

**Beauty of
simplicity.**



A HUDSON PROJECT

naímo
EAST VAN

Hudson.



We build beautiful homes.

We at Hudson are a Vancouver-based real estate developer. We create uniquely aspirational spaces that fit within the urban fabric of a community. Working with a growing group of talented artists, architects, designers and crafts people, we aspire to design and build forward-thinking sustainable communities. Disciplined in our design. Dedicated to our craft.

Hudson.

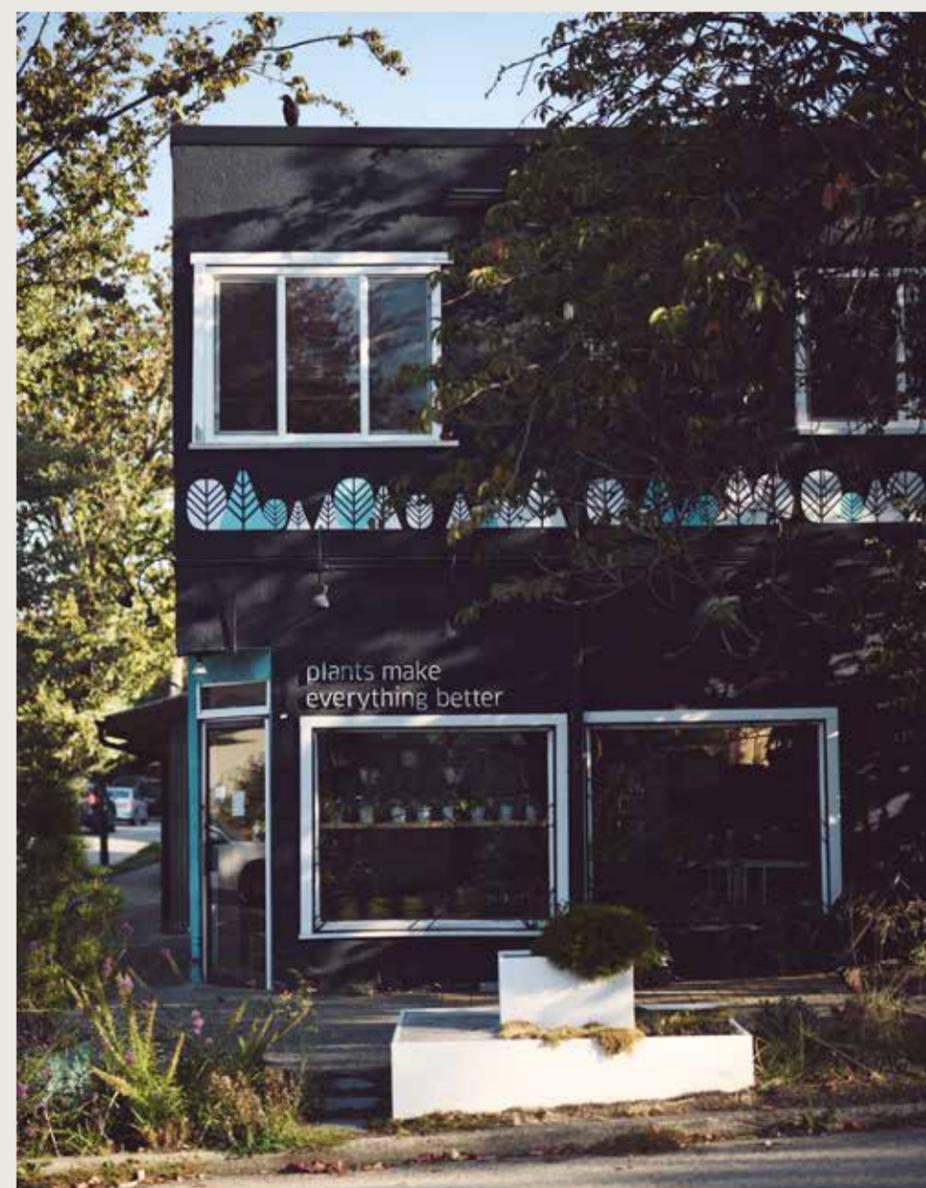
Eye the bigger picture.

Naïmo is a character in a greater narrative — a story about community. East Van is our city's soul, brimming with history and charm. Decades of creativity, tradition, and togetherness hang in the air. Authenticity is the local language. Connection happens everywhere. There's a true sense of pride about where you live and who you're becoming. And it's the reason why we continually choose to build homes here.



An intimate community.

Naímo is centrally located on Nanaimo — a street made of character with local shops and restaurants interwoven with homes and trees. Folks walk to grab groceries, sit in the park, or check out a new restaurant — with plenty to see along the way. There's an exciting sense of discovery with every outing. What or who will you encounter?

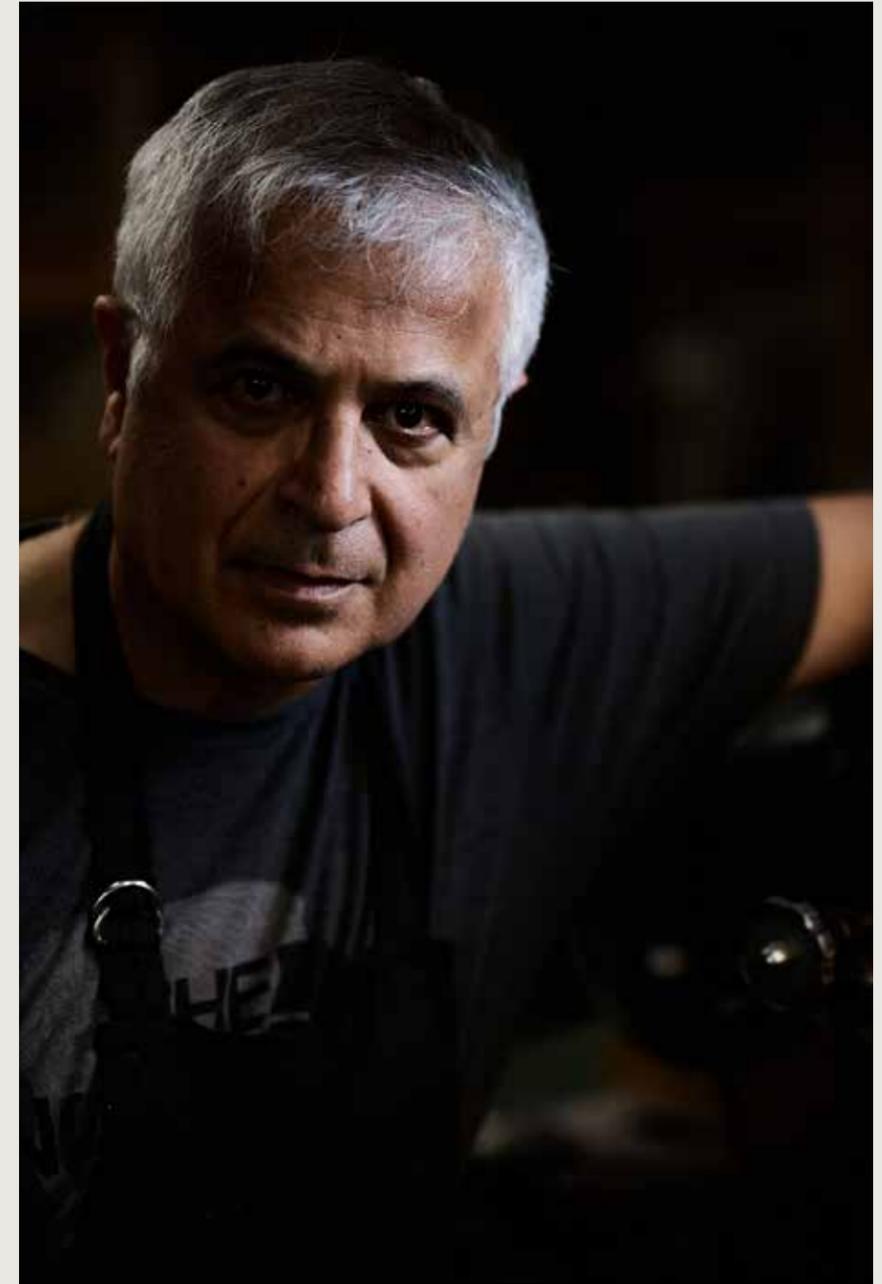




Franco
Renzullo Food Market
1370 Nanaimo



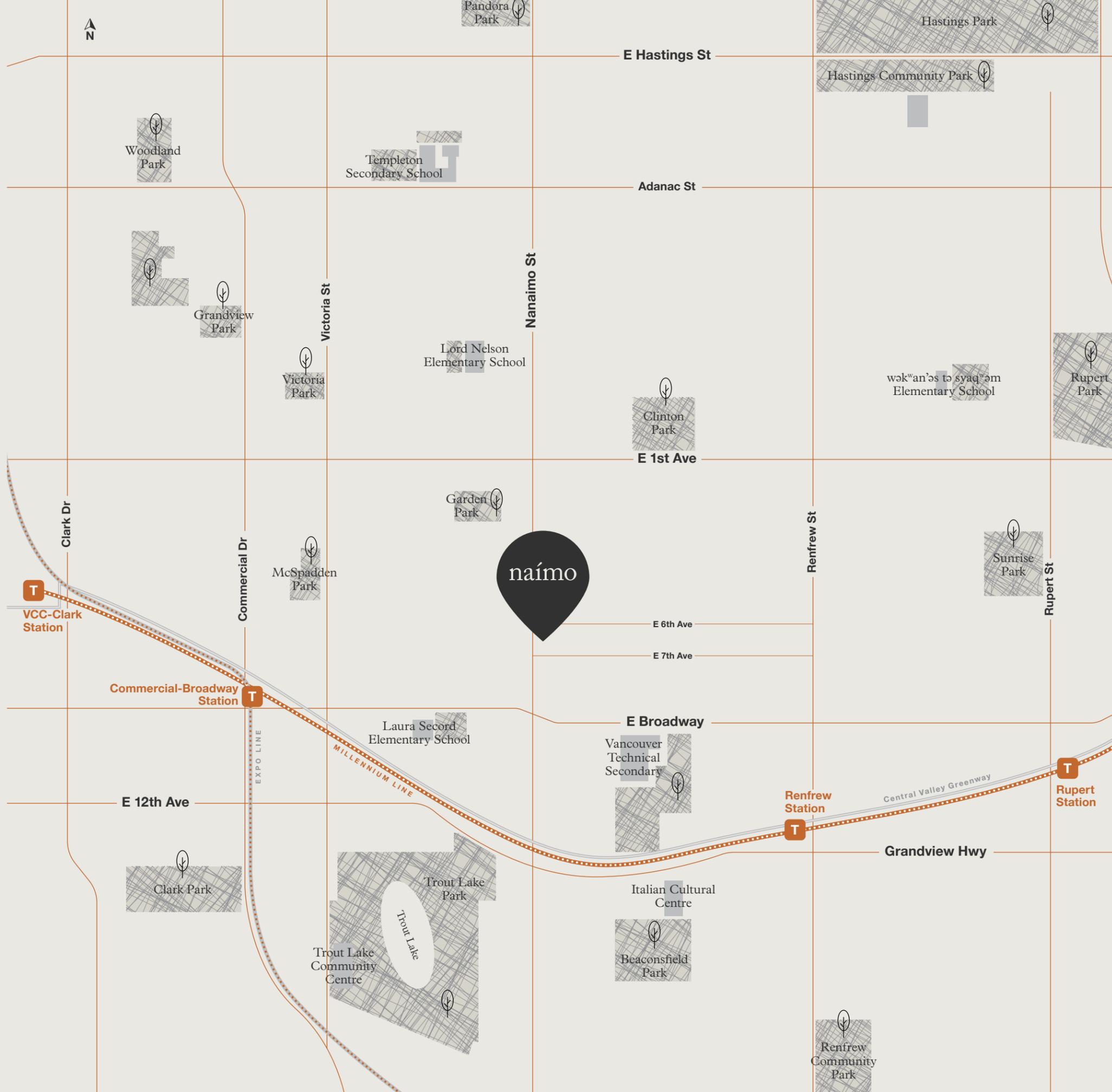
Miki & Stephen
Dachi
2297 E Hastings



David
HD Russell Boots
1687 Nanaimo

The many faces of connection.

The beauty of East Van has always sprung from its people, and how they live, create, and be together. Friendships happen in the maker studios, mom & pop shops, corner cafes, and neighbourhood parks. Stories, knowledge, and phone numbers could be exchanged at any moment. The vibe here is one of belonging. Get to know some of the familiar faces in our East Van Stories.



Pride in the Eastside story.

Naímo is part of an East Vancouver community with a strong neighbourhood spirit. Experience substance in every direction. West Broadway is where you'll find everyday basics like groceries, banking, and transportation. Commercial Drive's colourful strip is known for its Italian culture, and you'll taste dozens of other cuisines here too. Trout Lake Park is a central gathering spot for sports, dogs, and picnics. And don't forget about the summer market. Life grows here.



Modern craft on an intimate scale.

Naímo celebrates the character of the neighbourhood by bringing details from the past into the present. Brickwork shapes cubic balconies and wood siding injects warmth. This pared-down yet strong form is timeless. At street level, retail spaces add to the cultural fabric. There's beauty in being simple and real.



Designed with intention.

The individuality seen on Naímo's outside flows into the lobby as you arrive home. A light well floods natural light into the lobby. Warmth is expressed in curious patterns and textures — like breeze blocks and paneled walls and tiled floors. From here, walk by the Sculpture Garden, where design blurs indoor and outdoor space, transforming the lobby into an immersive space that celebrates connection.

Beauty you can feel.

Interiors are inspired by the Japanese concept of “yugen” — beauty is most profound when you can sense the past and future of a place or thing. Details nod to the character of yesterday, and together they express a warm minimalist aesthetic. You can feel the potential of the home’s future — spontaneous gatherings with friends, intimate moments with a partner, self-growth within an emotive space.



A HUDSON PROJECT





A kitchen designed for utility.

Every element of the kitchen is hand selected for function, style, and originality. The custom millwork appliance garage is designed to maximize storage for everyday objects. Subtle textures, clean lines and quartz countertop complement the minimalist shaker cabinetry. Open wood shelving is a welcome contrast to an abundance of drawers and cabinets. And integrated European appliances and gas cooktop add an ease to cooking. The kitchen is already full of stories — it's waiting for yours.





Character refresh.

Bathrooms inspire relaxation with minimalist shaker style vanities paired with quartz countertops. Discreet mirrored medicine cabinets for extra storage and custom wall sconce lighting exude elegance. A frameless glass shower features a rain shower head and wall tiles of differing patterns to add soft texture and depth. The space is a comforting start and end to your days.

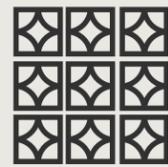


Narrative flows outdoors.

Step outside to your private balcony or rooftop patio for views of the neighbourhood and to inhale that fresh West Coast air. On sprawling rooftop patios, there's more than enough space for long-table dining, lounging under the sun, barbequing, sunrise or sunset yoga, and celebrations with friends and family. It will become a special place where you create your own close community.



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.



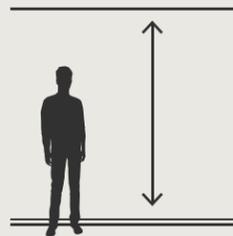
Thoughtful Fitness

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.



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.



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.



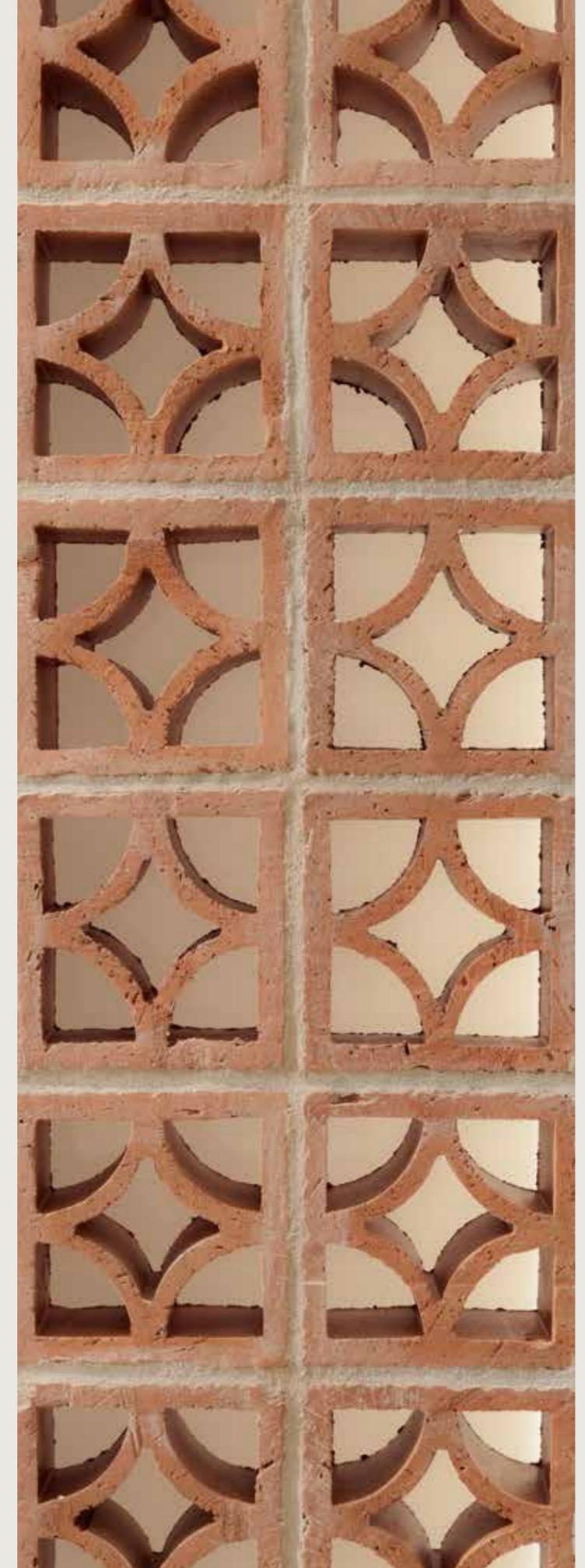
Windows, Windows

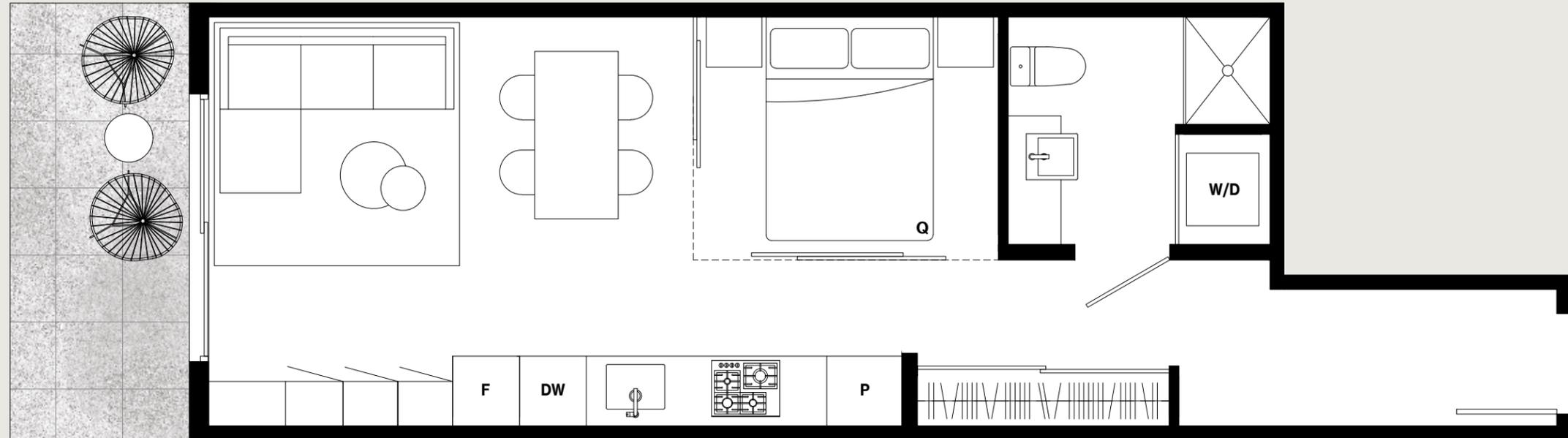
Homes have been configured to celebrate natural light. Places where they will capture the most sun, large windows invite natural light to flood living spaces.



Expanded Living

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





A1

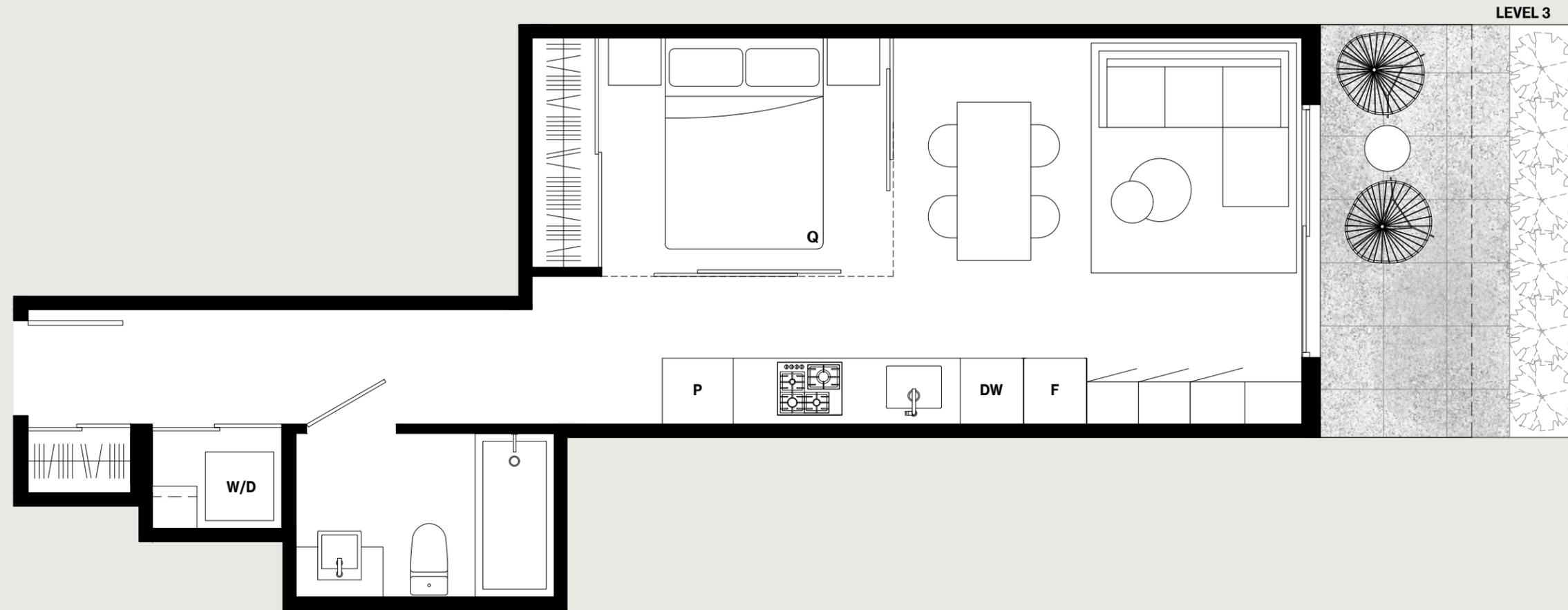
Urban 1 Bedroom / 1 Bathroom

Interior: 455 Sq Ft

Exterior: 52 Sq Ft

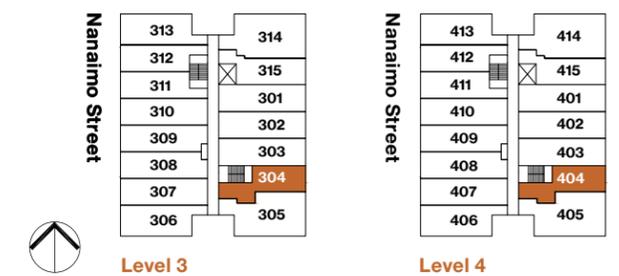
Total: 507 Sq Ft

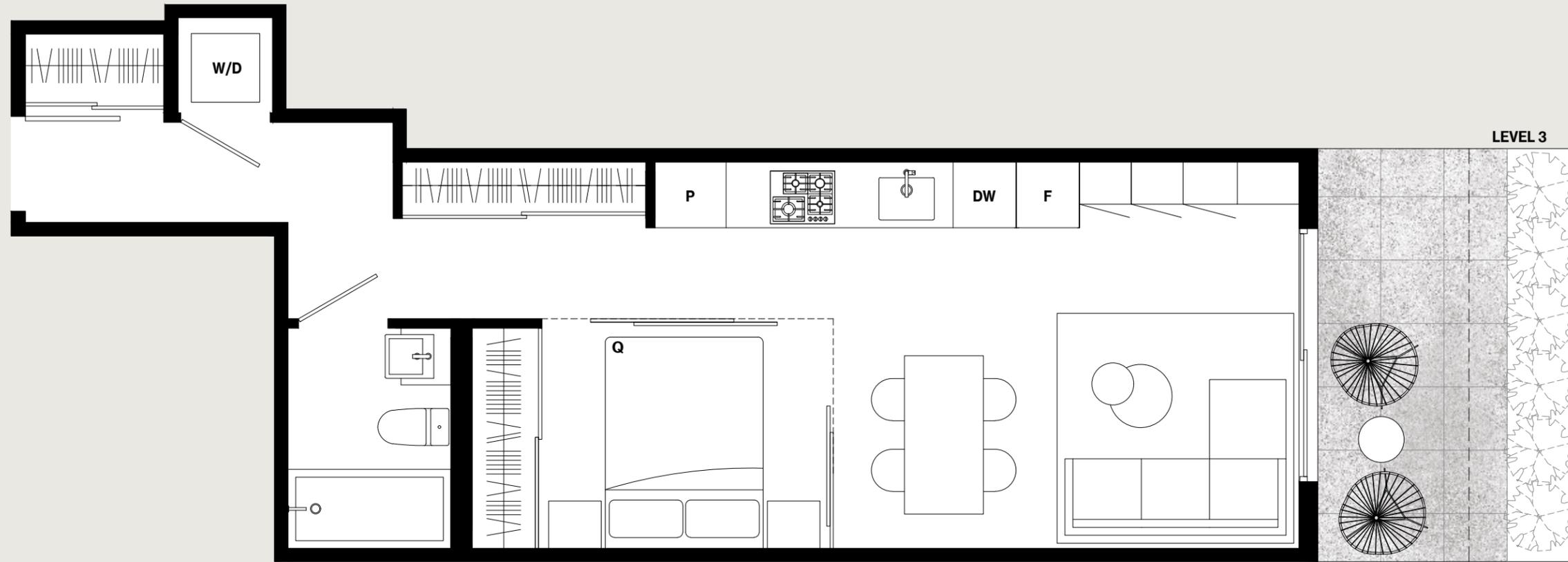




A2

Urban 1 Bedroom / 1 Bathroom
 Interior: 460 Sq Ft
 Exterior: 60 – 100 Sq Ft
 Total: 520 – 560 Sq Ft

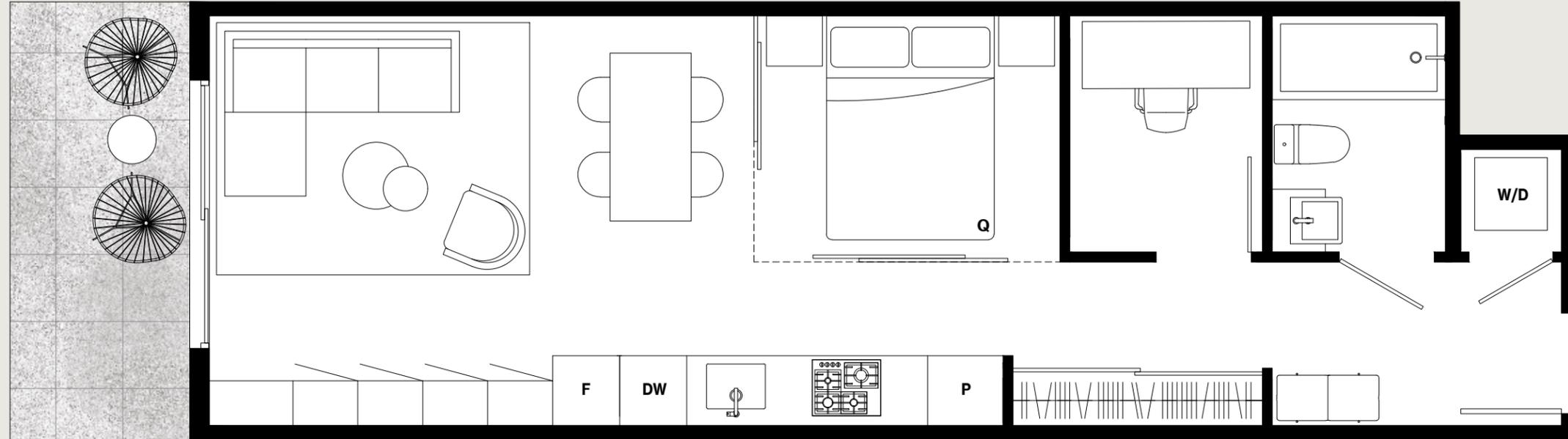




A3

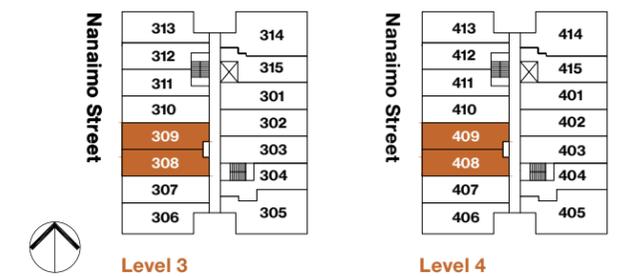
Urban 1 Bedroom / 1 Bathroom
Interior: 483 Sq Ft
Exterior: 60 – 100 Sq Ft
Total: 543 – 583 Sq Ft

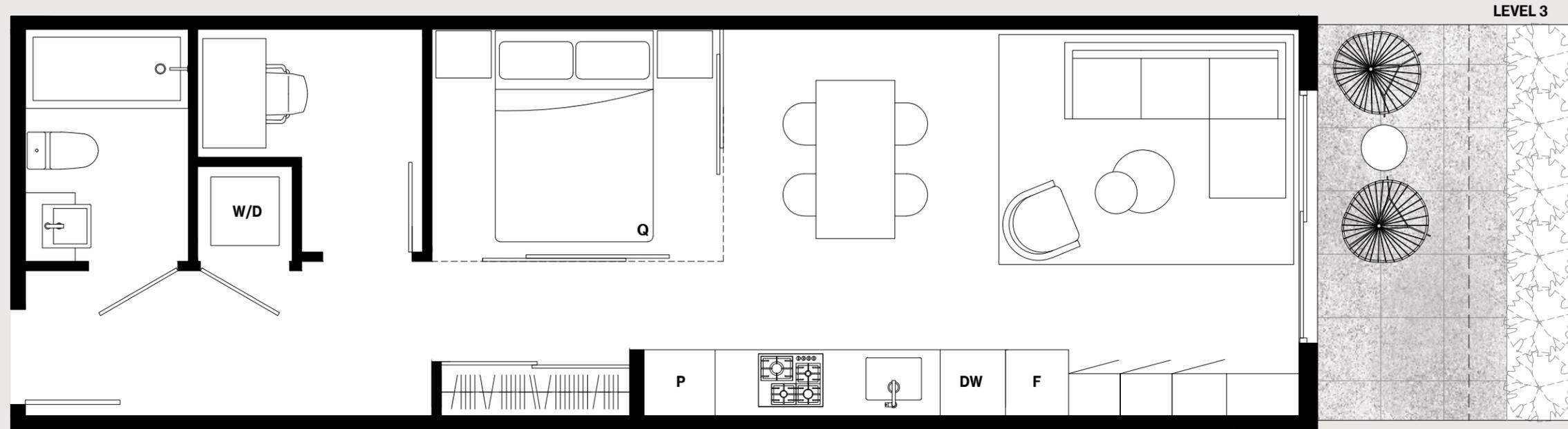




A4

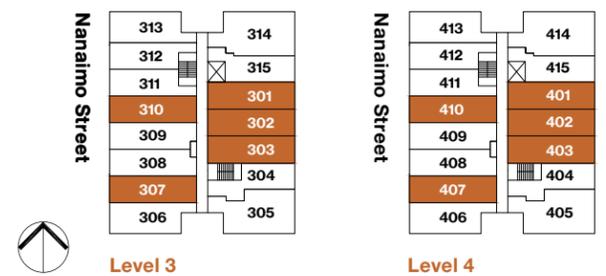
Urban 1 Bedroom / 1 Bathroom
Interior: 512 Sq Ft
Exterior: 50 Sq Ft
Total: 562 Sq Ft

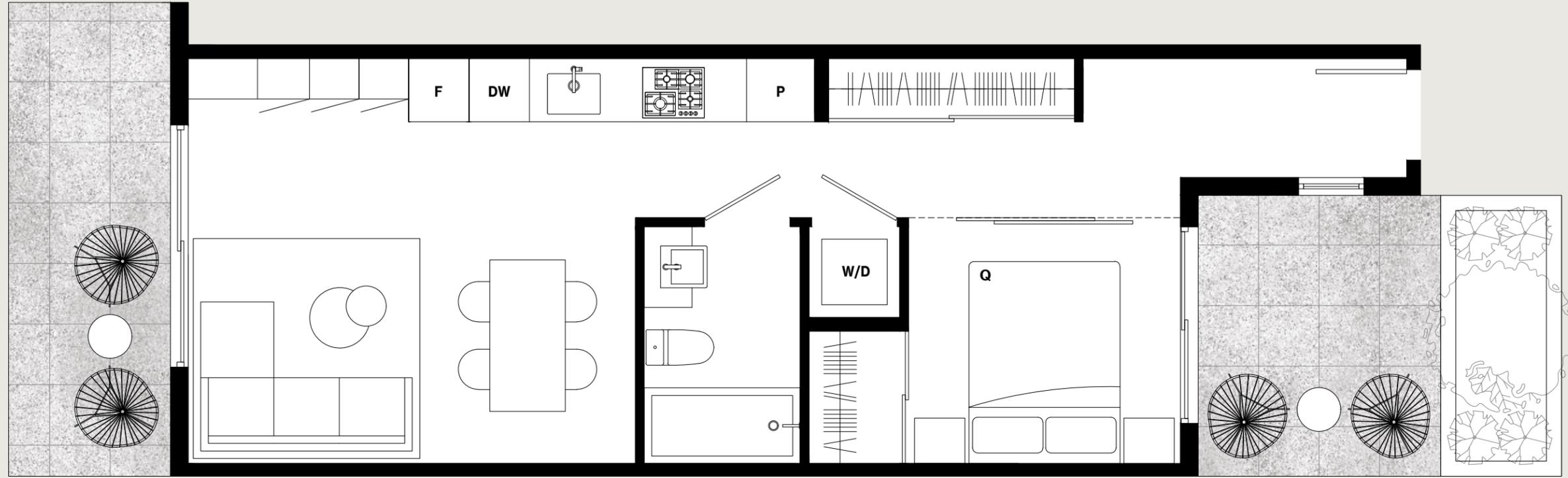




A5

Urban 1 Bedroom + Flex / 1 Bathroom
Interior: 523 Sq Ft
Exterior: 50 – 100 Sq Ft
Total: 573 – 623 Sq Ft

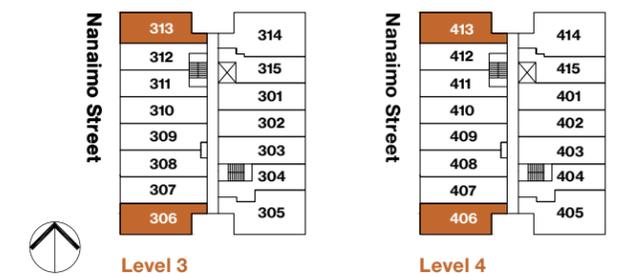


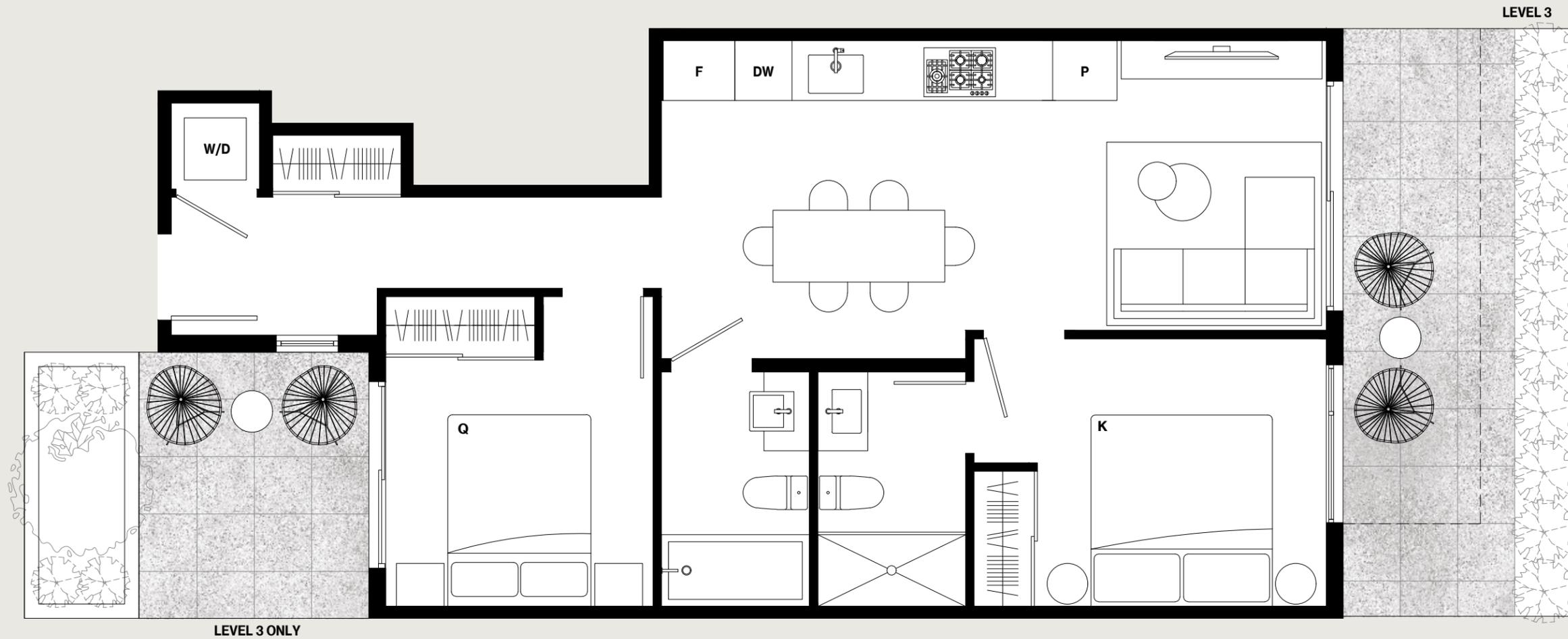


UNIT 306

B1

1 Bedroom / 1 Bathroom
Interior: 530 Sq Ft
Exterior: 64 – 154 Sq Ft
Total: 594 – 684 Sq Ft



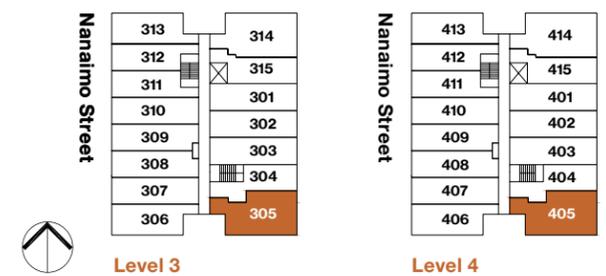


LEVEL 3 ONLY

LEVEL 3

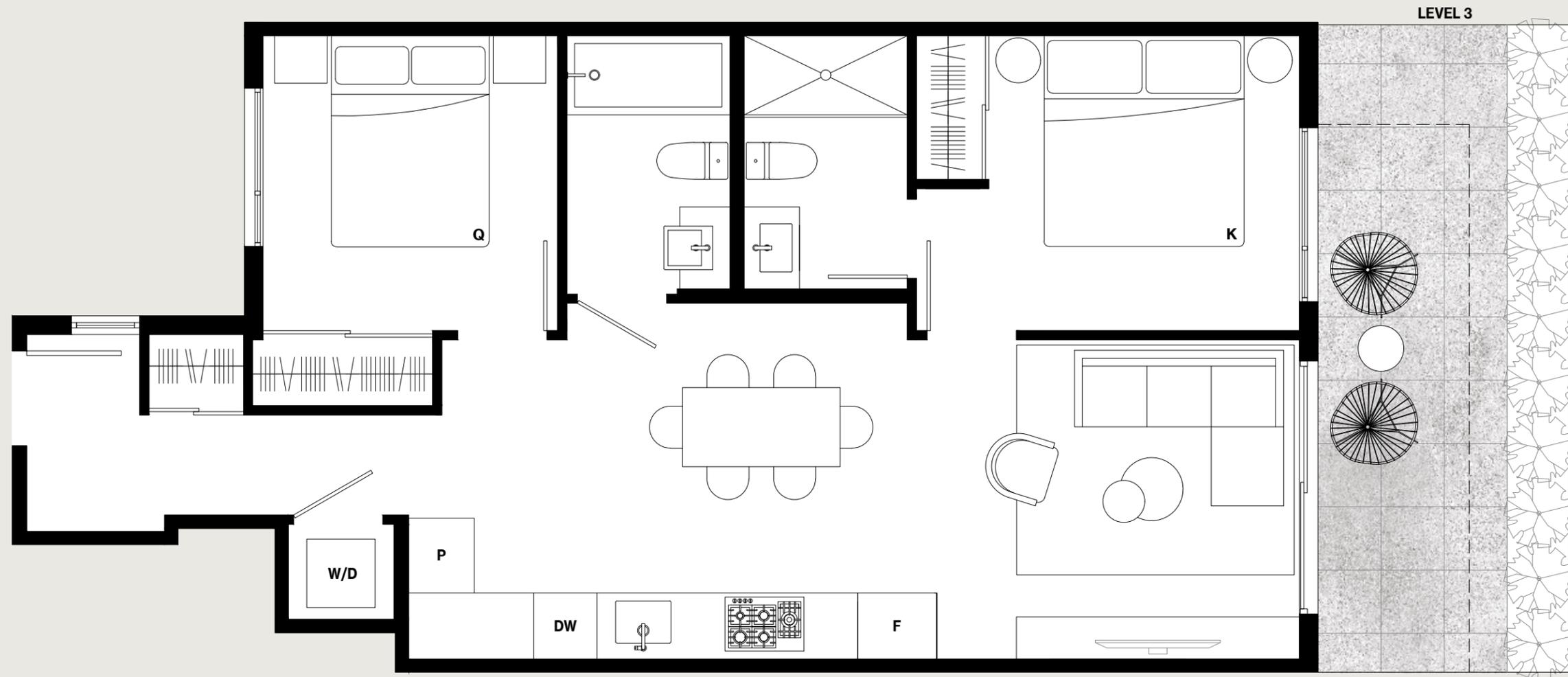
C1

2 Bedroom / 2 Bathroom
Interior: 720 Sq Ft
Exterior: 80 – 250 Sq Ft
Total: 800 – 970 Sq Ft



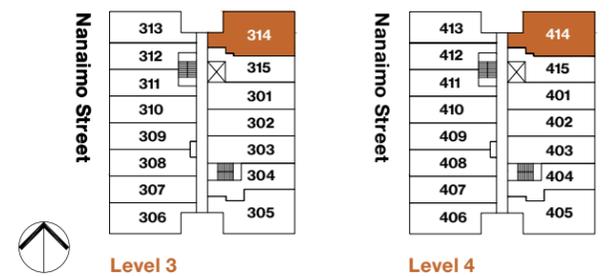
Level 3

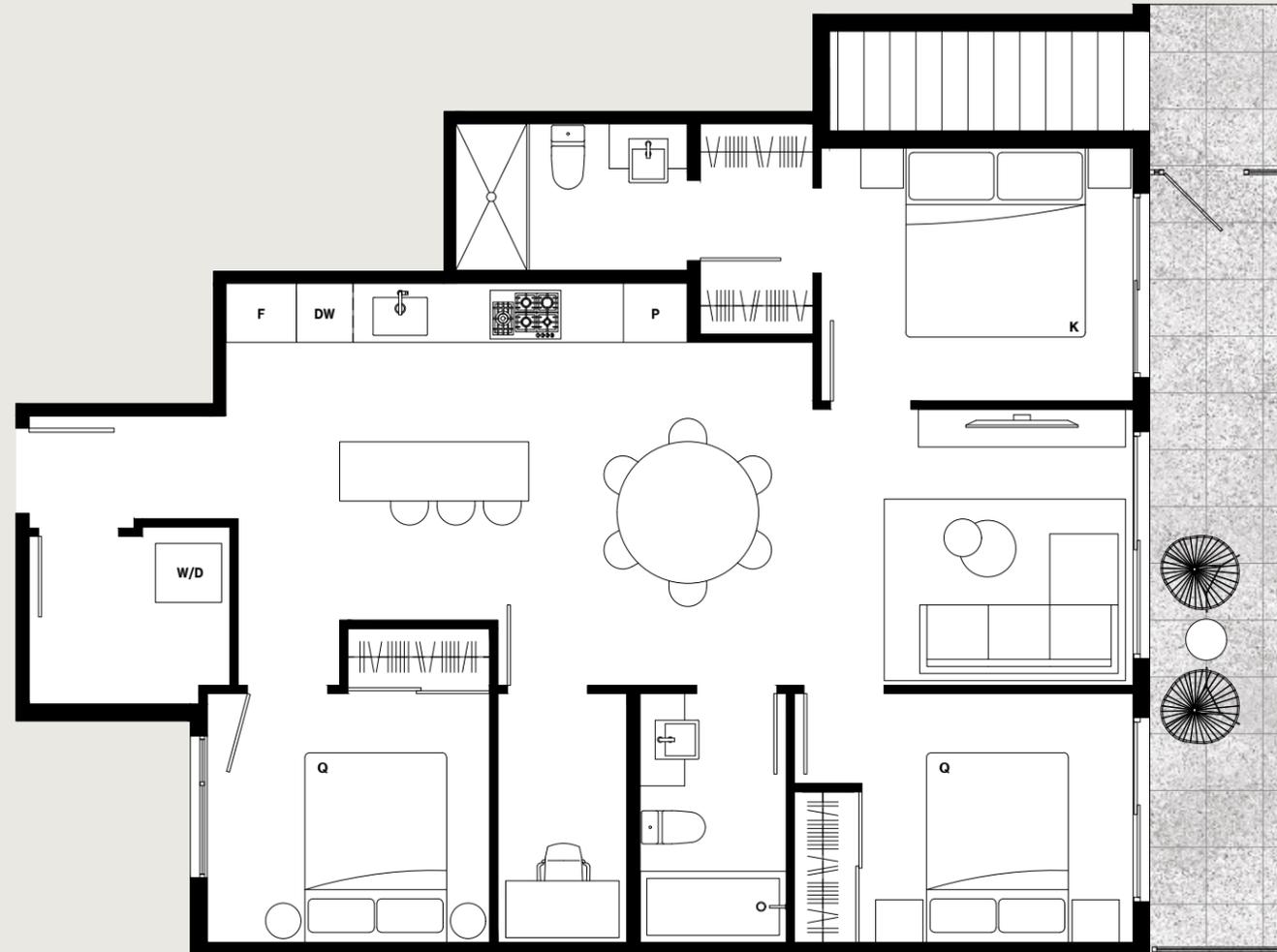
Level 4



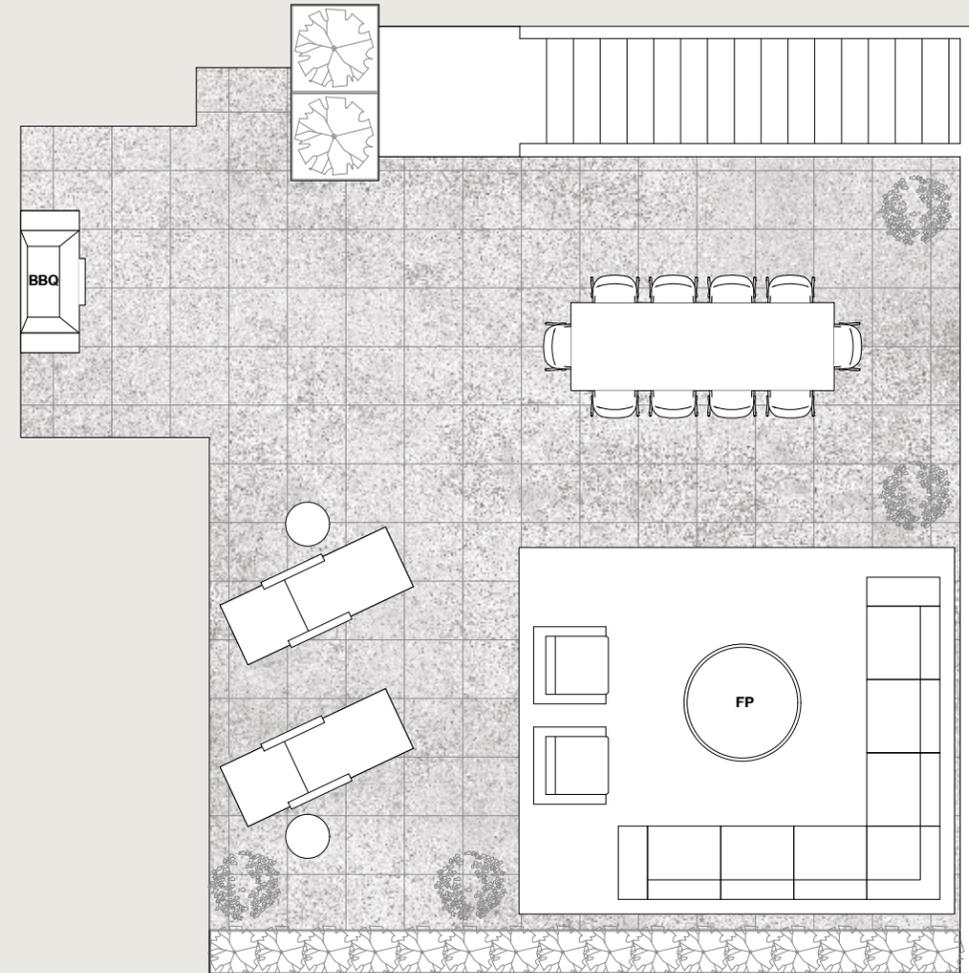
C2

2 Bedroom / 2 Bathroom
Interior: 747 Sq Ft
Exterior: 80 – 160 Sq Ft
Total: 827 – 907 Sq Ft





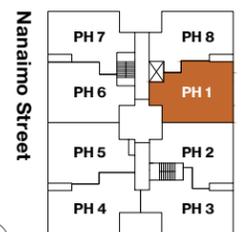
Main Floor



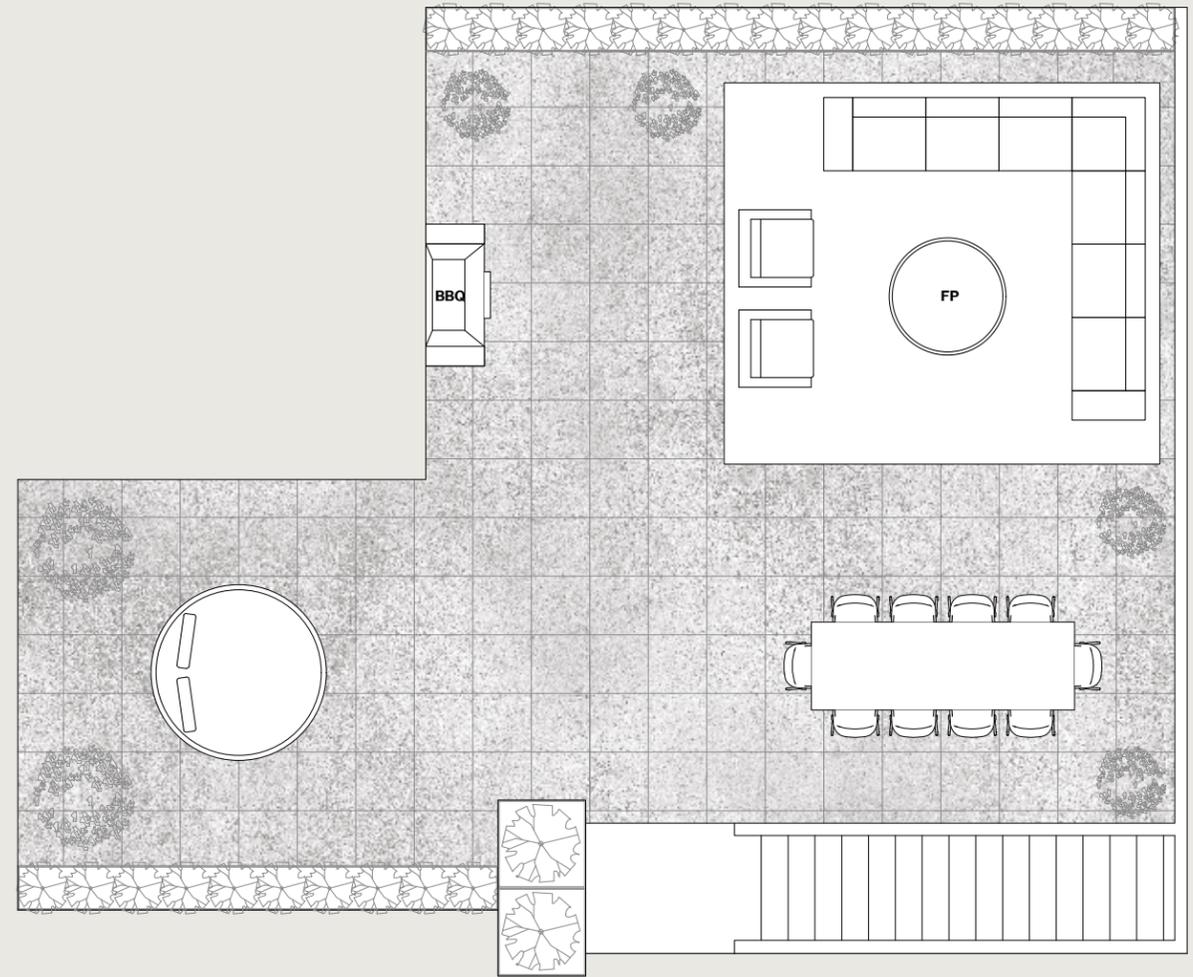
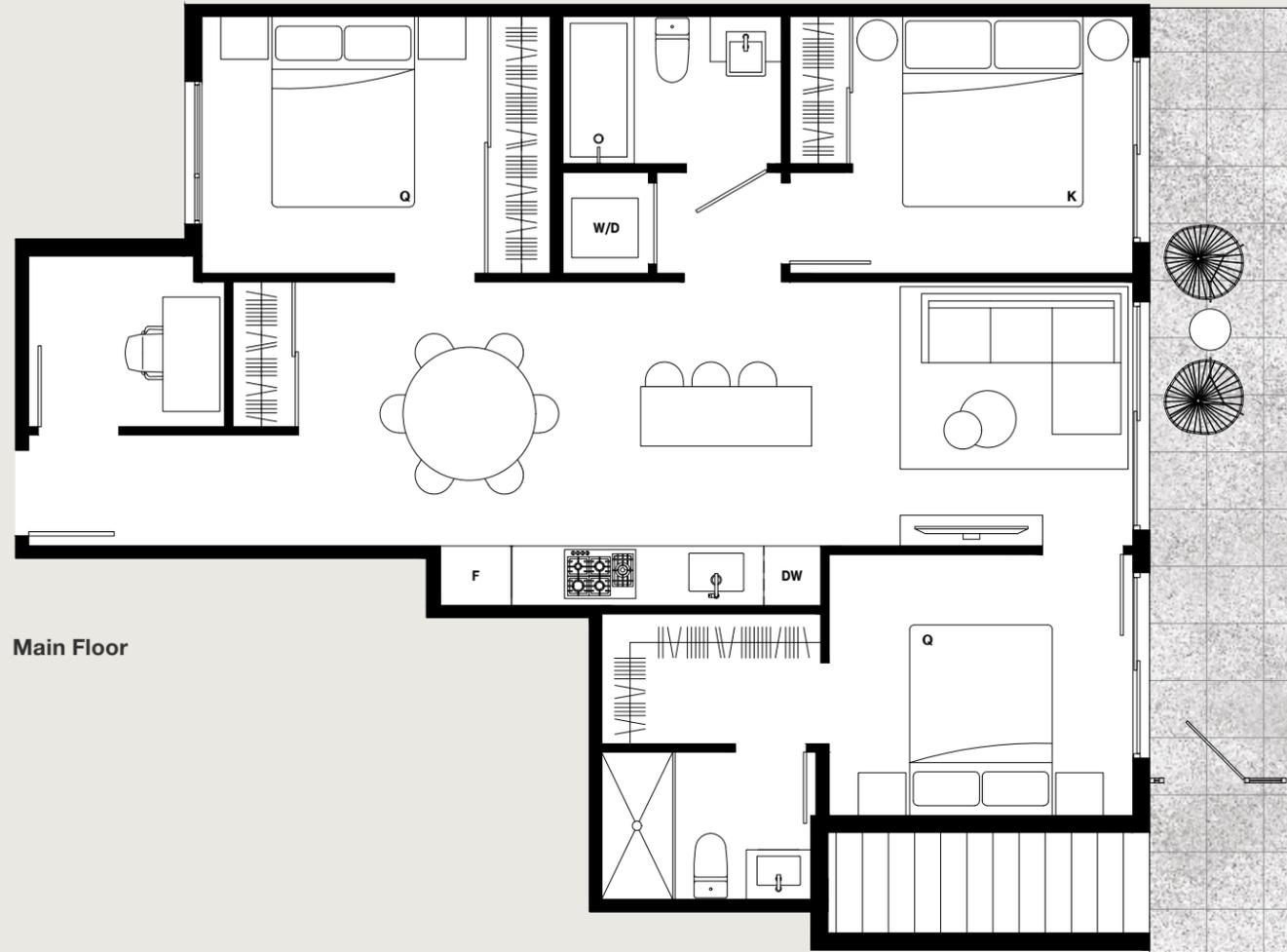
Roof Deck

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

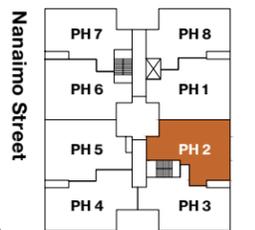


Level 5

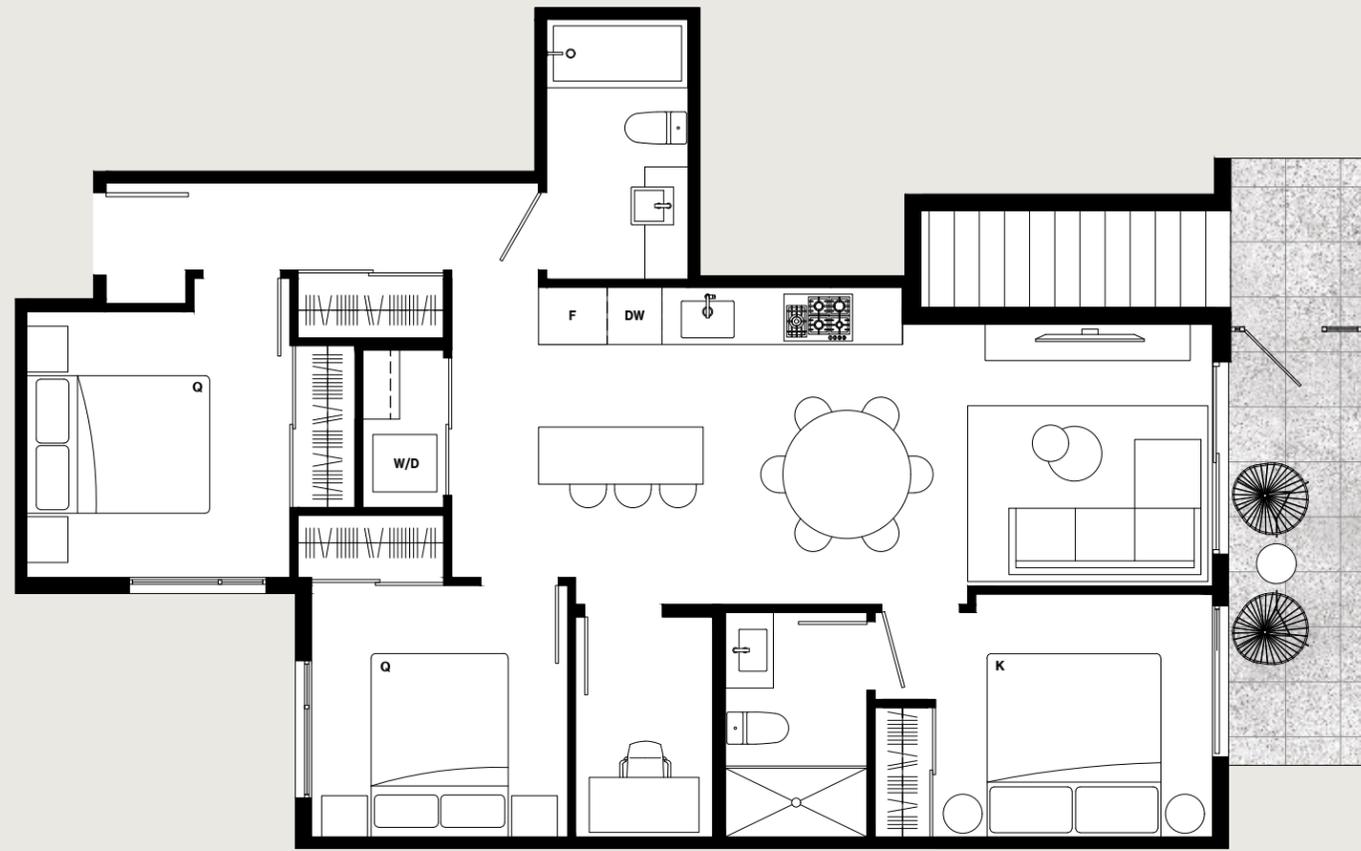


PH2

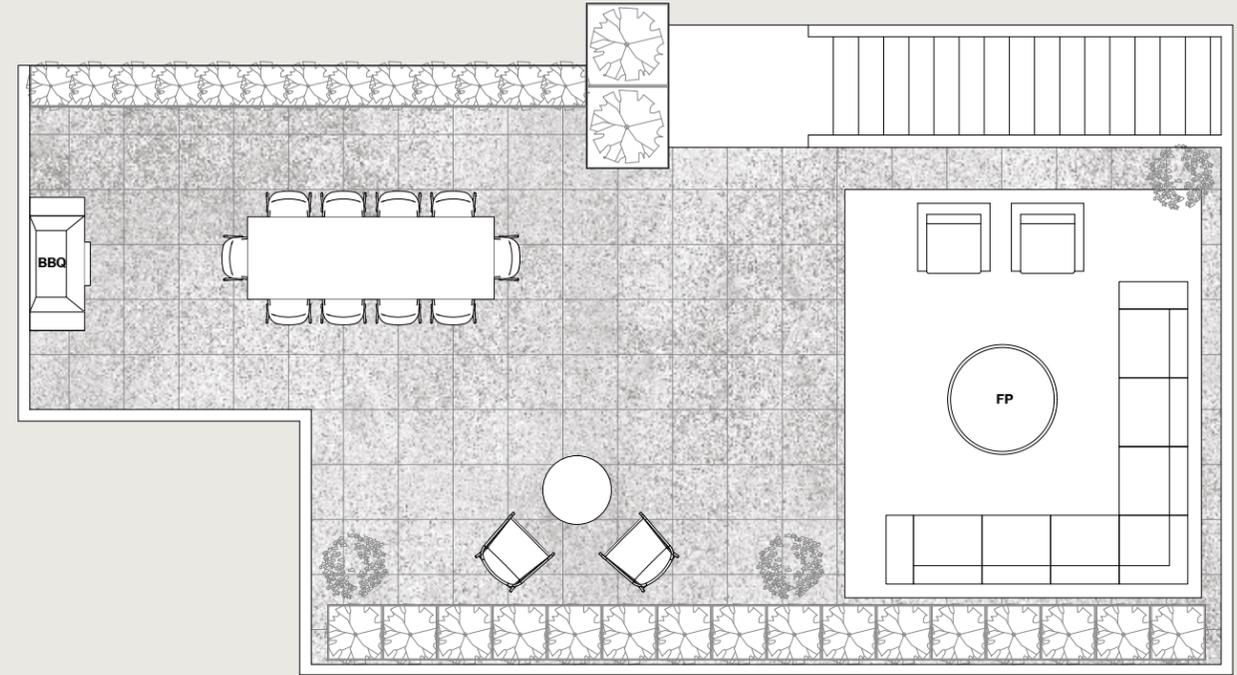
3 Bedroom / 2 Bathroom
Interior: 931 Sq Ft
Balcony: 128 Sq Ft
Roof Deck: 932 Sq Ft
Total: 1,991 Sq Ft



Level 5



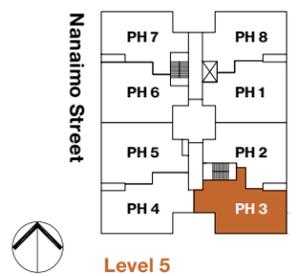
Main Floor



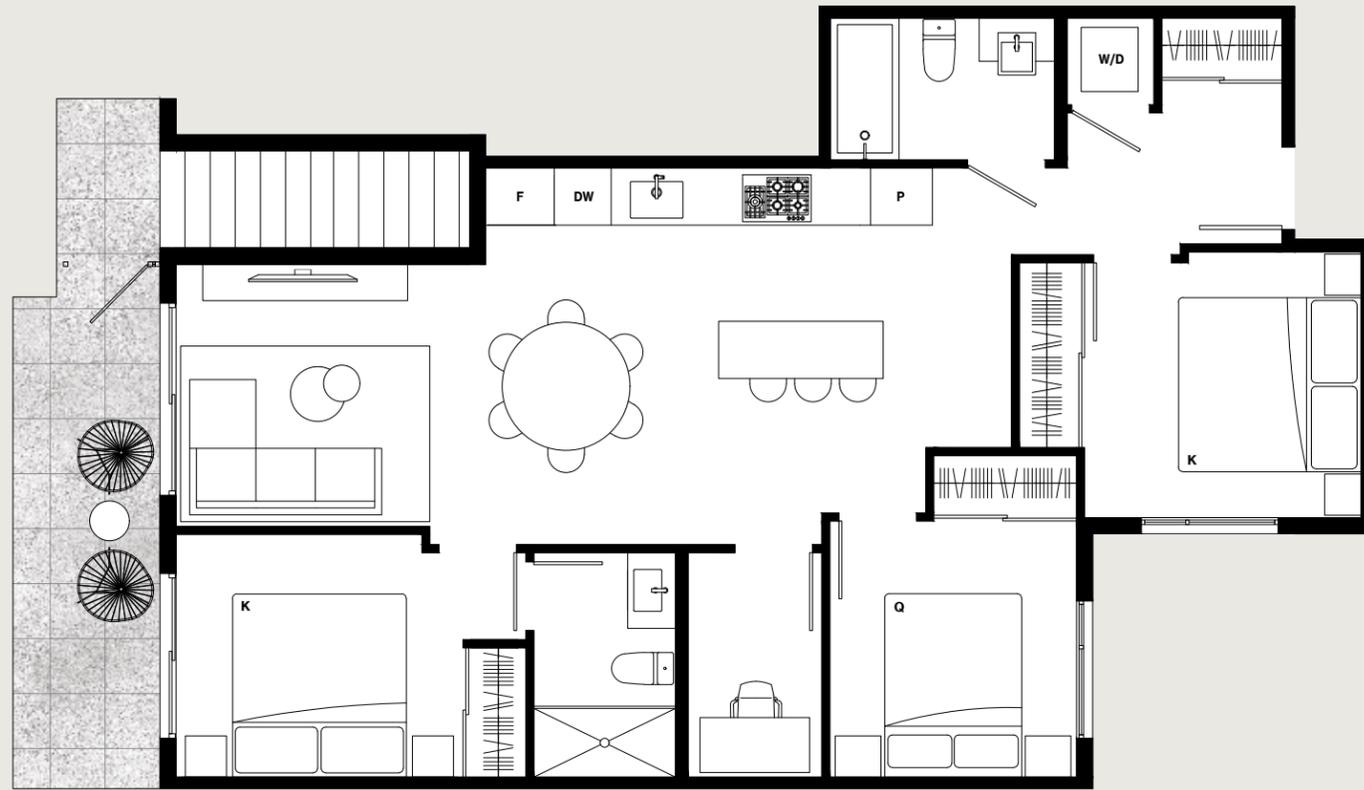
Roof Deck

PH3

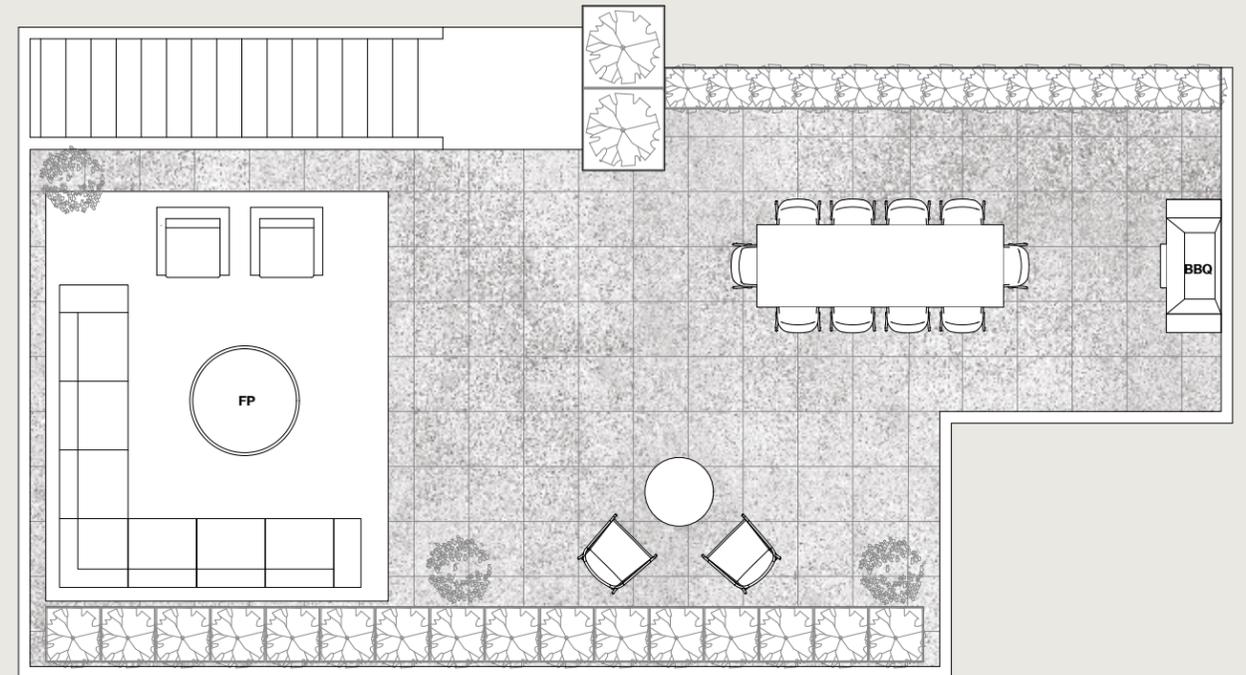
3 Bedroom + Flex / 2 Bathroom
Interior: 944 Sq Ft
Balcony: 75 Sq Ft
Roof Deck: 775 Sq Ft
Total: 1,794 Sq Ft



Level 5



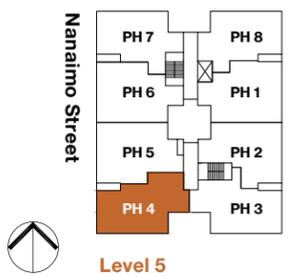
Main Floor



Roof Deck

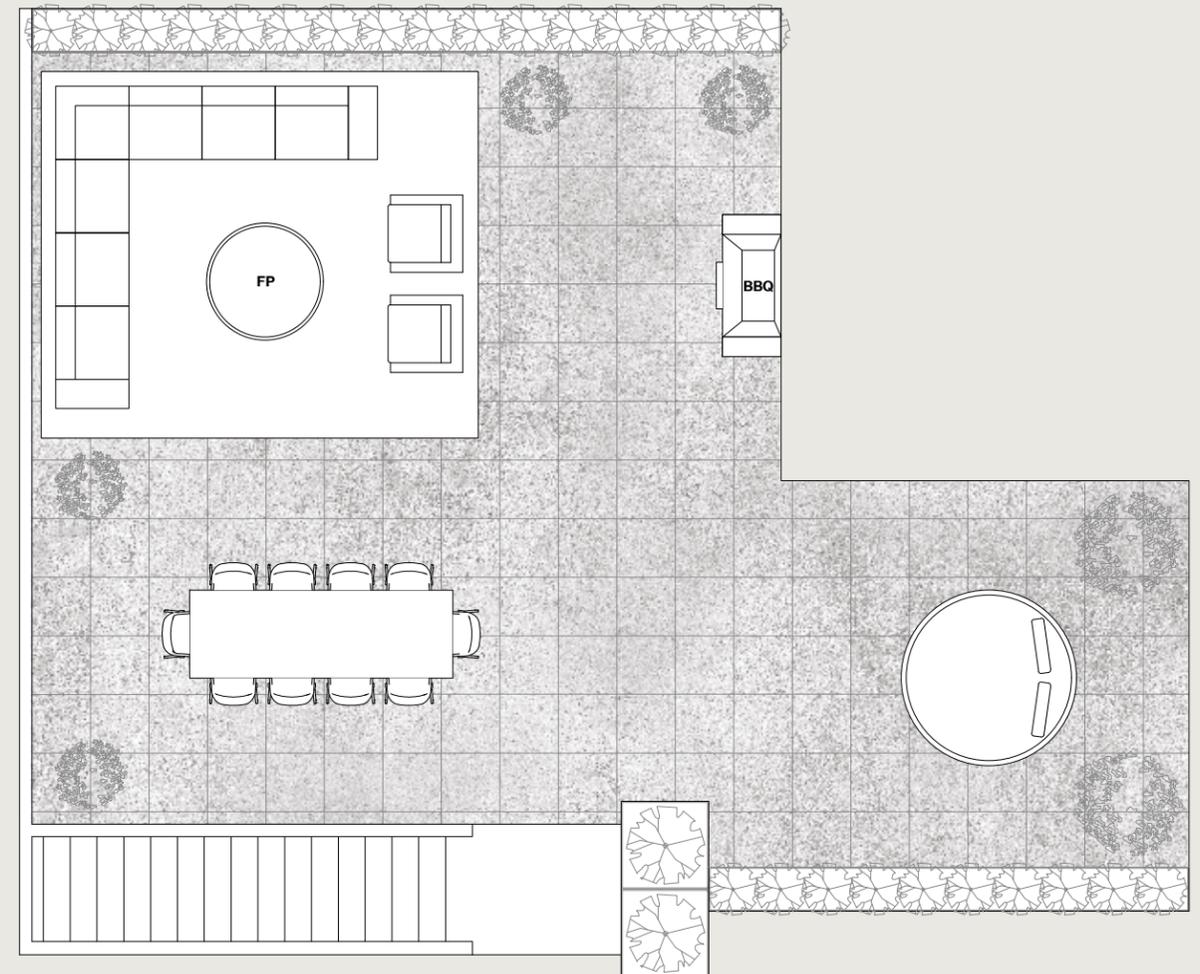
PH4

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





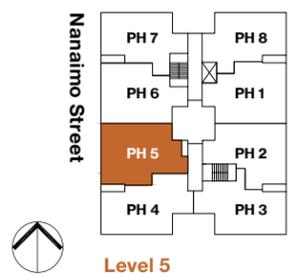
Main Floor



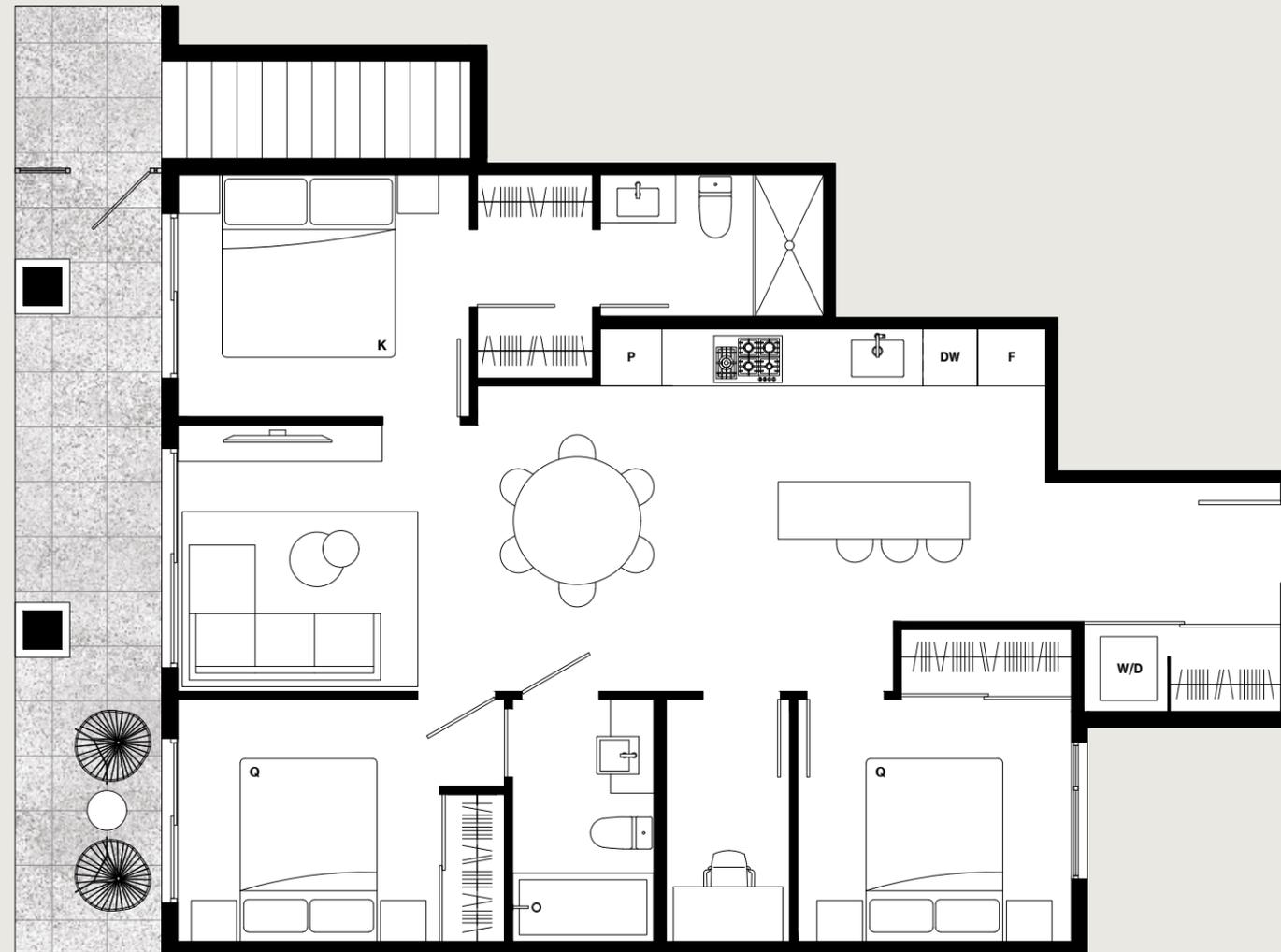
Roof Deck

PH5

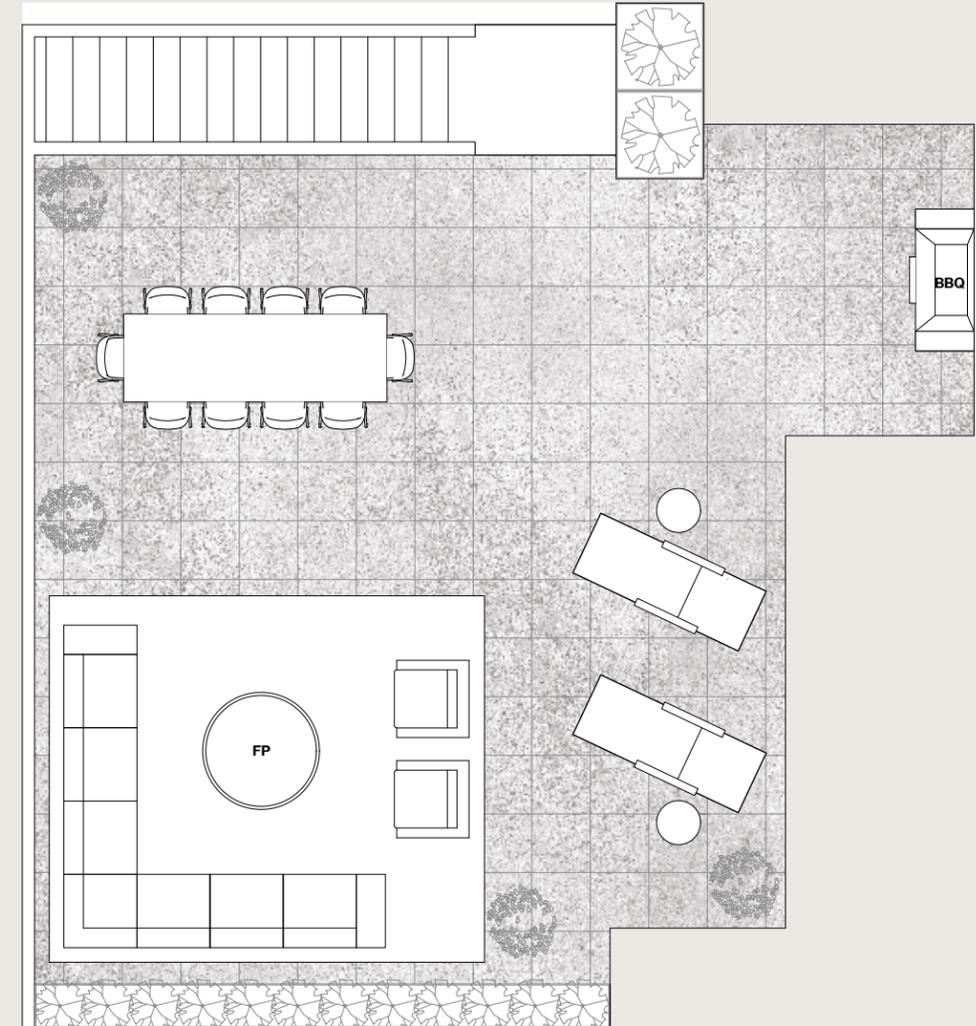
3 Bedroom + Flex / 2 Bathroom
Interior: 1,023 Sq Ft
Balcony: 115 Sq Ft
Roof Deck: 935 Sq Ft
Total: 2,073 Sq Ft



Level 5



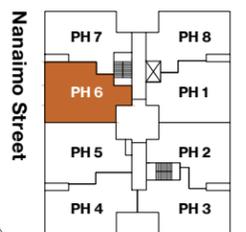
Main Floor



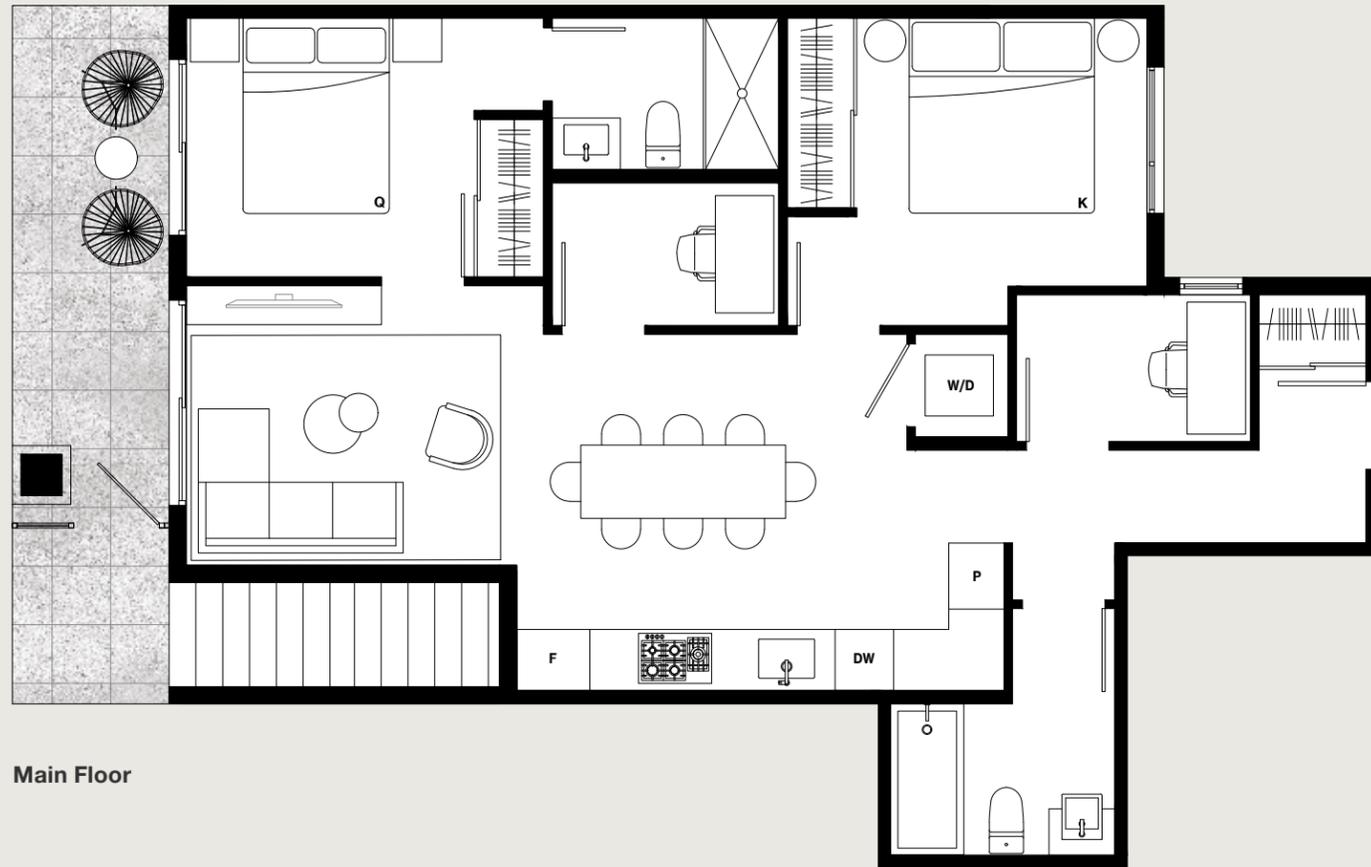
Roof Deck

PH6

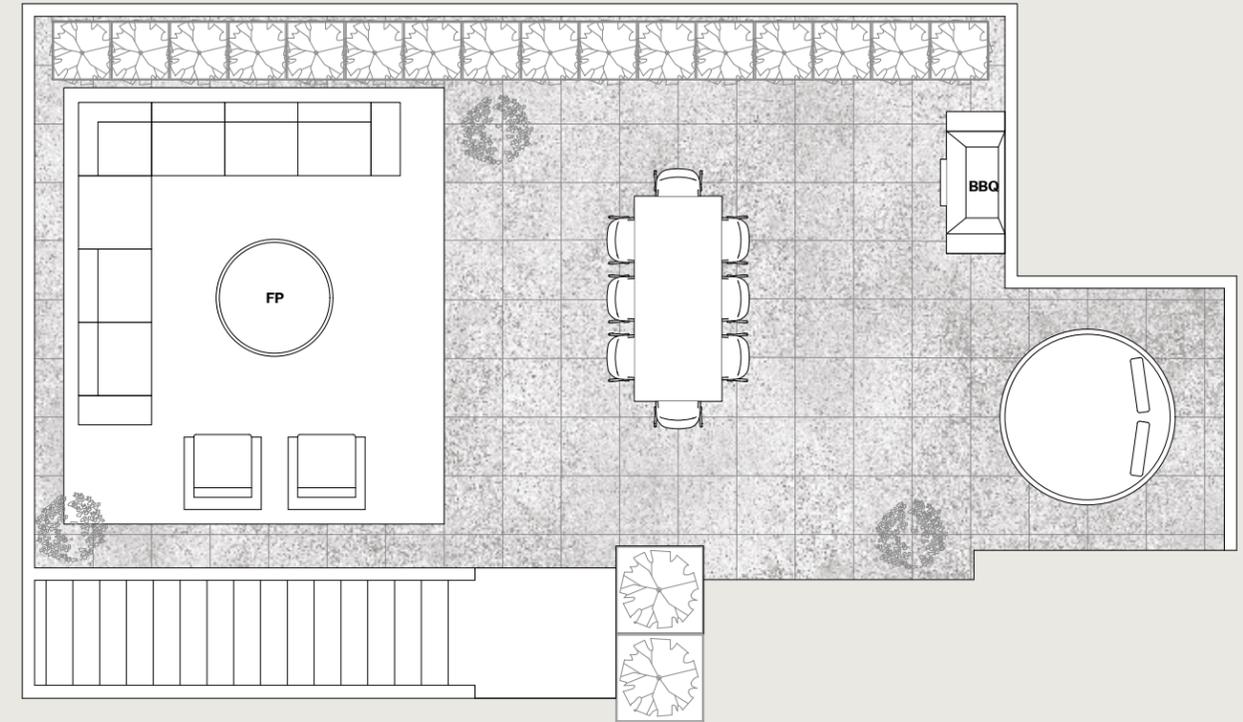
3 Bedroom + Flex / 2 Bathroom
Interior: 974 Sq Ft
Balcony: 123 Sq Ft
Roof Deck: 824 Sq Ft
Total: 1,921 Sq Ft



Level 5



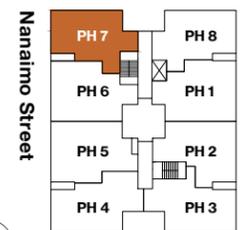
Main Floor



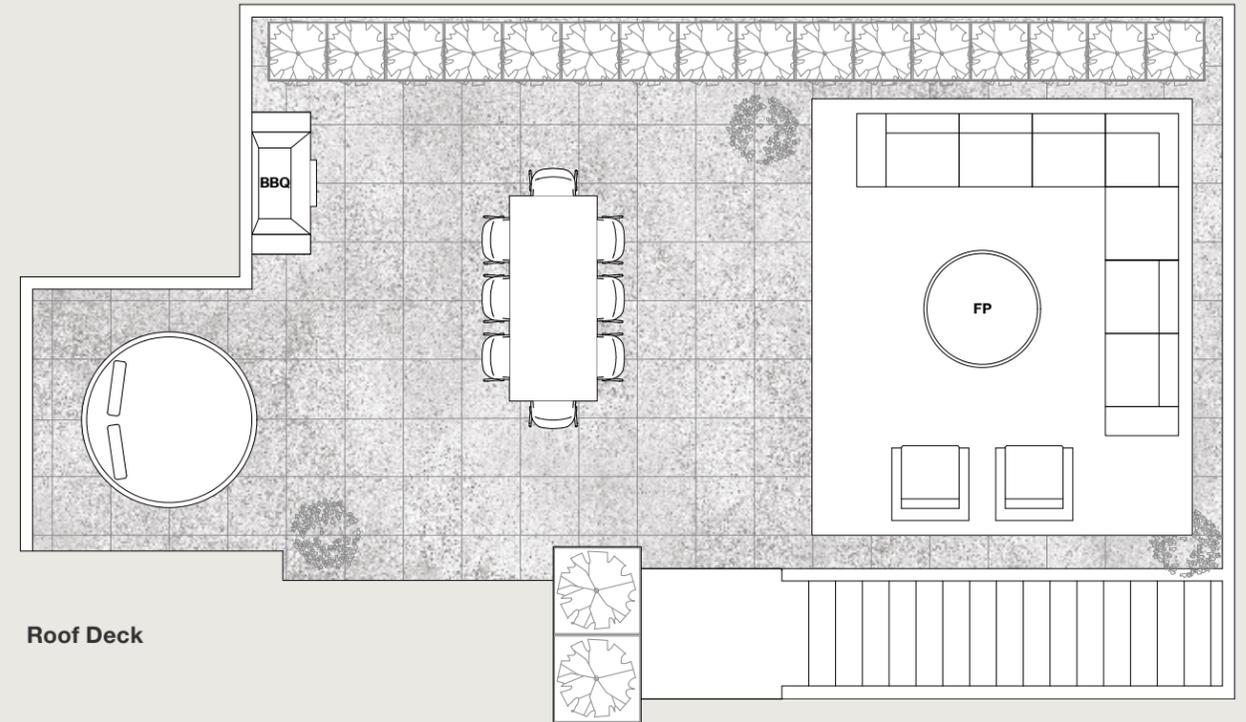
Roof Deck

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



Level 5

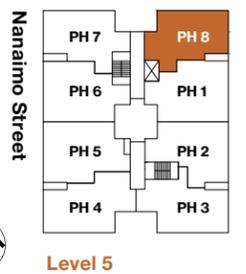


Main Floor

Roof Deck

PH8

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



Level 5

Features



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.

