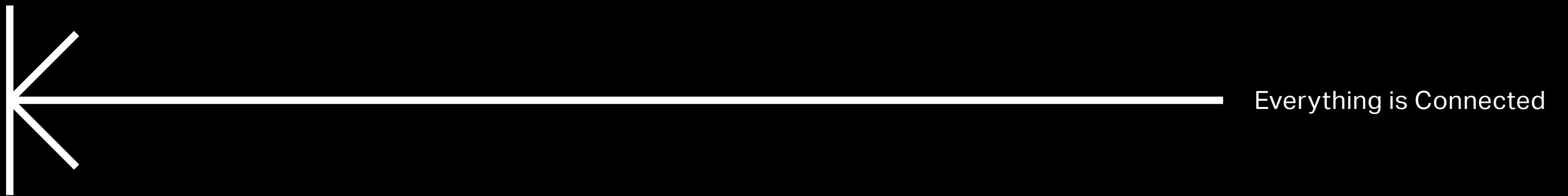


EAST JUNCTION

73 MODERN EAST VAN
1 TO 3 BEDROOM FLATS

Exclusive Preview Package

EastJunctionLiving.com





Congratulations! You are among the first to receive the exclusive Advance Preview Package for East Junction. We offer you the early opportunity to learn more about this exciting development and receive the following benefits:

- Priority access
- Private preview at the Presentation Centre before the public opening
- Priority pricing
- Priority inventory selection



Where the best parts of life intersect.

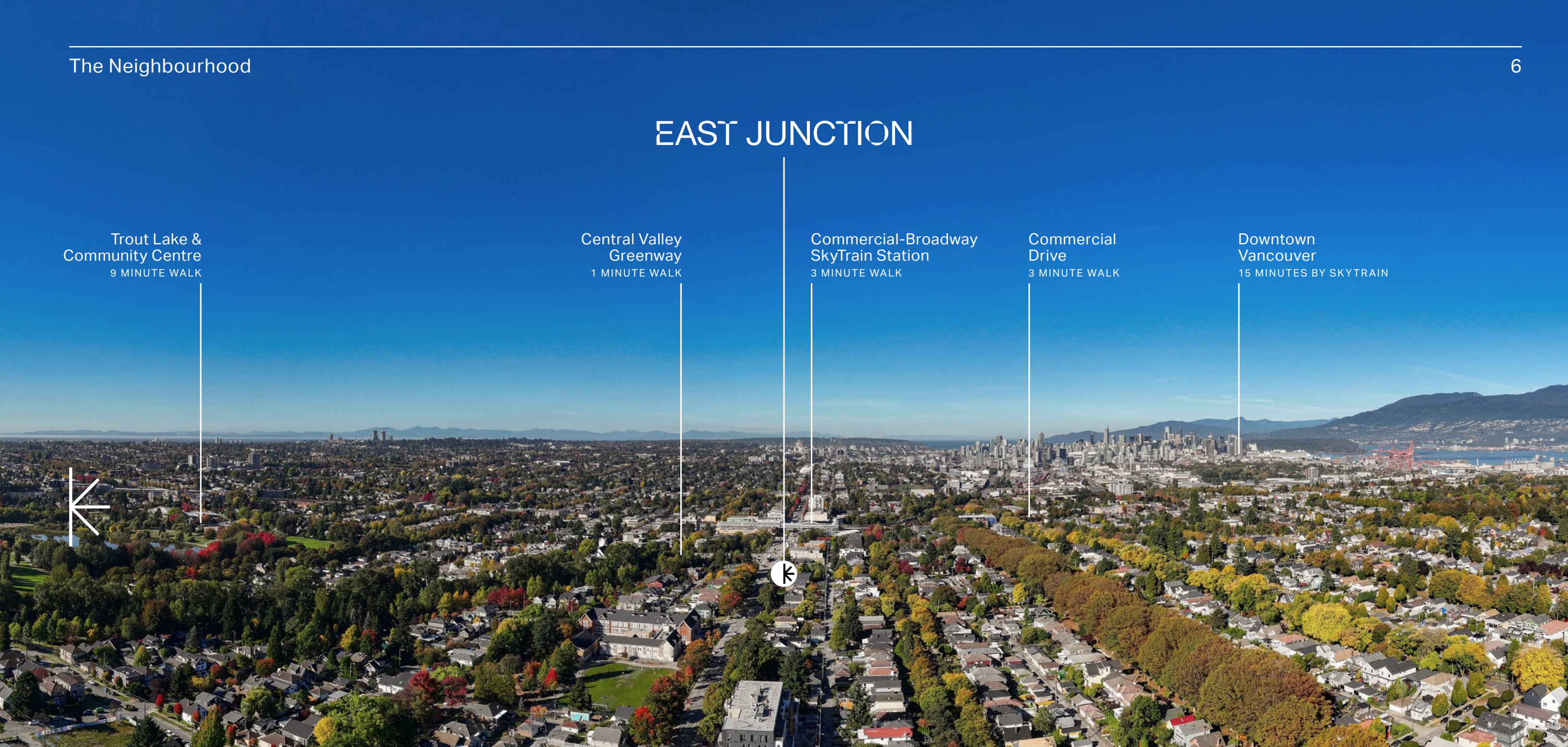
Live at the crossroad of culture and convenience, comfort and movement. Where the beat of the city meets the soul of home. Where possibility intersects with everyday living. Feel the magnetic energy of East Vancouver — of life itself — when you live in a home at East Junction.





Live East.

Every street and its corners tell a story in East Vancouver — especially along Commercial Drive. Dine on eats and sip drinks from around the world in restaurants, bars, and cafés full of personality. Shop in stores selling everything from records to groceries and shoes to furniture. Art, food, nature, design, and people overlap. It’s a rich mosaic of diversity and vibrancy.



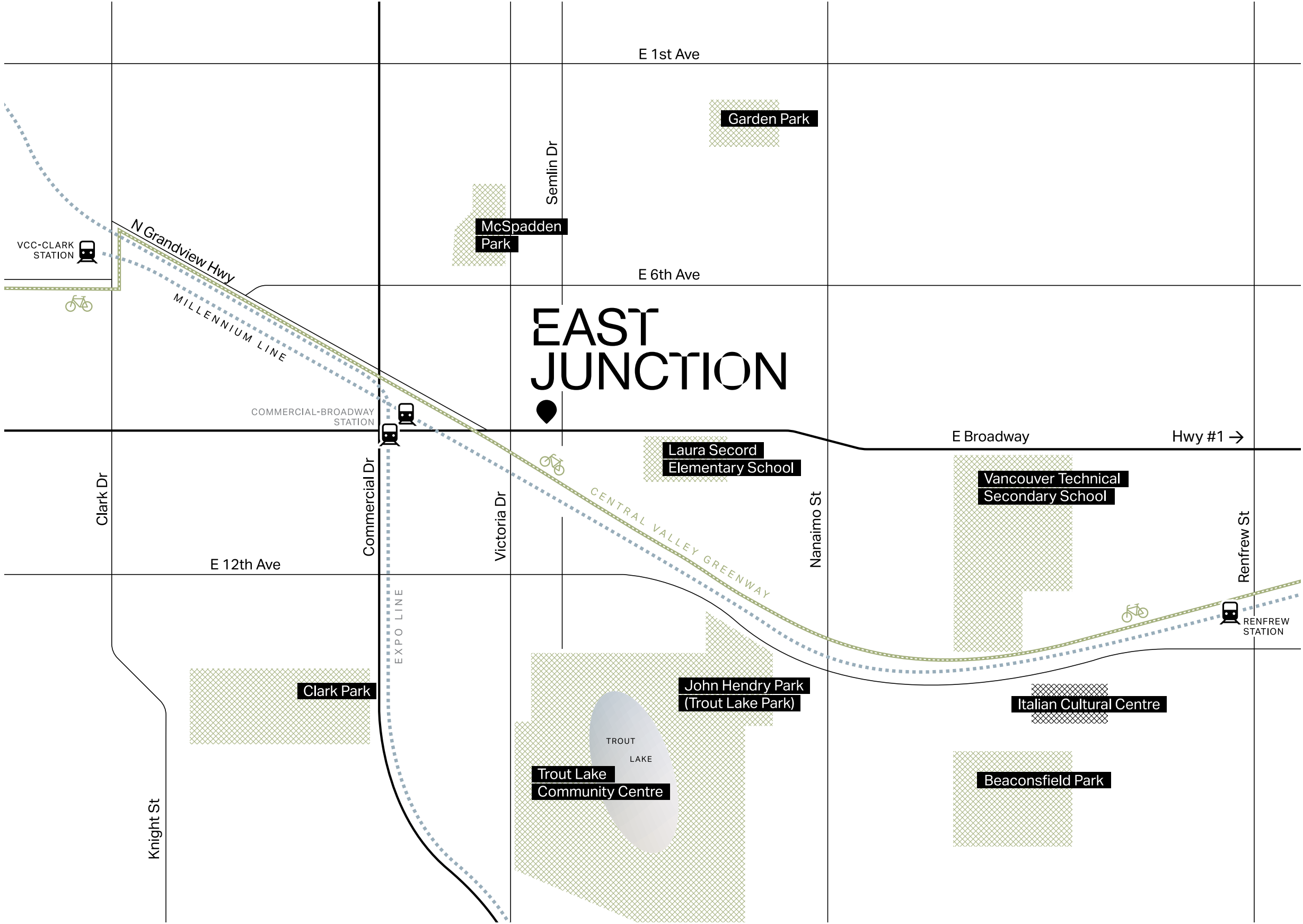
Move freely.

Transportation converges here, too. The SkyTrain Interchange Station at Broadway and Commercial connects you to both the Expo and Millennium lines. The Central Valley Greenway and other bike networks make it easy to get around on two wheels. And access to Highway #1 is convenient when you need to drive. With so many options, you'll be torn on which direction to turn.



Life mapped out.

East Junction is centrally located just off Commercial Drive at Semlin and Broadway. Its distinct architecture and retail spaces create a rhythm with the street. Walking is favoured to the SkyTrain station, Commercial Drive, grocery stores, eateries, shops, and Trout Lake Park.



Your place.

East Junction is more than a home. It's a community. It's six storeys of contemporary living — with local merchant spaces on the ground level and amenities that stretch from bottom to top. It's got character, too. A tiered brick façade adds personality, and allows for larger balconies outside and more sunlight inside.



The view is something.

Look out at the world around you. Private rooftop patios and a rooftop amenity give you a perspective of the neighbourhood that only the birds see. This community scene merges with trees and mountains. It's an inspiring outlook from home.





Head upstairs.









Meet new friends or gather the old ones for a hangout on the roof. Trade stories under the stars or bask with a book under the sun. Barbeque dinner and eat together around the harvest table. Plant seeds that'll bloom into real nourishment. You could even work remotely here in the summer months. The idea is to bring people together.





Grounded gatherings.

There's lots happening on the ground. A versatile co-working lounge keeps you out of the office, and a fully-equipped fitness studio keeps you moving. Kids also create community here — an outdoor play area surrounded by greenery connects little ones and parents.

 2,500 SF ROOFTOP AMENITIES	 600 SF FITNESS ROOM
 620 SF CO-WORKING LOUNGE	 760 SF KIDS' PLAY AREA
 280 SF CAR WASH	 8,000 SF CONVENIENT RETAIL
 75 SF DOG WASH STATION	 80 SF BIKE REPAIR STATION



A full package.

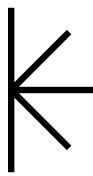
Home works for you and with you. These function-forward homes are designed by the award-winning team at Portico. Contemporary living meets a classic locale. With spacious layouts and patios, plenty of light through floor-to-ceiling windows, modern finishes, and European appliances, including an induction cooktop. Welcome home to your urban sanctuary.

- 01 — Under-cabinet LED lighting for well-lit kitchen prep
- 02 — Fulgor Milano refrigerator / freezer with fully-integrated panel to match cabinetry
- 03 — Fulgor Milano 4-burner induction cooktop
- 04 — Heat and scratch resistant quartz countertops
- 05 — Durable and contemporary engineered laminate flooring throughout the home
- 06 — Floor-to-ceiling, double-pane windows bring the outside light and fresh air into your home



Real relaxation.

The soothing feel of minimalism. Hop into a roomy shower encased in a glass surround, topped with a rainshower head, and paired with a handheld wand. Multiple storage spots, including a medicine cabinet, offer plenty of places to stash toiletries. Sleek brushed nickel fixtures and perfect lighting add to the modern comfort.



Connected To Everywhere

- Situated just off vibrant Commercial Drive in the Grandview-Woodlands neighbourhood
- A 3-minute walk to Commercial-Broadway SkyTrain Station offering easy access to both the Expo and Millennium Lines
- Central Valley Greenway bike and walking route is just a few steps from your front door
- A short stroll to Trout Lake, Community Centre and the weekend Farmers Market
- Surrounded by a creative community of craft breweries, eclectic cafes, restaurants, and local boutiques
- Enjoy easy access to Hwy 1 within minutes

A New East Van Character

- Boutique 6-storey mixed-use building, with 73 residences and 8 merchant spaces
- Contemporary and expressive architecture by Urban Solutions
- A tiered building façade to allow for larger balconies and more sunlight in your home

Amenities Designed To Connect

- Landscaped common rooftop patio with outdoor BBQ kitchen, dining area, fire pit, and lounge areas to enhance social interaction
- Communal rooftop garden plots
- Co-working lounge with kitchenette, couches and washroom
- Fully-equipped fitness studio
- Private ground-level green space with outdoor seating and children’s play area
- Sleek lobby design with overheight ceilings
- Secure parcel delivery room and mailboxes
- Secure bike room
- Bike repair station
- Car wash station inside the parkade
- Indoor dog wash station

Purposeful Living Spaces

- Clean, contemporary interiors by award-winning interior design firm Portico
- Customize your home with one of two colour palettes: Light and Dark
- Floor-to-ceiling, double-pane windows bring the outside light and fresh air into your home
- Outdoor space for every home, including balconies, large patios, and private-access residential rooftop decks
- Durable and contemporary engineered laminate flooring throughout the home
- Flex spaces for working from home (applicable to most homes)
- Recessed ceiling lights throughout the home
- Contemporary roller shades for natural light control
- A/C conduit in the living room to allow for the easy installation of future in-suite air cooling units
- Solid-core home entry door, with brushed nickel lever and privacy lock
- Energy-efficient front-loading Samsung washer and dryer

Inspired In The Kitchen

Premium Italian-designed appliance package:

1 Bedroom Homes

- 24” Fulgor Milano refrigerator / freezer with fully-integrated panel to match cabinetry
- 24” Fulgor Milano 4-burner induction cooktop
- 24” Fulgor Milano convection wall oven
- 24” Fulgor dishwasher with integrated millwork to match cabinetry
- AEG concealed hood fan with LED lighting
- Panasonic microwave with built-in trim kit

2 & 3 Bedroom Homes

- 30” Fulgor Milano refrigerator / freezer with fully-integrated panel to match cabinetry
- 30” Fulgor Milano 4-burner induction cooktop
- 30” Fulgor Milano convection wall oven
- 24” Fulgor dishwasher with integrated millwork to match cabinetry
- AEG concealed hood fan with LED lighting
- Panasonic microwave with built-in trim kit
- European-inspired cabinetry complete with soft-close drawers
- Heat and scratch resistant quartz countertop
- Porcelain kit-kat tile backsplash
- Under-cabinet LED lighting for well-lit kitchen prep
- Large undermount single-bowl sink with Silgranit® finish by Blanco
- Sleek Fluid dual-spray, pull-down faucet for easy clean up
- Contemporary brushed nickel hardware throughout

A Better Bathroom

- Minimalist wood veneered panel cabinetry with soft-close doors
- Discrete medicine cabinet for added storage in ensuite bathroom
- Beautiful and durable quartz countertop
- Porcelain floor and wall tiles for easy cleaning
- Brushed nickel Fluid faucets and accessories throughout
- Undermount rectangular sink for a sleek modern look in all bathrooms
- Relaxing soaker-style bathtub in secondary bathroom and 1 bedroom homes
- Walk-in shower with frameless glass and acrylic pan in ensuite
- Showerhead and slide-bar handheld wand in ensuites
- Soft-close, dual-flush, eco-friendly toilet in all bathrooms
- Integrated recessed lighting to ensure just the right ambiance

The Extras You Need

- Intercom at lobby entrance with secure FOB access system
- Dedicated elevator for residents with secure FOB access control
- Gated underground parking with secure FOB access
- Electric car charging conduit rough-in for all residential parking stalls
- Hardwired smoke detectors in all homes and common areas
- Fully sprinklered, fire-protected building with annunciator panel
- Convenient recycling and garbage disposal room

New Home Warranty (2-5-10)

- Comprehensive Home Warranty
 - 2-Year Coverage: materials and workmanship
 - 5-Year Coverage: high-efficiency building envelope
 - 10-Year Coverage: structural materials and labour

Green Building Initiatives

- East Junction has been designed to green building standards, increasing the comfort and energy efficiency of every home



- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

East Broadway

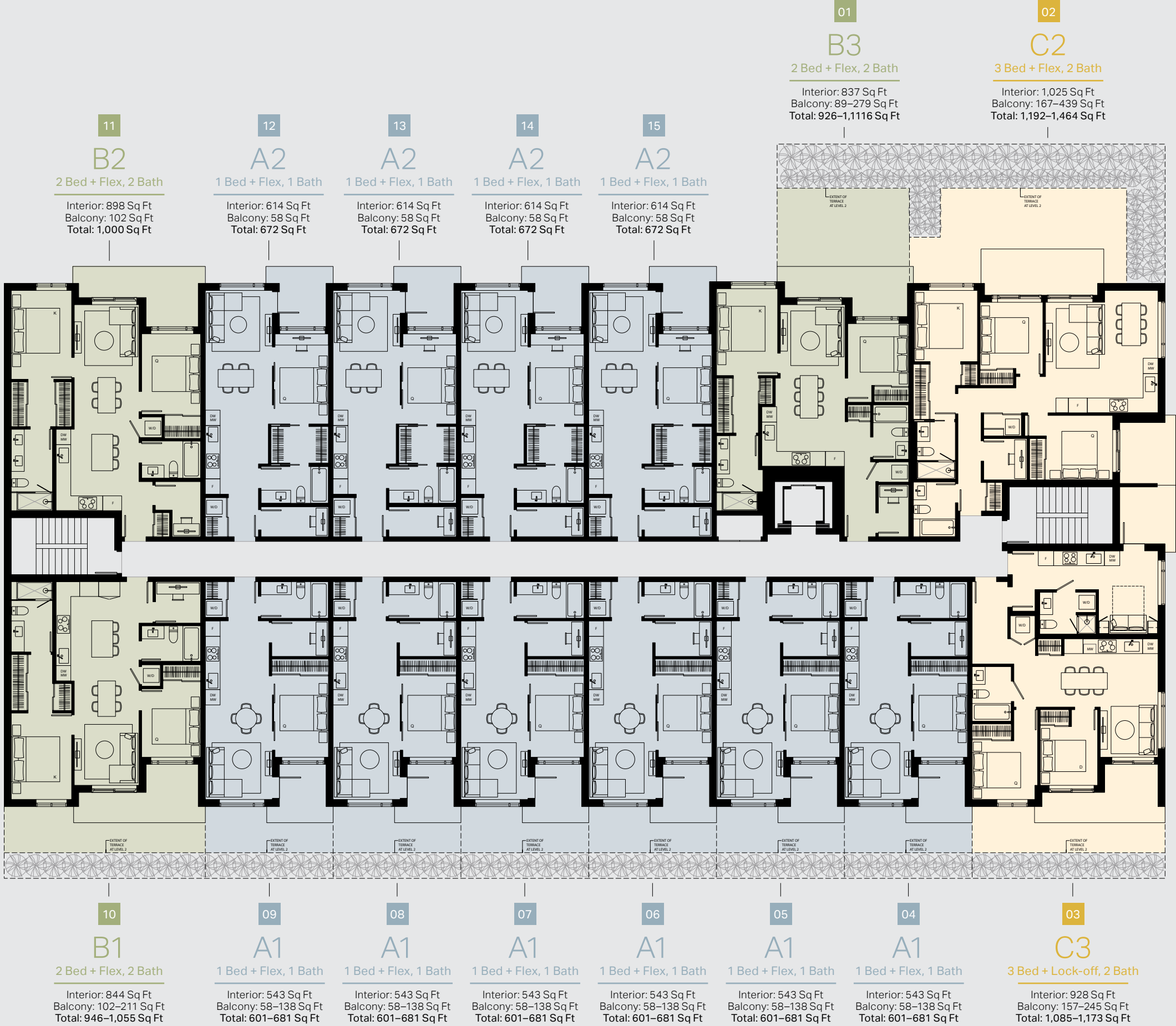
Semlin Drive

Level 1



Level 2-3

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom





Level 4

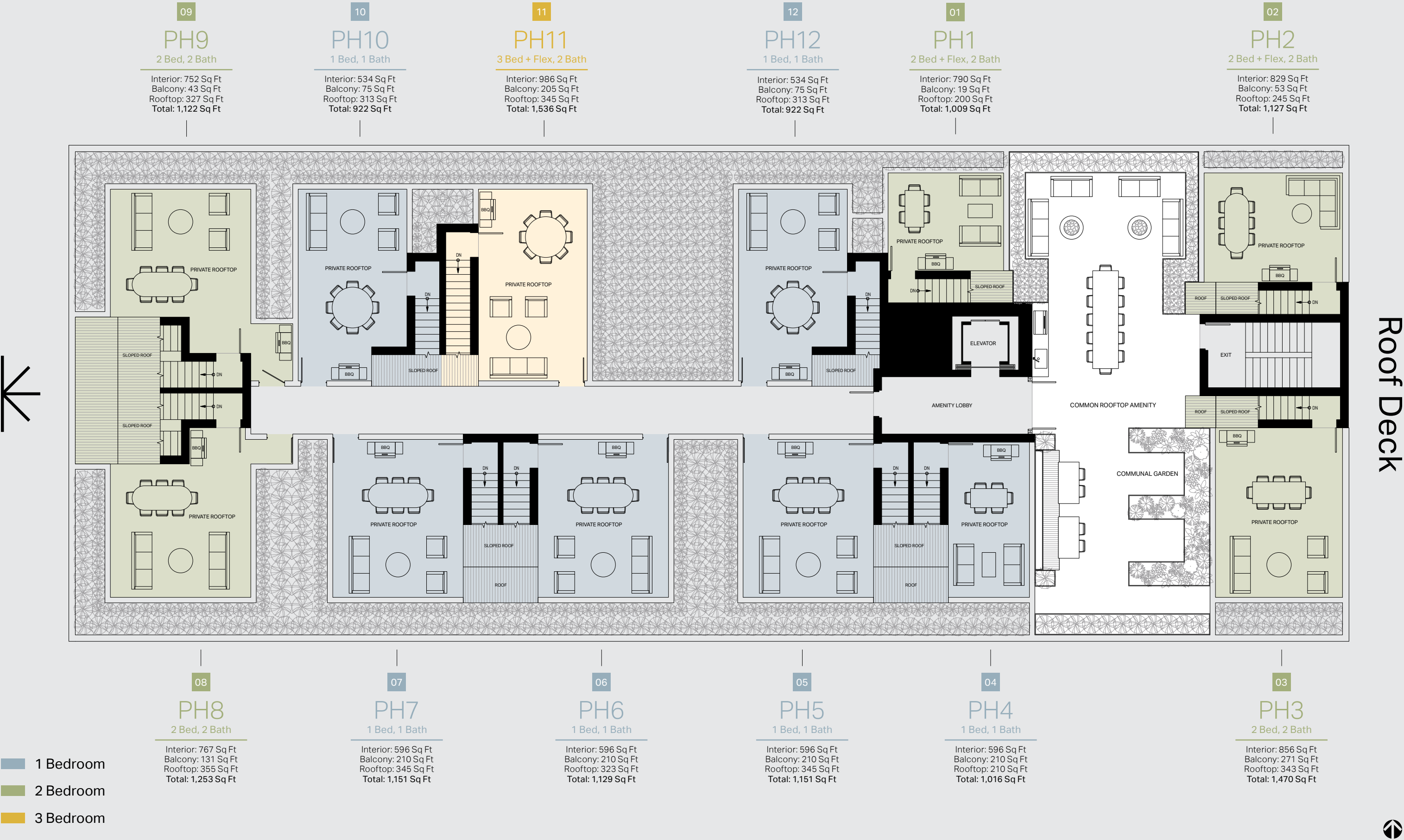


Level 5

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom









Enso Group’s projects are focused on creating a sense of place for those who live and work there. Their development background spans a diverse range of real estate projects, including residential, commercial, and mixed-use communities. Their approach comes with a deep commitment to designing and building inspiring and sustainable homes that align with their own values and aspirations — and, most importantly, the homeowner.



Williams Management

Williams Management is a respected boutique real estate consulting firm specializing in providing development management services to clients throughout the Lower Mainland, Vancouver Island, and the Interior. With over 25 years of experience, they have a track record of successfully overseeing a variety of multi-family residential and mixed-use projects from conception to completion.

Edge Construction

EDGE is a Vancouver-based builder with a focus on multi-family residential, commercial, and industrial buildings. Currently, EDGE has over 800 homes actively under construction. What sets EDGE apart is their ability to build quality projects with exceptional transparency and professionalism.

Portico Design

Portico Design Group is a Vancouver based full-service interior design firm. Their approach has always been driven by the desire to “bring space to life” by designing interiors to be true to the project vision, the architecture, the landscape, the geography, and to the people who will be involved with them.

Urban Solutions Architecture

Urban Solutions is a Vancouver-based architectural firm specializing in community-oriented projects. Their approach integrates architecture, interiors, and landscape to create inspiring projects with community connection. All projects are conceived with the focus on urban place-making that seeks to provide inspiring experiences for homeowners.



Coming Soon to Commercial Drive
EastJunctionLiving.com



In the continuing effort to improve the homes, the developer reserves the right to modify or change plans, specifications, finishes and features without notice. Images shown are artist's conceptual renderings only. This is not an offering for sale. Any such offerings may only be made after the filing of a disclosure statement. Sales and marketing by Framework Marketing Inc. E.&E.O.