

#### SMARTLY-CRAFTED HOMES

- > The homes at **SECOND + MAIN** are designed to create a sense of spaciousness, comfort and efficiency
- > Floorplans are carefully planned around today's urban, active lifestyle to maximize all useable living space
- > Modular living and multifunctional spaces work together to create a sense of calm sophistication
- > Refined features and airy design elements make homes at **SECOND + MAIN** feel larger
- > Select homes include the added functionality of a live/sleep room allowing residents to customize how they want to live
- > Integrated furnishings include modular storage systems that allow residents to modify room layouts to suit their needs
- > Every home includes a convenient multi-use storage room

#### INTERIORS

- > Air conditioning with individual suite metering
- > *Light* and *Dark* colour schemes
- > Premium wide plank laminate flooring
- > Expansive windows
- > Contemporary roller shades for privacy and sun control
- > Large terraces in select homes
- > Patios with privacy screening in select homes
- > *Blomberg* ENERGY STAR® certified front load washer and dryer

#### KITCHENS

- > Custom European designed cabinetry featuring:
  - Soft close durable matte laminate finish cabinet doors with integrated pulls
- > Mirrored backsplashes in kitchens
- > High performance kitchen appliances:
  - *Liebherr* Integrated over/under refrigerator/freezer
  - Stainless steel *Porter & Charles* built-in convection oven

- *Porter & Charles* induction stove top
- Integrated *Porter & Charles* dishwasher
- Integrated, glide-out exhaust hood
- Built-in stainless steel microwave
- > Polished premium Quartz countertops
- > Stainless steel undermount sink in kitchen with *Kohler* fixtures
- > Custom kitchen island with sculpted finish and premium Quartz countertop in some homes

#### BATHROOMS

- > European-designed bathroom cabinets
- > Modern *Kohler* plumbing fixtures
- > Large format porcelain bathroom floor and shower wall tiles
- > Dual flush low consumption wall-hung European styled toilets
- > Convenient in-shower storage niches
- > Above sink mirrored medicine cabinet
- > Polished premium Quartz countertops
- > Sleek soaker tub

#### AMENITIES

- > Rooftop terrace lounge with fireplace and sweeping views
- > Two rooftop community kitchens with BBQs
- > Shared rooftop urban gardens
- > Public plaza for engaging with the community
- > Fitness room with state-of-the-art equipment
- > Lounge room with full kitchen
- > Bike wash and bike repair room

#### SAFETY

- > Secure residential underground parking
- > Secure bike storage for every home
- > Targeting LEED® Gold certification upon completion
- > Comprehensive warranty protection by *Travelers Guarantee Company of Canada*:
  - 2 year warranty for materials
  - 5 year warranty for building envelope
  - 10 year warranty for structural defects

# Second + Main

PLAN E3  
**Suite 207**  
JUNIOR 2 BED  
736 sq.ft.

PLAN B2  
**Suite 206**  
1 BEDROOM  
532 sq.ft.

PLAN C1  
**Suite 205**  
1 BEDROOM +  
ENCL. BALCONY  
561 sq.ft.

PLAN C1  
**Suite 204**  
1 BEDROOM +  
ENCL. BALCONY  
557 sq.ft.

PLAN F1  
**Suite 203**  
2 BEDROOM  
781 sq.ft.

PLAN F2  
**Suite 202**  
2 BEDROOM  
852 sq.ft.

PLAN D1  
**Suite 201**  
MICRO 2 BED  
598 sq.ft.

FITNESS ROOM

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + ENCLOSED BALCONY
- MICRO 2 BEDROOM
- JUNIOR 2 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM



# Second Main



- STUDIO
- 1 BEDROOM
- 1 BEDROOM + ENCLOSED BALCONY
- MICRO 2 BEDROOM
- JUNIOR 2 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM



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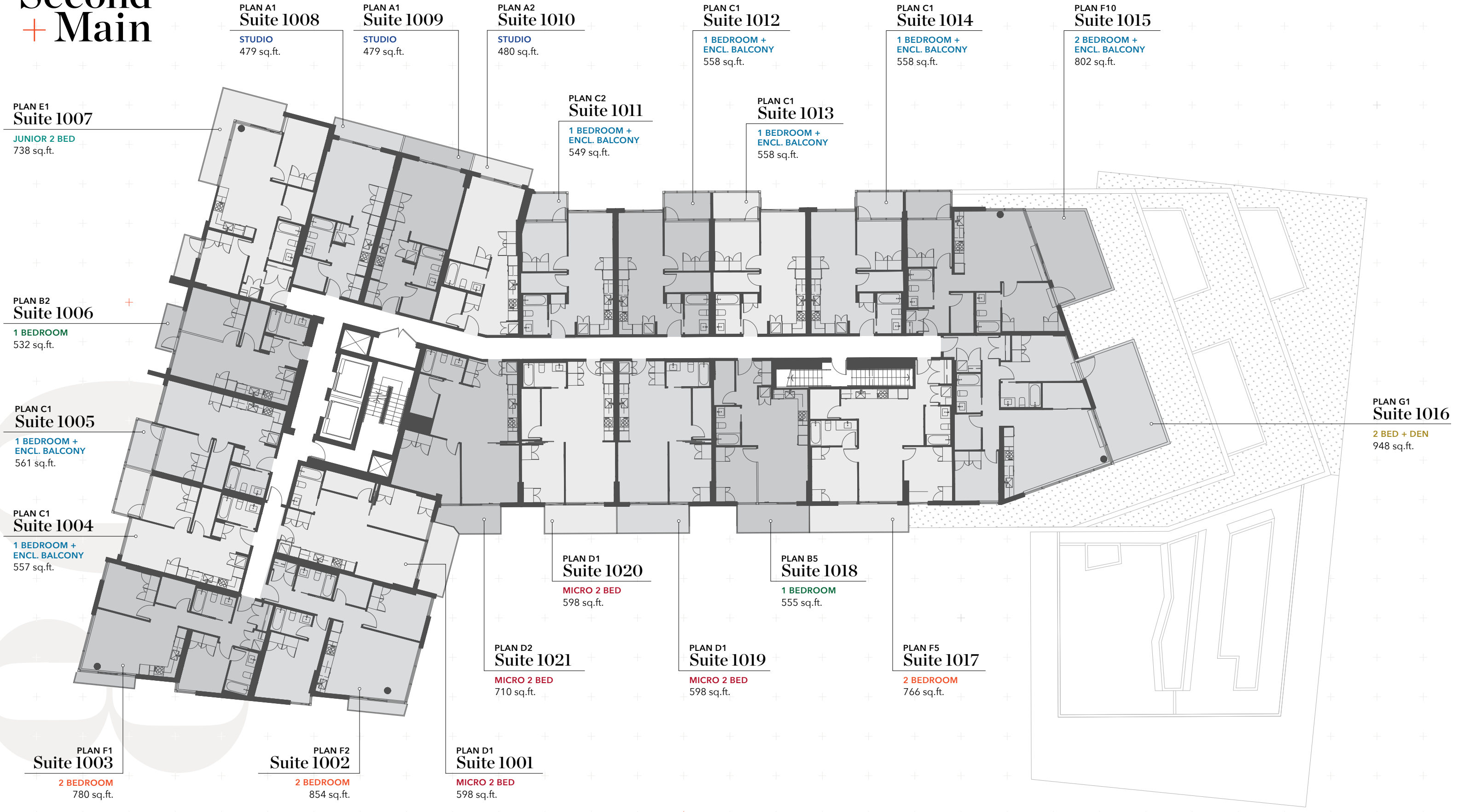
# Second Main



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- 1 BEDROOM + ENCLOSED BALCONY
- MICRO 2 BEDROOM
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- 3 BEDROOM





# Second + Main



PLAN F15  
Suite 1204  
2 BEDROOM  
816 sq.ft.

PLAN F12  
Suite 1203  
2 BEDROOM  
795 sq.ft.

PLAN B11  
Suite 1205  
1 BEDROOM  
553 sq.ft.

PLAN B1  
Suite 1206  
1 BEDROOM  
519 sq.ft.

PLAN B1  
Suite 1207  
1 BEDROOM  
519 sq.ft.

PLAN F6  
Suite 1208  
2 BEDROOM  
763 sq.ft.

PLAN D1  
Suite 1211  
MICRO 2 BED  
598 sq.ft.

PLAN F5  
Suite 1210  
2 BEDROOM  
766 sq.ft.

PLAN G1  
Suite 1209  
2 BED + DEN  
948 sq.ft.

PLAN D2  
Suite 1212  
MICRO 2 BED  
710 sq.ft.

PLAN H2  
Suite 1202  
3 BEDROOM  
999 sq.ft.

PLAN H1  
Suite 1201  
3 BEDROOM  
989 sq.ft.

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + ENCLOSED BALCONY
- MICRO 2 BEDROOM
- JUNIOR 2 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM





# A Team Rich In Experience



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Led by Create Properties, the **SECOND+MAIN** team brings together some of Vancouver's most innovative and experienced development industry professionals.

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## CONSTRUCTION

### Urban One Builders

*Urban One Builders* is a Vancouver based construction company focused on large scale mixed use and multi-family residential projects in Western Canada. Urban One focuses on innovation, leading edge processes and collaborative building solutions. Each of our projects begins with the question, "How can we improve this process and create a better building?" The answer requires an openness of ideas and the participation of the entire team to find the best solutions well ahead of the start of construction.



## DEVELOPER

### Create Properties + Northchild Developments

Based in Vancouver, Canada, *Create Properties* and *Northchild Developments* are real estate development companies focused on teamwork and collaboration. Bringing international finance, development, and construction management expertise together with the finest consultants and strategic partners available, together they work with the best to create the best. With a long-term vision for the future and a list of prestigious projects in the pipeline, Create and Northchild will leave a lasting legacy on the city skyline.



## INTERIOR DESIGN

### False Creek Design Group

Founded in 1994, *False Creek Design Group* approaches projects with an integrated design process, working collaboratively with all stakeholders in the design and construction process. Known for a unique, holistic approach to design, the experienced, multidisciplinary team at FCDG adds value at every phase of a project, ensuring design, logistics, and personnel come together to realize their client's vision in the most cost-effective and timely manner.



## ARCHITECTURE

### dys Architecture

Driven by a strong sense of social and environmental responsibility, *dys architecture* has been creating architecture that has a positive impact on the lives of its users, the surrounding neighbourhood and the community at large since 1982. Focused on creating inspired work that is technically, financially and socially responsible dys works to serve clients and communities by creating physical and social improvement with every project.

## MARKETING

### Magnum Projects

Led by George Wong, the *Magnum Projects* team has brought many of Vancouver's most prestigious residential projects to market. Their disciplined approach ensures that every home in a development matches the needs and desires of today's most discriminating home buyer. From financing advice to ongoing personal communication programs and progress updates, the Magnum team maintains a connection with every purchaser to ensure an efficient process from first deposit to final possession.