

*Life
on the*



P O R T S I D E

QUEENSBOROUGH



Life is better

A VIBRANT COMMUNITY.
A WATERFRONT BOARDWALK.
AN ACTIVE LIFESTYLE.

on the river.

A FAMILY-FRIENDLY RIVERFRONT COMMUNITY.

Duplexes and townhomes with space to play and room to grow. Patios, balconies, and spacious floorplans. Choose your home on the waterfront, tucked into a quiet mews or on a tree-lined street.

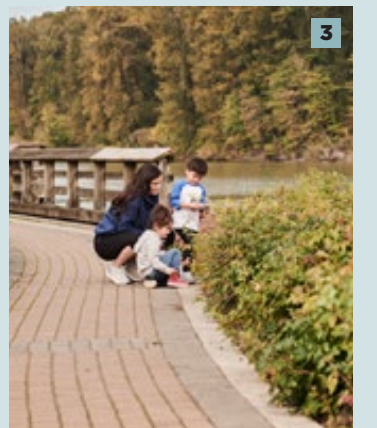




GETTING THERE IS HALF THE FUN.

The places you want to go are all nearby and every destination promises adventure along the way. Follow the river. Walk or cycle the boardwalk. Hop on the Q to Q Ferry and sail to Westminster Quay.

- 1 PLAY AT THE PARK ON SITE & PLAYGROUND WITHIN STEPS.
- 2 SAIL TO WESTMINSTER QUAY IN 5 MINUTES.
- 3 WALK ALONG THE RIVER EVERY DAY.



Queensborough Community.

EDUCATION

- 01 Queen Elizabeth Elementary School
- 02 Douglas College
- 03 Queensborough Middle School

SHOPPING AND SERVICES

- 04 River Market
- 05 Queensborough Landing
- 06 Walmart Supercentre
- 07 Save-On-Foods
- 08 City Avenue Market
- 09 Bunches & Blooms Floral

FOOD AND DRINKS

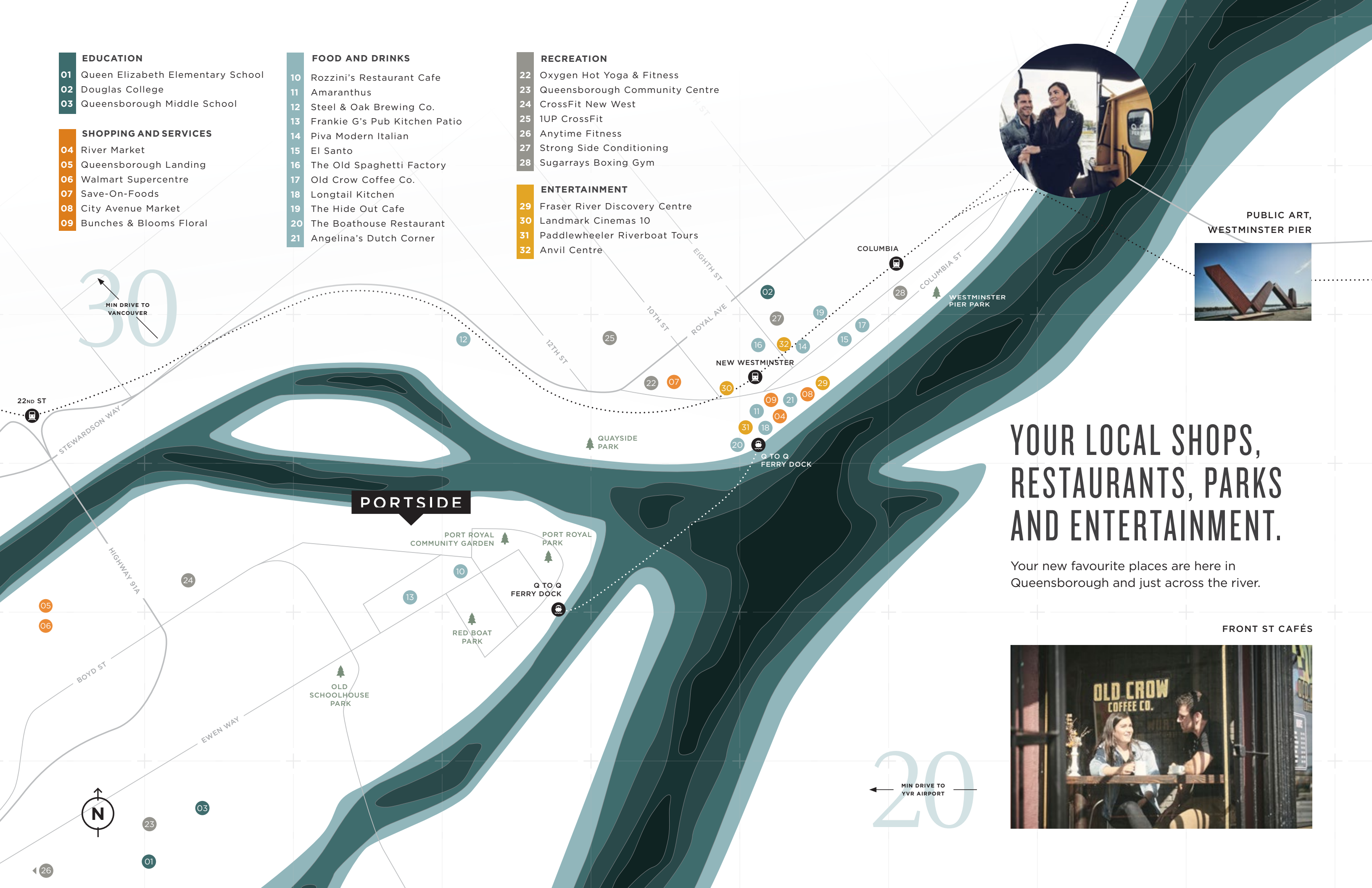
- 10 Rozzini's Restaurant Cafe
- 11 Amaranthus
- 12 Steel & Oak Brewing Co.
- 13 Frankie G's Pub Kitchen Patio
- 14 Piva Modern Italian
- 15 El Santo
- 16 The Old Spaghetti Factory
- 17 Old Crow Coffee Co.
- 18 Longtail Kitchen
- 19 The Hide Out Cafe
- 20 The Boathouse Restaurant
- 21 Angelina's Dutch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

RECREATION

- 22 Oxygen Hot Yoga & Fitness
- 23 Queensborough Community Centre
- 24 CrossFit New West
- 25 1UP CrossFit
- 26 Anytime Fitness
- 27 Strong Side Conditioning
- 28 Sugarrays Boxing Gym

ENTERTAINMENT

- 29 Fraser River Discovery Centre
- 30 Landmark Cinemas 10
- 31 Paddlewheeler Riverboat Tours
- 32 Anvil Centre



PUBLIC ART, WESTMINSTER PIER



YOUR LOCAL SHOPS, RESTAURANTS, PARKS AND ENTERTAINMENT.

Your new favourite places are here in Queensborough and just across the river.

FRONT ST CAFÉS





LEAFY STREETS, QUIET MEWS, RIVERFRONT LIVING.

This community has been envisioned for families of all sizes. Your backyard is rich in nature, lush in green space and abundant in fresh air. River views add wonder to everyday life.

- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS

A1 2 BED | 2.5 BATH
1,182 SQ FT

A2 2 BED | 2.5 BATH
1,208 SQ FT

A3 2 BED | 2.5 BATH
1,208 SQ FT

B1 4 BED | 3.5 BATH
1,545 SQ FT

B2 4 BED + FAMILY | 3.5 BATH
1,577 SQ FT

B3 4 BED + FAMILY | 3.5 BATH
1,578 SQ FT

C1 4 BED + FLEX | 3.5 BATH
1,780 SQ FT

E1 3 BED | 2.5 BATH
1,240 SQ FT

F1 4 BED + FAMILY | 3 BATH
1,440 SQ FT

A1

2 BED | 2.5 BATH
INTERIOR 1,182 SQ FT

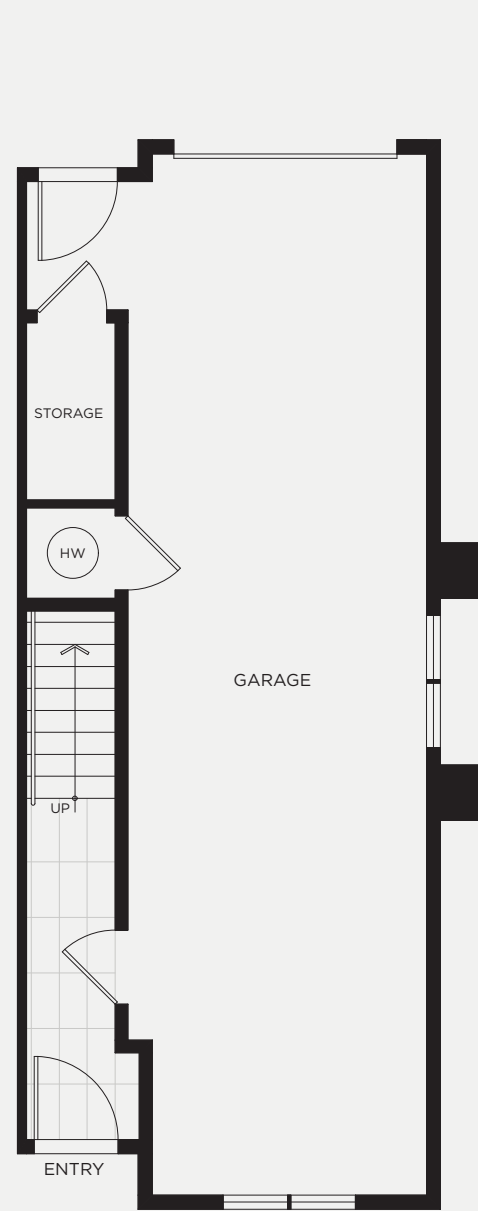


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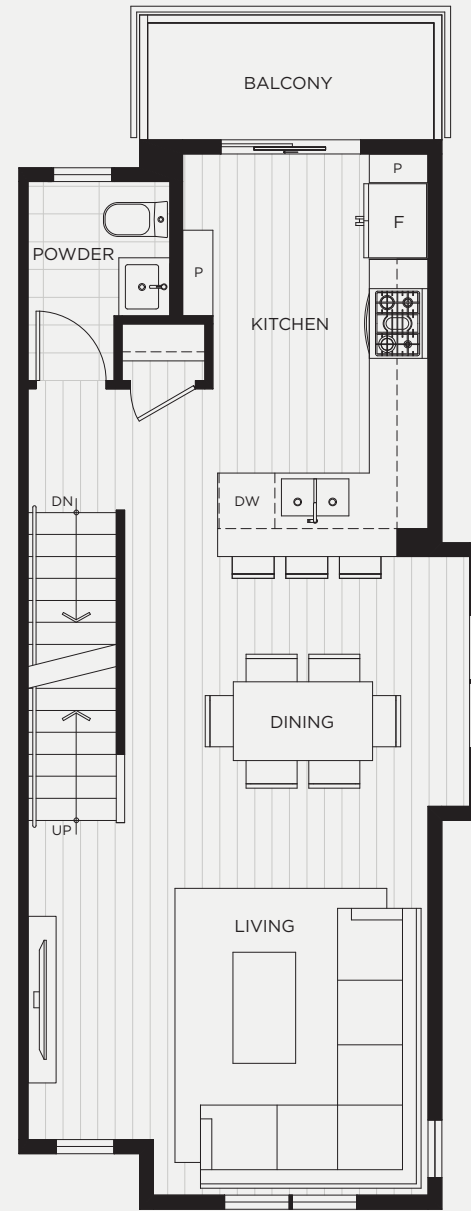
TOWNHOME

A2

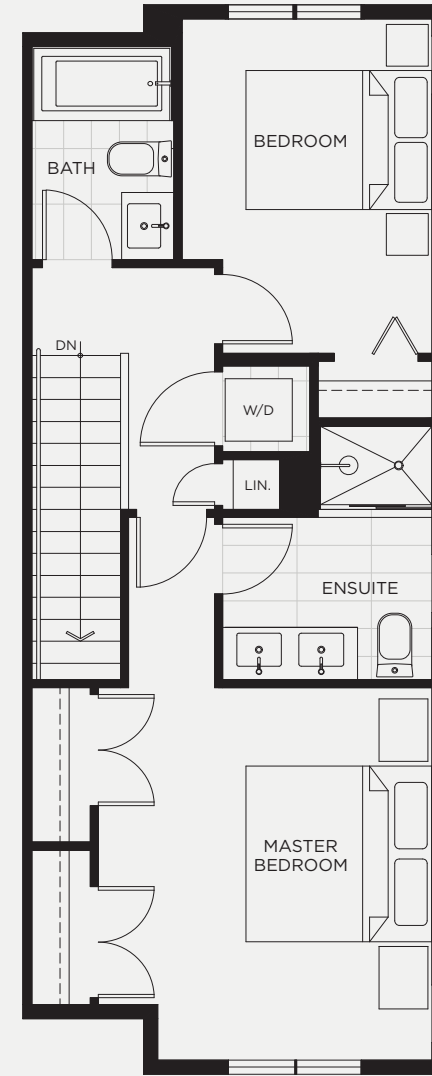
2 BED | 2.5 BATH
INTERIOR 1,208 SQ FT



LOWER



MAIN



UPPER

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A3

2 BED | 2.5 BATH
INTERIOR 1,208 SQ FT

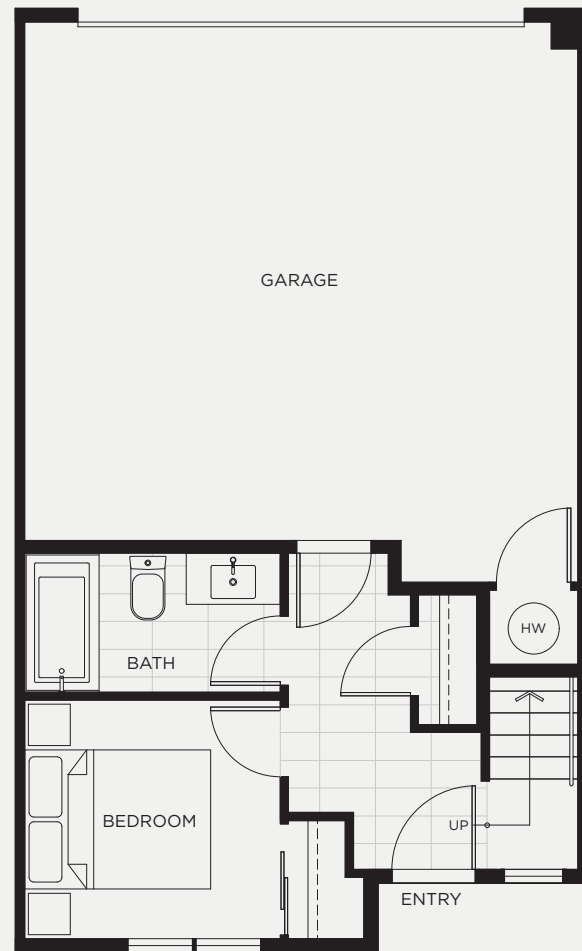


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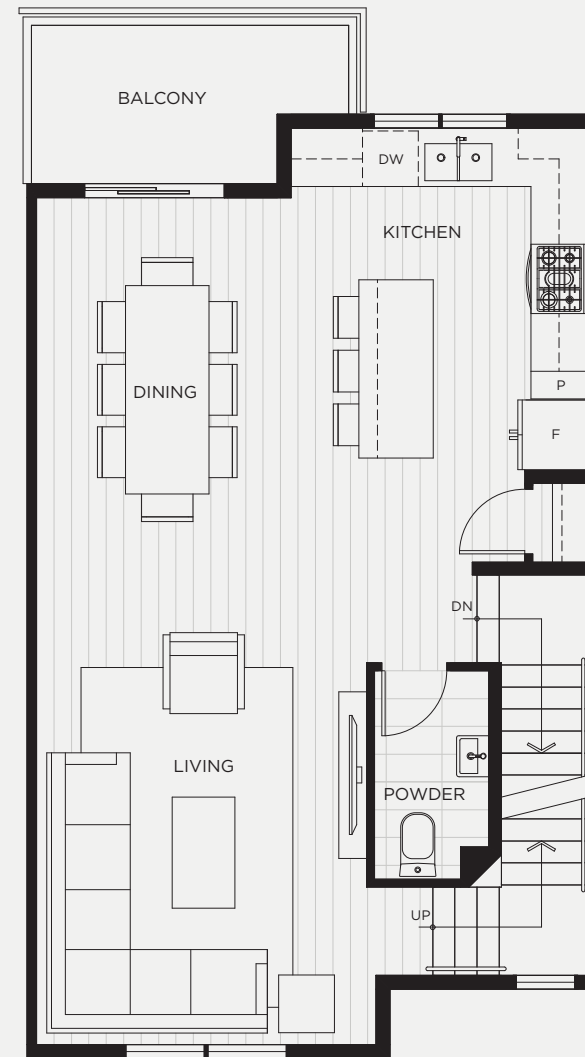
TOWNHOME

B1

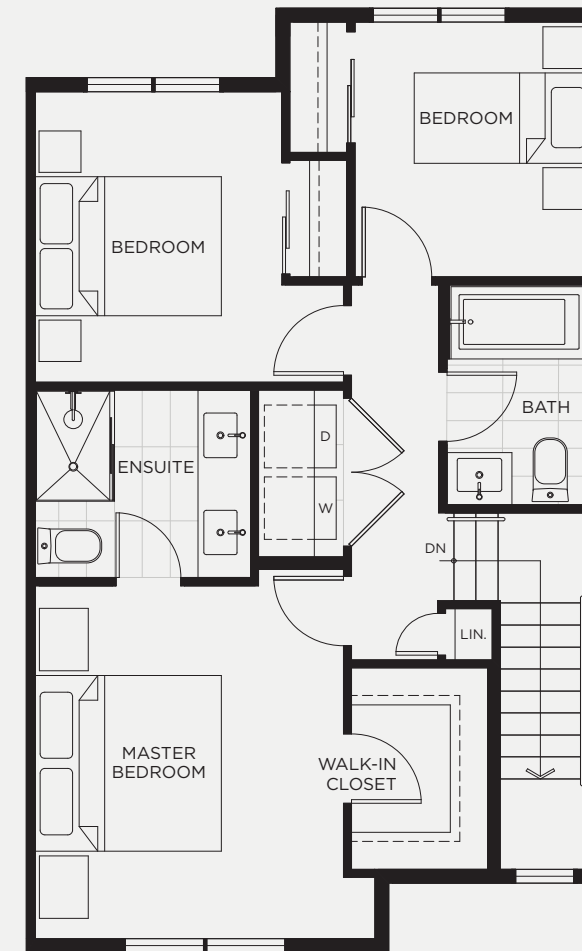
4 BED | 3.5 BATH
INTERIOR 1,545 SQ FT



LOWER



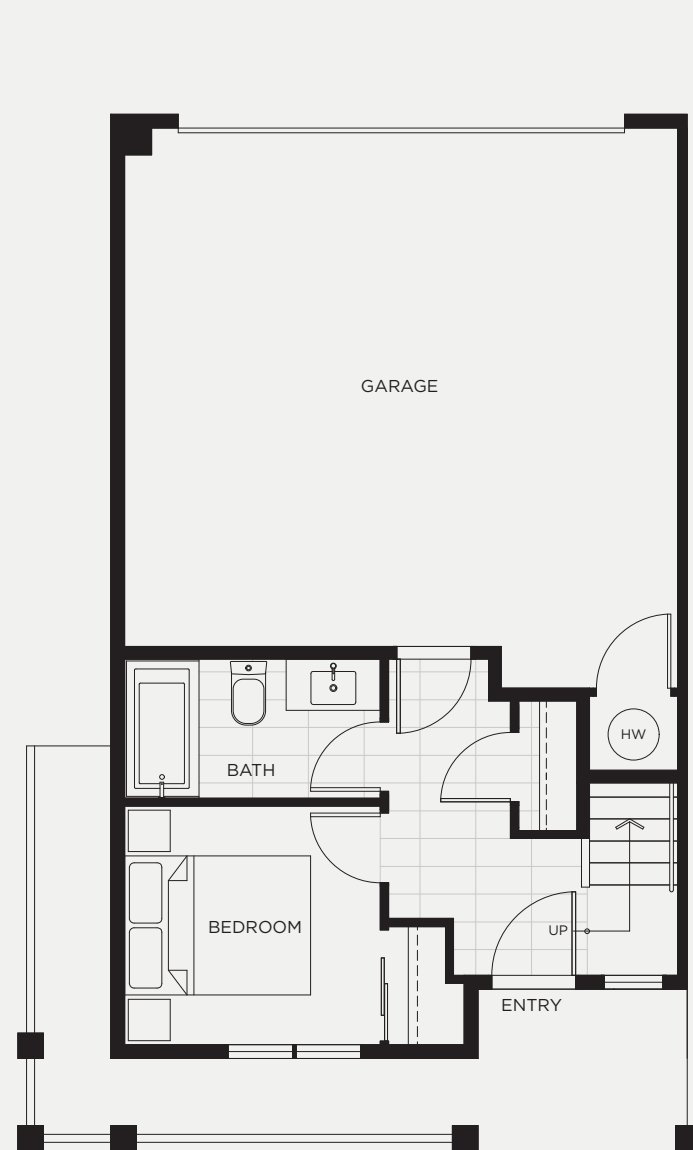
MAIN



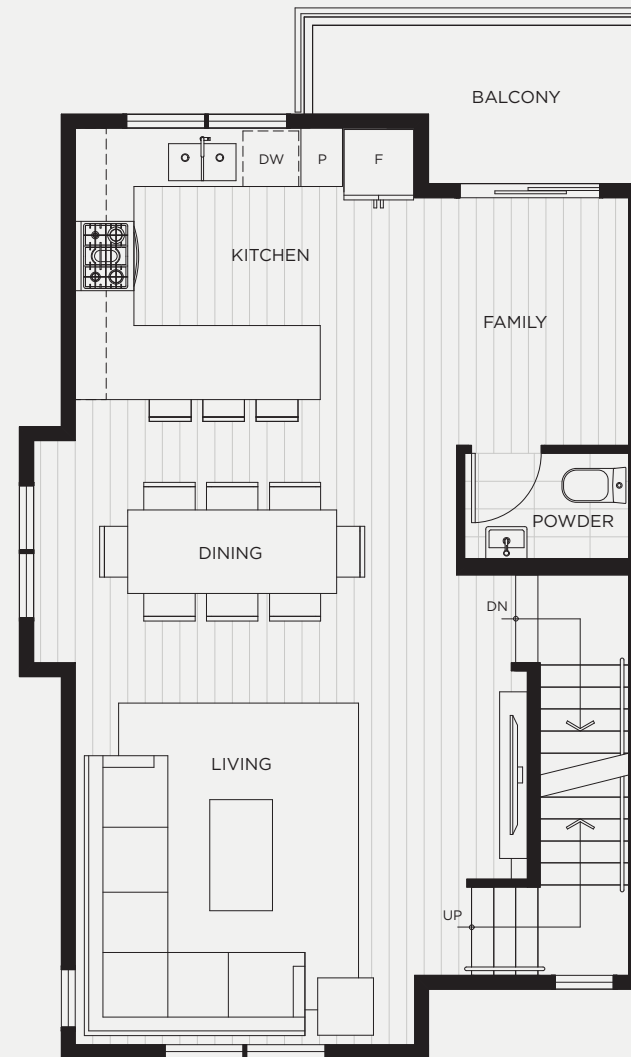
UPPER

B2

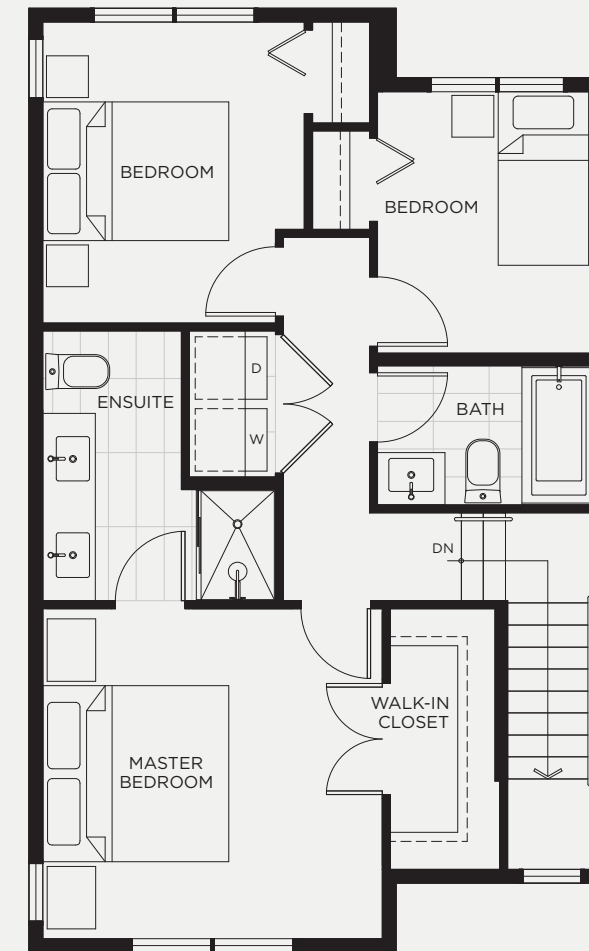
4 BED + FAMILY | 3.5 BATH
INTERIOR 1,577 SQ FT



LOWER



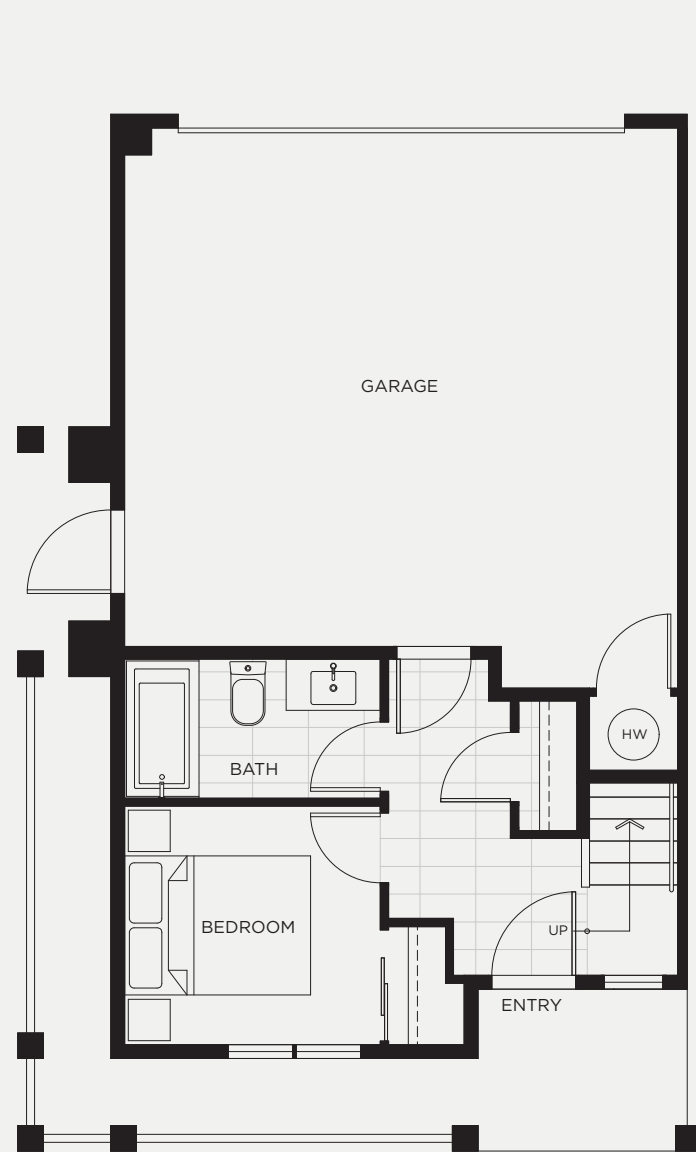
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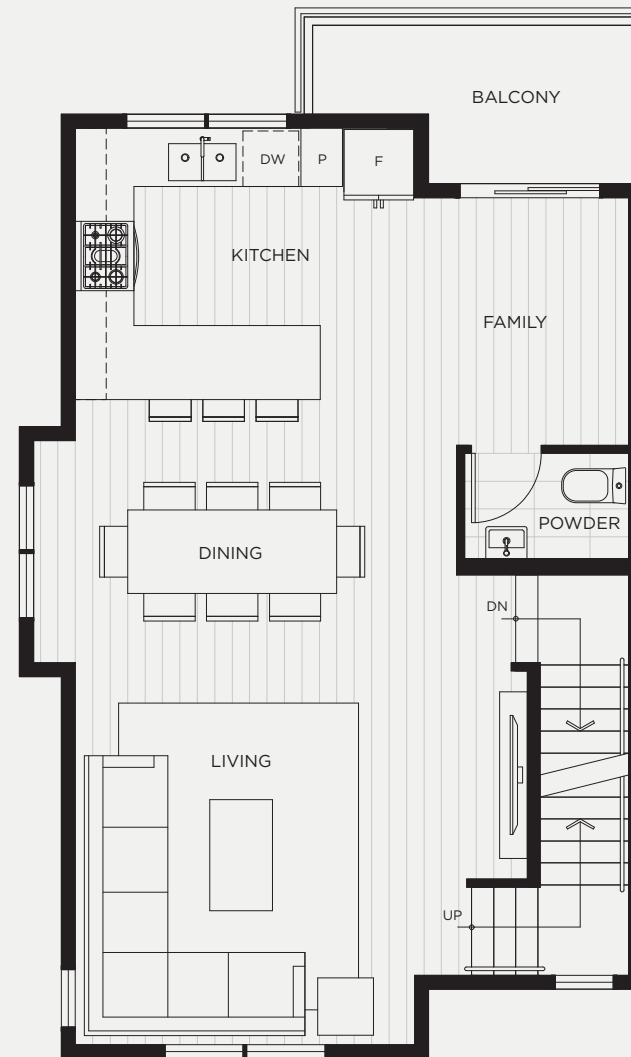
UPPER

B3

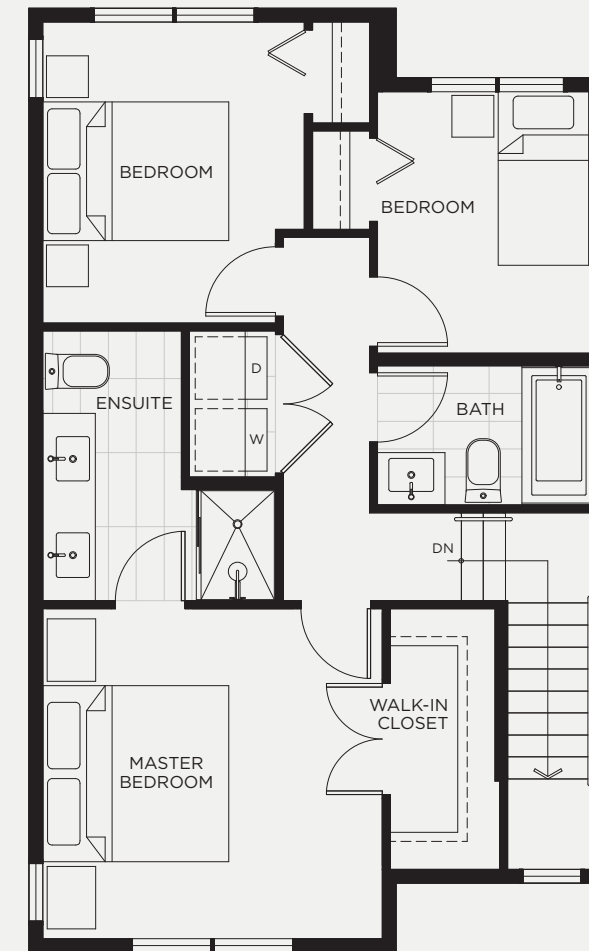
4 BED + FAMILY | 3.5 BATH
INTERIOR 1,578 SQ FT



LOWER



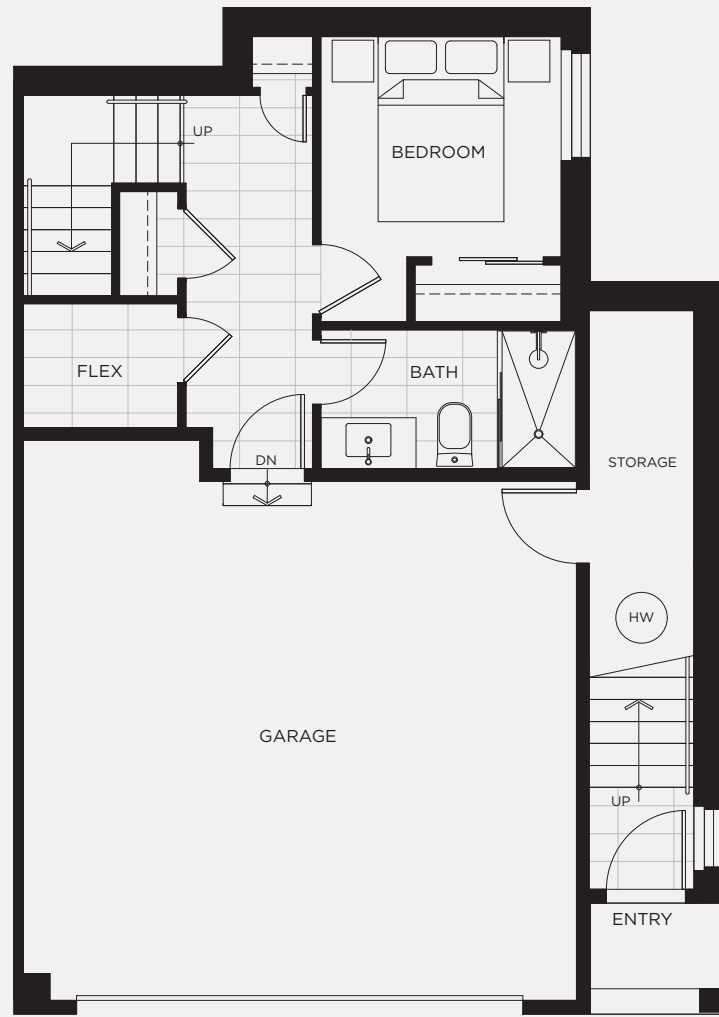
MAIN



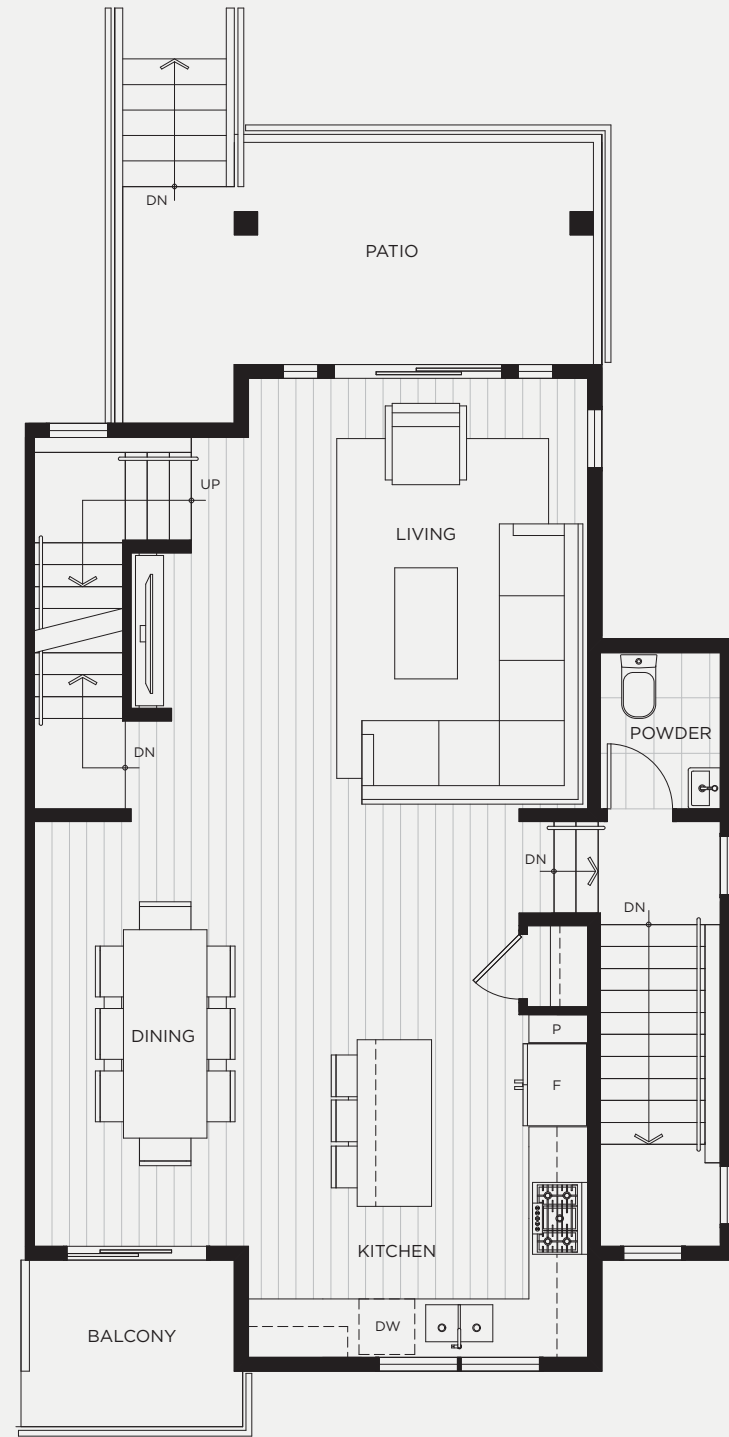
UPPER

C1

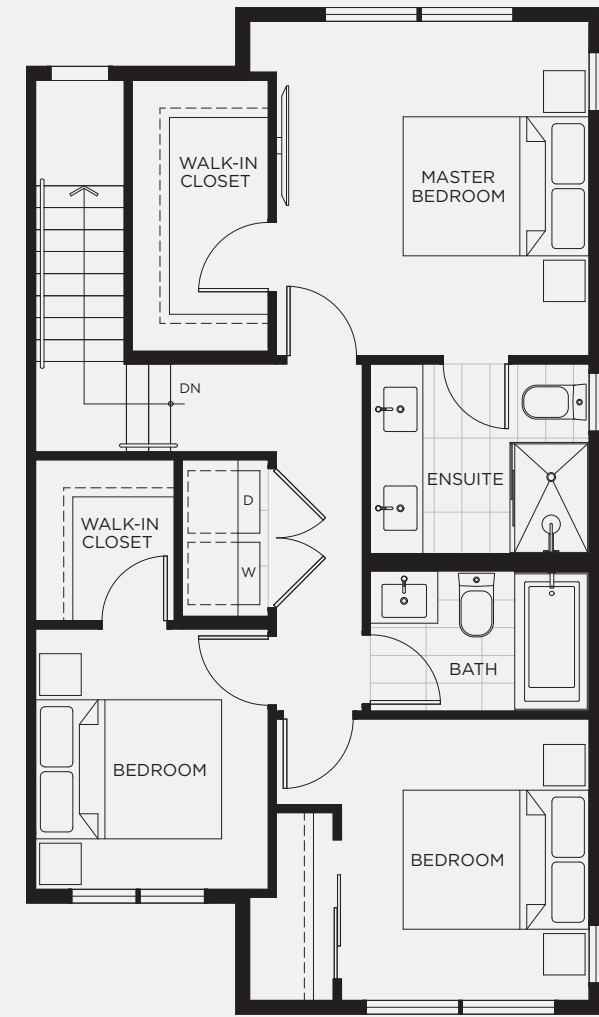
4 BED + FLEX | 3.5 BATH
INTERIOR 1,780 SQ FT



LOWER



MAIN

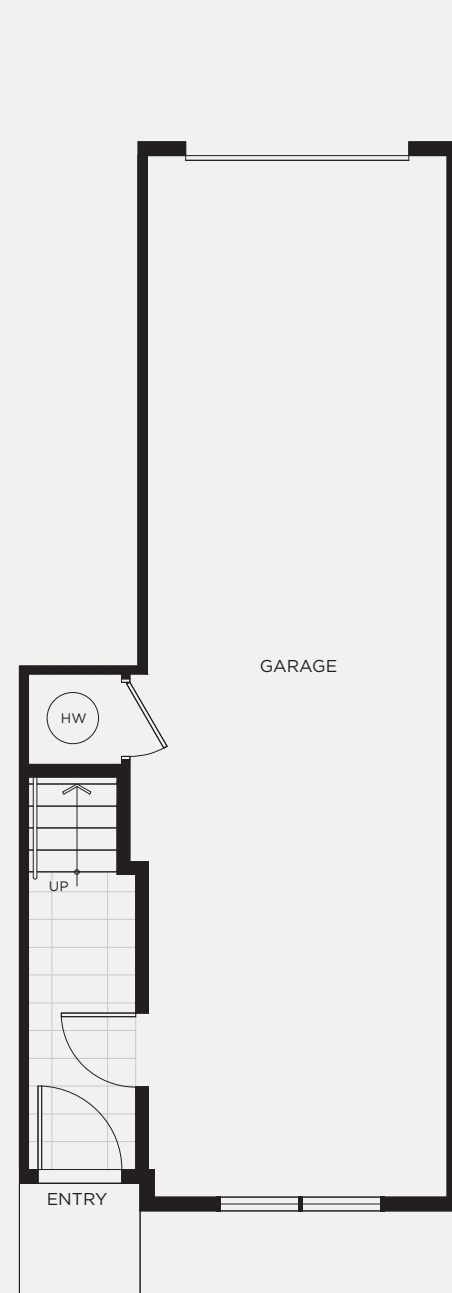


UPPER

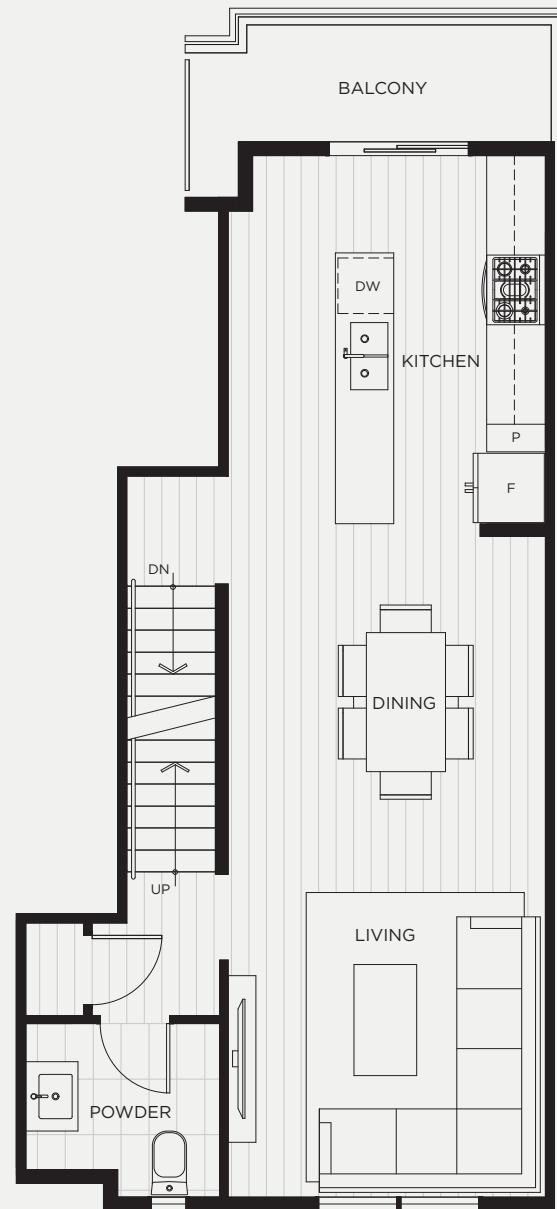
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E1

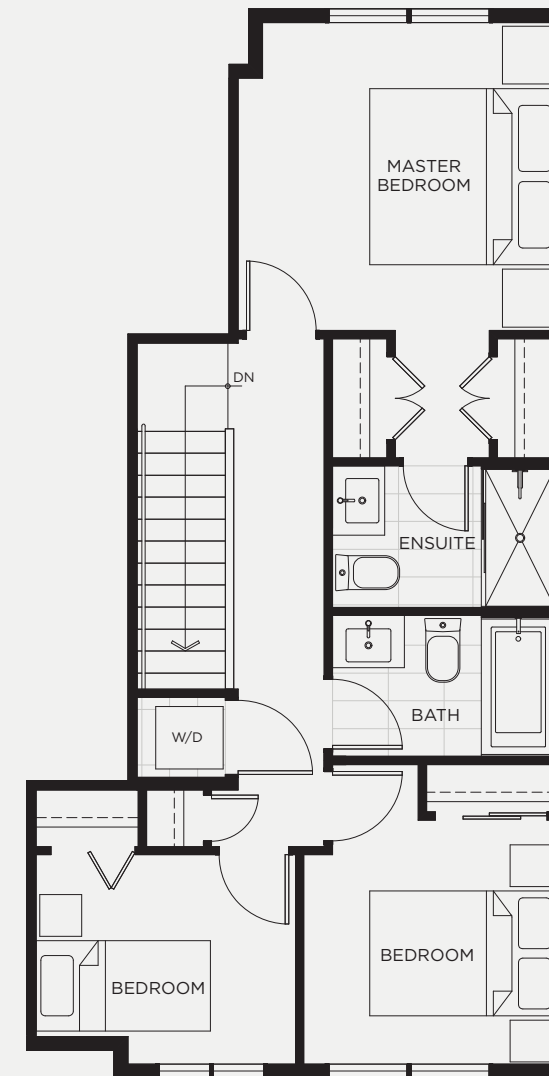
3 BED | 2.5 BATH
INTERIOR 1,240 SQ FT



LOWER



MAIN

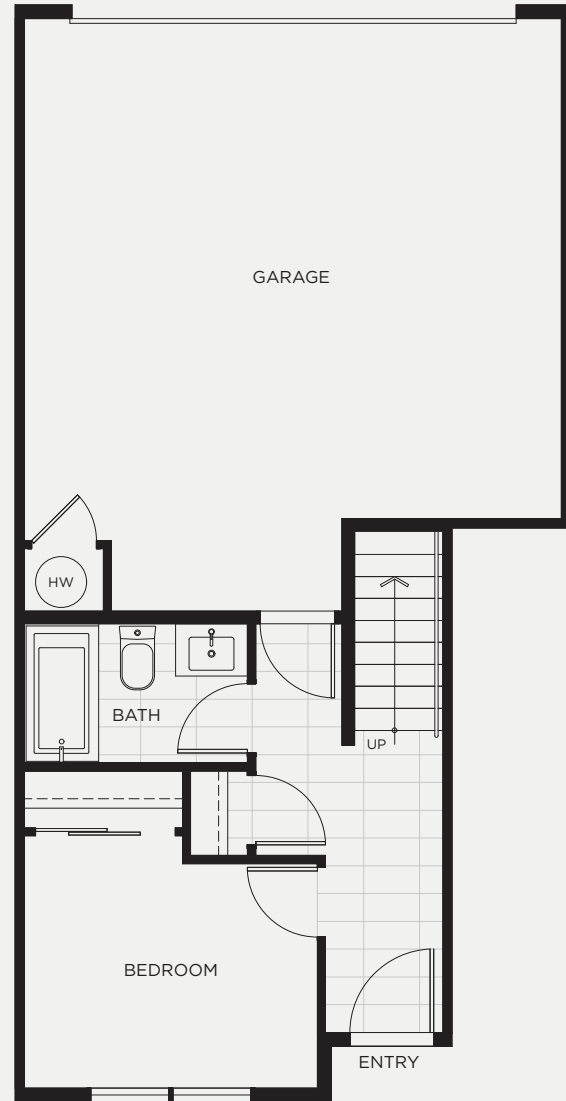


UPPER

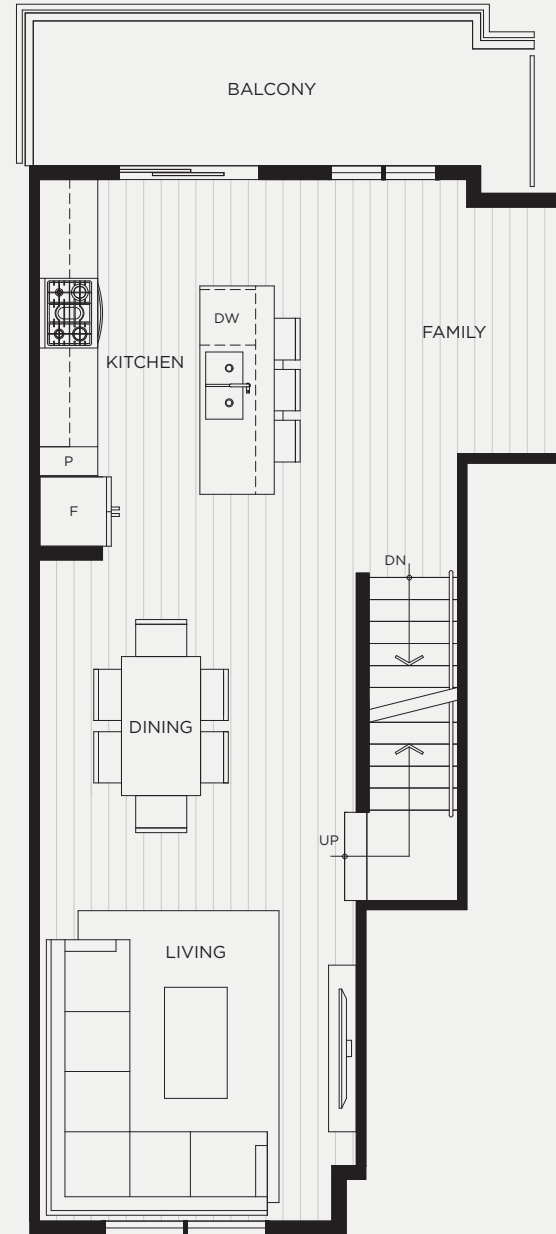
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F1

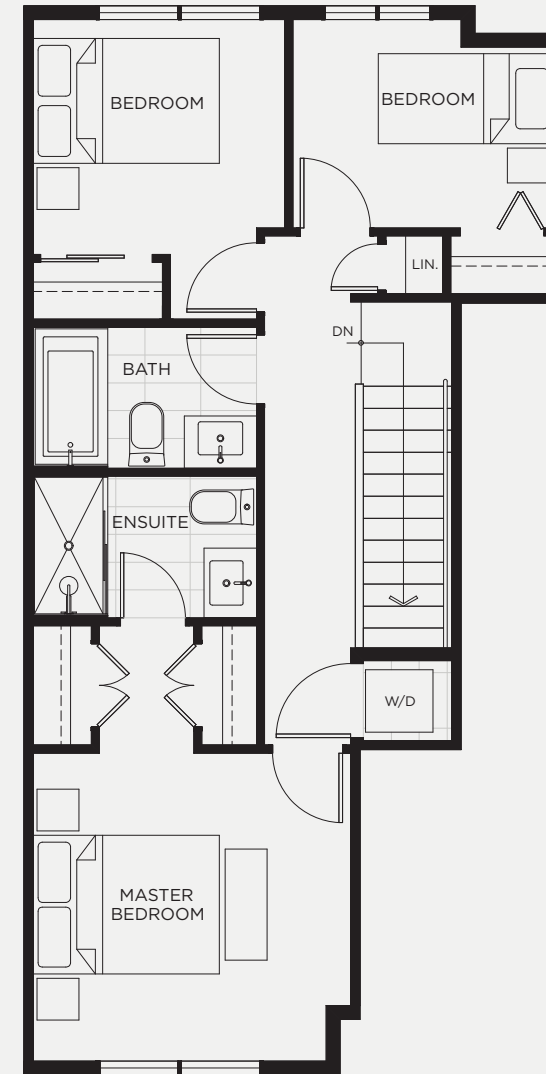
4 BED + FAMILY | 3 BATH
INTERIOR 1,440 SQ FT



LOWER



MAIN



UPPER

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An Elevated New Chapter On The River

QUEENSBOROUGH / PORTSIDE

- A family-friendly community in the heart of Queensborough
- 170 family townhomes and riverfront duplexes, ranging from 2–4 bedrooms
- A community built to encompass more than 7.5 acres of land
- Architectural style is a thoughtfully curated aesthetic of Victorian traditions, authentic shipyard heritage, and forward-looking design elements. The result is deliberate character that reflects the greater neighbourhood while defining a distinct enclave within this waterfront community
- All duplexes are on the riverfront, while townhomes are placed fronting the river, facing treelined streets and tucked into quiet mews
- Generous outdoor space is landscaped to include open areas with seating and a kids' playground
- Lush landscaping is layered, with trees and shrubs throughout
- Newly dedicated riverfront walkway connects to the Queensborough Perimeter Trail
- New public trails around and through the site, providing access points and links to the greater Queensborough community
- 10-minute walk to the Q to Q Ferry that takes you to downtown New Westminster, Westminster Quay and the River Market
- Steps to Port Royal Park's playground and community garden

- Close to schools, parks and community amenities
- On-site daycare of approximately 3,500 SQ FT over 2 levels, with an outdoor playground
- Visitor parking throughout

INTERIORS

- Two designer colour schemes: grey and white
- Durable laminate flooring throughout main living areas
- Plush carpet in bedrooms, staircases and upper hallways
- 9 foot ceilings on main level
- Vaulted ceilings in master bedrooms
- 2 car garage in each home
- Powder rooms on main level (most homes)
- Walk-in closets with custom organizers (riverfront homes)
- His-and-hers sinks in ensuites and spacious walk-in closets in most master bedrooms
- Samsung front-loading washer and dryer with laminate countertop above (most homes)
- Designer dining light fixture (riverfront homes)
- Electric baseboard heating and individually controlled thermostats
- 1" blinds for light control and privacy
- 2" faux wood blinds (riverfront homes)
- Patios for barbecues and outdoor entertaining

KITCHENS

- Dual-toned, custom flat-panel and shaker cabinetry featuring matte and wood finishes with matte black hardware
- Caesarstone quartz countertops with a herringbone mosaic tile backsplash (riverfront homes)
- Pull-out pantries (riverfront homes)
- Double-basin undermount Prochef stainless steel sink
- Matte black Baril kitchen faucet with pull-down spray
- Typical home stainless steel appliances:
 - Samsung 30" or 33" (A plans) French-door refrigerator with bottom freezer
 - Samsung 30" slide-in gas range with front controls
 - Samsung OTR microwave with hood fan
 - Samsung dishwasher
- Riverfront home stainless steel appliances:
 - Fisher and Paykel 36" French door refrigerator with bottom freezer
 - Bosch 24" dishwasher
 - Bosch 5-burner gas cooktop
 - Bosch wall oven
 - Broan elite wall-mount hood fan with chimney
 - Panasonic microwave

BATHROOMS

- Custom flat-panel and shaker cabinetry featuring matte and wood finishes with matte black hardware
- Caesarstone quartz countertops and backsplash
- Porcelain 12" x 24" floor tile with 12" x 32" shower surround
- Baril chrome faucets and accessories throughout
- Undermount rectangular sinks
- Spa-inspired showers with semi-frameless shower enclosures
- Frameless showers (riverfront homes)
- Relaxing soaker tubs
- Baril shower heads with handheld showers
- Dual-flush Duravit toilets
- His-and-hers sinks in ensuites (most master bedrooms)
- Main-floor powder rooms (most homes)

SAFE AND SECURE

- Comprehensive new home warranty program:
 - 2-year coverage for materials and labour
 - 5-year coverage for building envelope
 - 10-year coverage for structural defects
- Hardwired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem
- Industry-leading Homeowner Care provided by Anthem



1 STATION SQUARE
BURNABY, BC



2 FOUNDERS BLOCK SOUTH
NORTH VANCOUVER, BC



3 FIVE ROAD
RICHMOND, BC



Founded in 1991, 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 270 residential, commercial and retail projects with an aggregate value of more than \$6 billion across western North America.

Our growing residential portfolio includes 15,000 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 8 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities and currently hold over 6,100 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.

PORTSIDE

QUEENSBOROUGH

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604.449.2182

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