

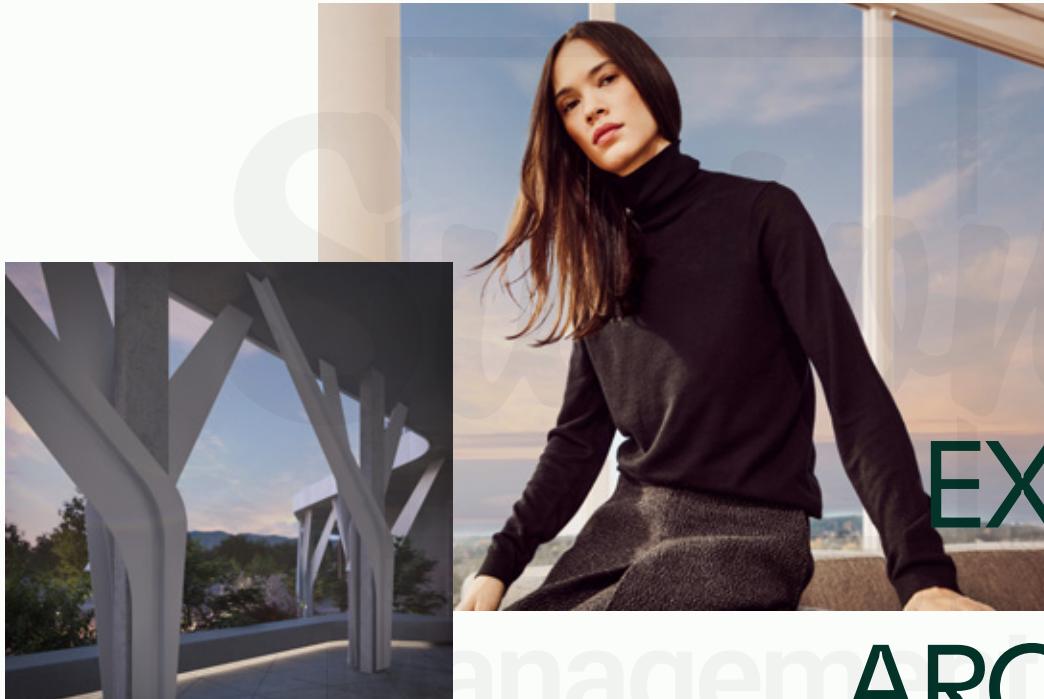
SUTTON GROUP
INDEPENDENT

ELMWOOD

REALTOR PREVIEW PACKAGE



**ELMWOOD IS *a*
CHOREOGRAPHED
MIX**



*of URBAN
EXPERIENCES,
DYNAMIC
ARCHITECTURE*

*and a CONNECTED
PUBLIC REALM*

SALES PROGRAM

ELMWOOD PROJECT INFORMATION

| |
|---|
| 335 Homes |
| North East Corner of Clarke Road + Como Lake Avenue |
| Jr. 1 Bedroom Homes |
| 1 Bedroom Homes |
| 1 Bedroom + Den Homes |
| Jr. 2 Bedroom Home |
| 2 Bedroom Homes |
| 2 Bedroom + Den Homes |
| 2 Bedroom + Self Contained Studio Lock-off Homes |
| 3 + 4 Bedroom Homes |

PROGRAM DETAILS

| | |
|---|-----------------|
| Launch Price Ranges + Est. Maintenance Fees | Early June 2022 |
| Sales Gallery Access | Early June 2022 |
| Client Preview Events | Early June 2022 |
| Home Reservations | Mid June 2022 |
| Purchaser Writing Appointments | Mid June 2022 |

PROJECT TIMELINE

| | |
|-------------------------------------|---------------|
| Estimated Sales Gallery Completion | Late May 2022 |
| Estimated Disclosure Filing | Mid June 2022 |
| Estimated Construction Commencement | Fall 2022 |
| Estimated Project Completion | Winter 2026 |

SALES INFORMATION

AVAILABLE HOMES

| | STARTING PRICE POINTS | PURCHASER INCENTIVES on first 150 homes* |
|-------------------------|-----------------------|--|
| Jr. 1 Beds | High \$400,000's | \$2,500 |
| 1 Beds | Low \$600,000's | \$5,000 |
| 1 Beds & Dens | High \$600,000's | \$5,000 |
| 2 Beds | Mid \$700,000's | \$7,500 |
| 2 Beds & Dens | Low \$800,000's | \$7,500 |
| 3 Beds | Low \$1.1M's | \$10,000 |
| 3 Beds W/Lock-off Suite | Low \$1.1M's | \$10,000 |

DEPOSIT STRUCTURE 15% Deposit for early purchasers*

20% Deposit

Initial Deposit \$10,000 Due Upon Execution of Offer

First Deposit 10% (Less Initial Deposit) Due Within 7 Days After Vendor's Acceptance

Second Deposit 5% 7 Days After the Building Permit/Financing Amendment is Delivered

Third Deposit 5% 365 Days After Second Deposit

Deposits by Bank Draft Payable to 'Lawson Lundell LLP, In Trust'

*Please note, foreign purchasers will be required to provide a total deposit of 25%

PURCHASER INCENTIVES on first 150 homes*

COMMISSION STRUCTURE

2% Flat Commissions Paid 50/50

ASSIGNMENT FEES

\$2,500 assignment fee for early purchasers

PARKING & STORAGE

All homes inclusive of 1 parking & 1 storage locker.

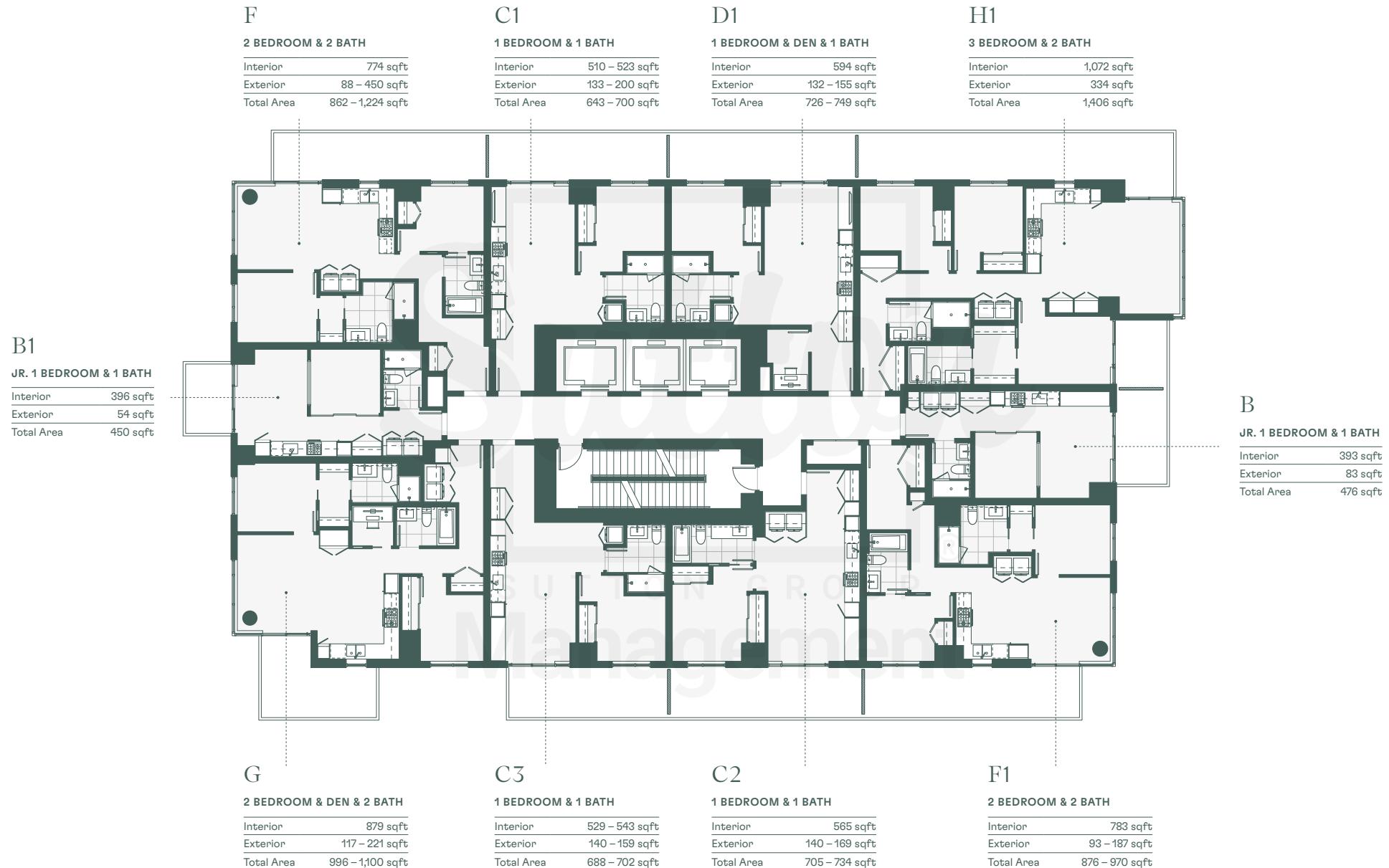
* Select lower floor Jr:1 Bed Homes do not include parking. See Marcon Advisor for details.

*PURCHASER INCENTIVES APPLICABLE FOR A LIMITED TIME ONLY AND SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE SEE MARCON ADVISOR FOR DETAILS.

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TYPICAL FLOORPLATE

Levels 21 & 29



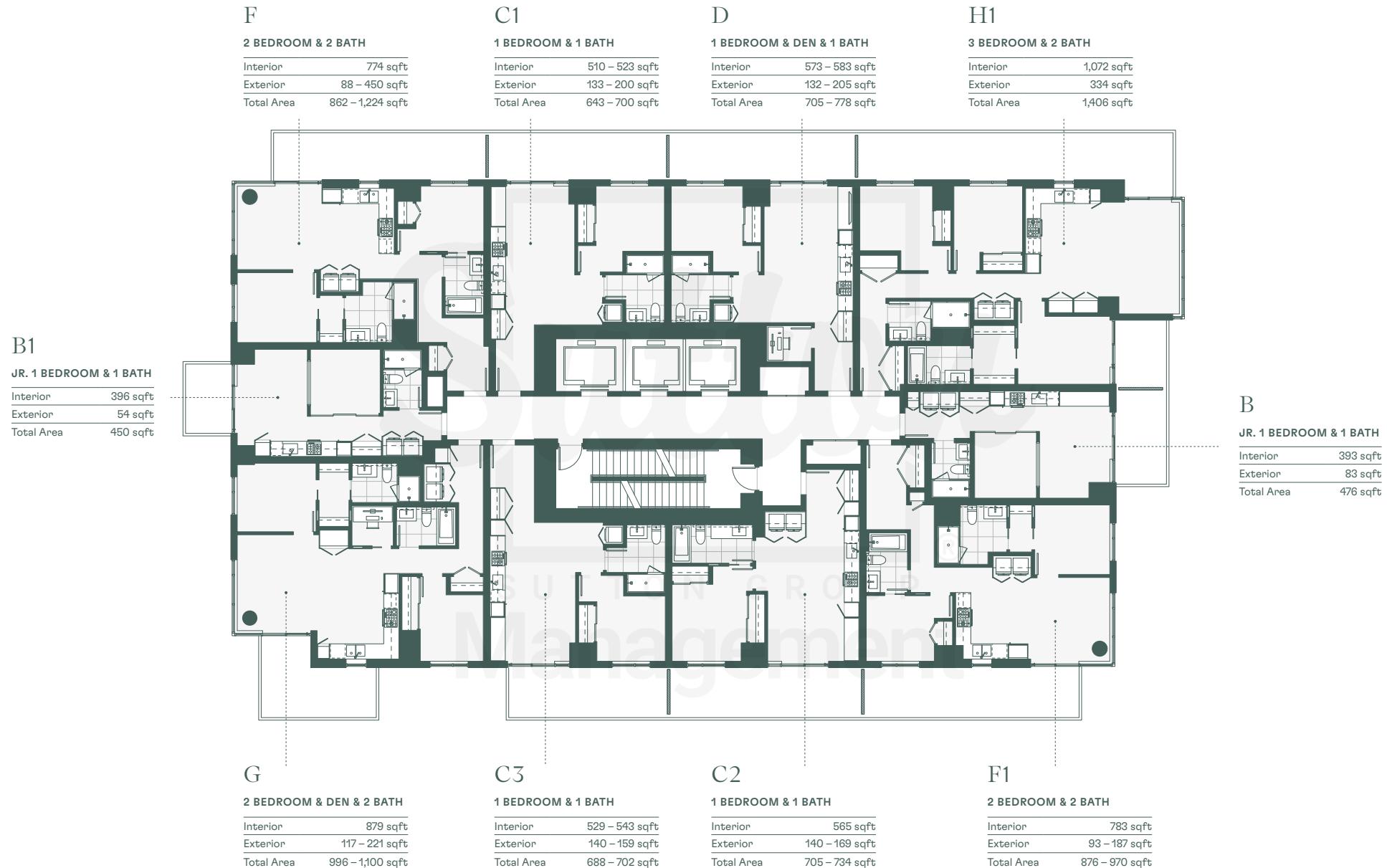
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TYPICAL FLOORPLATE

Levels 22 & 30



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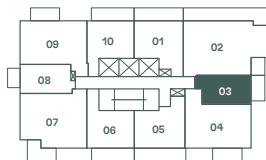
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B

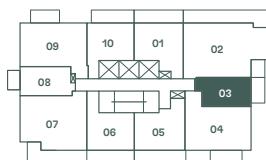
JR. 1 BEDROOM & 1 BATH

| | |
|------------|----------|
| Interior | 393 sqft |
| Exterior | 83 sqft |
| Total Area | 476 sqft |

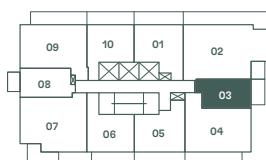
LEVELS 7, 8, 11, 12, 15, 16, 19, 20,
23, 24, 27, 28, 31, 32 & 35



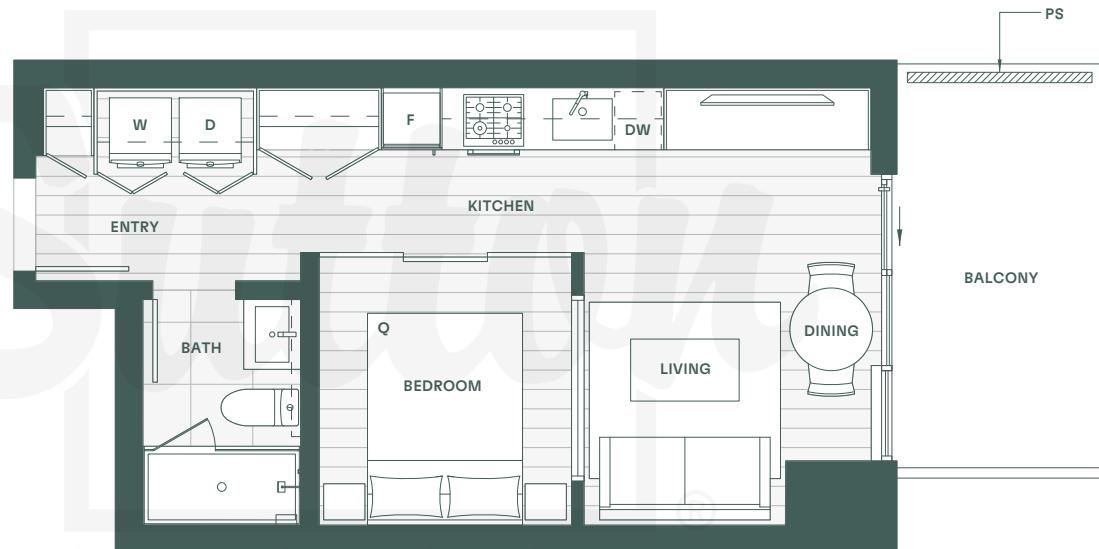
LEVELS 9, 10, 17, 18, 25, 26, 33 & 34



LEVELS 13, 14, 21, 22, 29 & 30



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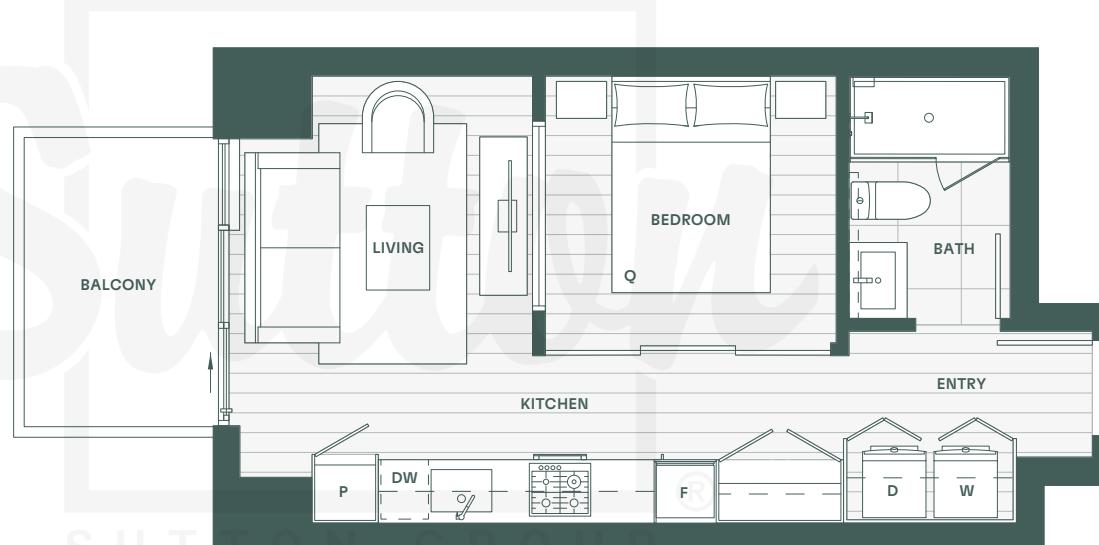


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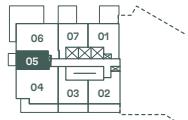
B1

JR. 1 BEDROOM & 1 BATH

| | |
|------------|----------|
| Interior | 396 sqft |
| Exterior | 54 sqft |
| Total Area | 450 sqft |



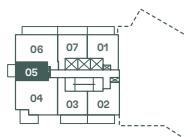
LEVEL 2



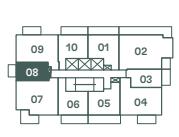
LEVELS 3 - 4



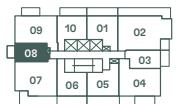
LEVELS 5 - 6



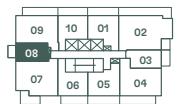
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19, 20, 23, 24, 27, 28, 31,
32 & 35



LEVELS 9, 10, 17, 18,
25, 26, 33 & 34



LEVELS 13, 14, 21, 22,
29 & 30



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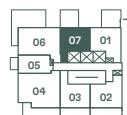
C1

1 BEDROOM & 1 BATH

| | |
|------------|----------------|
| Interior | 510 – 523 sqft |
| Exterior | 133 – 200 sqft |
| Total Area | 643 – 700 sqft |



LEVEL 2



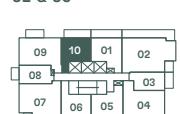
LEVELS 3 – 4



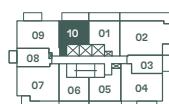
LEVELS 5 – 6



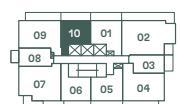
LEVELS 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, 27, 28, 31, 32 & 35



LEVELS 9, 10, 17, 18, 25, 26, 33 & 34



LEVELS 13, 14, 21, 22, 29 & 30



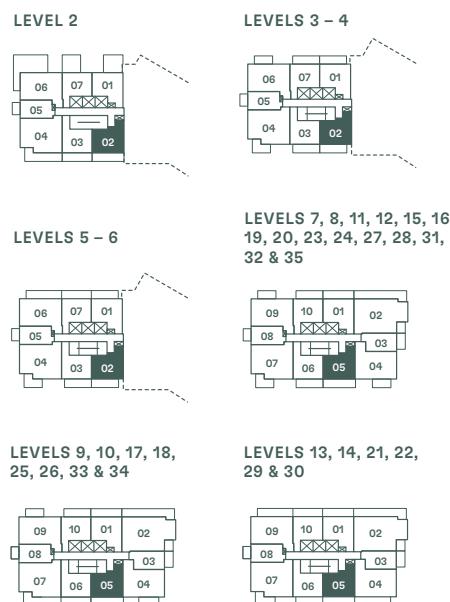
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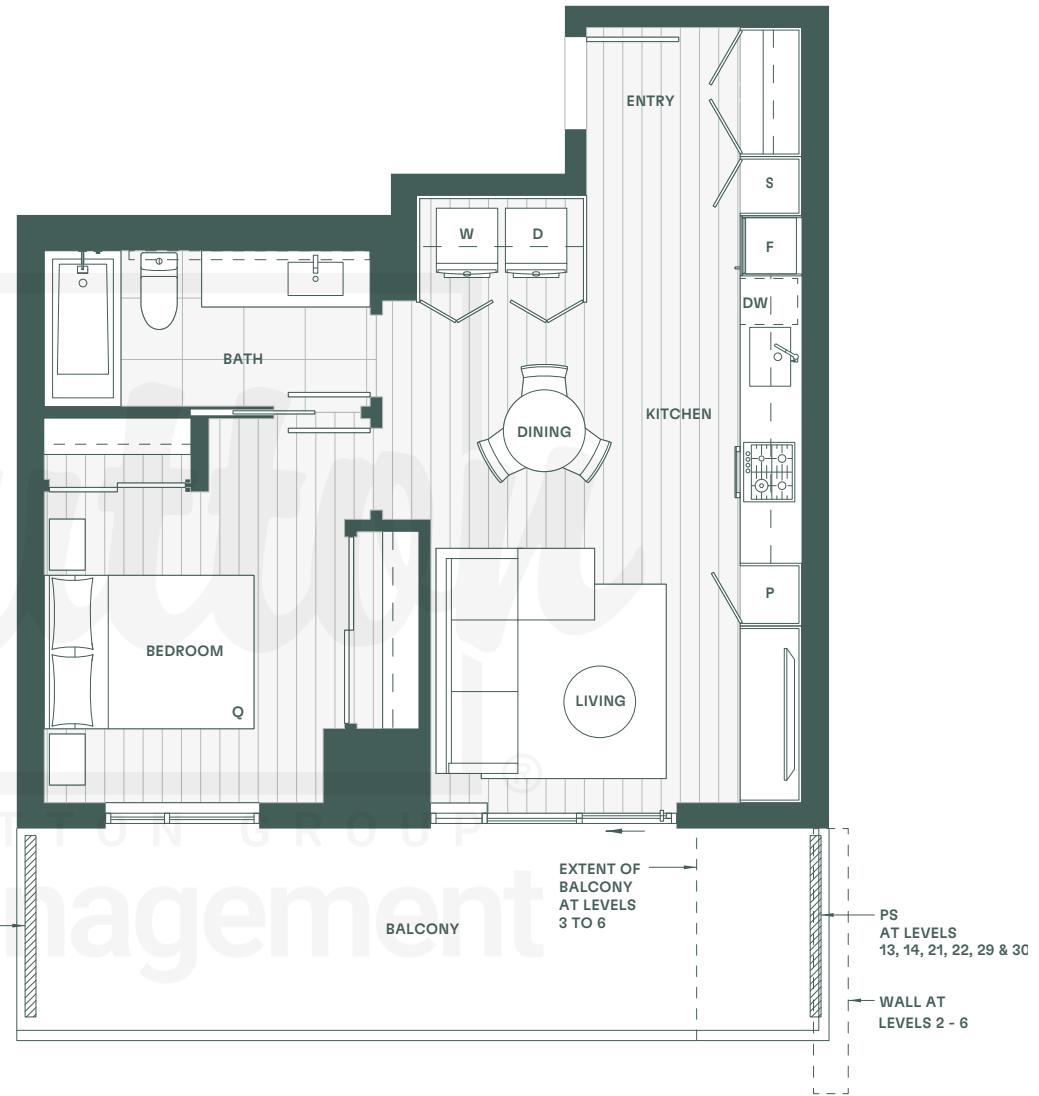
C2

1 BEDROOM & 1 BATH

| | |
|------------|----------------|
| Interior | 565 sqft |
| Exterior | 140 – 169 sqft |
| Total Area | 705 – 734 sqft |



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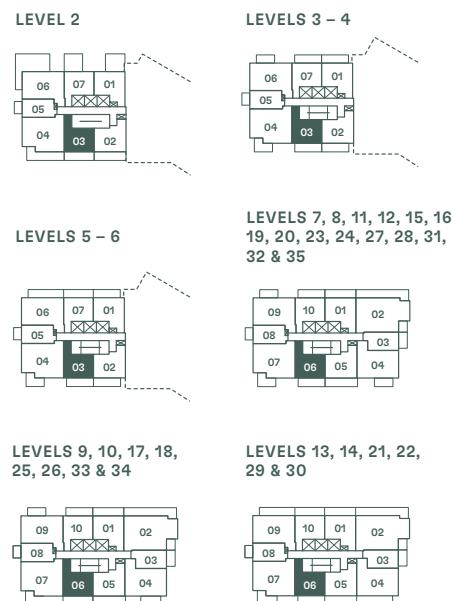


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C3

1 BEDROOM & 1 BATH

| | |
|------------|----------------|
| Interior | 529 – 543 sqft |
| Exterior | 140 – 159 sqft |
| Total Area | 688 – 702 sqft |



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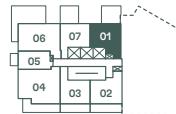
ELMWOOD

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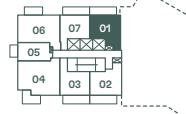
1 BEDROOM & DEN & 1 BATH

| | |
|------------|----------------|
| Interior | 573 – 583 sqft |
| Exterior | 132 – 205 sqft |
| Total Area | 705 – 778 sqft |

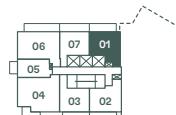
LEVEL 2



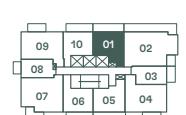
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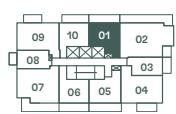
LEVEL 6



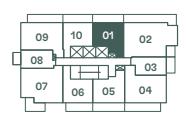
LEVELS 8, 12, 16, 20,
24, 28 & 32



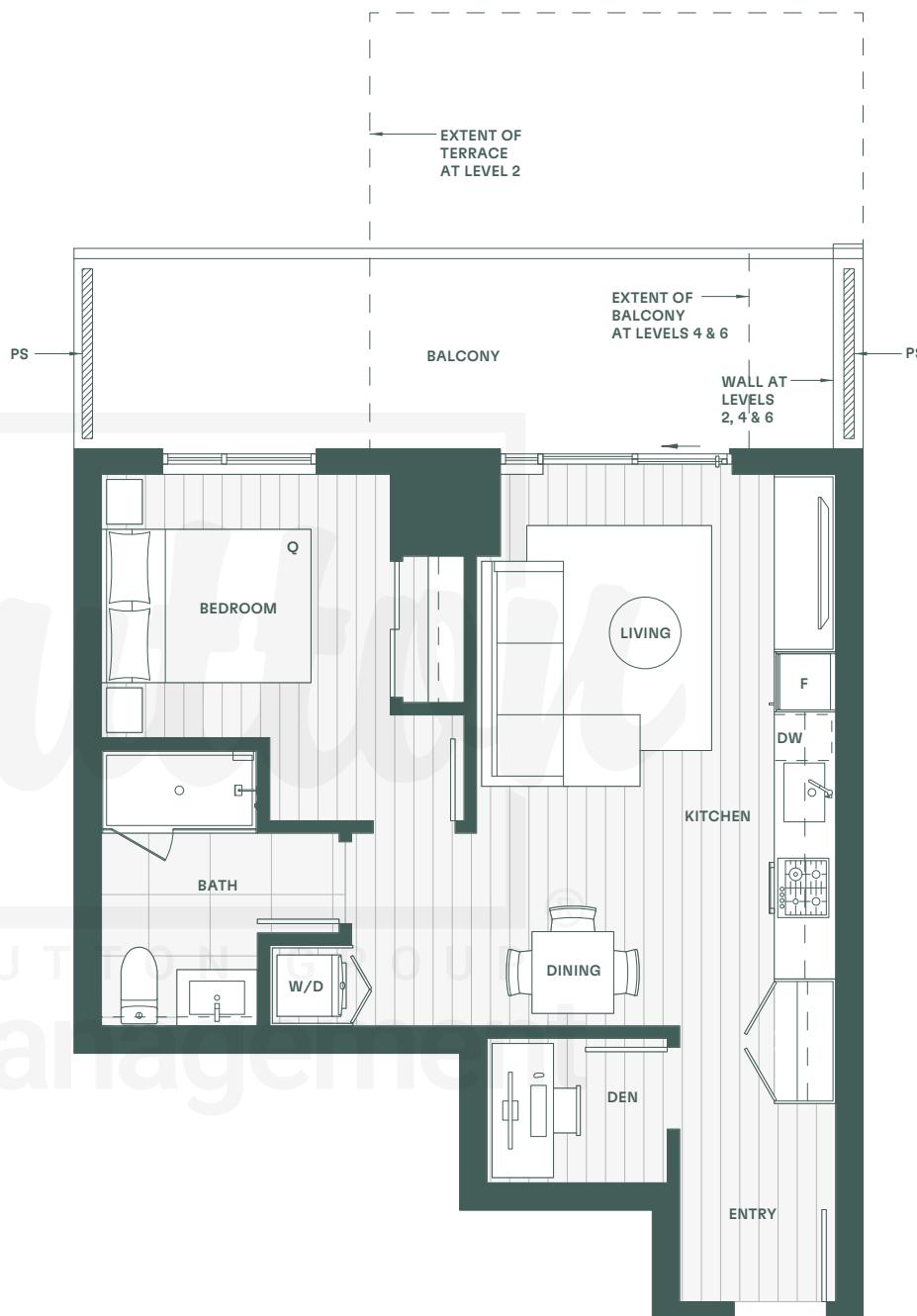
LEVELS 10, 18, 26 & 34



LEVELS 14, 22 & 30



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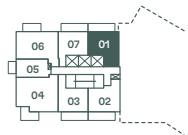
D1

1 BEDROOM & DEN & 1 BATH

| | |
|------------|----------------|
| Interior | 594 sqft |
| Exterior | 132 – 155 sqft |
| Total Area | 726 – 749 sqft |



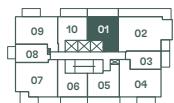
LEVEL 3



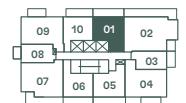
LEVEL 5



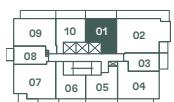
LEVELS 7, 11, 15, 19,
23, 27, 31 & 35



LEVELS 9, 17, 25 & 33



LEVELS 13, 21 & 29



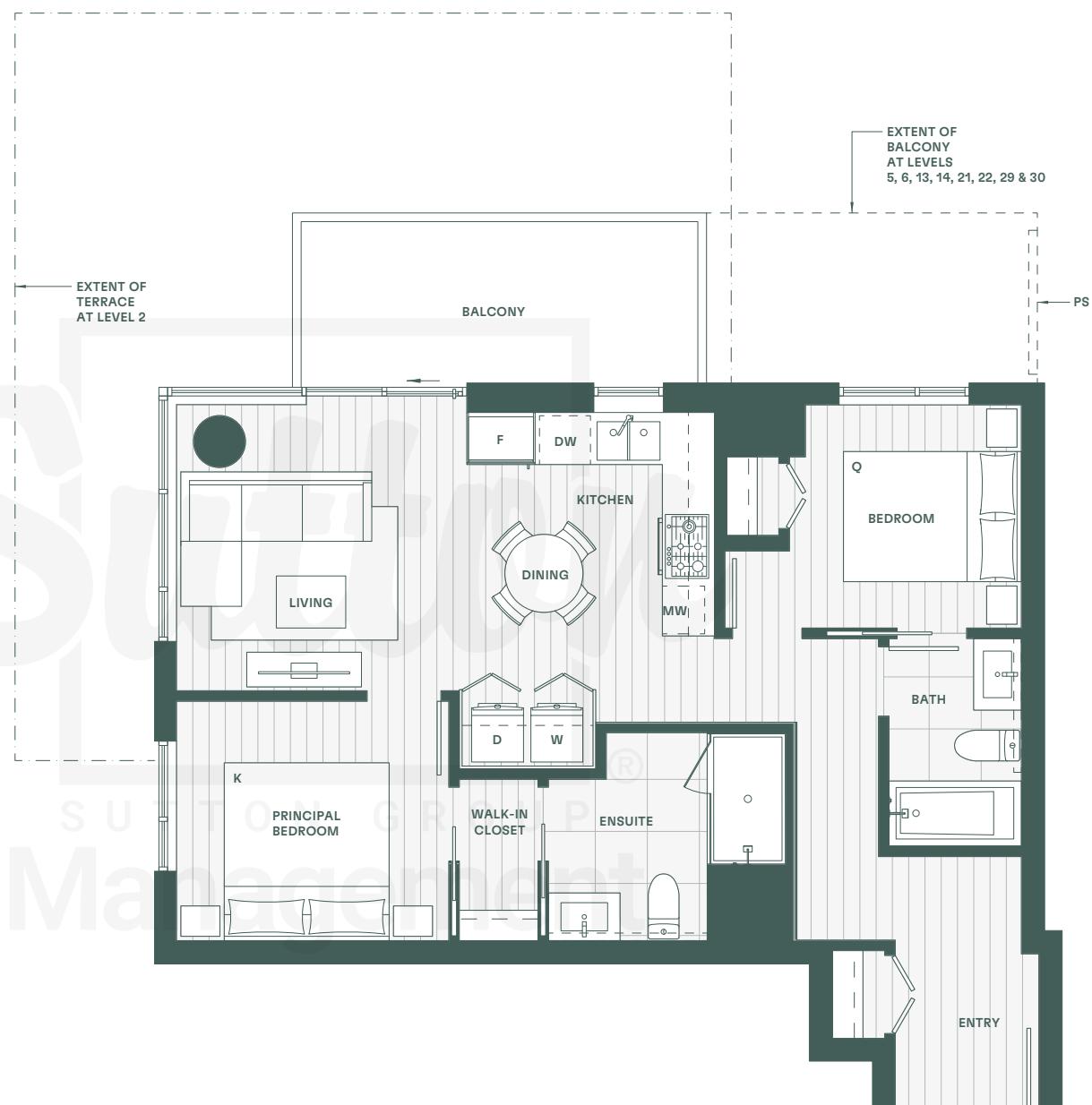
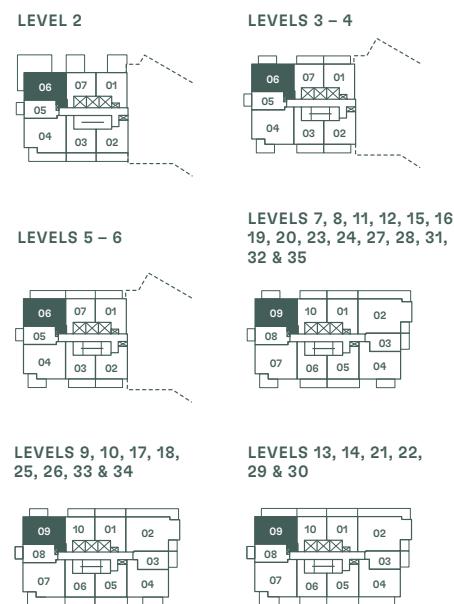
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ELMWOOD

F

2 BEDROOM & 2 BATH

| | |
|------------|------------------|
| Interior | 774 sqft |
| Exterior | 88 – 450 sqft |
| Total Area | 862 – 1,224 sqft |



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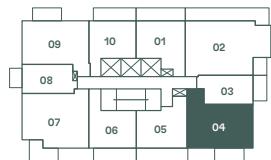
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F1

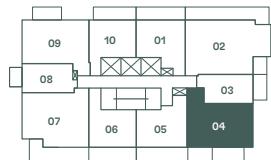
2 BEDROOM & 2 BATH

| | |
|------------|----------------|
| Interior | 783 sqft |
| Exterior | 93 – 187 sqft |
| Total Area | 876 – 970 sqft |

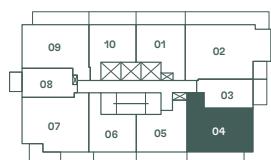
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LEVELS 9, 10, 17, 18, 25, 26, 33 & 34



LEVELS 13, 14, 21, 22, 29 & 30



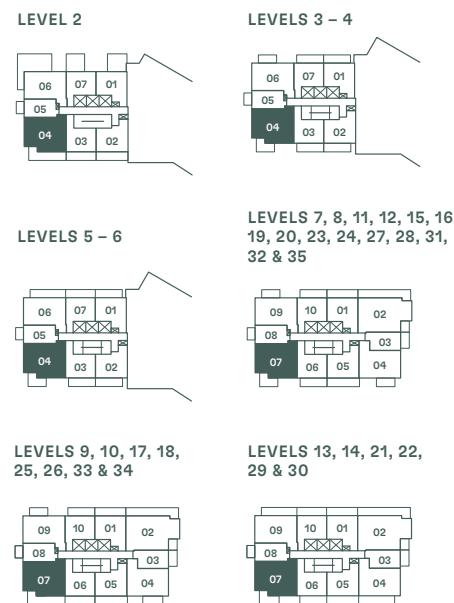
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G

2 BEDROOM & DEN & 2 BATH

| | |
|------------|------------------|
| Interior | 879 sqft |
| Exterior | 117 – 221 sqft |
| Total Area | 996 – 1,100 sqft |



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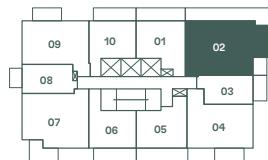
ELMWOOD

H

3 BEDROOM & 2 BATH

| | |
|------------|------------|
| Interior | 1,072 sqft |
| Exterior | 334 sqft |
| Total Area | 1,406 sqft |

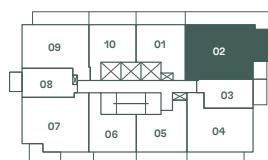
LEVELS 7, 8, 11, 12, 15 & 16



LEVELS 9 & 10



LEVELS 13 & 14



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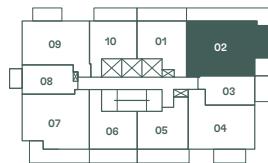
ELMWOOD

H1

3 BEDROOM & 2 BATH

| | |
|------------|------------|
| Interior | 1,072 sqft |
| Exterior | 334 sqft |
| Total Area | 1,406 sqft |

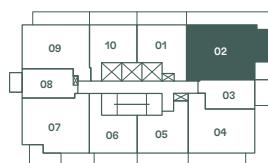
LEVELS 17, 18, 25, 26, 33 & 34



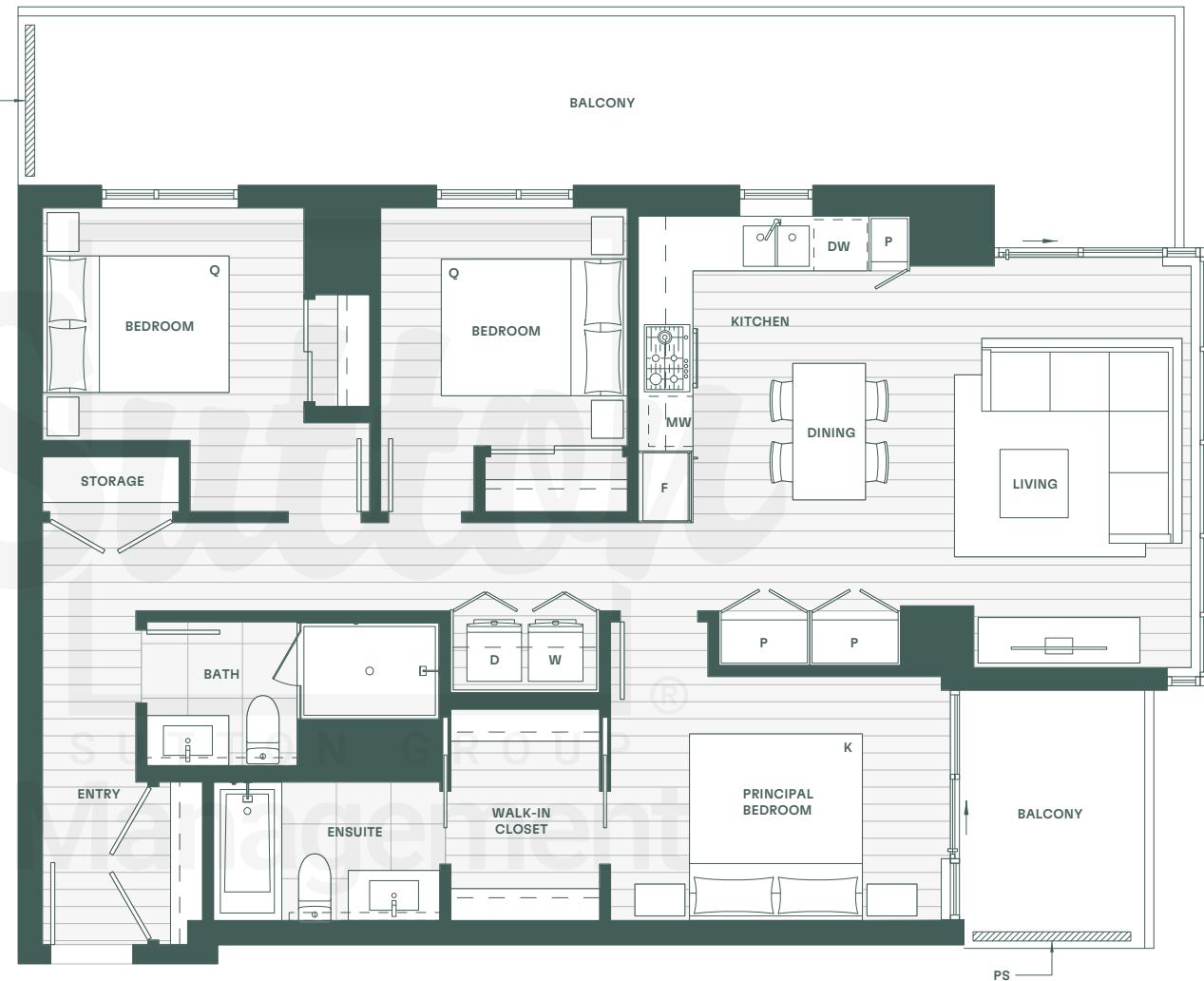
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LEVELS 21, 22, 29 & 30



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ELMWOOD

INTERIOR ARCHITECTURE

- Designer colour palettes in two schemes:
 - Soft Grey
 - Light Oak
- Premium wide plank, natural oak-tone laminate flooring throughout entire homes
- Custom flat panel cabinets with integrated finger pulls on upper doors, seamless edge-pull hardware on lower doors, pantries and refrigerator
- All doors and drawers include premium soft-close mechanisms
- Under-cabinet LED recessed lighting illuminates workspaces
- Year-round comfort with in-suit temperature control, heating and cooling ventilation system
- 9' flat-painted ceilings in full height areas with LED pot lights in entry, kitchen, living areas and corridors and flat profile baseboards and door casings to complete the home
- Roller shades accent each window, with 99% UV blocking roller shades in all bedrooms for added privacy
- Laminate closet organizers in principal bedrooms
- Samsung compact ventless side-by-side washer/dryer with folding table above, storage, drying rod, and integrated LED lighting in most homes
- Open-air balconies with views of lush, green trees to the north and city and water views to the south

CUSTOM FEATURES

KITCHENS

- Premium European integrated and paneled appliance package:
 - Liebherr refrigerator
 - AEG gas cooktop with four or five dual-stacked burners
 - Cabinetry paneled slide out AEG hood fan
 - AEG speed oven with touch controls
 - Fulgor dishwasher
 - Panasonic microwave with coordinated trim (in select homes)
- Quartz stone countertops with Dekton backsplash
- Fluid polished chrome faucet with extractable hand spray
- Stainless steel undermount sink with counter-top push button control garburator

BATHROOMS

- Modern, floating vanity with honed quartz countertops, backsplash and an undermount washbasin, complete with LED wall sconces
- Polished chrome plumbing features, stone-look porcelain floor tiles and shower feature wall
- Rectangular deep soaker tub
- Stand up showers encased in frameless glass with floating shower ledge
- Luxurious electric floor heating system with LCD signature touchscreen in primary bathroom

1 BEDROOM HOMES

- Integrated storage, laundry, appliances and TV credenza prepped for easy TV installation
- Concealed upper cabinetry along full length of the home
- 24" appliance package
- Single-basin stainless steel undermount sink
- Side-by-side Samsung compact ventless washer/dryer (in most homes)
- LatchOS suite entries
- Cat 6 and TV backing in principal bedrooms

2, 3 & 4 BEDROOM HOMES

- Closed and concealed storage
- Closets outfitted with built-in organizers in principal bedrooms
- 30" appliance package
- Double-basin stainless steel undermount sink
- Side-by-side Samsung compact ventless washer/dryer
- LatchOS suite entries
- Cat 6 and TV backing in principal bedrooms

COMMON AREAS

- Large open-concept living and dining areas with high ceilings and large windows overlooking the urban landscape
- Spacious bedrooms with ample closet space
- Bright, modern kitchens with high-end finishes and integrated appliances
- Bathrooms featuring modern fixtures and finishes
- Large windows providing natural light and views of the surrounding urban environment

SHARED AMENITIES

PARKADE

- LatchOS keyless access control system
- Secure underground parkade
- Easy access dog wash
- Bike repair station

LOBBY

- Luxurious entry experience with over-height ceilings, seating area and fine art features
- LatchOS keyless access control system
- Secure parcel delivery and storage system with innovative LatchOS technology

PARK CLUB

- Fitness centre with cardio equipment and free weights
- Outdoor weight training & fitness zone
- Yoga studio with ballet bar and outdoor cool down terrace
- Central activity courtyard with putting green, ping pong tables, flex green spaces, and zen garden

URBAN CANOPY

- Flexible lounge and co-workspace complete with private meeting room, offices, and kitchenette
- Casual flex kitchen and pre-function prep area
- Screening room
- Elevated private dining room with chef-inspired kitchen and direct access to a private patio
- Exterior rooftop terrace

GENERAL FEATURES

- Designed by Shift Architecture
- Custom millwork solutions developed by Marcon in Vancouver
- Energy-efficient Step Code 2 building
- Double-glazed, Low-E windows with thermal engineering
- Comprehensive 2-5-10 Travelers Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage, and 10-year structural coverage
- State-of-the-art fire protection
- Fast and secure WiFi connectivity
- All residential stalls equipped to be EV ready

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LEVEL6 PARK CLUB

ELMWOOD

AMENITY LEGEND

- 1. Zen Garden
- 2. Ping Pong Tables
- 3. Putting Green
- 4. Outdoor Seating
- 5. Outdoor Fitness & Cool Down Zones
- 6. Fitness Centre
- 7. Sauna
- 8. Yoga & Barre Studio



MARCON



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LEVEL 38 URBAN CANOPY

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AMENITY LEGEND

1. Screening Room
2. Foyer
3. Sky Bar
4. Co-Work Lounge
5. Private Meeting Room
6. Chef's Kitchen
7. Canopy Lounge
8. Terrace



MARCON



BUILDING for LIFE



Starting out as a construction company has made us a better developer. For more than 36 years, we've developed a wide variety of homes across Metro Vancouver and know what it takes to build beautiful homes for everyday life. Buildings shape neighbourhoods and change lives in infinite ways. That's why we pay attention to every detail, no matter how small. We walk through every floor plan of every building to ensure our homes don't just look good on paper; they're spaces that enhance lives. After construction is complete, each building must stand the test of time.

Top: 567 Clarke + Como, Coquitlam

Middle: Mirabel, Vancouver

Bottom: Semiah, White Rock

Sutton Group Management®

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APARTMENT