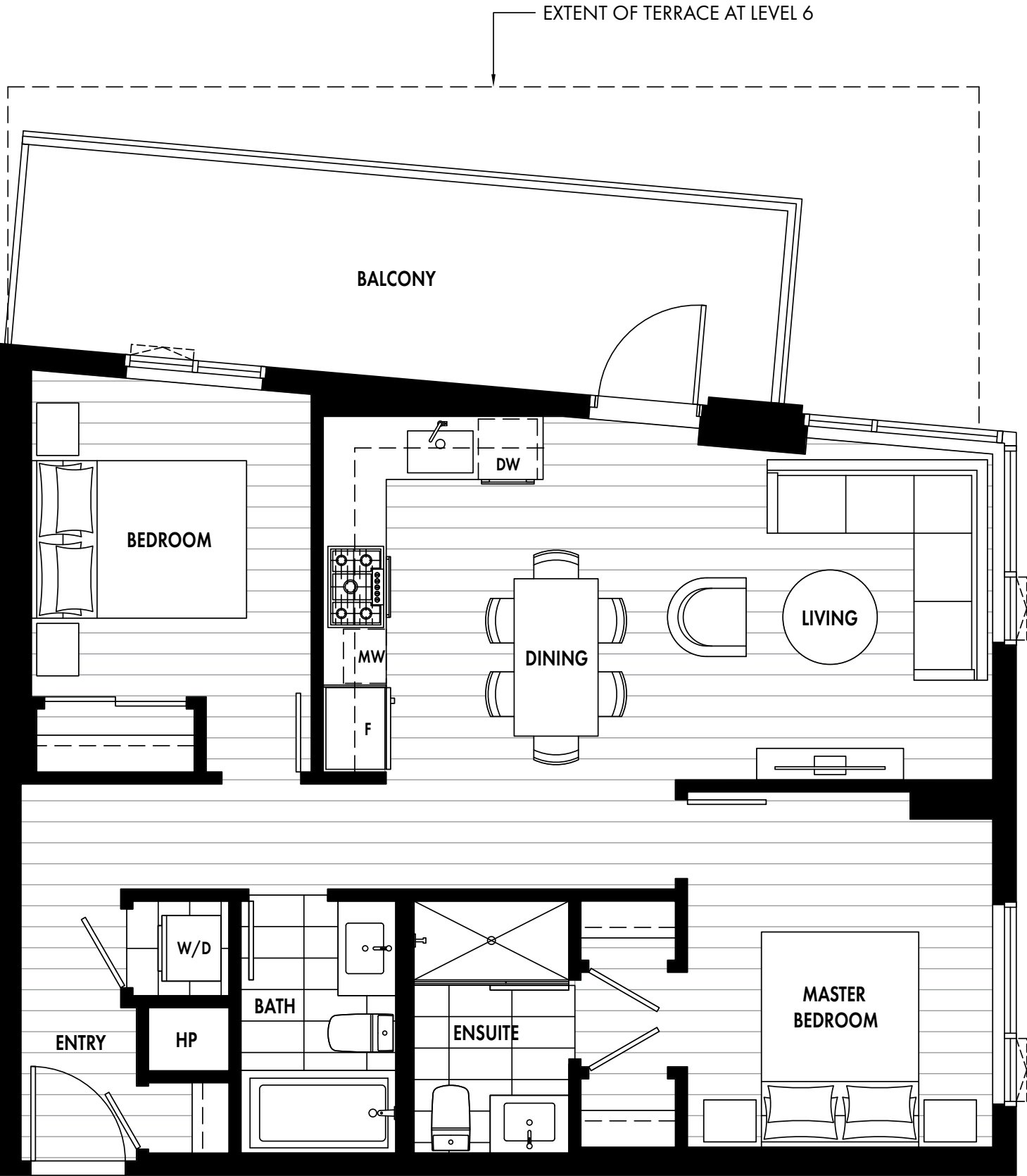
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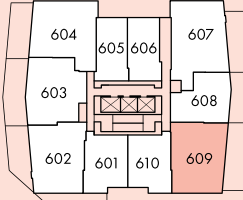
PLAN G

2 BEDROOM

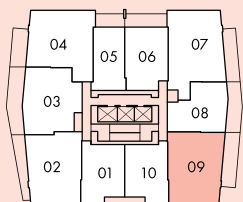
Interior	779 SQ. FT.
Balcony	168-300 SQ. FT.
Total	947-1,079 SQ. FT.



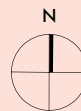
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LEVEL 6



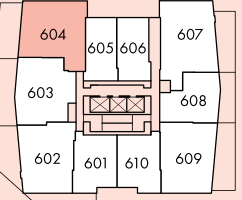
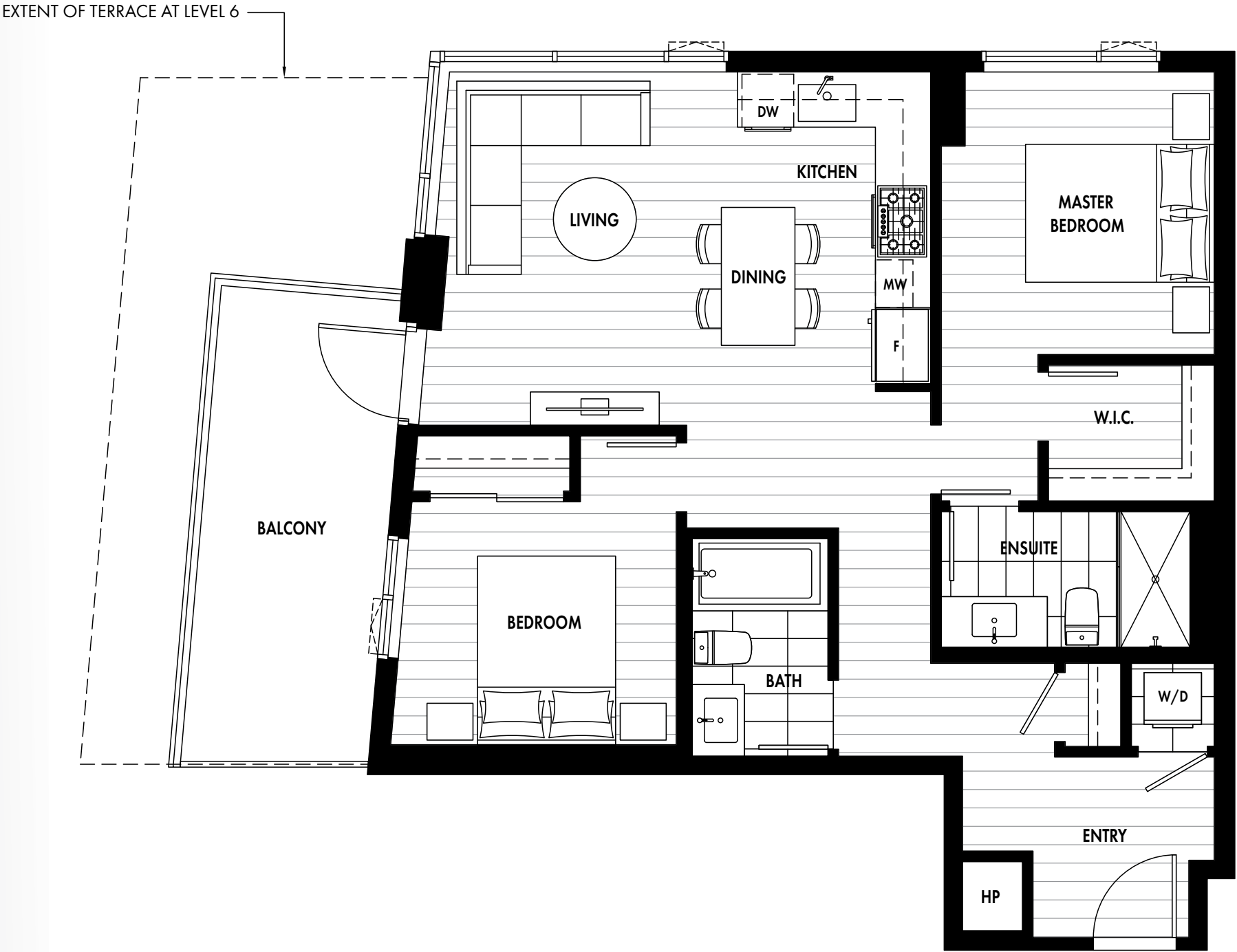
LEVELS 7-28



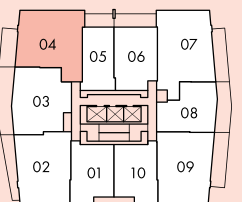
PLAN H

2 BEDROOM

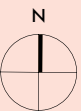
Interior	825 SQ. FT.
Balcony	124-259 SQ. FT.
Total	949-1,084 SQ. FT.



LEVEL 6



LEVELS 7-28



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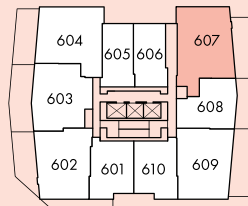


PLAN I

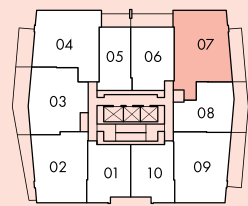
2 BEDROOM + DEN

Interior	863 SQ. FT.
Balcony	145-243 SQ. FT.
Total	1,008-1,106 SQ. FT.

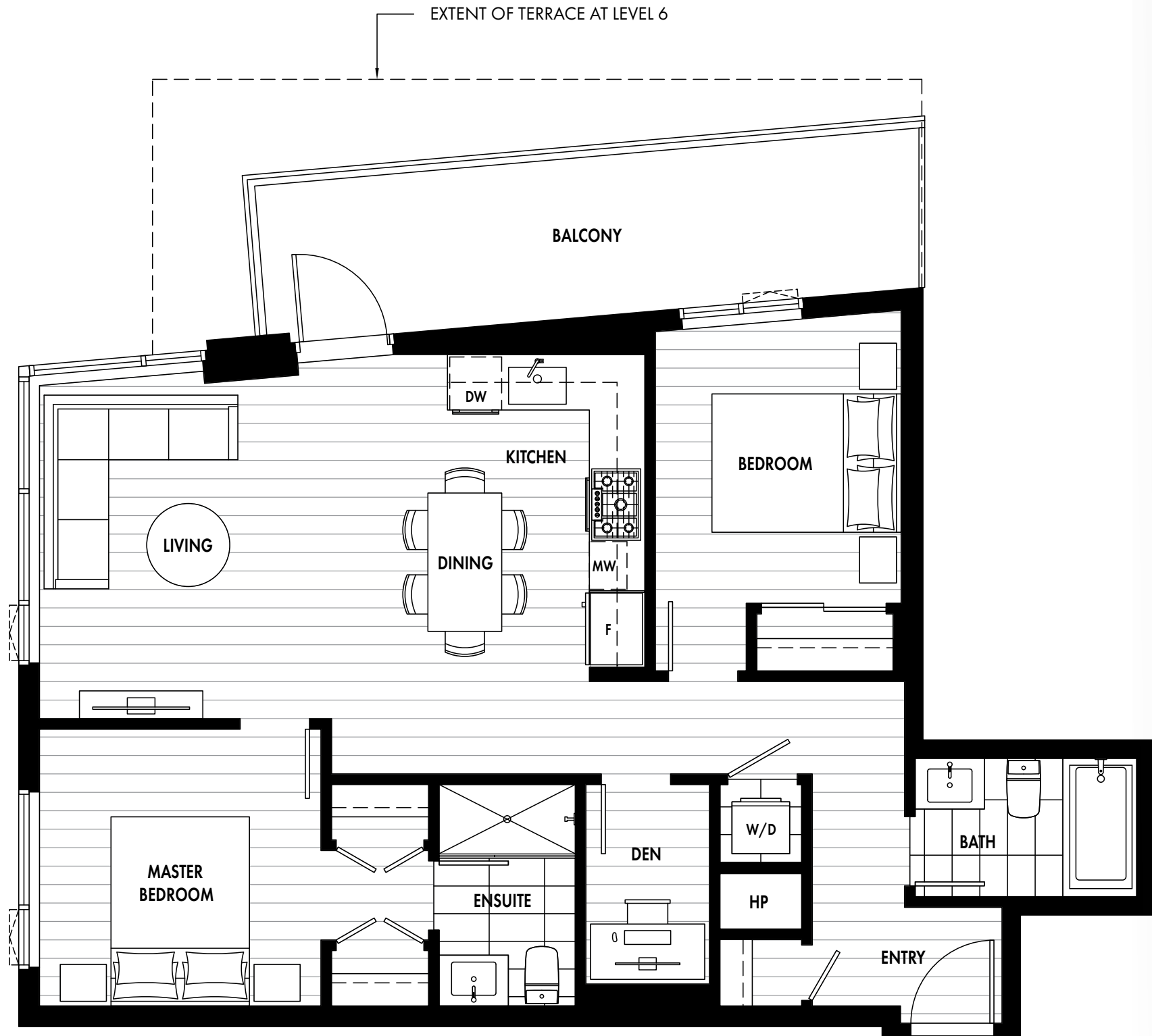
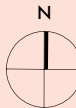
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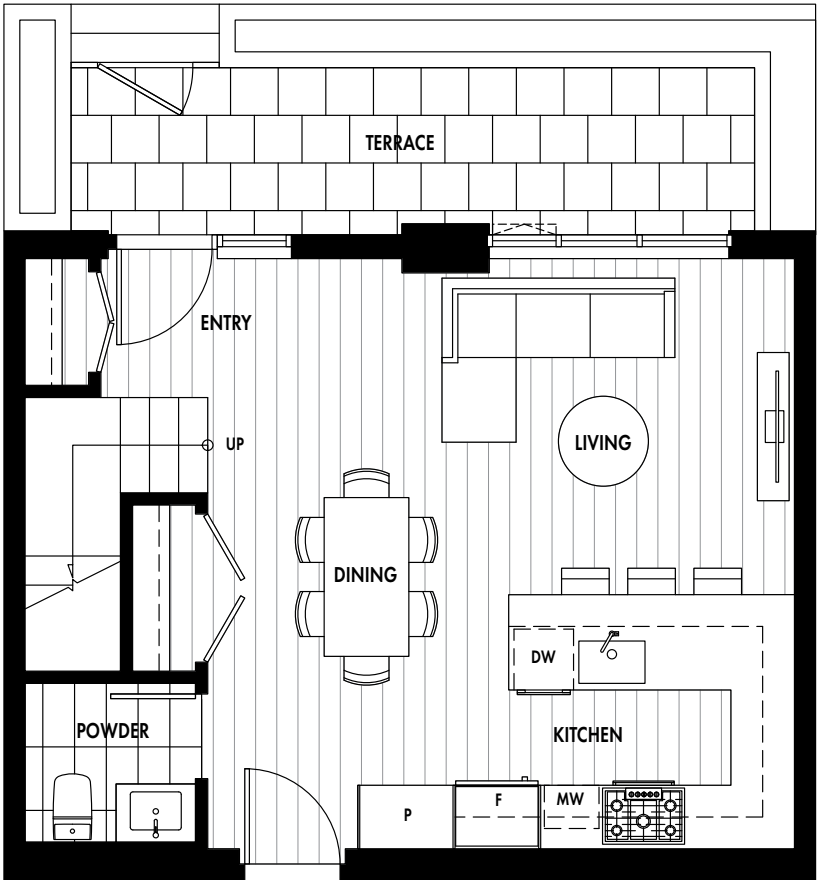
LEVEL 6



LEVELS 7-28



LEVEL TWO



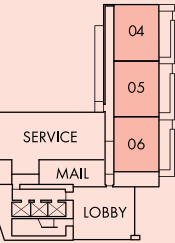
LEVEL ONE

PLAN TH

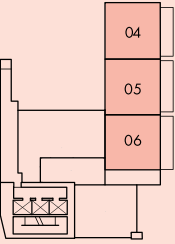
2 BEDROOM

Interior	1,125-1,295 SQ. FT.
Balcony	184-198 SQ. FT.
Total	1,309-1,490 SQ. FT.

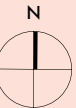
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LEVEL 1



LEVEL 2







## SIMPLE FORMS + STRIKING FUNCTIONALITY

From the first time you walk into your new home, to well after you've become familiar with every corner of every room, there is one aspect of SOCO that will never leave you - how the simplicity of great design creates a smart living space. Thoughtful open plan layouts, quality finishes and contemporary colour schemes - every aspect of your home has been designed to come together to give you everything you've ever wanted in a home.





# FEATURES

## IMPRESSIVE ARRIVAL

- A striking design by award-winning IBI Group Architects, with sculptural forms and subtle curves that truly make the building stand out amongst its neighbours
- Impressive hotel-inspired lobby with impressive grand staircase detail leading to residents-only amenity levels
- Rising 28 storeys with breathtaking views from Mount Baker to Downtown city lights and the rugged North Shore mountains
- Upon completion, Phase 1 of SOCO will feature over 67,639 sq.ft. of newly designed office, retail and commercial space that will line the base of the residential towers to create a vibrant and connected community

## SMART INTERIORS

- Two designer colour schemes: White and Grey
- Intelligent layouts to maximize space and natural light
- Durable laminate wood flooring throughout living areas and bedrooms
- Energy efficient heat pumps provide heating and air conditioning for year-round comfort
- Airy 8’6” ceilings
- Front-loading LG washer/dryer
- Roller blinds throughout provide added privacy and light control
- Generous balconies combine outdoor living with incredible views (most homes)

## MODERN KITCHENS

- Choose between two designer colour schemes: White or Grey
- Recessed under cabinet lights offer a warm ambiance
- Luxurious and durable quartz countertops with full height porcelain backsplash
- Stainless steel under mount sink
- Baril faucet with 2 function pull down spray
- Integrated 24” or 30” appliance package:
  - Bosch 5 burner gas cooktop
  - Bosch single wall oven
  - Bosch dishwasher with stainless steel interior
  - 24” Liebherr or 30” Fisher Paykel refrigerator with bottom mount freezer
- AEG Perfekt Glide built in slide in hood fan
- Panasonic microwave

## LUXURIOUS BATHROOMS

- Modern and convenient storage vanities include soft close functionality
- Durable quartz countertops with Duravit undermount sinks
- Porcelain wall and floor tiles
- Invigorating Baril showerhead and matching fixtures
- Modern Duravit dual flush toilet

## DESIRABLE AMENITIES

- Approximately 45,000 sq.ft. of exclusive indoor and outdoor amenity space
- Fully-equipped health studio and yoga facility to stimulate the body and mind
- Quiet and modern co-working lounge
- A designer clubhouse lounge with a gourmet kitchen, dining area and games tables
- Boardroom that doubles as a large dining table for celebrations and gatherings
- Dedicated enclosed sound room for daily music practice
- Workshop space for small hands on projects
- Indoor sports court with basketball hoops
- Outdoor sun deck with outdoor firepit and BBQ area
- Outdoor badminton court and three table tennis tables
- Outdoor fitness track to get your daily steps in
- Outdoor kid’s corner play area
- A self contained guest suite with kitchenette and bathroom
- Lush landscaping to bring a sense of nature and serenity in an urban environment

## PEACE OF MIND

- 2-5-10 New Home Warranty
- Secure building entry system with enterphone, security cameras and key-fob entry
- Well-lit and secure residential parkade
- One personal bicycle storage locker for every home
- 24-hour in-building security monitoring
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem







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.**



GEORGETOWN, SURREY



WYNWOOD GREEN, COQUITLAM



STATION SQUARE, BURNABY



**socobyanthem.com**

