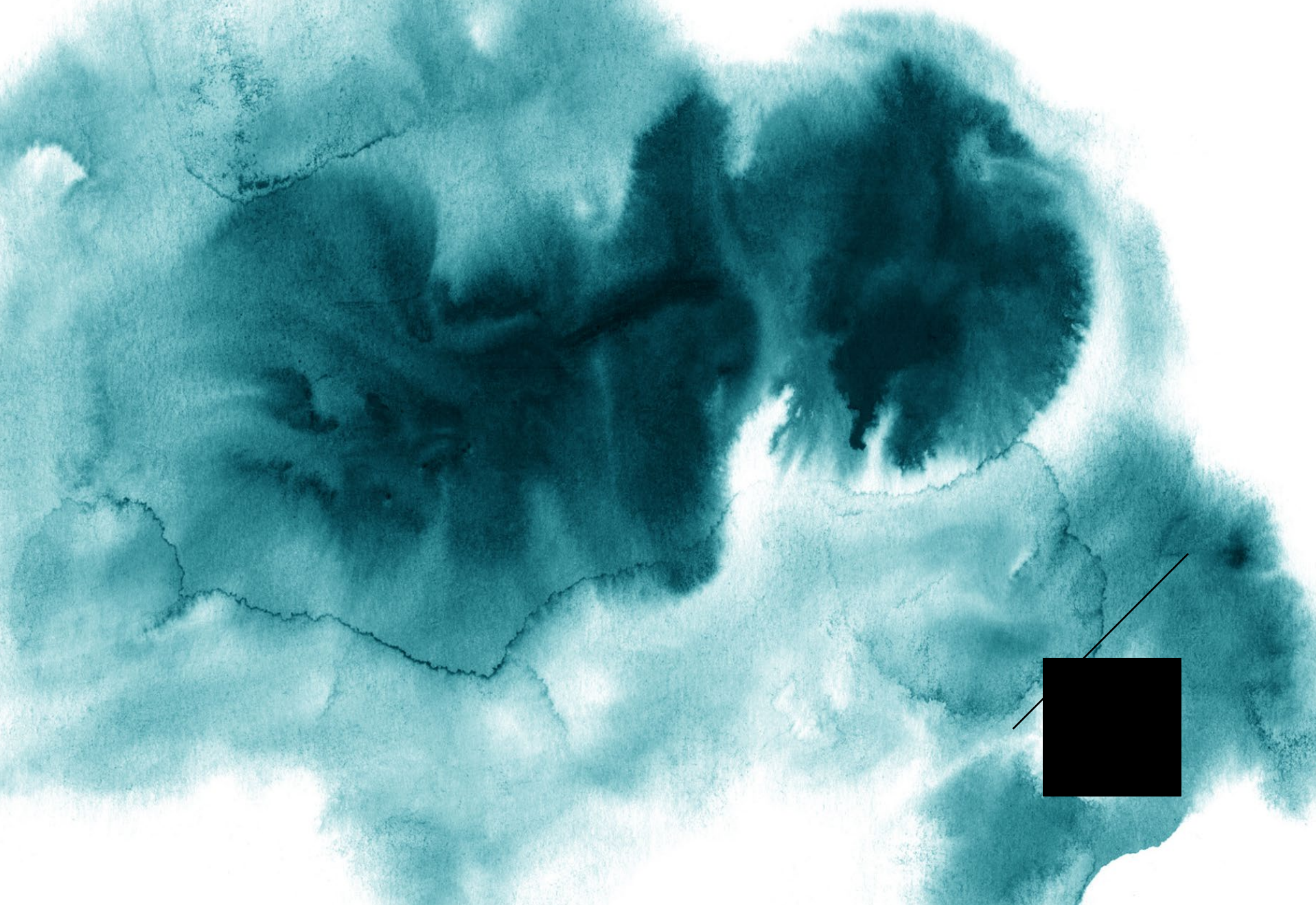


# channel





The background of the entire page is a photograph of water with concentric ripples. A thin, dark diagonal line runs from the top right corner towards the center of the image, passing behind the text.

# Sixteen modern three-bedroom waterfront townhomes in Queensborough.

Sixteen modern townhomes by Pennyfarthing edge a calm stretch of the Fraser River in family-friendly Queensborough. Each three-bedroom home is topped with an expansive rooftop patio, where you can relax, work, or entertain with scenic views as your backdrop. Live surrounded by parks, schools, and waterfront trails, with a ferry nearby that will quickly transport you across the water to vibrant New Westminster Quay. Channel shows you how smoothly life can flow.





Channel's bold contemporary architecture makes a striking visual impact against the picturesque backdrop of the Fraser River. Punctuated by cubic window bays, the articulating façade creates a unique architectural form filled with expressive detail.







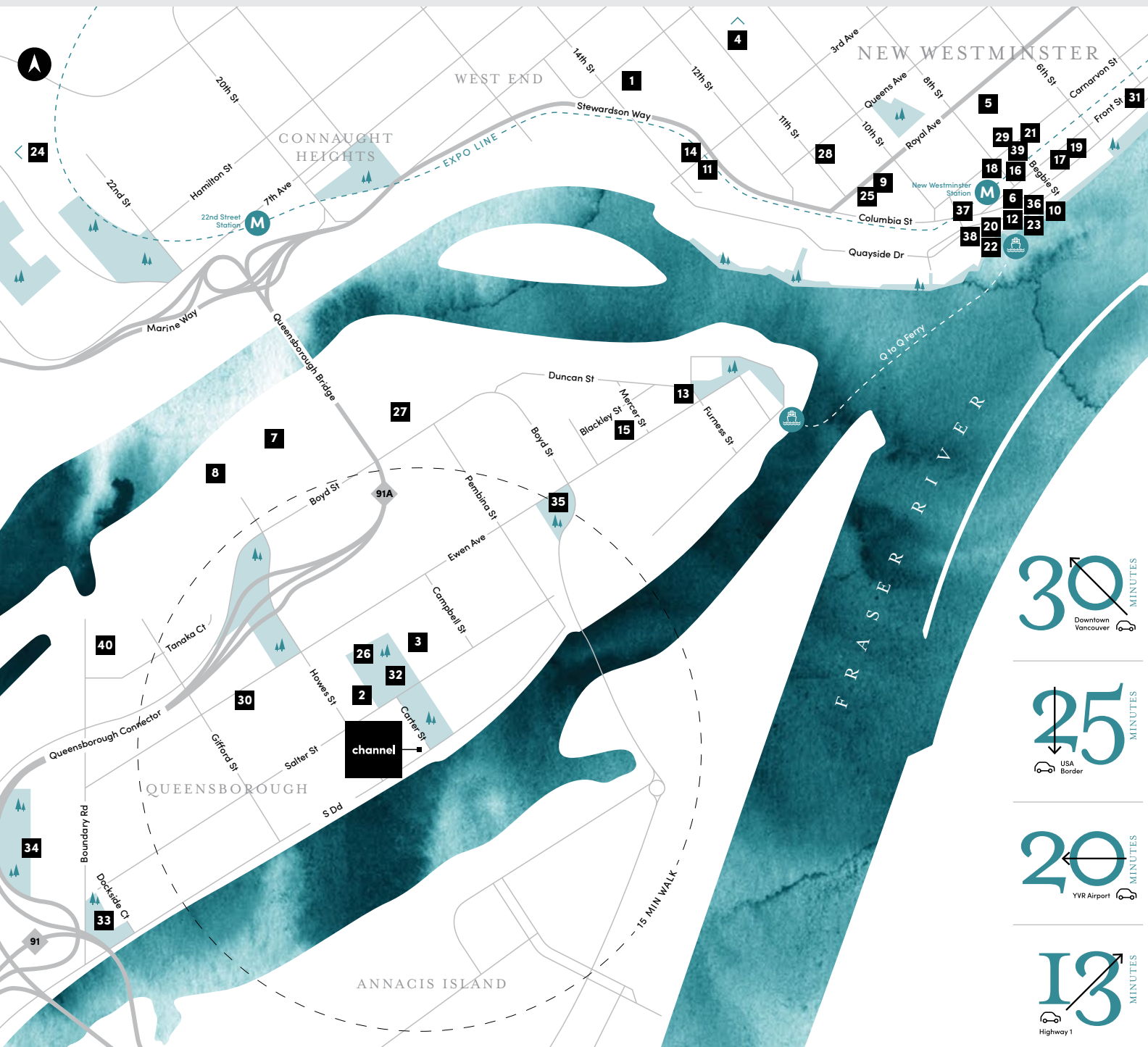






# Calm and Connected.

Surrounded by parks, trails, schools, and nature, life in Queensborough has a calm, quiet character, reminiscent of life outside the city. However, just mere moments away, you'll find world class shopping, dining, recreation & entertainment. Channel provides the best of both worlds: tranquil charm and urban convenience.



## Education

1. Montessori Minds Childcare Centre
2. Queen Elizabeth Elementary School
3. Queensborough Middle School
4. New Westminster Secondary School
5. Douglas College New Westminster Campus

## Shopping + Services

6. River Market
7. Queensborough Landing
8. Walmart Supercentre
9. Save-On-Foods
10. City Avenue Market
11. ICBC
12. Bunches & Blooms Floral

## Food + Drinks

13. Rozzini's Restaurant Cafe
14. Steel & Oak Brewing Co.
15. Frankie G's Boilerhouse Pub
16. Piva Modern Italian
17. El Santo
18. The Old Spaghetti Factory
19. Old Crow Coffee Co.
20. Longtail Kitchen
21. The Hide Out Cafe
22. The Boathouse Restaurant
23. Angelina's Dutch Corner

## Recreation

24. Riverway Golf Course and Driving Range
25. Oxygen Hot Yoga & Fitness
26. Queensborough Community Centre
27. CrossFit New West
28. iUP CrossFit
29. Strong Side Conditioning
30. Anytime Fitness
31. Surgarrays Boxing Gym
32. Ryall Park + Tennis Courts
33. Thompson's Landing Park
34. Hamilton Highway Offleash Dog Park
35. Old Schoolhouse Park

## Entertainment

36. Fraser River Discovery Centre
37. Landmark Cinemas
38. Paddlewheeler Riverboat Tours
39. Anvil Centre
40. Starlight Casino





Mirroring elements of European design, Brittany Gudewill Interior Design incorporated clean lines & efficient layouts into Channel's chef-inspired kitchens. Brought to you in your choice of two sophisticated colour palettes – one light and airy, the other cool and calm – homes at Channel feature extensive working areas, ample storage, and a place for the family to connect.



# Details Make Homes.



1. Sleek pull-out hood fan.

2. Double basin sink with ½ hp garburator.

3. Polished chrome Grohe pull-down faucet.

4. Natural gas Samsung range with griddle top.

5. Display bookshelf incorporated into island/peninsula

6. Ample polished quartz working area.

7. Matte Black pendant lights

8. Wi-fi enabled Samsung fridge with built-in ice maker.





Designed as a place to de-stress and refresh, Channel's spa inspired ensuites feature double vanities, oversized frameless showers with porcelain tile surrounds and mosaic niches, a complete Riobel shower system with detachable wand and cascading rain head, and optional Nuheat in-floor heating. Main bathrooms feature soaker tubs to melt away stress.





# Spa Inspired Ensuites.

- 1. Oversized frameless shower
- 2. Mosaic tile niche
- 3. Polished white quartz countertops
- 4. Overhead matte black vanity light.
- 5. Luxurious Riobel shower system with detachable wand and oversized rain head.
- 6. Polished chrome hardware & accessory package
- 7. Contemporary Riobel widespread faucets
- 8. One piece, duel flush toilet (not shown).
- 9. 2"x24" porcelain statement tiles on floor and shower walls.





Featuring stunning wood built-in window seats, homes at Channel are filled with inviting light-filled areas to sit down, relax, and take in the beautiful surroundings.





Boasting over 400 sq.ft. of outdoor living space on average, Channel's massive rooftop patios seamlessly expand your living area. With natural gas and home entertainment rough-ins, patios at Channel provide the perfect space to unwind, entertain, or take in the game with friends.



# Building for life.

Pennyfarthing Homes is a legacy builder. For over 40 years, Pennyfarthing has been transforming the landscape of the lower mainland, Washington State, and California with its ever-growing legacy of over 3,500 homes. President and CEO, Dr. Anthony Hepworth takes pride in building homes to the highest calibre.

That means our homes and communities always meet the highest building standards with carefully selected premium materials. This means higher build quality, better finishes, and greater satisfaction over the years. Pennyfarthing is building its legacy as it builds yours.



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



The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales powered by MLA Canada Realty. E.&O.E.

