

# 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