



**ROVE**

LLOYD & MARINE

CAPILANO  
SUSPENSION  
BRIDGE

GROUSE MOUNTAIN

EDGEMONT  
VILLAGE

**ROVE**  
LLOYD & MARINE

ROVE  
BEYOND





PERSIA FOODS  
PRODUCE MARKET

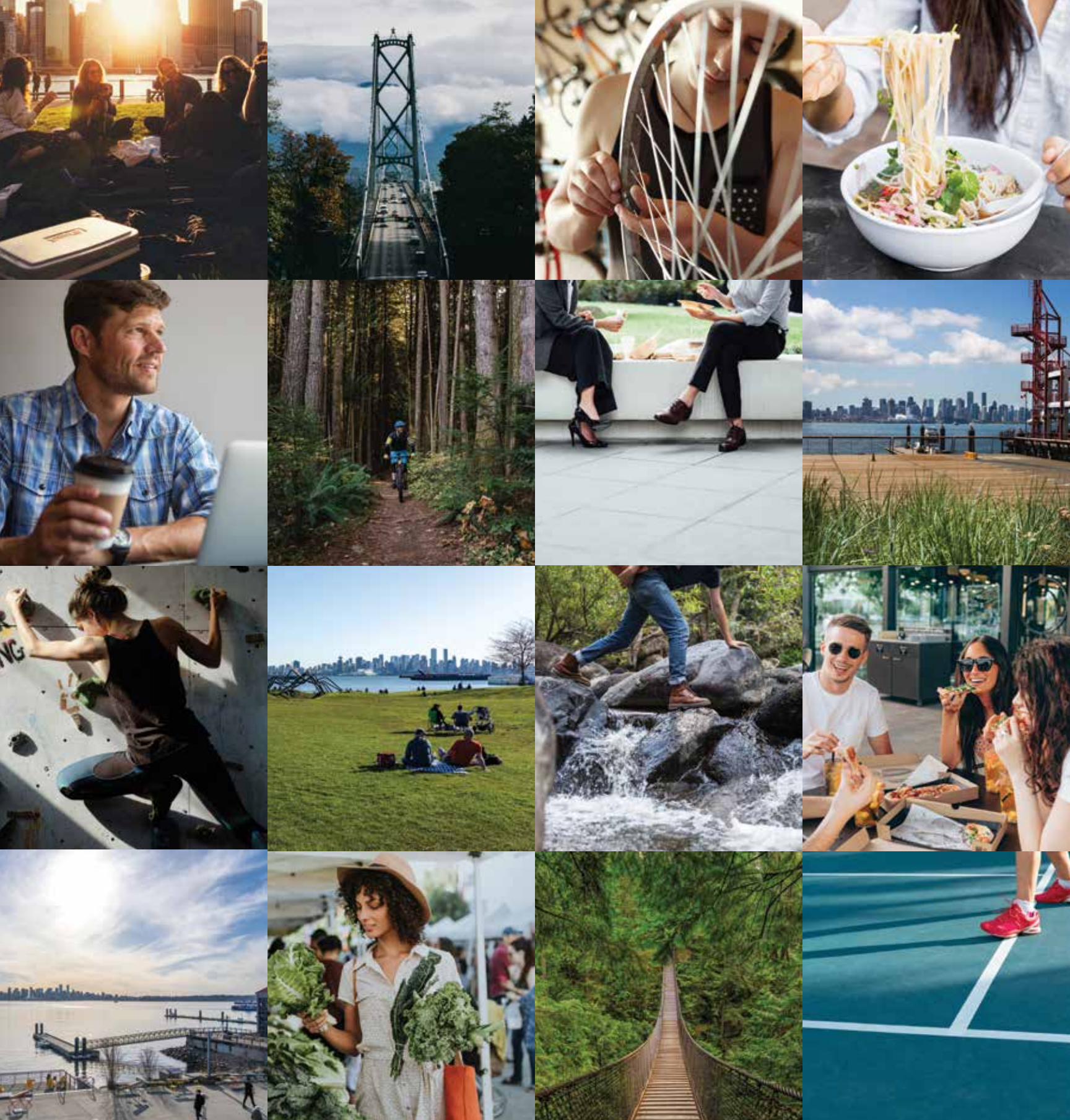
HEYWOOD  
PARK

ANGRY  
OTTER TAP &  
FORNO

## STEPS TO EVERYTHING

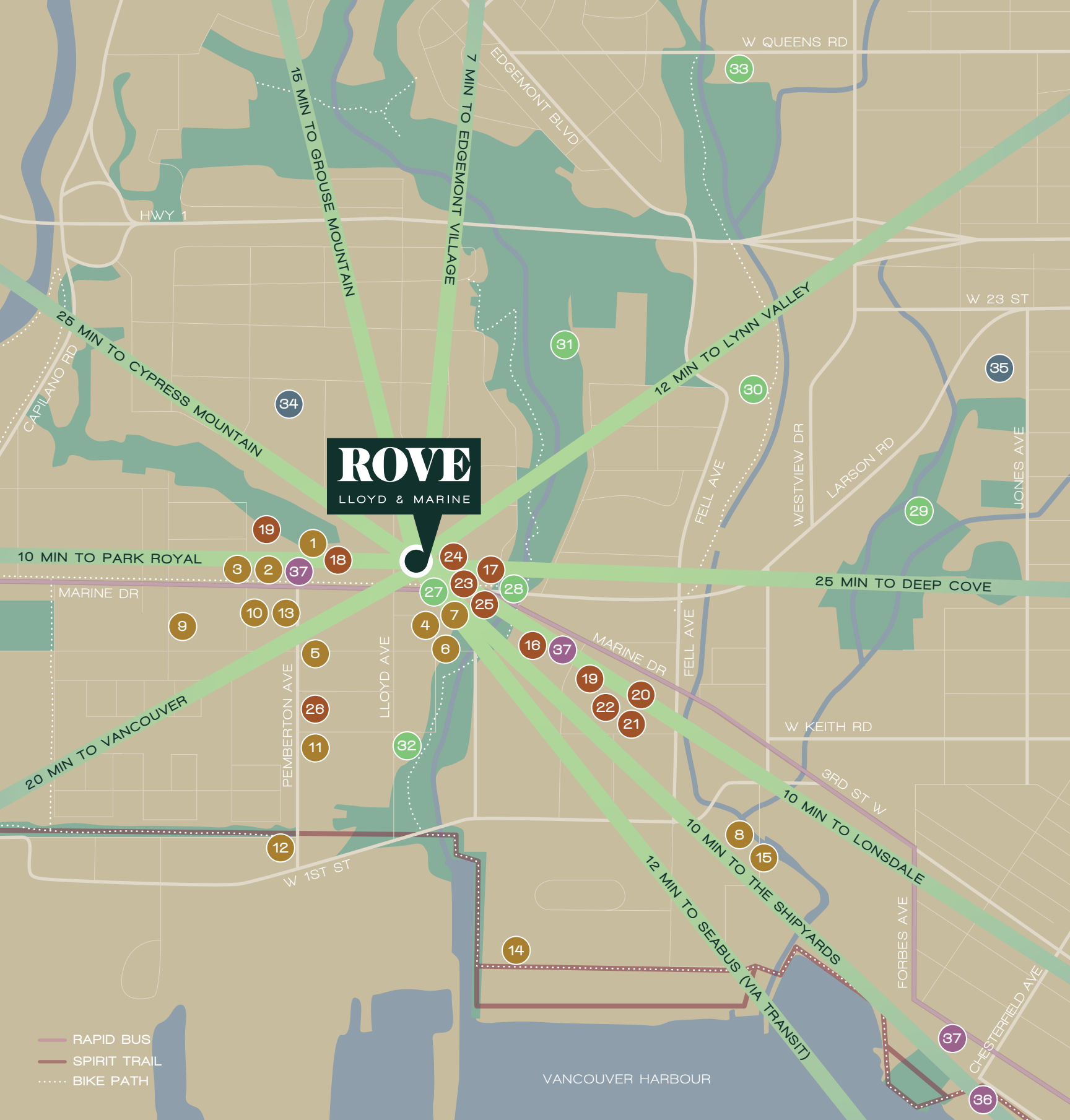
Live against the backdrop of the mountains and the ocean, nestled between the great outdoors and urban convenience, Rove makes its mark as the best of both worlds. Access to trails, beaches, and the Downtown core are all a short distance from the front door.

Find your balanced lifestyle in a dynamic and energetic neighbourhood, in a modern, bright living space that captures the natural beauty and unmistakable character of North Van.



Perfectly situated at Lloyd and Marine Drive, everything North Van has to offer is at your convenience. Nearby parks give the opportunity to spend time in nature at any given moment, while local ski hills, mountain bike trails and golf provide numerous ways to stay active.

Stay local and shop at nearby Park Royal Shopping Centre & The Shipyards, or hop on the Lions Gate Bridge and get Downtown in minutes. Easy access to public transit cuts down on the precious time taken to shop and commute, allowing more time for the things that matter to you.



**ROVE FLAVOUR**

- 1 C-Lovers Fish & Chips
- 2 White Spot Pemberton Plaza
- 3 Starbucks
- 4 Angry Otter Tap and Forno
- 5 Cactus Club Cafe
- 6 Orto Artisan Pasta
- 7 Smoke and Bones BBQ
- 8 Black Kettle Brewing Company
- 9 Tomahawk Restaurant
- 10 Bean Around The World Coffees
- 11 The Workshop Vegetarian Café
- 12 Pemberton Station
- 13 Afra Bakery
- 14 Thomas Haas Patisserie
- 15 Lift Production Bakery

**ROVE SHOPPING**

- 16 Capilano Mall
- 17 Everything Wine
- 18 KORNA Pet
- 19 Save-On-Foods
- 20 Thrifty Foods
- 21 Bed Bath & Beyond
- 22 Shoppers Drug Mart
- 23 Opus Art Supplies
- 24 Persia Foods Produce Markets
- 25 Steed Cycles
- 26 North Shore Road Bike

**ROVE RECREATION**

- 27 Planet Fitness
- 28 Heywood Park
- 29 Mahon Park
- 30 Mosquito Creek Trail
- 31 Heywood Field
- 32 North Vancouver Tennis Centre
- 33 Delbrook Community Recreation Centre

**ROVE EDUCATION**

- 34 Capilano Elementary School
- 35 Carson Graham Secondary School

**ROVE TRANSIT**

- 36 Lonsdale Quay SeaBus Terminal
- 37 Rapid Bus Stops

# MEET ROVE, A BOUTIQUE COMMUNITY WITH NATURAL STYLE

RH Architects award-winning style and The Staburn Group's attention to detail are evident in the exterior features. The use of wood panelling and contrasting stone tiles define Rove's charm, while well-appointed windows with intricate trim refine it. From the manicured property, the activated streetscape links Rove to urban convenience and nature's paradise.



# ROVE HOME



ROVE  
COMFORT

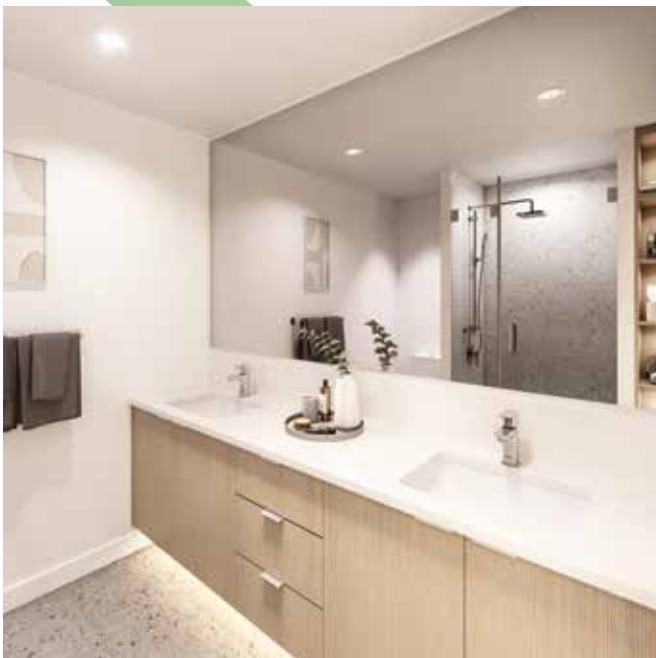




Bright open layouts, minimalist lines, and a sizable outdoor space are key touch points that create a youthful energy in your home. Enjoy the choice of two design palettes, curated by notable North Shore interior design firm The Mill, inspired by the outdoor surroundings. The interiors combine white-washed driftwood flooring alongside warm white engineered quartz countertops exuding a clean, refreshing design that is unmistakably contemporary yet timeless.



# ROVE STYLE



Soft close cabinets available in two colour palettes and a clever corner cabinet design maximize storage space in the kitchen. Quartz countertops with matte marble backsplashes are illuminated by efficient LED lighting. The tranquil bathroom has a refreshing feel with brushed nickel fixtures, mosaic tiles and a porcelain terrazzo look. Unwind and relax in the large soaker tub in this modern bathroom with great features.

# FEATURES

## WELCOMING ARRIVAL

- Four-storey mixed-use residential building with commercial space on the ground floor
- A community defined by iconic architectural design by the award-winning RH Architects. Inc
- Intelligent interiors by The Mill Design Group anchored by the acuity that defines the architecture and engineering of the building
- Activated streetscape offering detailed sidewalk treatments and a mid-building walkway offering added connectivity and a sense of place
- Lobby features a lounge with smart lockers to accommodate both mail and parcel deliveries

## STEPS TO EVERYTHING

- An urban community nestled in nature - ideally located in the heart of North Vancouver, Rove offers quick access to Vancouver's downtown core and the North Shore's natural wonders
- Central, walkable with great proximity to urban, social, and outdoor life
  - 10 minutes to Lonsdale Quay and Park Royal, 15 minutes to Grouse Mountain, and 20 minutes to Downtown Vancouver
  - Stay active with world-class mountain biking, hiking, skiing, snowboarding, and the renowned "Grouse Grind" at your doorstep
- Marine Drive offers premier shopping and restaurants, verdant parks, and a strong sense of community.
  - A stone's throw away from all of your necessities - a variety of grocery stores, cafes, and banks
  - Surrounded by nature - true access to mountains to the north and waterfront to the south
  - Great school catchment area for all levels of education - from preschool to post-secondary

## TIMELESS INTERIORS

- Practical homes designed for real life - thoughtful finishes and spacious floor plans focused on functionality and quality
- Contemporary interiors by The Mill Design Group with two designer colour schemes to choose from - Light & Dark - inspired by the sights and tones of the North Shore
- Driftwood white-washed vinyl plank flooring throughout
- Stacked Whirlpool front load washer and dryer
- Modern energy-efficient LED surface mount potlights
- Roller shades throughout - light grey tone to blend seamlessly with surrounding walls
- Balconies in every home offer desirable indoor-outdoor living
- In ceiling bedroom light fixture

## STATEMENT KITCHENS

- Contemporary kitchens with soft close, two-toned, flat panel designed doors available in two colour palettes
- Innovative corner cabinets to maximize storage without obstructing adjacent cabinets (\*in most homes)

- Waterfall countertops (\*in most homes)
- Warm white engineered finish quartz countertops and matte marble, penny round backsplashes
- Illumination through overhead recessed LED lighting and under-cabinet lighting
- Stainless steel single-lever faucet with spray
- Large single-basin under-mount stainless steel sink
- Premium kitchen appliances include:
  - 32" Fisher & Paykel panel ready integrated french door refrigerator/freezer
  - 30" KitchenAid stainless steel electric convection range
  - 24" KitchenAid panel ready integrated dishwasher
  - 30" Stainless steel AEG built-in under cabinet hood fan

## TRANQUIL BATHROOMS

- Warm white engineered quartz countertops with under sink soft-close cabinetry and under-mount LED lighting
- Under-counter rectangular vanity basin
- 60" soaker bathtub with integrated apron
- Matte white ceramic tile surround installed in a unique basket weave pattern with accent grout for bathtubs
- Integrated under vanity lighting
- Brushed nickel Riobel faucets and fixtures
- Invigorating stainless steel rain shower featuring stacked small matte white mosaic tile on sides with a porcelain terrazzo look feature tile on the back wall
- A frameless glass shower enclosure for a seamless, modern look (\*in most homes)
- Dual flush toilet with soft close seat

## SAFETY AND COMFORT

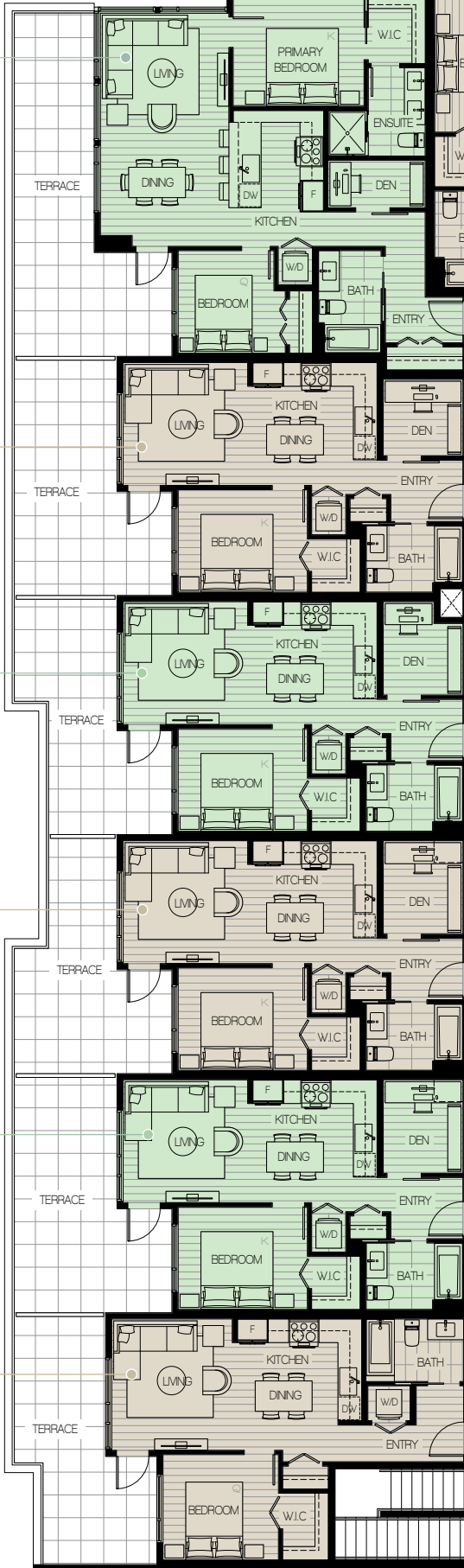
- High-efficiency heating and air-conditioning throughout for year-round comfort
- Fully secured underground parkade with remote entry and bike storage
- On-site building-owned bike-share (4 bikes)
- Bike Maintenance facilities and e-bike charging
- Every parking stall is EV ready
- On-site carshare parking stall and 1-year membership included
- Parcel delivery and receiving lockers to ensure your packages arrive safely
- Deadbolt lock hardware on every front door
- Commitment to quality: 2-5-10 home warranty included in every home

# LEVEL 2

MARINE DRIVE

## PLAN D

2 BEDROOM + DEN  
 Interior 905 SF  
 Exterior 281 SF



## PLAN B1

1 BEDROOM + DEN  
 Interior 584 SF  
 Exterior 237 SF

## PLAN B

1 BEDROOM + DEN  
 Interior 600 SF  
 Exterior 208 SF

## PLAN B

1 BEDROOM + DEN  
 Interior 600 SF  
 Exterior 208 SF

## PLAN B

1 BEDROOM + DEN  
 Interior 600 SF  
 Exterior 237 SF

## PLAN A1

1 BEDROOM  
 Interior 559 SF  
 Exterior 202 SF

## PLAN A2

1 BEDROOM  
 Interior 536 SF  
 Exterior 66 SF

## PLAN A3

1 BEDROOM  
 Interior 663 SF  
 Exterior 105 SF

## PLAN A

STUDIO  
 Interior 411 SF  
 Exterior 70 SF

## PLAN C

2 BEDROOM + DEN  
 Interior 875 SF  
 Exterior 59 SF

## PLAN C

2 BEDROOM + DEN  
 Interior 875 SF  
 Exterior 59 SF

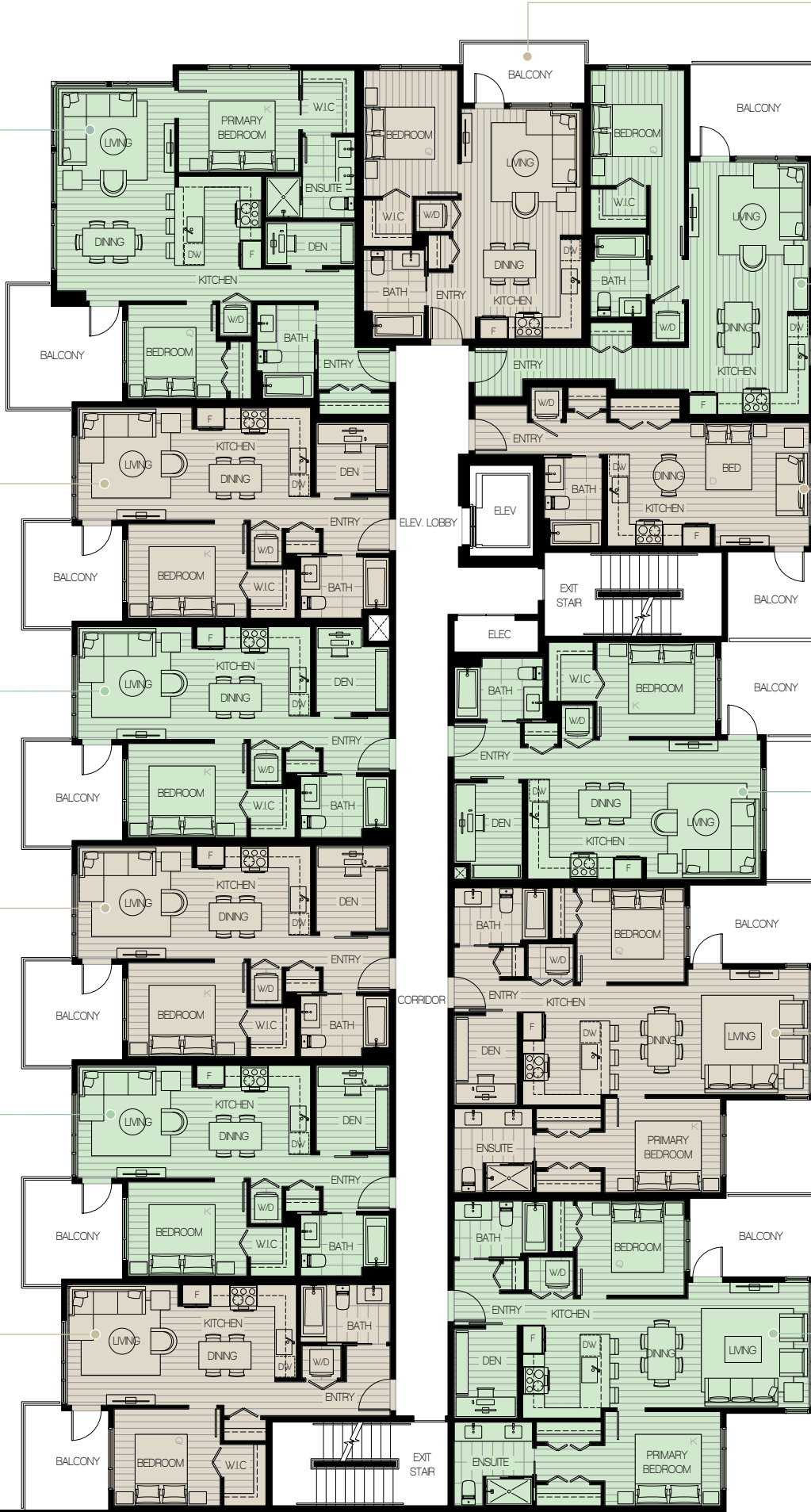


# LEVEL 3 & 4

MARINE DRIVE

## PLAN D

2 BEDROOM + DEN  
Interior 905 SF  
Exterior 100 SF



## PLAN A2

1 BEDROOM  
Interior 536 SF  
Exterior 66 SF

## PLAN A3

1 BEDROOM  
Interior 663 SF  
Exterior 105 SF

## PLAN A

STUDIO  
Interior 411 SF  
Exterior 70 SF

## PLAN B1

1 BEDROOM + DEN  
Interior 584 SF  
Exterior 82 SF

## PLAN B

1 BEDROOM + DEN  
Interior 600 SF  
Exterior 82 SF

## PLAN B

1 BEDROOM + DEN  
Interior 600 SF  
Exterior 82 SF

## PLAN B

1 BEDROOM + DEN  
Interior 600 SF  
Exterior 82 SF

## PLAN A1

1 BEDROOM  
Interior 559 SF  
Exterior 77 SF

## PLAN B2

1 BEDROOM + DEN  
Interior 659 SF  
Exterior 82 SF

## PLAN C

2 BEDROOM + DEN  
Interior 875 SF  
Exterior 59 SF

## PLAN C

2 BEDROOM + DEN  
Interior 875 SF  
Exterior 59 SF



# ROVE QUALITY

The Staburn Group is dedicated to detail and delivery. We are thoughtful, creative, and committed to the personal business relationships with our clients, tenants and service providers.



THE ICONIC WALLACE & MCDOWELL - AN EXAMPLE OF STABURN'S ATTENTION TO HISTORY AND DETAIL

Whether taking delivery of your new one-bedroom suite or opening a large format retail store in a Staburn project, you can rest assured that the principals of Staburn have assembled the right team of professionals to create and construct your new home. Quality, service, timeless design, and delivery are our promises. As North Shore locals, we stand behind everything we do.

STABURN  
GROUP

# A NATURAL COLLABORATION

Innovation - Creativity - Thoughtful decision making. Team values and a combined vision bring amazing results. Built on a foundation of expertise and excellence, the team is committed to creating homes with enduring quality and natural style.

## RH ARCHITECTS ARCHITECT

RH ARCHITECTS (RHA) is an award-winning, mid-size Architecture firm located in Vancouver, British Columbia. Established as a sole proprietorship in 1984 and then as a partnership in 1991, it has received international recognition for MANY successful projects throughout the Pacific Northwest.

RHA

## THE MILL INTERIOR DESIGNER

Clean design, natural forms, unique personality, and emotional connections are hallmarks of The Mill Design Group's approach to interiors. Based in North Vancouver, the team has selected finishes and accents for Rove that honour the beauty of the area.

THE MILL

## NORSON CONSTRUCTION BUILDER

With an established track record, and over 35 years operating in Western Canada, Norson Construction specializes in large-scale projects. Professional and technical, their team's expertise gives them the capability to excel. Their experience and dedication have afforded Norson an excellent reputation.



## RENNIE MARKETING & SALES

For more than 40 years, rennie's full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on considered collaboration, rennie offers a depth of experience and a level of service that sets them apart.

MARKETING BY  
**rennie**