



ARBOUR



Inspired by its setting on the edge of UniverCity, Arbour is your gateway to a renowned Burnaby Mountain lifestyle. Steps from the village and its everyday conveniences, a short walk to SFU, and of course, neighbouring over a thousand acres of forest filled with trails - Arbour puts you on the edge of everything.

Intergulf has a long history with Burnaby Mountain and Simon Fraser University. Helping to develop SFU UniverCity, Novo 1 & 2 residences were built in 2004 with the Peak following in 2019 and Terraces in 2020. During this time, Intergulf has proudly contributed to the vibrancy of the growing community that boasts 5,000+ residents and counting.

YOUR GATEWAY TO
MOUNTAIN LIVING
AT BURNABY'S SIMON
FRASER UNIVERSITY

THE PEAK

TERRACES AT THE PEAK

NOVO 2

NOVO 1

ARBOUR





NATURALLY RICH

Set on the highest point in Metro Vancouver, incredible views are only one of the perspectives of Arbour's lifestyle. Naturally serene and conveniently urban, this is a way of life that is unique in every way. As the community grows, a health care clinic has been added in addition to retail space to ensure your everyday conveniences are all met at Burnaby Mountain. The future Slopes Neighbourhood Park will be steps away for residents to enjoy along with the 28 km of forest trails in the Burnaby Mountain Conservation area. With a world-class education campus to a daycare, an elementary school and High Street filled with shopping and dining - Arbour's lifestyle is naturally rich in every way.



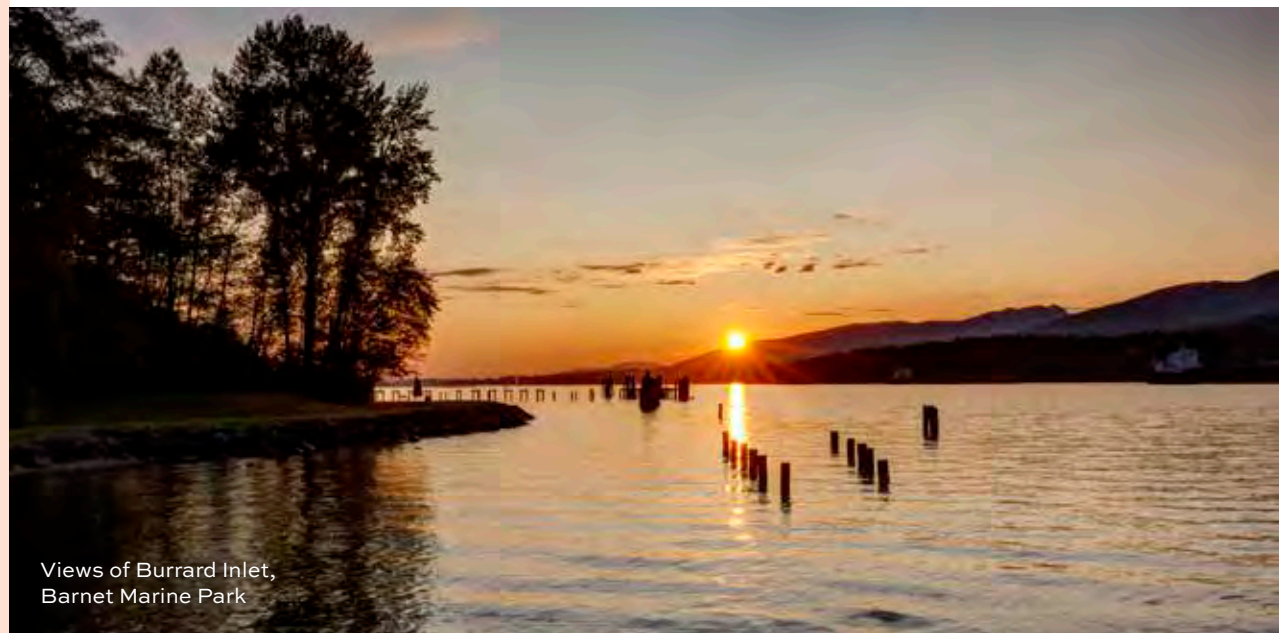
Nesters Market at SFU Burnaby is a full-service grocery store complete with pharmacy



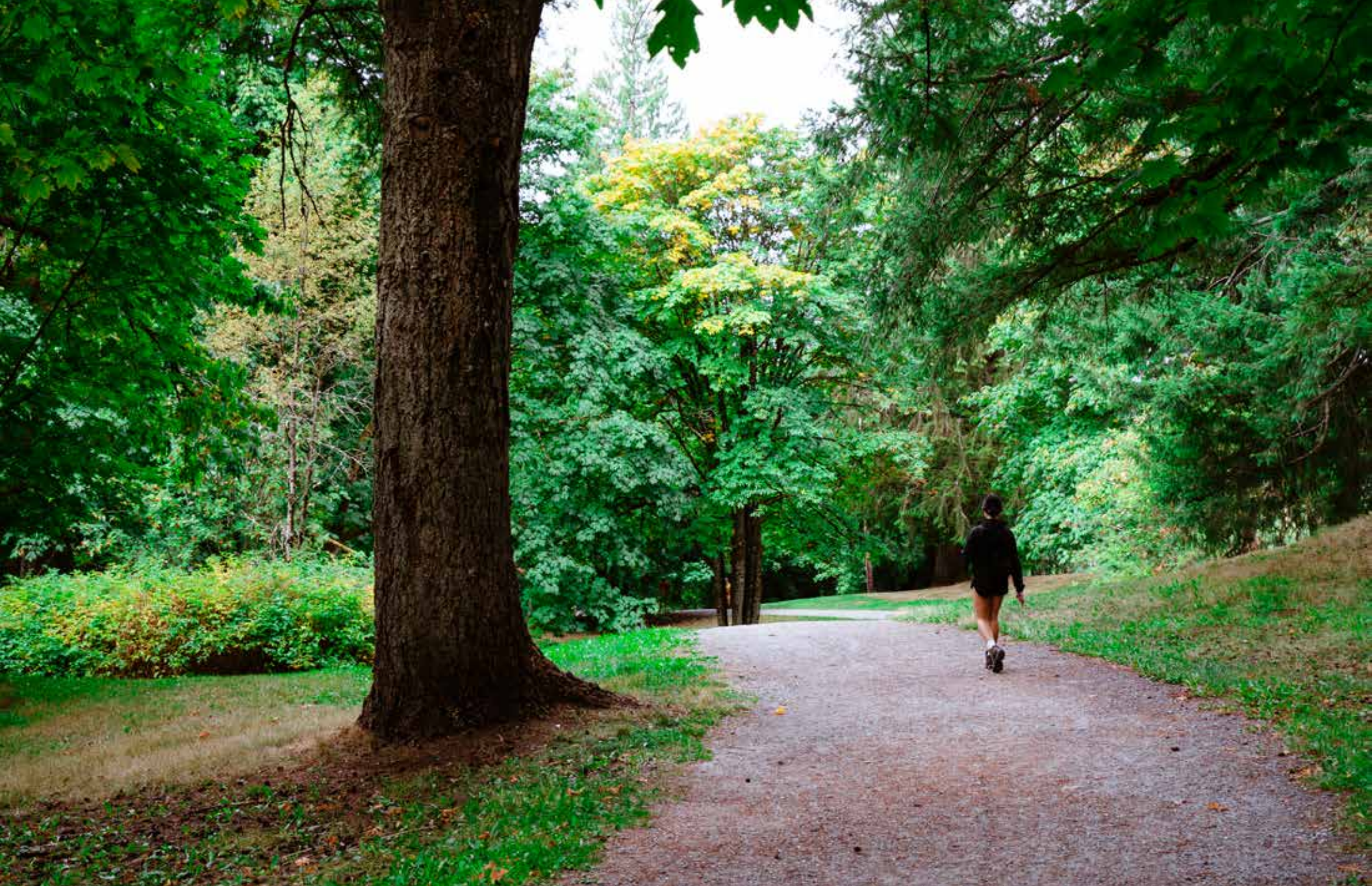
Poke Bar - Burnaby's First Hawaiian Poke Bar



SFU is Canada's #1 Comprehensive University in 2022

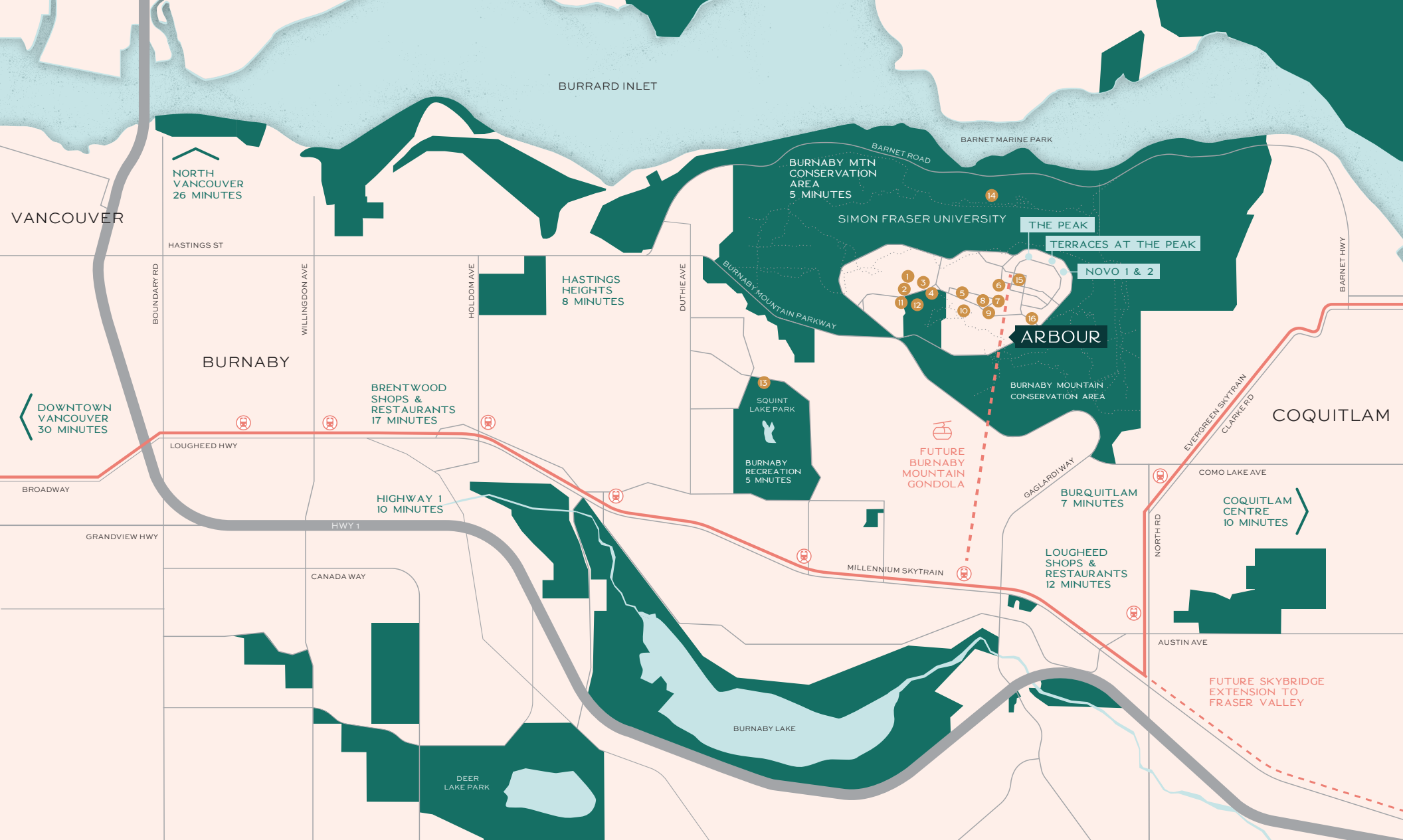


Views of Burrard Inlet, Barnet Marine Park



CONNECTED IN EVERY SENSE

Nestled along the forest in UniverCity's Slopes Neighborhood, Arbour is naturally connected to the lifestyle this neighbourhood is renowned for. Its location on Burnaby Mountain also means the rest of Burnaby, New Westminster, Coquitlam and Port Moody are right next door, and the SkyTrain and Hwy 1 just down the hill make the rest of the city equally easy to get to.



- | | | | |
|-----------------------------------|--|---------------------|-------------------------------------|
| 1 Fitness Centre & Aquatic Centre | 5 Bus Loop / Transit Exchange | 9 High Street Shops | 13 Burnaby Mountain Golf Course |
| 2 Terry Fox Field | 6 UniverCity Childcare Centre | 10 Town Square | 14 Barnet Marine Park |
| 3 W.A.C. Bennett Library | 7 University Highlands Elementary School | 11 SFU Theatre | 15 Polycan Health Centre |
| 4 Academic Quadrangle | 8 Nesters Market | 12 Chancellor's Gym | 16 Future Slopes Neighbourhood Park |

NEW HORIZONS

Set on the southern edge of University Crescent, Arbour's community of 1, 2 and 3 bedroom condominium homes and townhomes overlook Discovery Park and put the walkways, bike paths and trails of Burnaby mountain on your doorstep.

An effortlessly contemporary way to live on a mountain, the condominium homes have been designed to make the most of the surroundings. Spacious floorplans, expansive outdoor spaces and wrap-around balconies, walk-in closets, and ensuites - the features are as endless as the views they offer.



*All illustrations and renderings reflect the artist's interpretation only and are not an accurate representation of the actual project.



A FRESH PERSPECTIVE

Arbour's collection of townhomes gives you a distinctly new way to enjoy life on the mountain. From your front door that gives you direct access to your home from the courtyard, to the views overlooking its southern slopes, each home's interiors have been designed to flow naturally onto spacious patios and balconies that open up onto natural greenspace. Add in the luxury of a rooftop deck, and Arbour's townhomes give you an incredible perspective of the park space that surrounds you. The future Slopes Neighbourhood Park, a new multi-use park and play space is yet another green space slated to welcome you home.

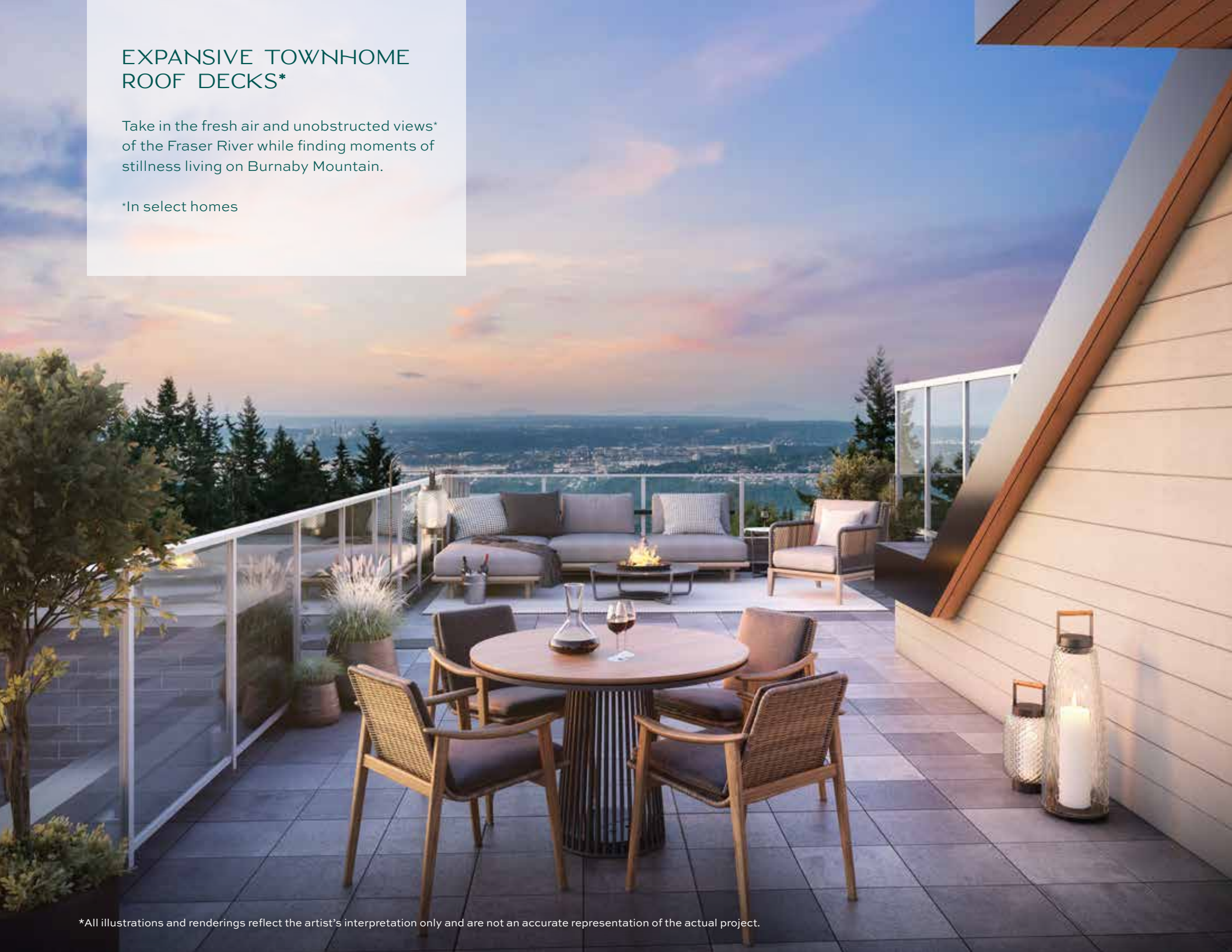


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EXPANSIVE TOWNHOME ROOF DECKS*

Take in the fresh air and unobstructed views* of the Fraser River while finding moments of stillness living on Burnaby Mountain.

*In select homes



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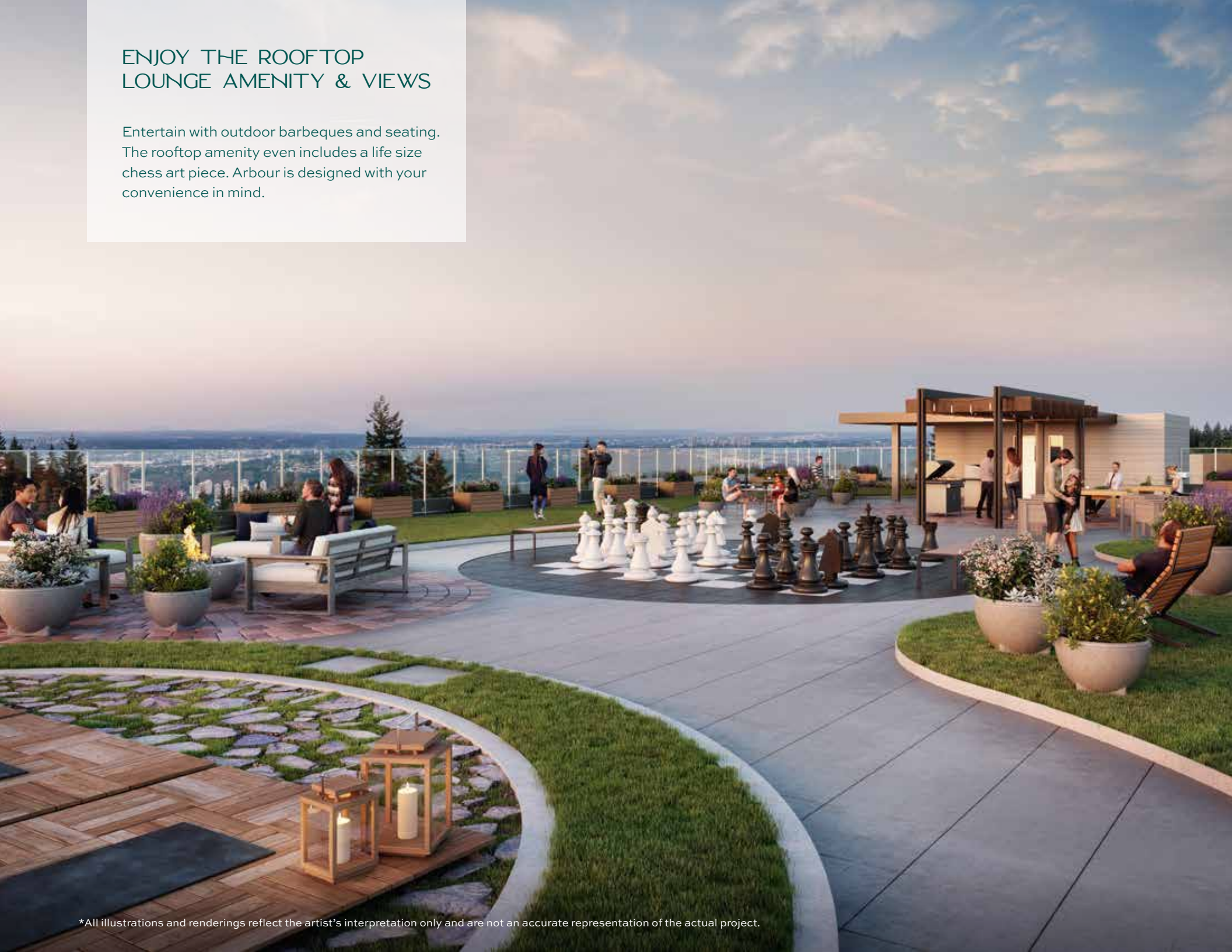


COMPLEMENTARY IN EVERY WAY

The amenities you'll find throughout Arbour have been created to enhance and complement an already rewarding lifestyle. Whether it's the community rooftop deck designed for entertaining and taking on the unmatched views, a workout & fitness space with an open-air deck, or small conveniences like the car and bike wash stations, every amenity will give you another reason to love living here.

ENJOY THE ROOFTOP LOUNGE AMENITY & VIEWS

Entertain with outdoor barbeques and seating. The rooftop amenity even includes a life size chess art piece. Arbour is designed with your convenience in mind.



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AN INVITING ENTERTAINMENT ROOM

The entertainment room amenity includes a complete kitchenette thoughtfully designed for entertaining and gatherings, large or small.



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Dawn Colour Scheme



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NATURAL COMFORT

Inspired by its surroundings, the interiors of Arbour reflect its naturally urban setting. Throughout each home, a balanced aesthetic style combines dramatic highlights and natural wood tones to create interiors that are modern in their approach and naturally comfortable in every way.

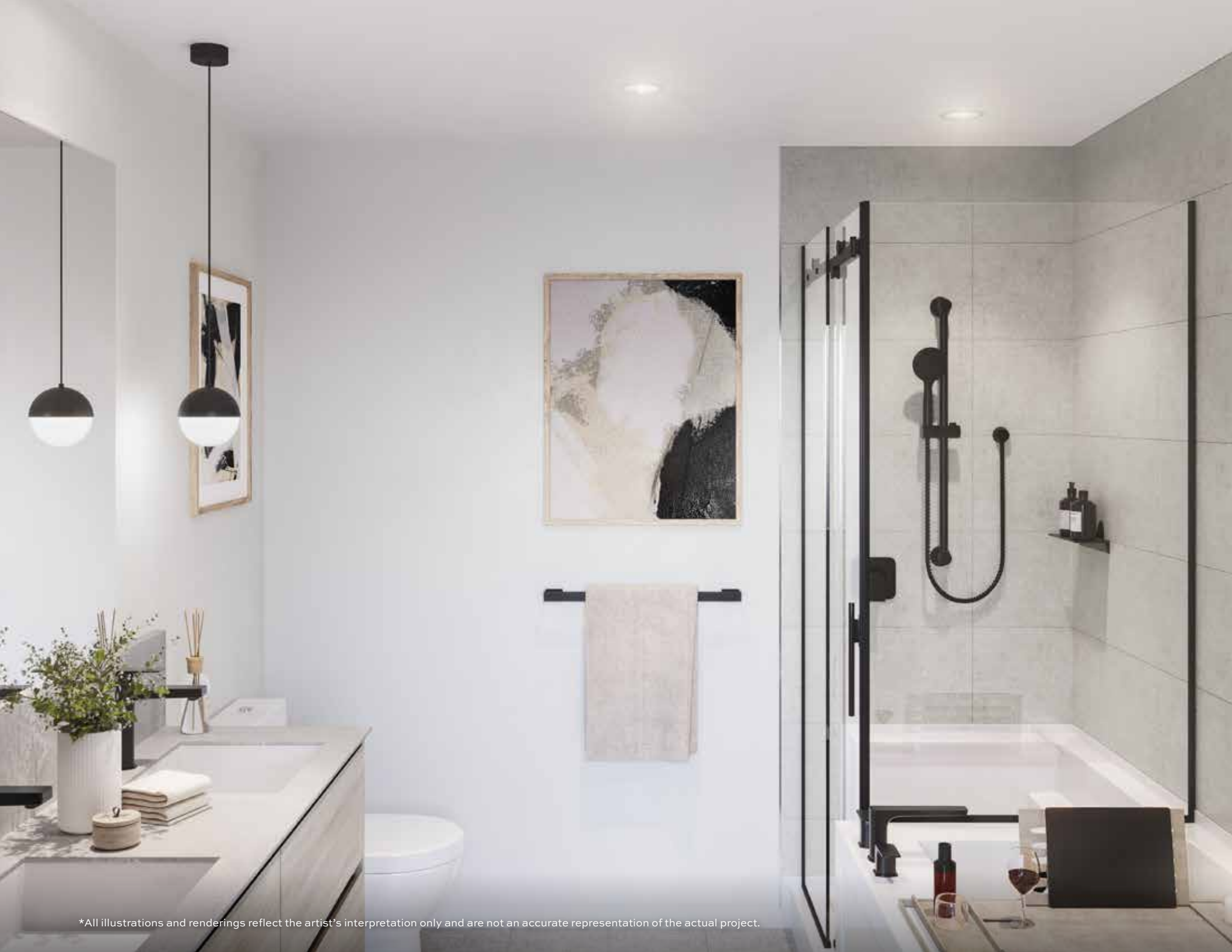
Dusk Colour Scheme



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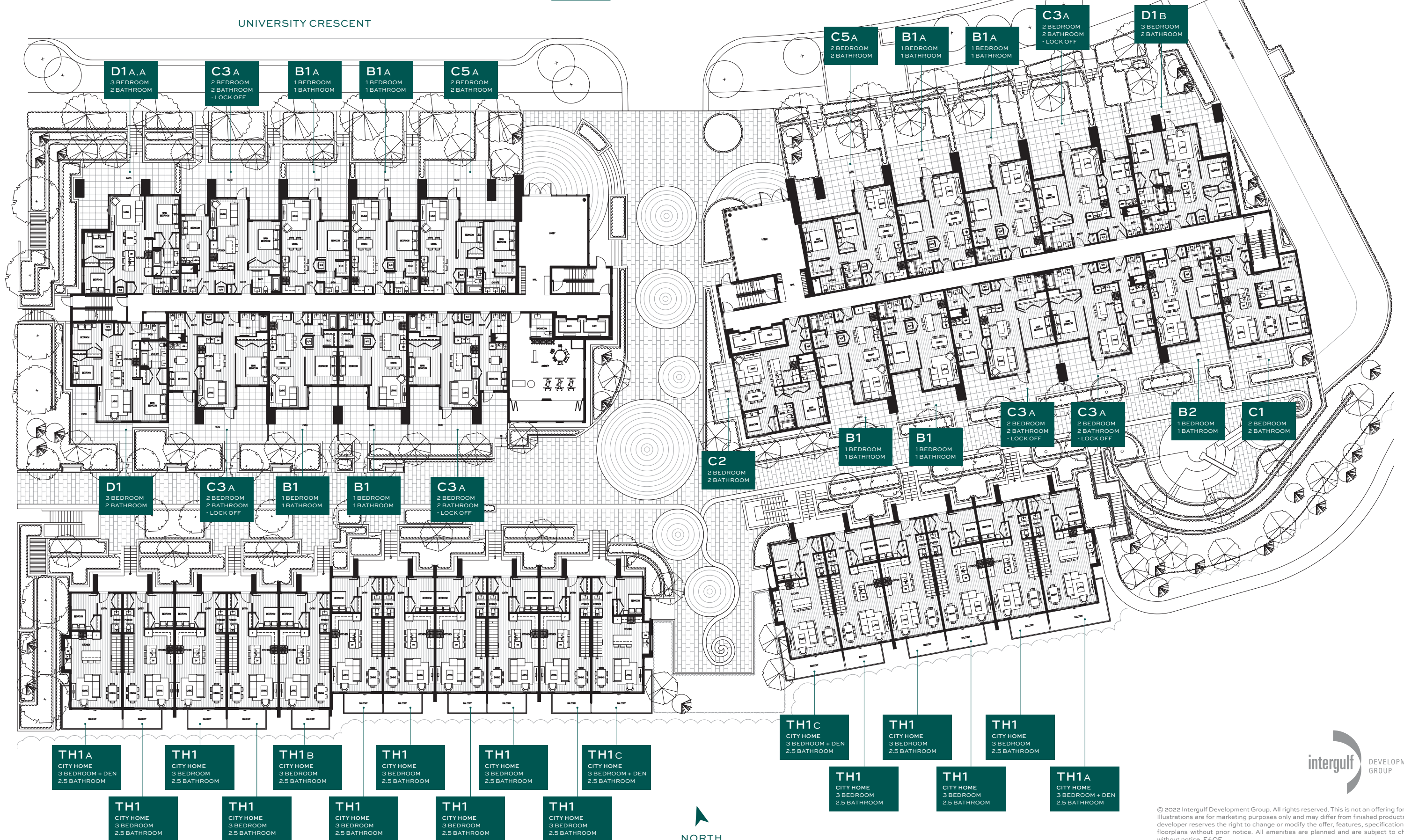
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LEVEL 1 SITE PLAN



ARBOUR

UNIVERSITY CRESCENT



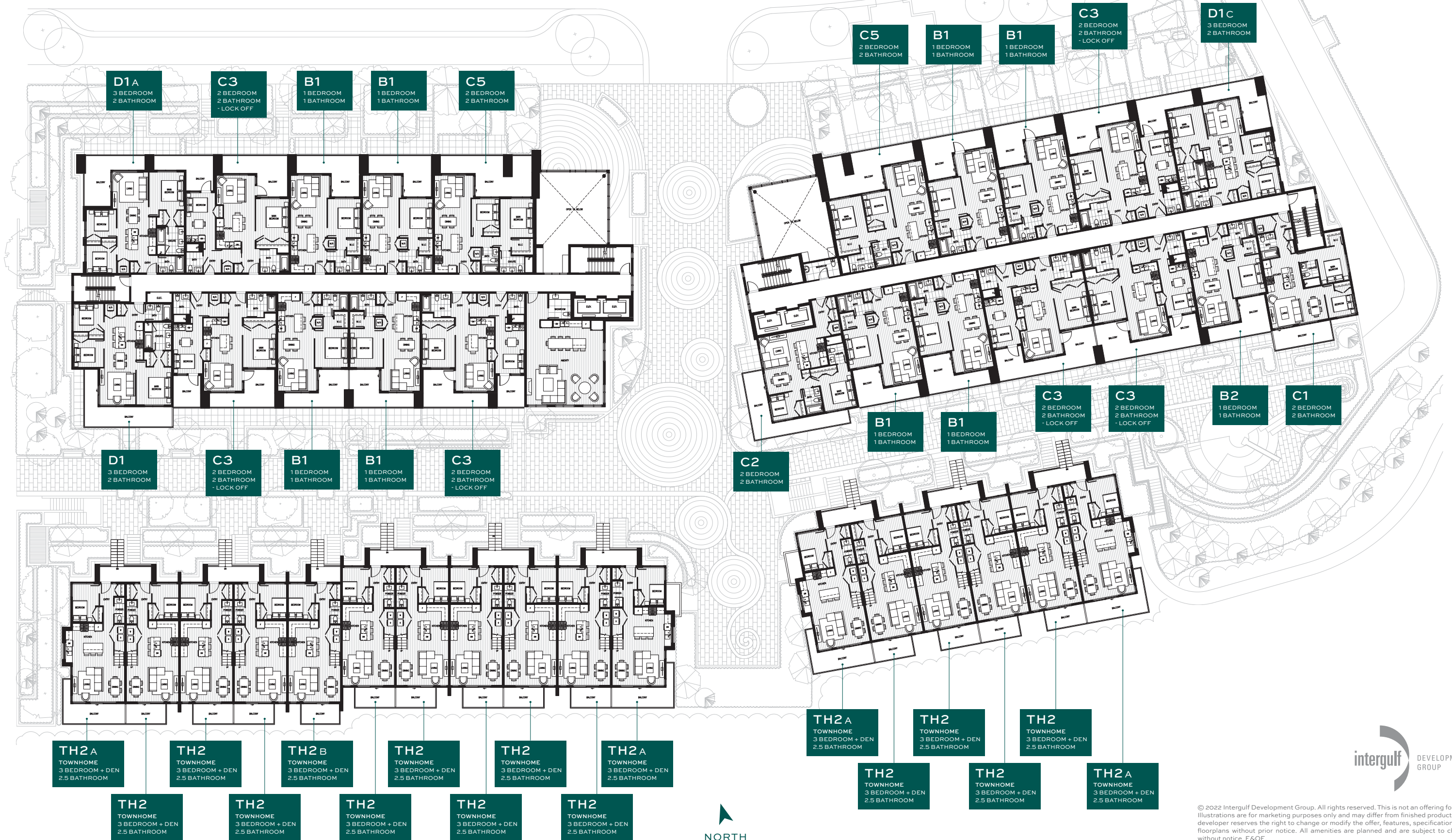
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LEVEL 2 SITE PLAN



ARBOUR

UNIVERSITY CRESCENT



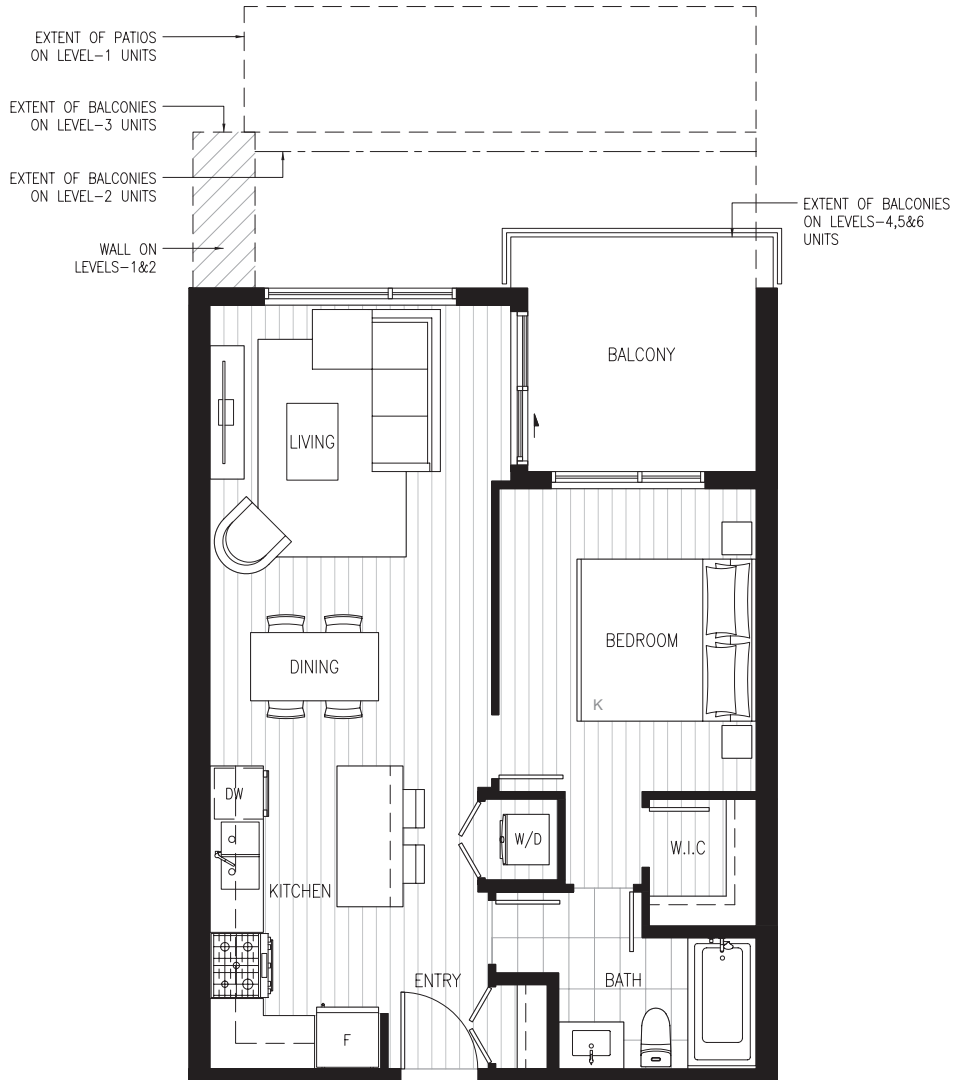
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ARBOUR

B1 1 BEDROOM
1 BATHROOM

INTERIOR: 617-618 SF
EXTERIOR: 77-276 SF
TOTAL: 694-894 SF



LEVEL 1

LEVEL 2

LEVEL 3-6



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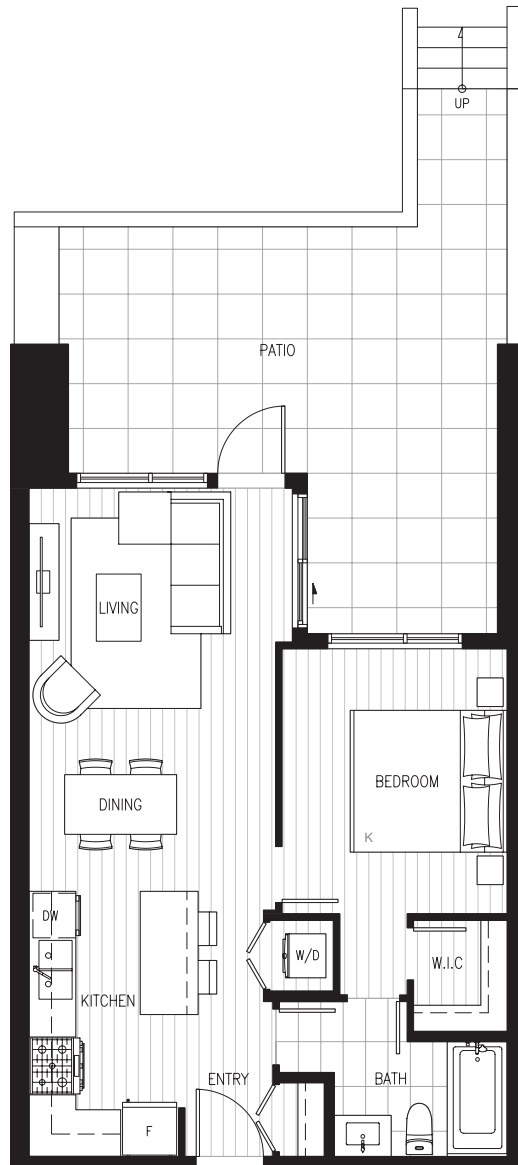




ARBOUR

B1A 1 BEDROOM
1 BATHROOM

INTERIOR: 618 SF
EXTERIOR: 276 SF
TOTAL: 894 SF



LEVEL 1



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ARBOUR

B2 1 BEDROOM
1 BATHROOM

INTERIOR: 598-618 SF
EXTERIOR: 77-217 SF
TOTAL: 675-835 SF

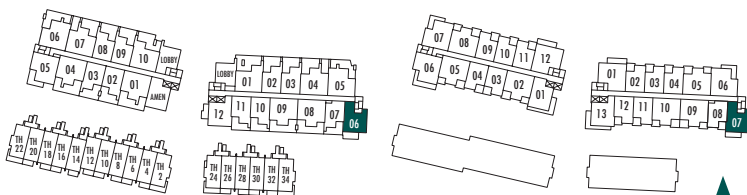




ARBOUR

C1 2 BEDROOM
2 BATHROOM

INTERIOR: 773 SF
EXTERIOR: 108-145 SF
TOTAL: 881-918 SF

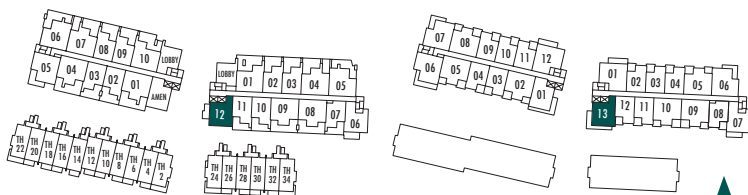
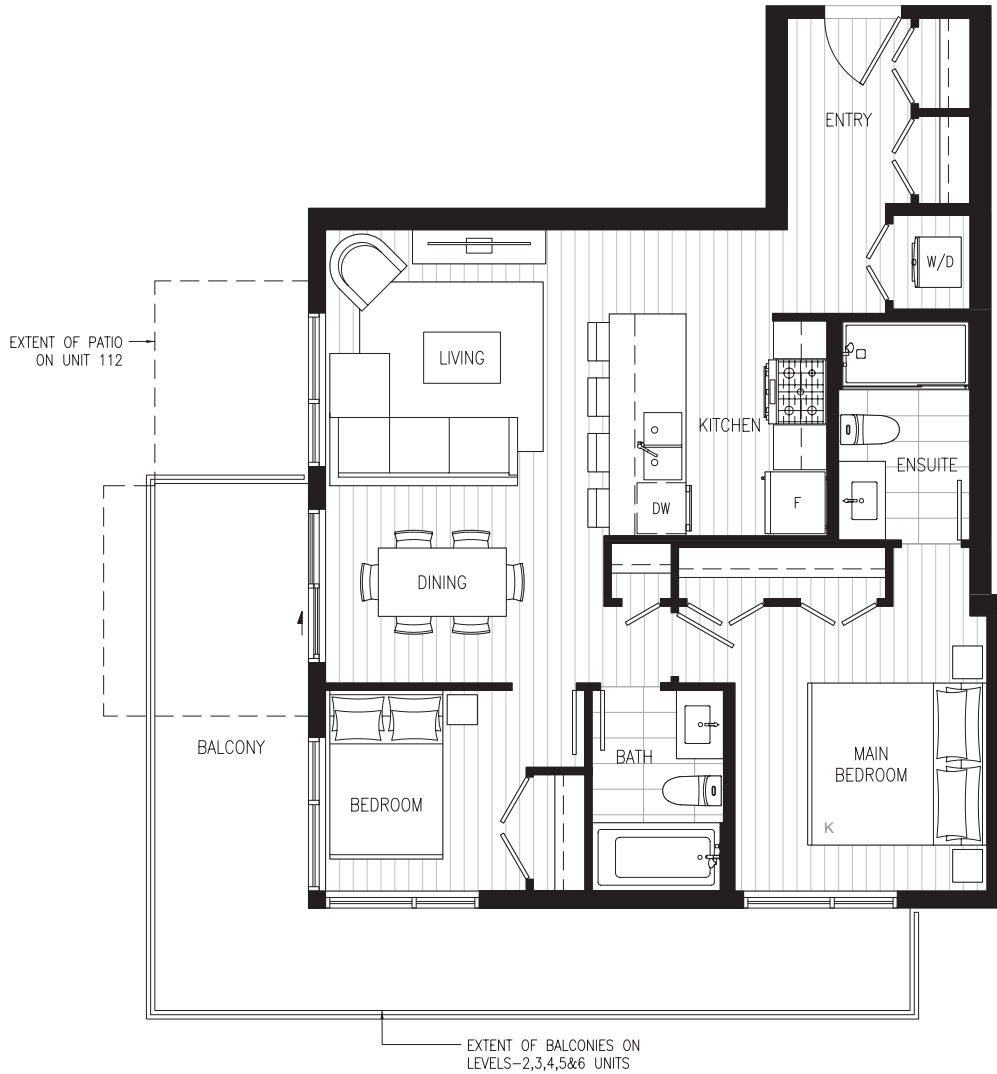




ARBOUR

C2 2 BEDROOM
2 BATHROOM

INTERIOR: 786 SF
EXTERIOR: 120-219 SF
TOTAL: 906-1,005 SF



LEVEL 1-2

LEVEL 3-6

NORTH

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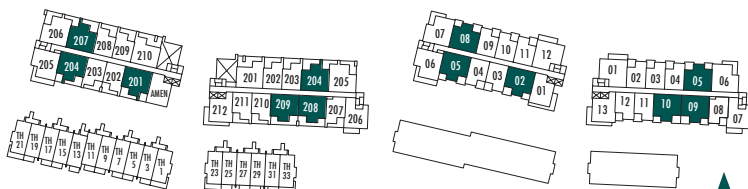
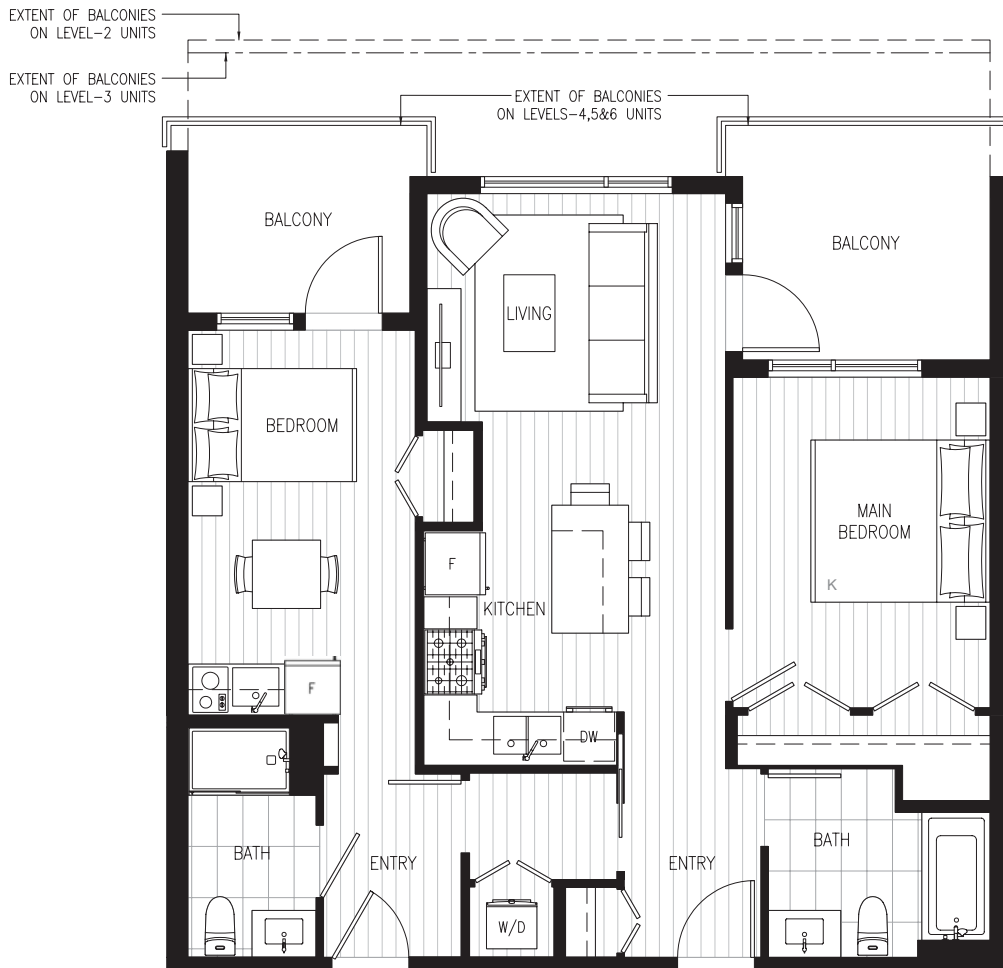


ARBOUR

C3

2 BEDROOM
2 BATHROOM - LOCK OFF

INTERIOR: 872-880 SF
EXTERIOR: 156-267 SF
TOTAL: 1,028-1,147 SF



LEVEL 2

LEVEL 3-6

NORTH

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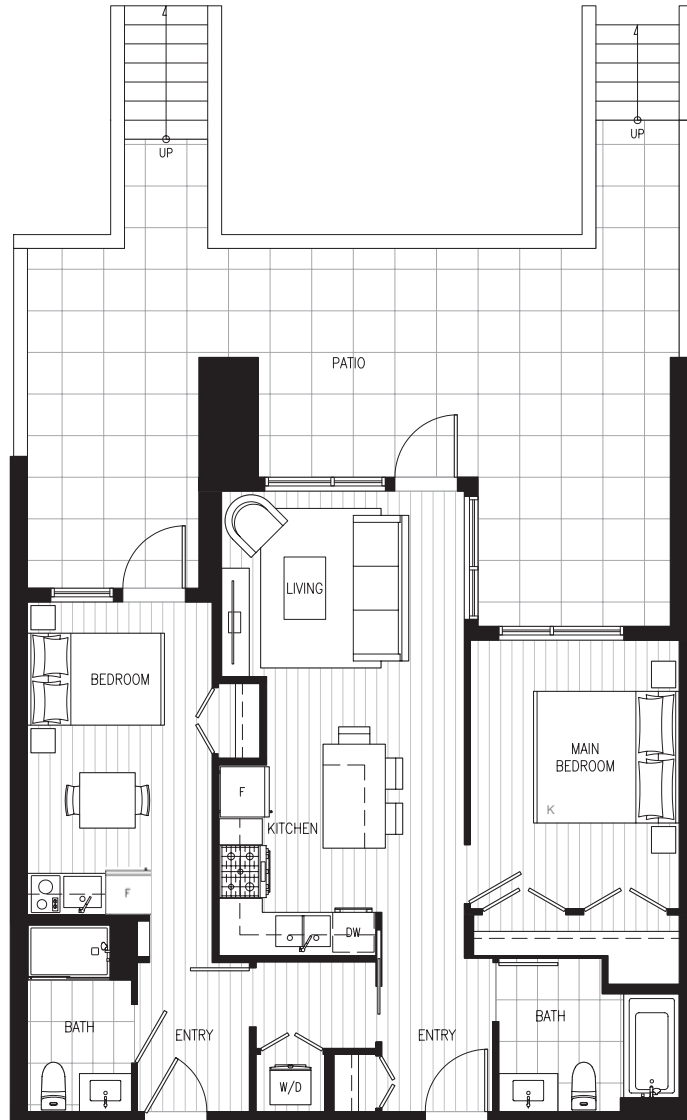


ARBOUR

C3A

2 BEDROOM
2 BATHROOM - LOCK OFF

INTERIOR: 872 SF
EXTERIOR: 356-426 SF
TOTAL: 1,228-1,298 SF



LEVEL 1



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ARBOUR

C4 2 BEDROOM
2 BATHROOM

INTERIOR: 785 SF
EXTERIOR: 207 SF
TOTAL: 992 SF



LEVEL 3-6

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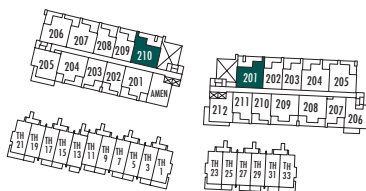


ARBOUR

C5

2 BEDROOM
2 BATHROOM

INTERIOR: 833-834 SF
EXTERIOR: 254 SF
TOTAL: 1,087-1,088 SF



LEVEL 2



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ARBOUR

C5A 2 BEDROOM
2 BATHROOM

INTERIOR: 833 SF
EXTERIOR: 367 SF
TOTAL: 1,200 SF



LEVEL 1



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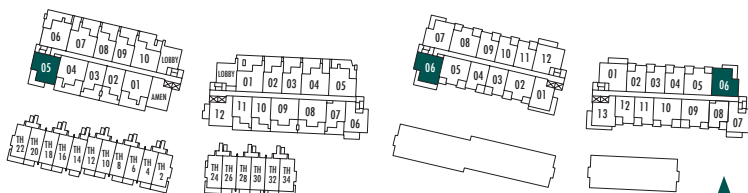
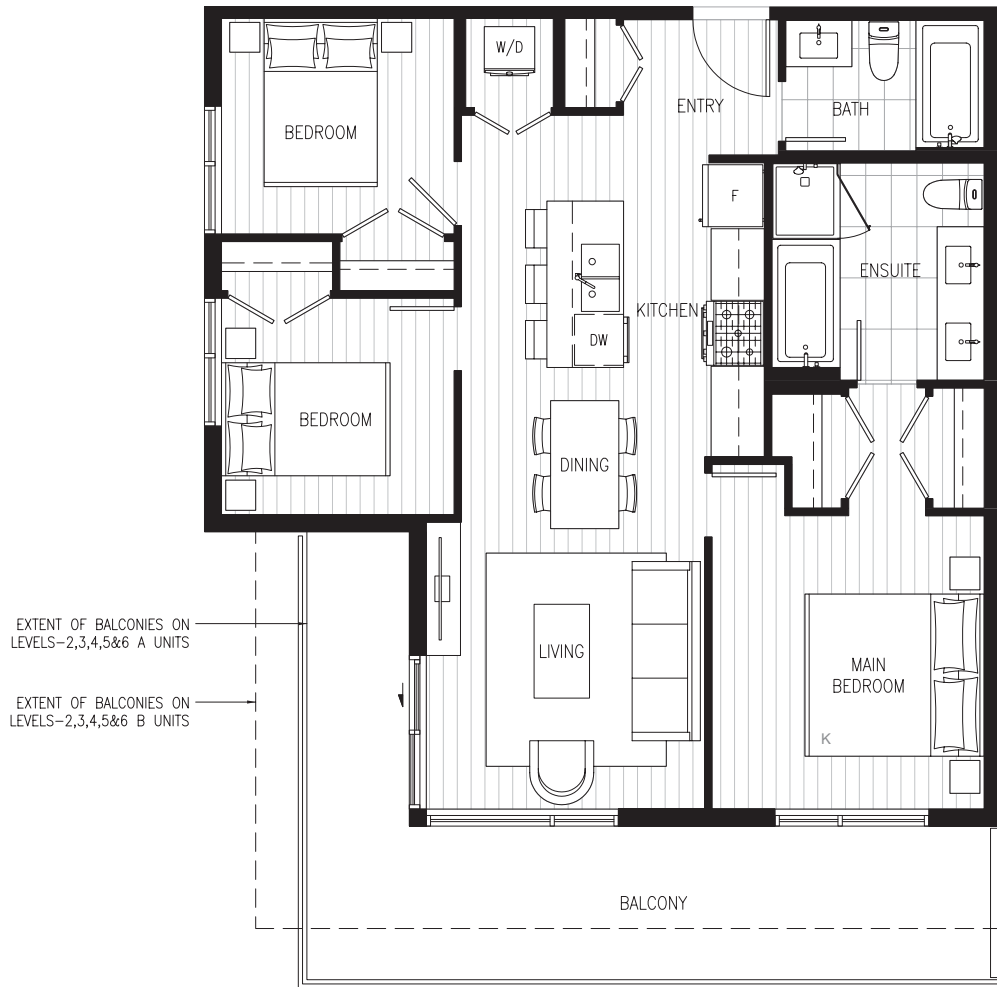




ARBOUR

D1 3 BEDROOM
2 BATHROOM

INTERIOR: 894-896 SF
EXTERIOR: 193-207 SF
TOTAL: 1,087-1,103 SF



LEVEL 1-2

LEVEL 3-6

NORTH

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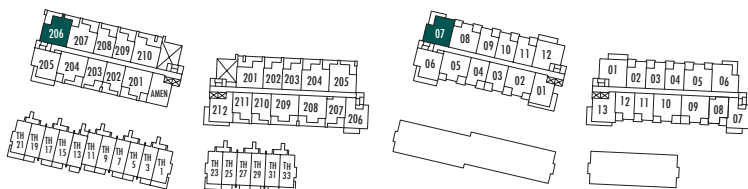




ARBOUR

D1A 3 BEDROOM
2 BATHROOM

INTERIOR: 893-894 SF
EXTERIOR: 140-234 SF
TOTAL: 1,033-1,128 SF



LEVEL 2

LEVEL 3-6

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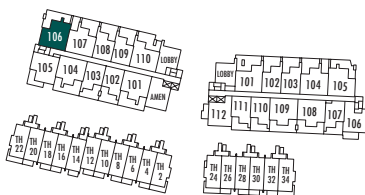


ARBOUR

D1A.A

3 BEDROOM
2 BATHROOM

INTERIOR: 894 SF
EXTERIOR: 389 SF
TOTAL: 1,283 SF



LEVEL 1

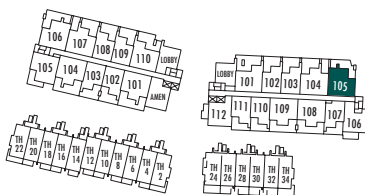




ARBOUR

D1B 3 BEDROOM
2 BATHROOM

INTERIOR: 896 SF
EXTERIOR: 325 SF
TOTAL: 1,221 SF



LEVEL 1



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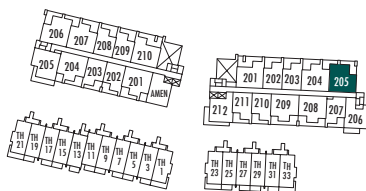




ARBOUR

D1c 3 BEDROOM
2 BATHROOM

INTERIOR: 896 SF
EXTERIOR: 207 SF
TOTAL: 1,103 SF



LEVEL 2

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ARBOUR

D2 3 BEDROOM
2 BATHROOM

INTERIOR: 917 SF
EXTERIOR: 134-261 SF
TOTAL: 1,051-1,178 SF



LEVEL 3-6

NORTH

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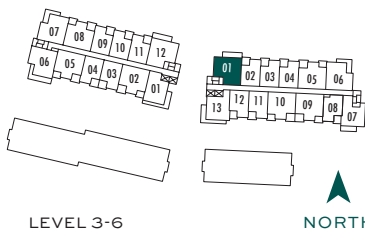




ARBOUR

D2A 3 BEDROOM
2 BATHROOM

INTERIOR: 917 SF
EXTERIOR: 134-261 SF
TOTAL: 1,051-1,178 SF

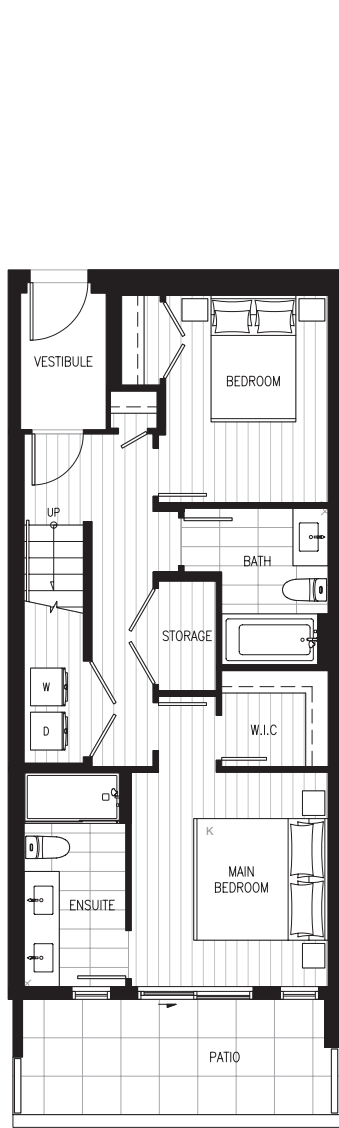




ARBOUR

TH1 CITY HOME
3 BEDROOM
2.5 BATHROOM

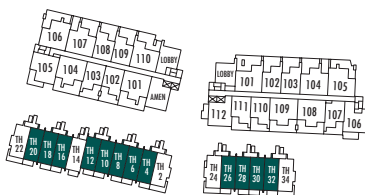
INTERIOR: 1,243 SF
EXTERIOR: 174 SF
TOTAL: 1,417 SF



GARDEN LEVEL



MAIN LEVEL



LEVEL 1



NORTH

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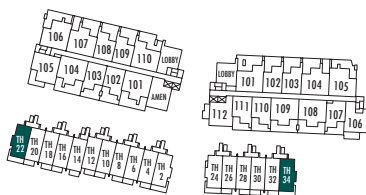


ARBOUR

TH1A

CITY HOME
3 BEDROOM + DEN
2.5 BATHROOM

INTERIOR: 1,316 SF
EXTERIOR: 230-262 SF
TOTAL: 1,546-1,578 SF



LEVEL 1



NORTH



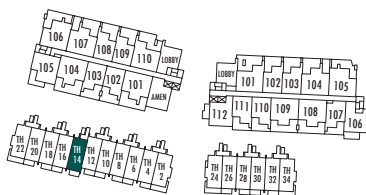


ARBOUR

TH1B

CITY HOME
3 BEDROOM
2.5 BATHROOM

INTERIOR: 1,246 SF
EXTERIOR: 167 SF
TOTAL: 1,413 SF



LEVEL 1



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ARBOUR

TH1c

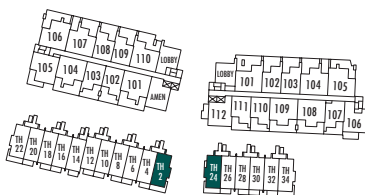
CITY HOME
3 BEDROOM + DEN
2.5 BATHROOM

INTERIOR: 1,316 SF
EXTERIOR: 234 SF
TOTAL: 1,550 SF



GARDEN LEVEL

MAIN LEVEL



LEVEL 1



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ARBOUR

FINISHES & FEATURES

ARBOUR AT SFU

- A collection of 178 homes in Burnaby Mountain's tranquil South Slopes neighbourhood, Arbour's 4 buildings feature 1, 2 & 3 bedroom cityhomes and 3 bedroom townhomes with expansive rooftop decks
- Designed and built by a trusted developer with over 35 years of experience, Intergulf Development Group was among the first to build in the SFU community with Burnaby Mountain's Novo 1 and Novo 2, The Peak and Terraces at The Peak
- Combined with Integra's architectural design and interior design by BAM Interior, the team behind Arbour is unmatched

INTERIORS

- Select from two colour schemes, Dusk and Dawn, meticulously and thoughtfully designed by BAM Interior
- Laminate flooring
- 24" Samsung front-loading stacked washer dryer with Smart Care
- Rollershades with blackout feature in all bedrooms

KITCHENS

- Contemporary laminate upper and lower cabinetry with wood detail accents and LED lighting channel
- Kitchen cabinets with storage solutions in mind, Richelieu swivelling kidney shelving magic corners
- Kitchen islands feature a decorative wood tambour accent
- Modern matte black Moen fixtures
- Engineered quartz countertops and large format 24" x 24" porcelain tile backsplash
- Undermount stainless steel double-bowl kitchen sink
- 28" Samsung stainless steel refrigerator with bottom mount freezer

- Samsung stainless steel appliance package:
 - 30" 5-burner WiFi enabled gas slide-in range
 - 30" over-the-range microwave and 300 CFM hoodfan
 - 24" stainless steel dishwasher

LOCK-OFF HOMES

- Efficiently designed homes that include private outdoor space
- Danby under counter fridge
- Panasonic stainless steel microwave
- Kitchenaid electric cooktop with 2 radiant elements

BATHROOMS

- Modern laminate cabinetry
- Porcelain floor tile
- Engineered quartz countertops
- Moen matte black fixtures handheld showers
 - Sleek single handle faucet
 - Ensuites include a handheld shower
- Duval sink and dual flush, low-consumption toilet
- Shower or tub or tub/shower combo in select homes



ARBOUR

BUILDING AMENITIES

- Nearly 13,000 sq. ft. of indoor & outdoor amenities
- Fitness Centre 1st Floor Building A includes:
 - Health and wellness space with ample room for stretching and yoga
- Indoor Lounge 2nd Floor Building A includes:
 - Kitchenette for entertaining and gatherings
- Rooftop Outdoor Lounge Building B includes:
 - Life-size chess art piece
 - Entertainment complete with barbeques and seating

CONVENIENCE & PEACE-OF-MIND

- Secure bike storage
- Gated underground parking & video surveillance
- Electric vehicle enabled charging in select visitor stalls
- Visitor parking
- Car and bike wash stations
- Comprehensive warranty protection by National Home Warranty:
 - 2-year material warranty
 - 5-year building envelope warranty
 - 10-year structural warranty

UNIVERCITY AMENITIES

- Burnaby Mountain is home to a community of 5,000+ residents, complete with every convenience including shops, services, a grocery store with pharmacy, medical clinic, elementary school and daycare
- Residents also have access to the facilities on the adjacent SFU campus including the art gallery, aquatic centre, library, health and athletic facilities, and a very well-stocked bookstore through the Community Card

SCHOOL CATCHMENT

- Simon Fraser University has been consistently rated as ‘#1 Comprehensive Canadian University’ for 10+ years by Maclean’s and a leading post-secondary institution
- The award-winning SFU Childcare Society also has your child-minding needs covered with fifteen programs offering quality childcare services for full-and-part-time care to over 350 children aged 3 months to 12 years
- University Highlands Elementary School is located in the heart of UniverCity with space for 40 Kindergarten and 275 elementary school students

A NETWORK OF TRAILS AT YOUR DOORSTEP

- With over 28 kilometers of hiking and biking trails and 34 multi-use trails, the Burnaby Mountain Conservation Area spans over 578 hectares or mountain network for you and your family. The almost endless trails welcome both beginners and advanced hikers and cyclists
- The Burnaby Mountain Conservation Area is one of the largest and most pristinely protected wilderness areas in the Metro Vancouver Region
- 2.7 acre Richard Bolton Park is the heart of the community, where the East and West Highlands meet and complete with a children’s playground
- Steps from Arbour is a brand new 30,000 square foot multi-use park and play space, Slopes Neighbourhood Park
- The University Highlands Elementary Community Garden is developed and managed by volunteers in our community and in cooperation with the University Highlands Elementary school and UniverCity boasts a beautiful community vegetable garden that enhances the plant diversity of its outdoor environment. For more information, email highlands.garden@gmail.com

MADE WITH INTERGULF INTELLIGENCE

Intergulf Intelligence is the guiding principle that informs all our work, reflecting our commitment to outstanding quality and carefully considered design at every stage of a project's development. It's the key to our success and your trust - based on over 30 years of experience as an industry leader in B.C. and beyond. From land acquisitions through design and construction, our integrated approach allows us to oversee every detail of the communities we create, ensuring your home is as smart as you. intergulf.com



ARCHITECTURE

Integra Architecture Inc. was formed, in 1999, by two experienced architects – Dale Staples and Duane Siegrist. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm's capable staff has extensive experience in all types of residential buildings, mixed-use projects, as well as renovations and seniors housing.

Through effective communication and high-quality construction drawings Integra bridges the gap between the builder's reality and the architect's vision. integra-arch.com



INTERIOR DESIGN

Creating their interiors from a philosophy that believes that the essence of design is about creating an identity, expressing unique character, and cultivating passion, BAM Interiors draws inspiration from the natural world to create timeless spaces that gracefully blend into their environment. baminterior.com

