

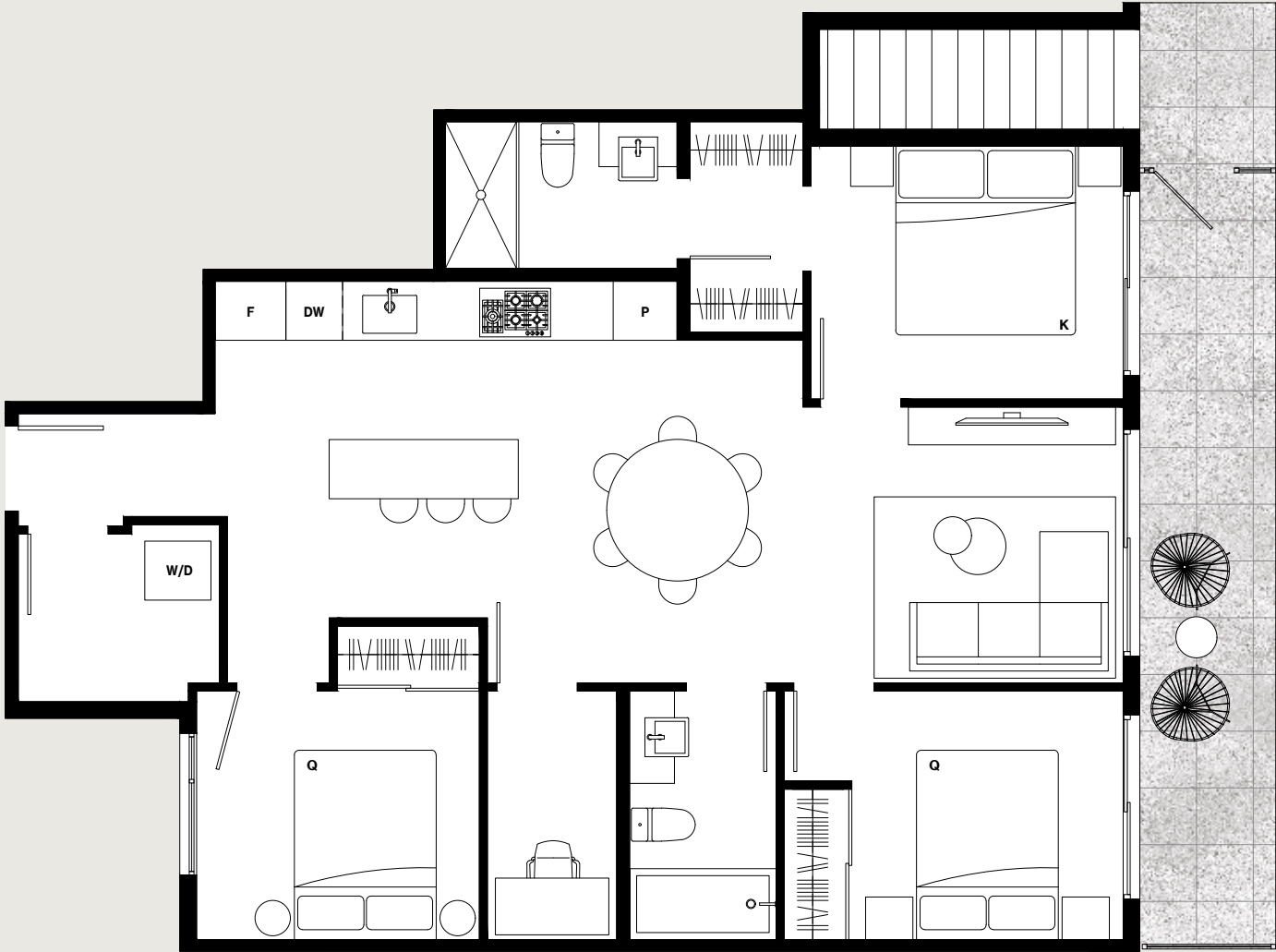
Beauty of
simplicity.



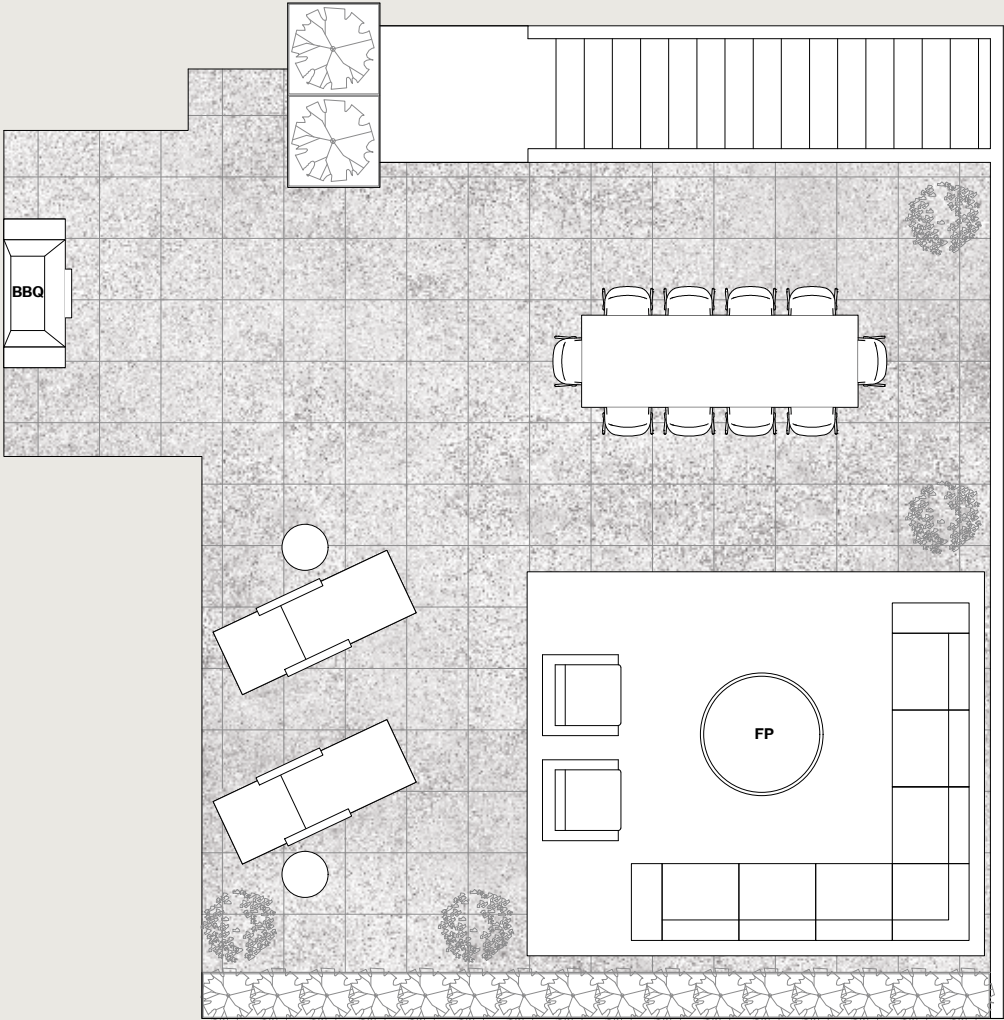
A HUDSON PROJECT

naímo

EAST VAN



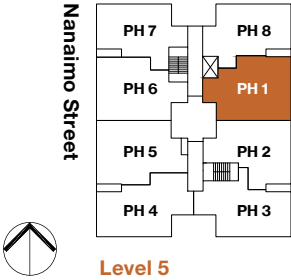
Main Floor



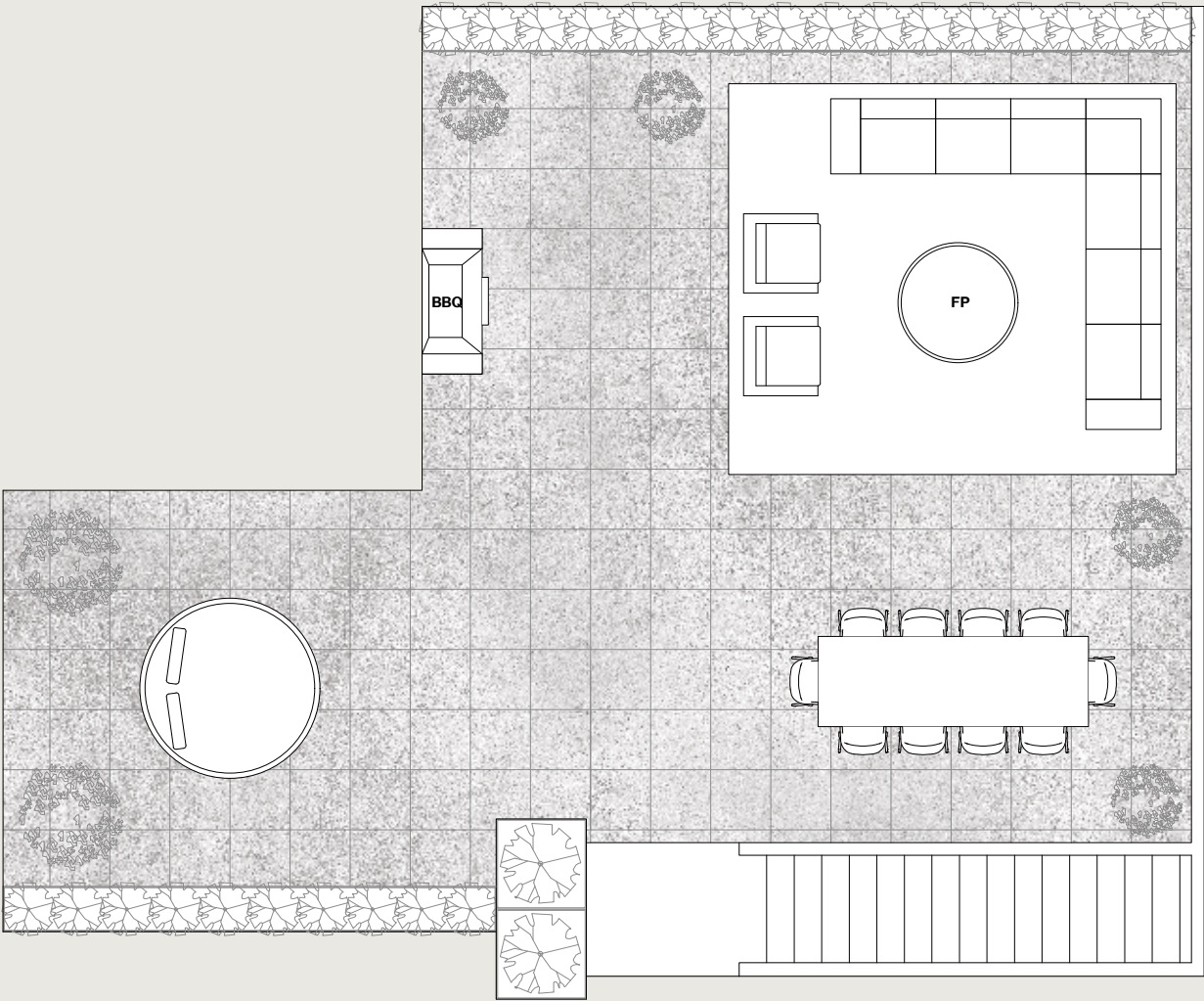
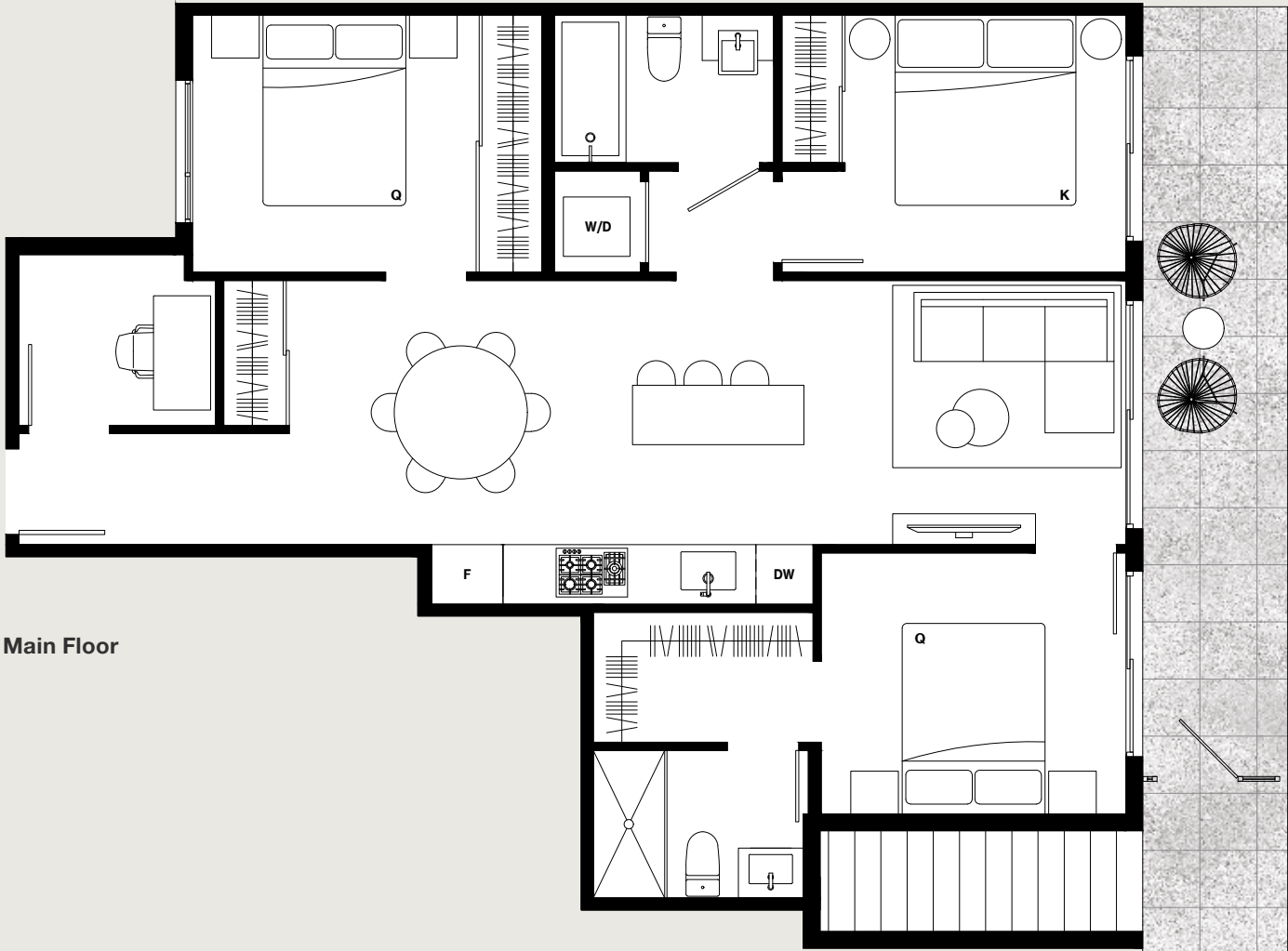
Roof Deck

PH1

3 Bedroom + Den + Flex / 2 Bathroom
Interior: 996 Sq Ft
Balcony: 130 Sq Ft
Roof Deck: 826 Sq Ft
Total: 1,952 Sq Ft

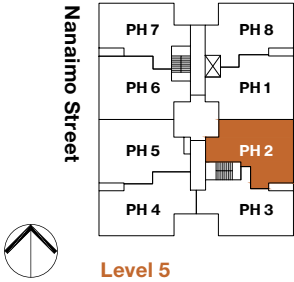


Dimensions, sizes, specifications, layouts, materials and features are approximate only and subject to change without notice. Actual floor plan may be mirrored. Window placements and outdoor space vary per unit. Buyer to verify if important. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. E.&O.E. Sales and Marketing by Framework Marketing Inc.

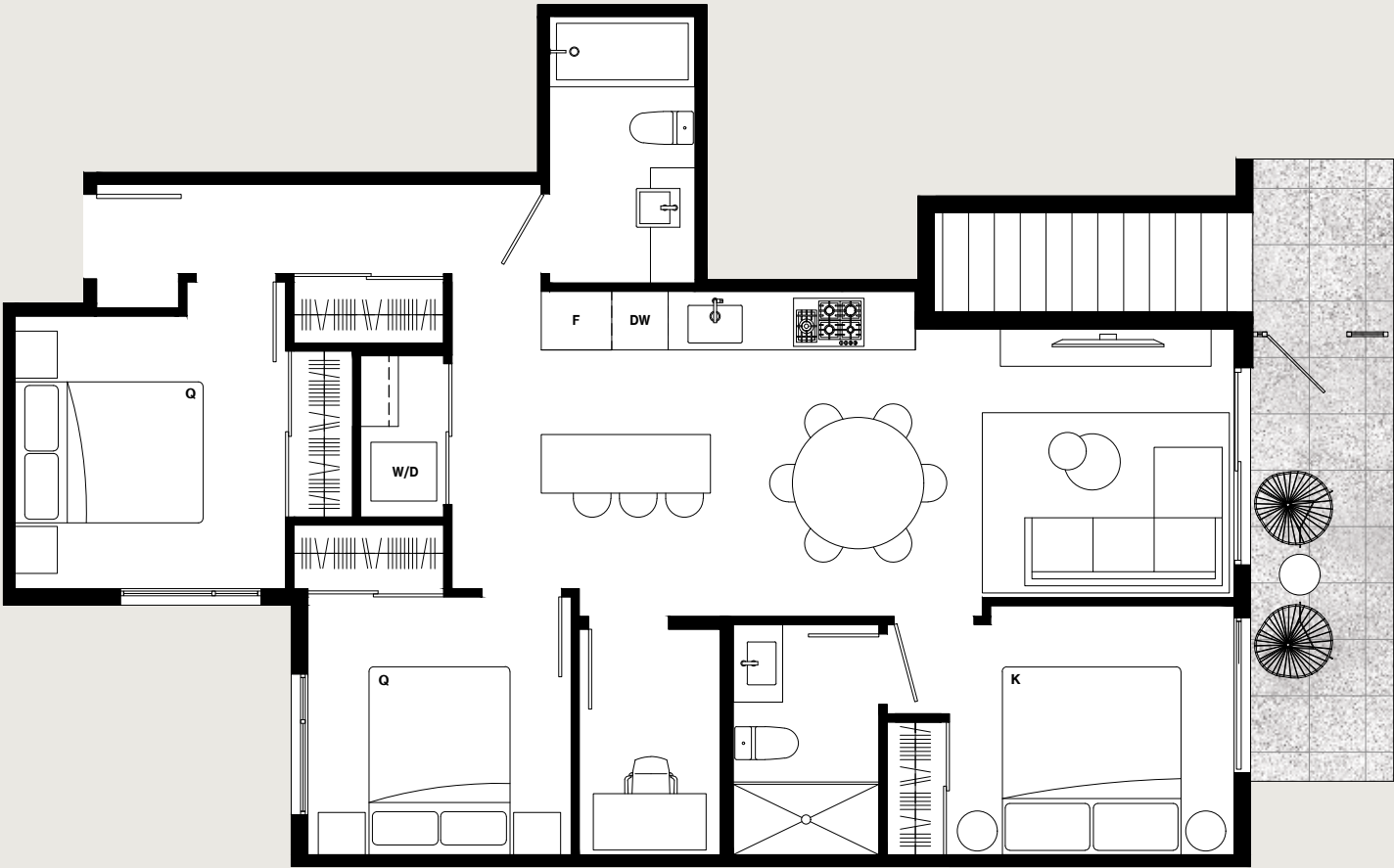


PH2

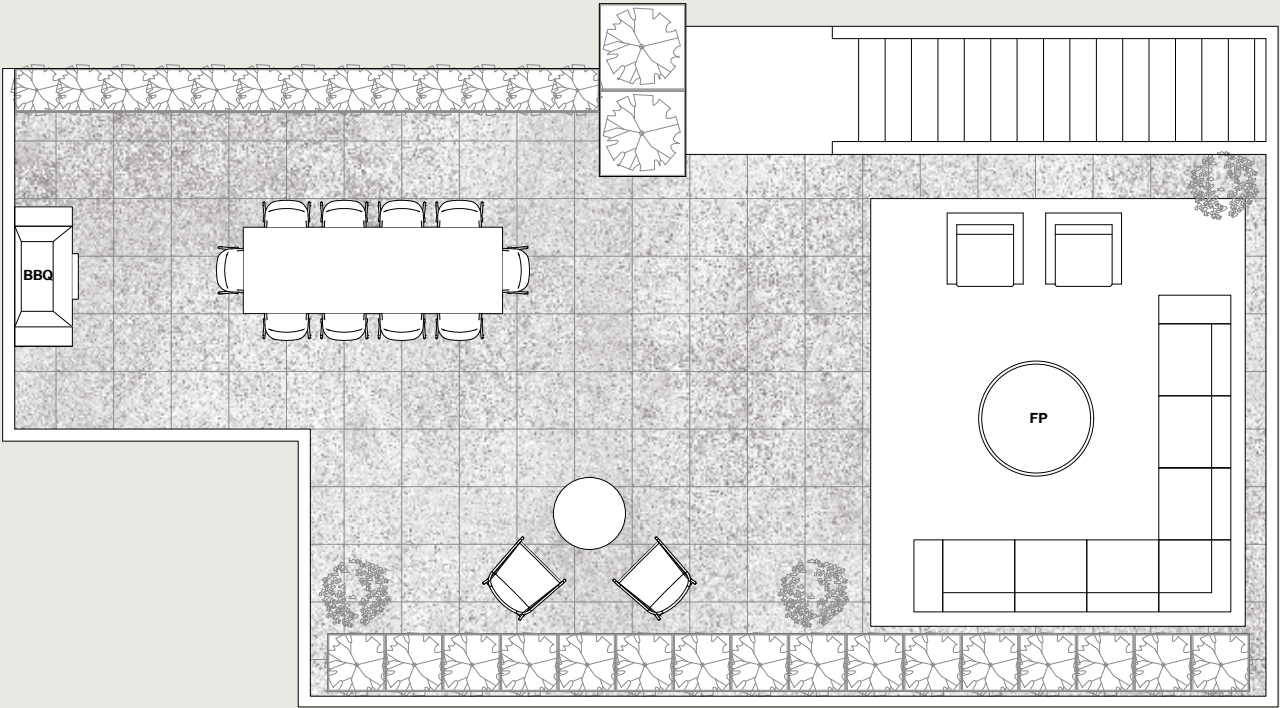
3 Bedroom / 2 Bathroom
Interior: 931 Sq Ft
Balcony: 128 Sq Ft
Roof Deck: 932 Sq Ft
Total: 1,991 Sq Ft



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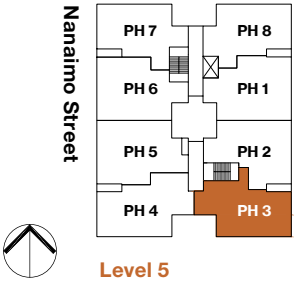
Main Floor



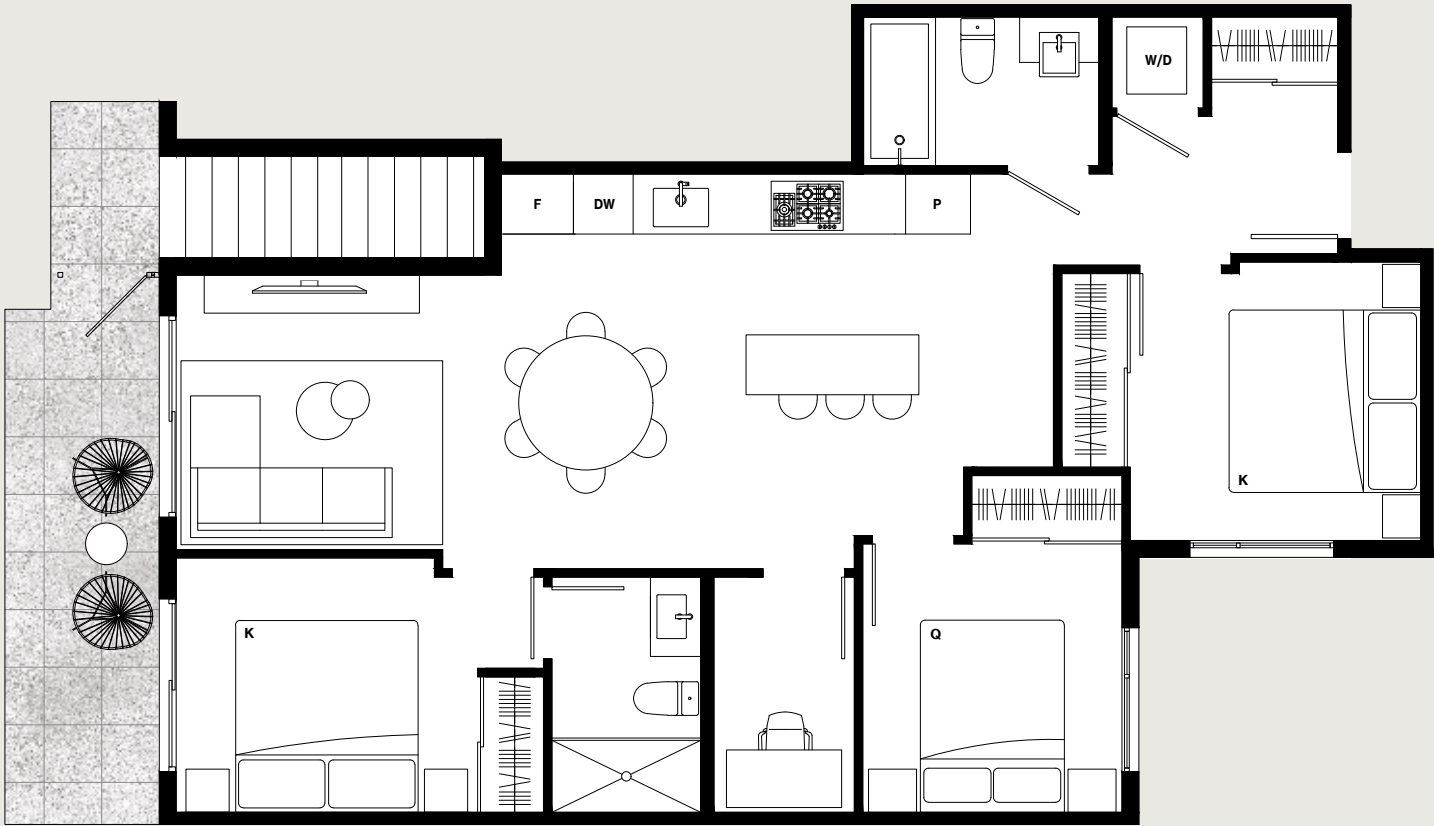
Roof Deck

PH3

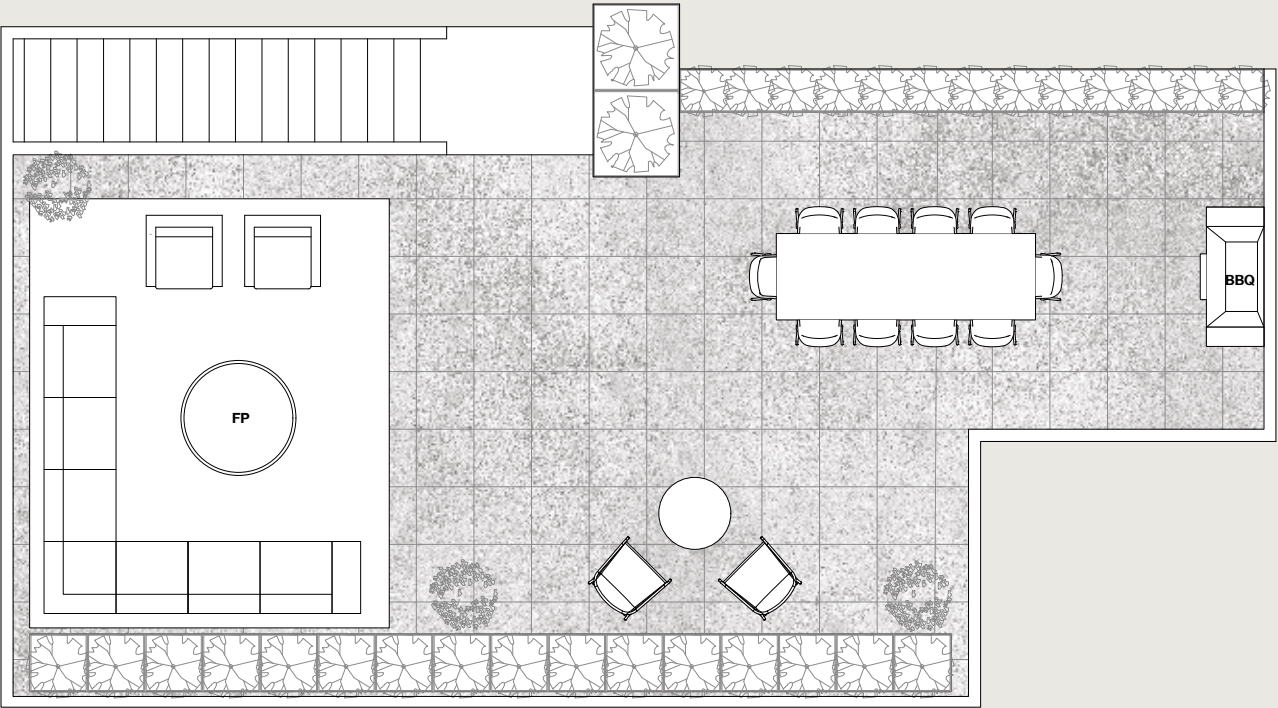
3 Bedroom + Flex / 2 Bathroom
Interior: 944 Sq Ft
Balcony: 75 Sq Ft
Roof Deck: 775 Sq Ft
Total: 1,794 Sq Ft



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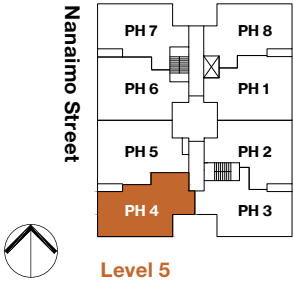
Main Floor



Roof Deck

PH4

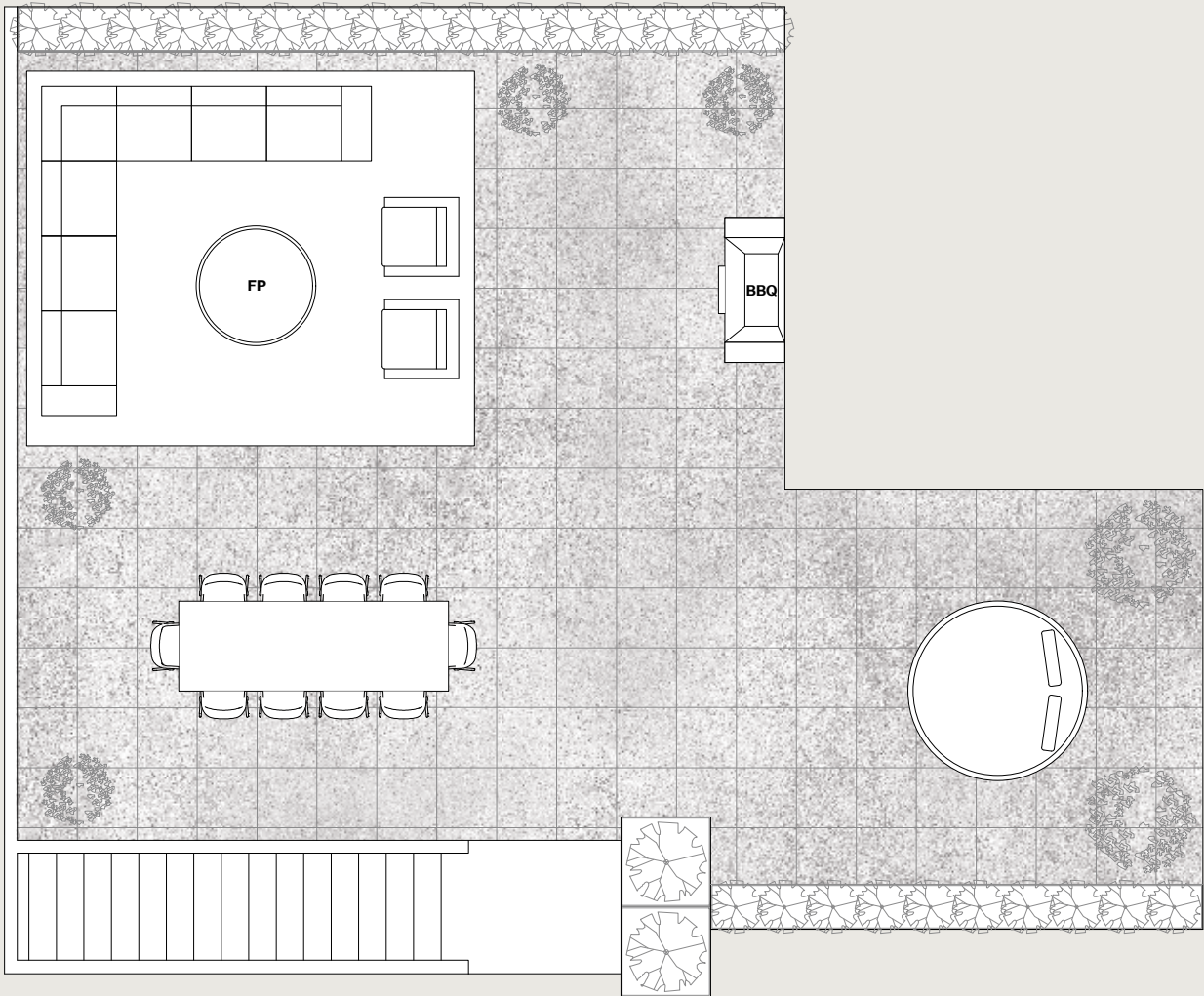
3 Bedroom + Flex / 2 Bathroom
Interior: 978 Sq Ft
Balcony: 82 Sq Ft
Roof Deck: 778 Sq Ft
Total: 1,838 Sq Ft



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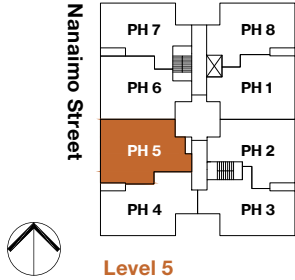
Main Floor



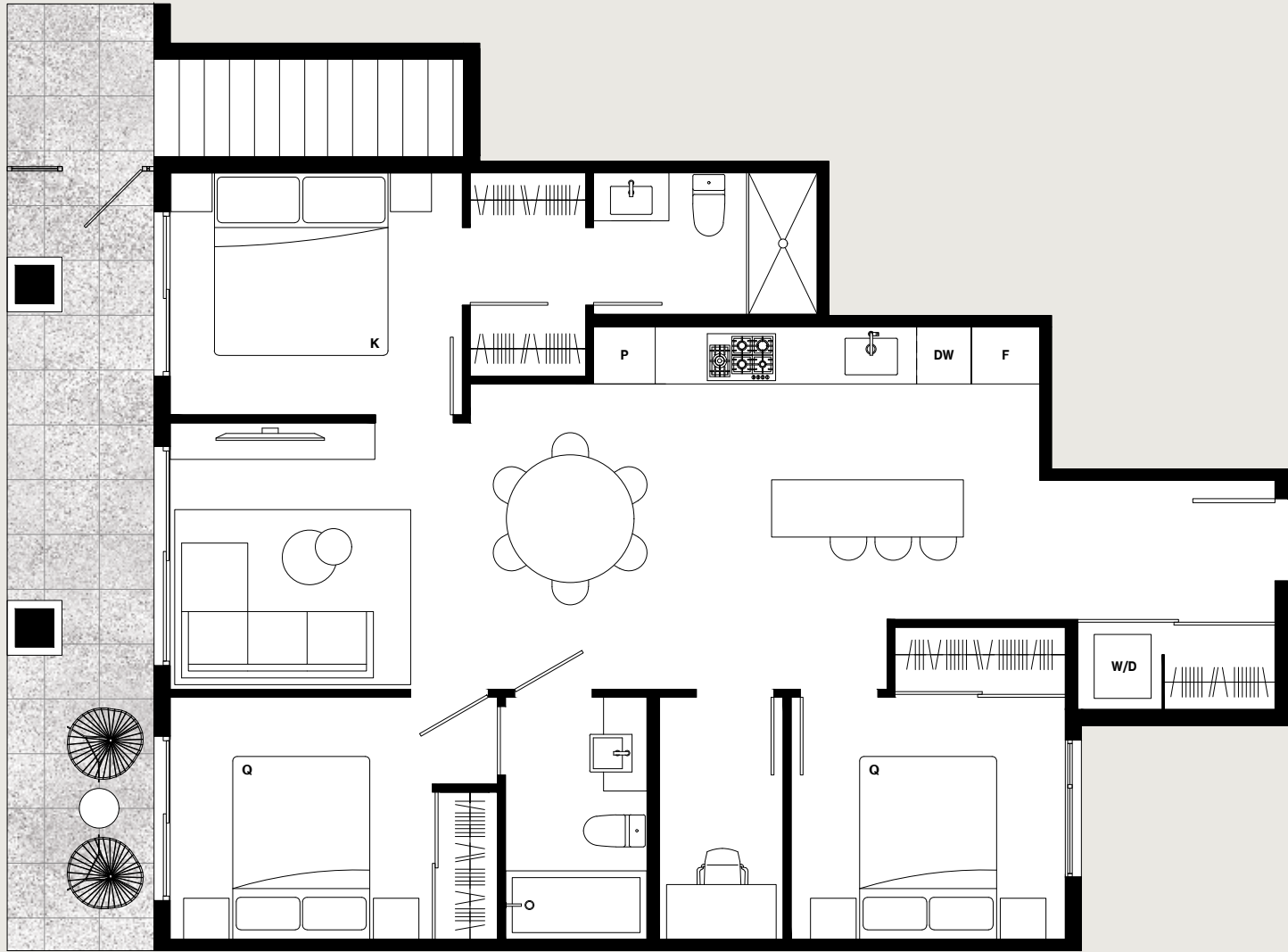
Roof Deck

PH5

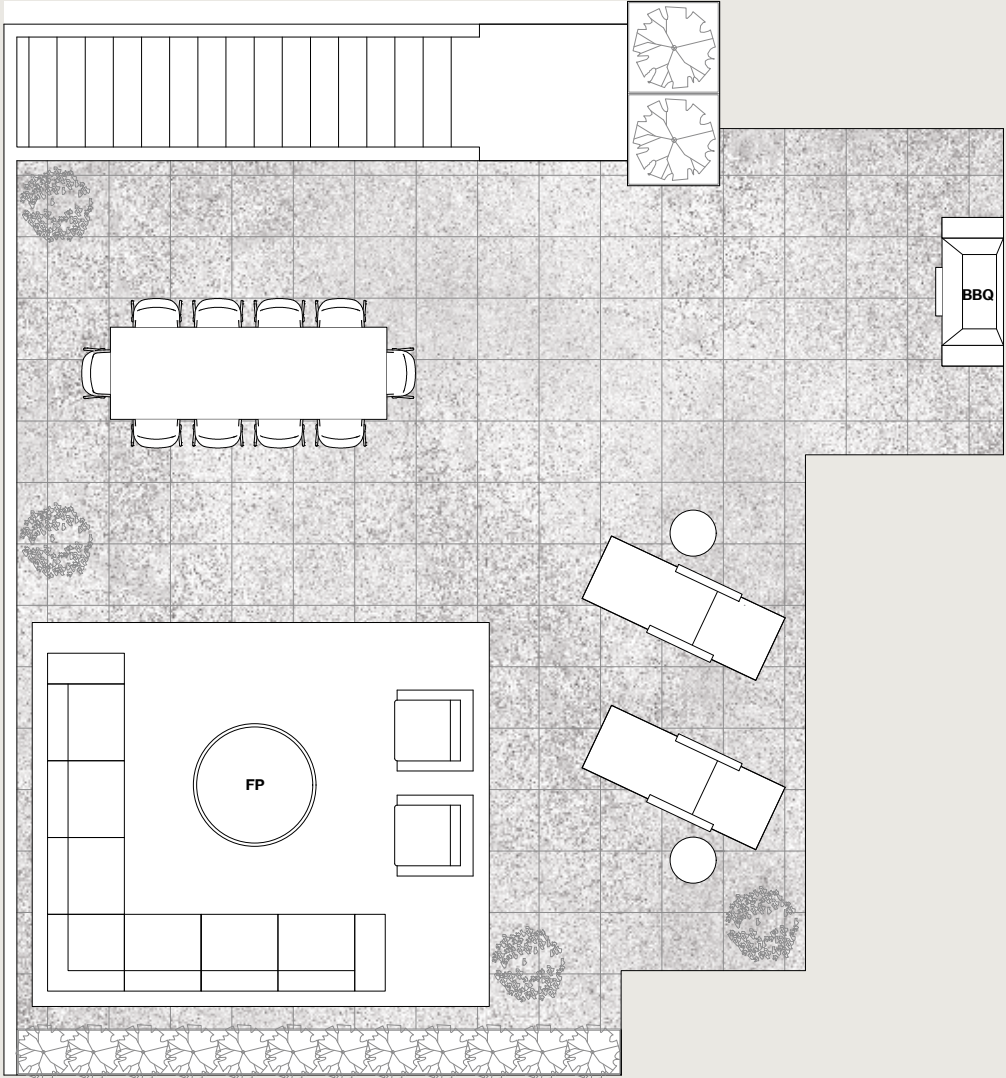
3 Bedroom + Flex / 2 Bathroom
Interior: 1,023 Sq Ft
Balcony: 115 Sq Ft
Roof Deck: 935 Sq Ft
Total: 2,073 Sq Ft



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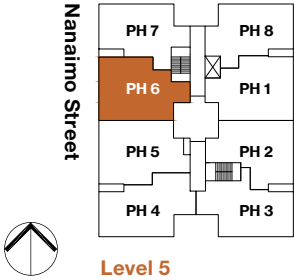
Main Floor



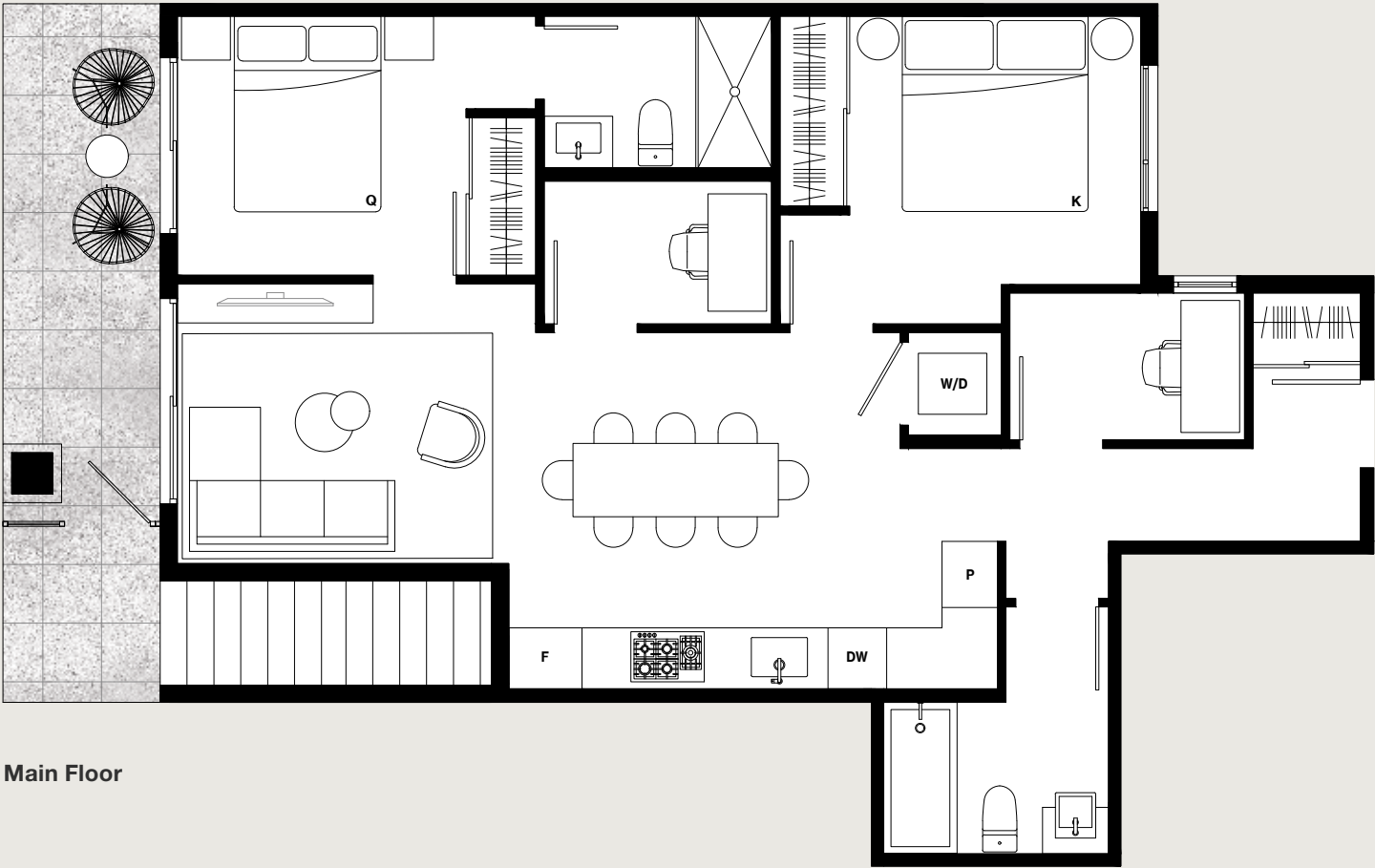
Roof Deck

PH6

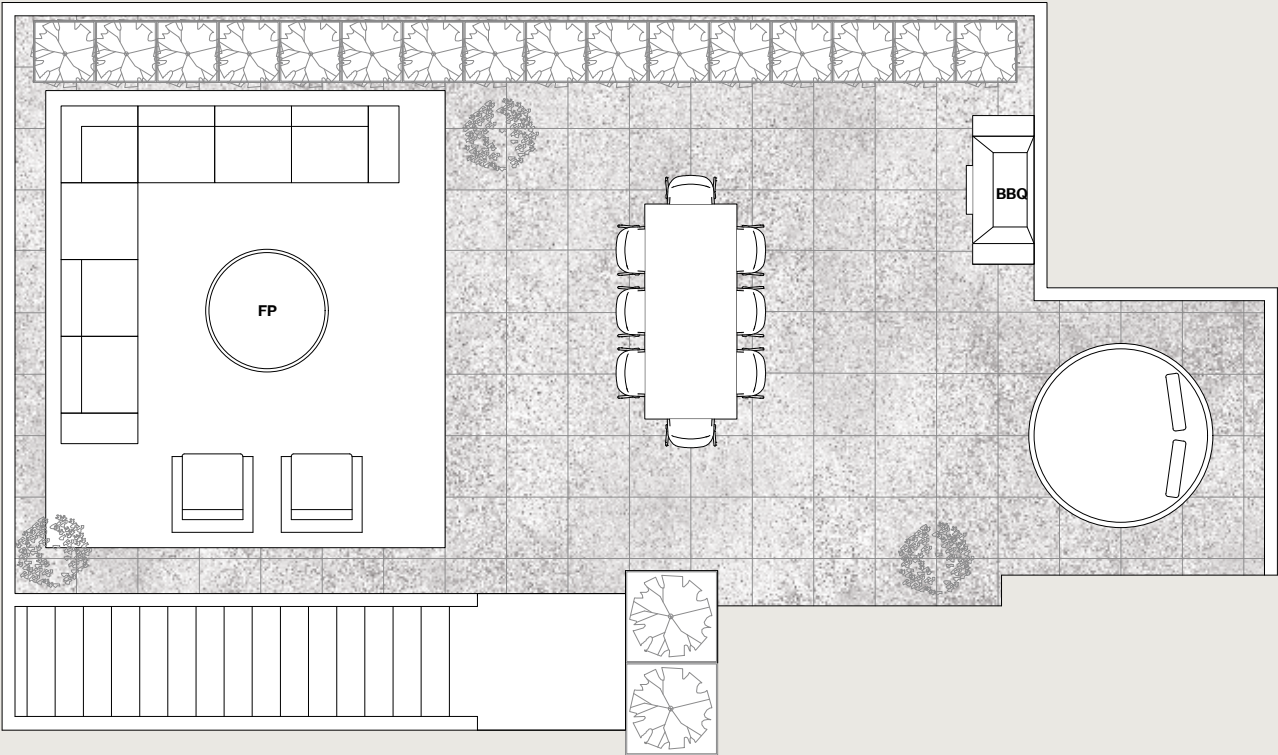
3 Bedroom + Flex / 2 Bathroom
Interior: 974 Sq Ft
Balcony: 123 Sq Ft
Roof Deck: 824 Sq Ft
Total: 1,921 Sq Ft



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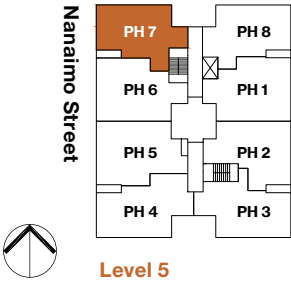
Main Floor

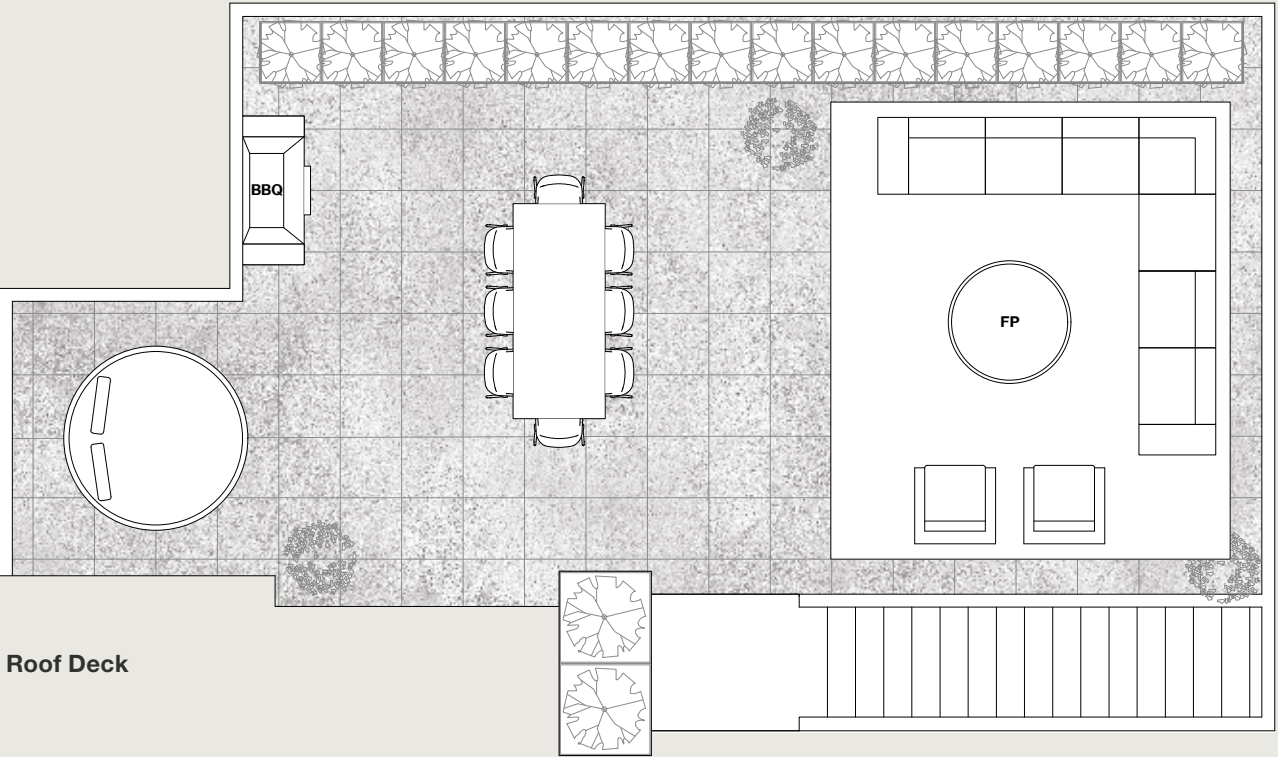


Roof Deck

PH7

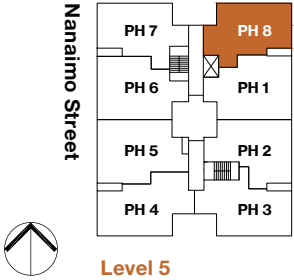
2 Bedroom + Den + Flex / 2 Bathroom
Interior: 885 Sq Ft
Balcony: 71 Sq Ft
Roof Deck: 715 Sq Ft
Total: 1,671 Sq Ft



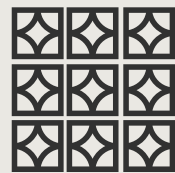


PH8

3 Bedroom / 2 Bathroom
Interior: 902 Sq Ft
Balcony: 74 Sq Ft
Roof Deck: 704 Sq Ft
Total: 1,680 Sq Ft



Important Features



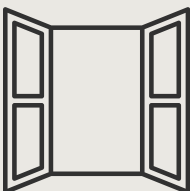
Sculpture Garden

A peaceful sculpture garden inspires you to pause for a moment. A light well floods natural light into the lobby. This glass-enclosed moment of Zen sits adjacent to the lobby as a reminder to breathe deeply.



Elevated Details

A no-compromise kitchen with details like integrated recycling centre, custom millwork, built-in Italian appliances, appliance garage to maximize storage for the every day, stone counters and chef's natural gas cooktop.



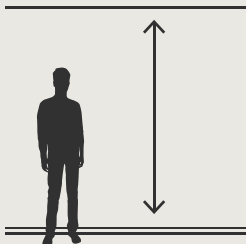
Windows, Windows

Homes have been configured to celebrate natural light. Places where they will capture the most sun, large windows invite natural light to flood living spaces.



Thoughtful Fitness

Exercise is most likely to happen when it's convenient. A fitness studio helps you to maintain your health goals when you don't have time to get outside or to a class.



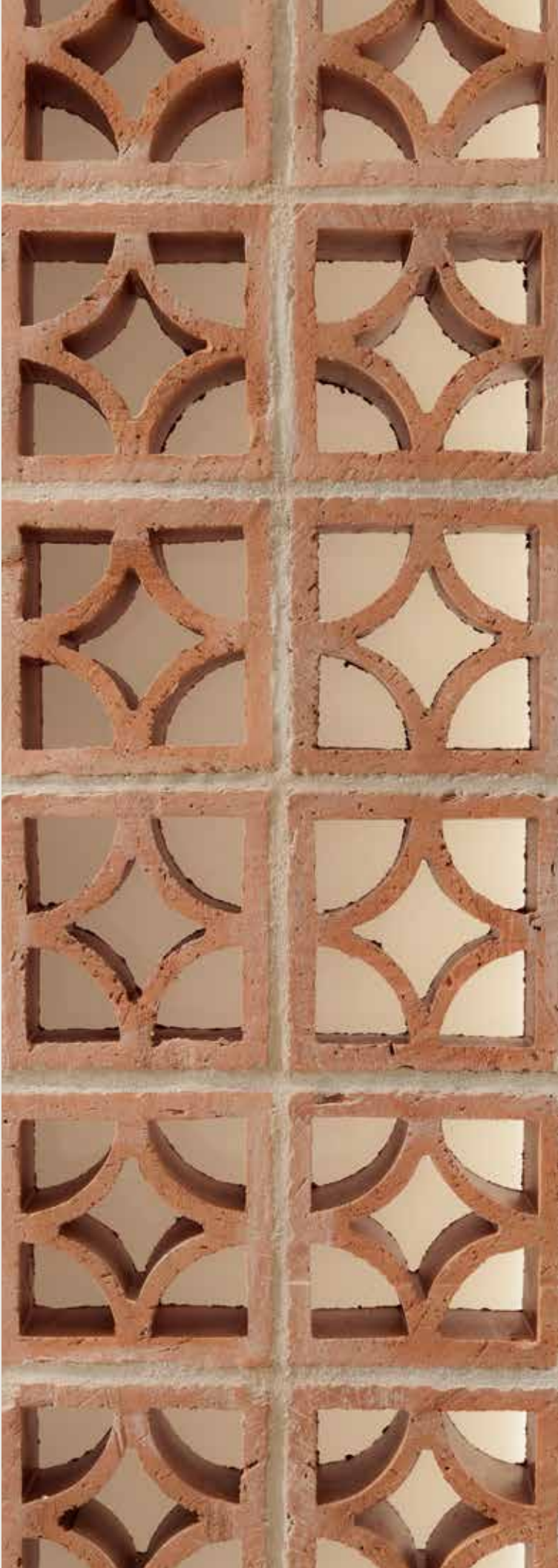
All The Space

Floor plans are designed to optimized space in all capacities — from soaring over-height ceilings to abundant built-in storage and in-suite flex spaces.



Expanded Living

Retreat to your expansive private outdoor balcony or rooftop patio to lounge, entertain, or watch the neighbourhood go by.



Features



A HUDSON PROJECT

1 Your New Hudson Home

- 1.1 Well built, energy-efficient homes that make use of an enhanced building envelope to reduce one’s carbon footprint
- 1.2 High-efficiency energy recovery ventilators (ERV) to transfer heat and draw in fresh air
- 1.3 Low-E, high efficiency double pane exterior windows
- 1.4 An elevated consideration of construction, design and sustainability

2 A Walkable Neighbourhood

- 2.1 Centrally located on a tree-lined street in the Grandview-Woodland community
- 2.2 Located in a walkable neighborhood with parks, cafes, restaurants and schools in close proximity
- 2.3 A short walk to Trout Lake Park, the weekend Farmers Market and Trout Lake Community Centre—with playground, tennis courts, basketball courts, baseball diamonds, ice rink and an off- leash dog park
- 2.4 Part of a growing community of local merchants to over 100 cafes, restaurants and shops on Commercial Drive
- 2.5 A short walk to the #99 Bus, as well as, the SkyTrain Interchange Station offering easy access to both the Expo and Millennium Line
- 2.6 Easy access Central Valley Greenway bike route

3 Considered Living Spaces

- 3.1 **Let The Light In**—Large windows for luminous, light-filled spaces
- 3.2 **Entertaining**—Spacious private rooftop patios (penthouse homes) for outdoor living with stunning views
- 3.3 **Storage** —Extensive custom build-in appliance garage millwork in most homes to maximize storage for everyday objects

- 3.4 **Durability**—Durable laminate floor throughout offers longevity for years to come
- 3.5 **Lighting**—Recessed LED lighting and designer sconces throughout
- 3.6 **Ceilings**—Over height 9’ ceilings add to the homes’ generous sense of space
- 3.7 Contemporary roller shades for natural light control (with blackout shades in bedrooms)
- 3.8 Energy efficient front-loading LG washer and dryer

4 Elevated Bathrooms

- 4.1 Minimalist stone grey matte cabinetry with soft-close hardware and metal drawer for added durability
- 4.2 Discreet medicine cabinet for added storage with designer wall sconce in all bathrooms
- 4.3 Durable, solid-surface, quartz countertops with textured porcelain backsplash
- 4.4 Undermount rectangular sink or recessed basin sink (varies per home)
- 4.5 Warm grey porcelain-tiled floors and walls for easy cleaning
- 4.6 Polished chrome Fluid faucets and accessories throughout
- 4.7 Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes
- 4.8 Frameless glass shower enclosures in ensuite
- 4.9 Rain shower head in ensuite
- 4.10 Convenient floating shelf in ensuite shower
- 4.11 Soft close, eco-friendly and low water consumption toilets in all bathrooms

5 Intelligently Designed Kitchens

- 5.1 Premium Italian designed appliance package:
 - 1 Bedroom Homes**
 - 24” Fulgor Milano frost free fridge with integrated millwork
 - 24” Fulgor Milano dual flame 4-burner gas cooktop
 - 24” Fulgor Milano convection wall oven
 - 24” Fulgor Milano high-efficiency dishwasher with integrated millwork
 - 24” European concealed hood fan
 - Panasonic built-in microwave
 - 2 & 3 Bedroom Homes**
 - 30” Fulgor Milano full size frost free fridge with integrated millwork
 - 30” Fulgor Milano dual flame 5-burner gas cooktop
 - 30” Fulgor Milano convection wall oven
 - 24” Blomberg high-efficiency dishwasher with integrated millwork
 - 30” European concealed hood fan
 - Panasonic built-in microwave
- 5.2 European-inspired cabinetry complete with soft-close metal drawers
- 5.3 Heat and scratch resistant quartz countertops
- 5.4 Under-cabinet LED strip lighting to allow for well-lit kitchen prep
- 5.5 Undermount stainless steel single bowl sink
- 5.6 Sleek dual spray, pull-down faucet in brushed nickel for easy clean up
- 5.7 Custom build-in appliance garage millwork in most homes to maximize storage for everyday objects
- 5.8 Integrated recycling centre

6 Exemplary Extras

- 6.1 Secured building access controls with lobby intercom
- 6.2 Secure mail off beautifully designed lobby
- 6.3 Secured storage and bike lockers
- 6.4 Electric vehicle charging conduit rough-in
- 6.5 Gas splitter hookups and water bibs on all private rooftop patios

7 New Home Warranty (Two + Five + Ten)

- 7.1 Comprehensive Home Warranty:
 - Two year coverage, materials and workmanship
 - Five year coverage, high-efficiency building envelope
 - Ten year coverage, structural materials and labour

DEVELOPED BY

Hudson.

SALES & MARKETING BY

Framework
MARKETING INC.

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