



**Advanced
Preview
Package.**



Modern living
in a **connected**
community.



↑ EXCEPTIONAL RESTAURANTS, COFFEE SHOPS AND CRAFT BREWERIES JUST AROUND THE CORNER



↑ CLOSE PROXIMITY TO SIMON FRASER UNIVERSITY



↑ EASY ACCESS TO BURQUITLAM SKYTRAIN STATION



↑ SHOPPING NEARBY AT THE CITY OF LOUGHEED SHOPPING CENTRE AND METROTOWN

↓ BURQUITLAM IS HOME TO CONNECTED GREEN PATHWAYS AND AN EXPANSIVE PARK NETWORK

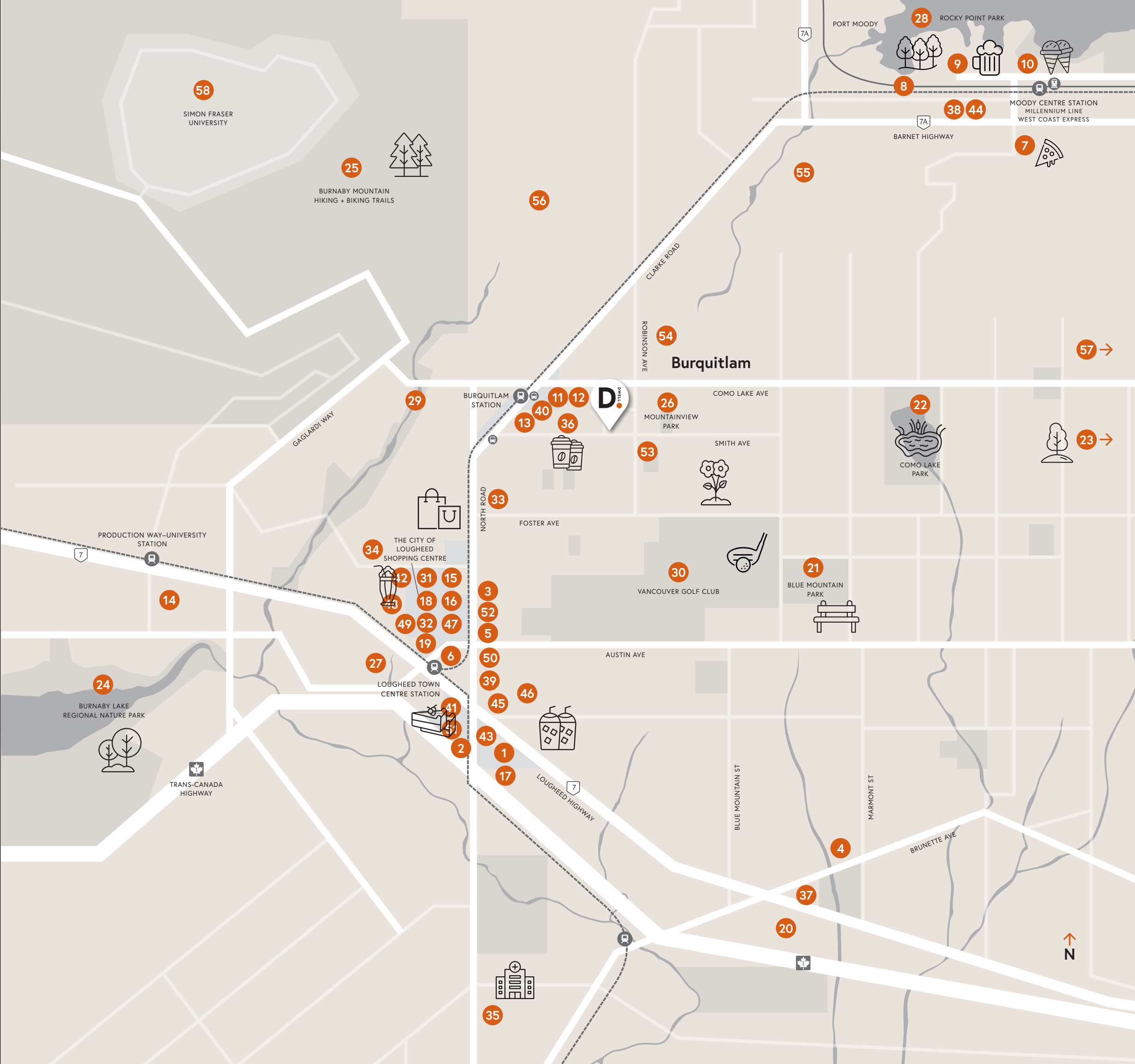


All the best necessities for connected living.

Experience family-centric living in a growing community. Located on Ducklow Street and Smith Avenue, Dwell is poised in a quiet residential enclave just moments from Burquitlam Plaza, grocery stores, dining opportunities and fitness centres. Just a short drive away is Lougheed Mall, which features over 90 shops.

Only 5 blocks away, the Burquitlam SkyTrain Station effortlessly connects you with the cosmopolitan offerings of Brentwood, Metrotown and Downtown Vancouver. From here, you'll have access to over thousands of shopping opportunities and world class dining experiences. With SkyTrain extensions slated for the near future, you'll benefit from increased connectivity with the communities of Surrey and Langley to the south.





Exciting places to explore all within 10 minutes or less.

RESTAURANTS

- Joey Coquitlam
- ARISU Authentic Korean BBQ
- Kokoro Tokyo Mazesoba
- Smoking Pig Ramen
- Sushi California
- White Spot
- Pizzeria Spacca Napoli
- Gabi & Jules Handmade Pies
- Brewer's Row
- Rocky Point Ice Cream

SHOPPING

- Safeway
- Safeway Liquor
- Shoppers Drug Mart
- Costco Wholesale
- Save-On-Foods
- Kins Farm Market
- H-Mart Coquitlam
- The City of Lougheed Shopping Centre
- Walmart Supercentre
- IKEA Coquitlam

PARKS & RECREATION

- Blue Mountain Park
- Como Lake Park
- Mundy Park
- Burnaby Lake Regional Park
- Burnaby Mountain Hiking and Biking Trails
- Mountainview Park
- Keswick Park
- Rocky Point Park
- Stoney Creek Trail System
- Vancouver Golf Club

HEALTH & WELLNESS

- Goodlife Fitness Centre
- Fitness World
- F45 Training
- Cameron Recreation Complex
- Royal Columbian Hospital
- Future YMCA
- Oxygen Yoga and Fitness
- RVN Wellness

CAFES & COFFEE SHOPS

- Coffeeholic
- Starbucks
- Juillet Café
- Tim Hortons
- Cafe Blanc
- KAFFI Express Bar
- Sharetea

FINANCIAL INSTITUTIONS

- RBC Royal Bank
- TD Canada Trust
- BMO Bank of Montreal
- CIBC
- Scotiabank
- Hana Bank Canada
- Vancity

SCHOOLS

- K-5 Mountain View Elementary
- 6-8 École Banting Middle School
- 9-12 Port Moody Secondary
- K-5 École Glenayre Elementary
- 9-12 École Dr. Charles Best Secondary
- Simon Fraser University

Harmonious family living.

Designed by Integra Architecture, Dwell integrates indoor and outdoor spaces to cultivate synergy between the surrounding natural environment and a thriving community.

Bold exteriors exude modernity and emphasize connection. Outside each home, courtyards have been intricately landscaped, offering access to nature while maximizing your family's enjoyment.





Expansive spaces and engaging outdoor activities.

At Dwell, a dedicated onsite greenway complete with children's playground lets you and your family bask in the bounty of nature without venturing too far from home. Furry friends will enjoy long walks through the connected greenways. The indoor/outdoor amenity space has been thoughtfully designed, creating the perfect space for quiet focus or community connection.



Interiors inspired by you, designed for your lifestyle.

Modern and functional, Dwell interiors are forward-thinking to foster connection and efficient living. Storage spaces have been thoughtfully considered across all homes, adding large pantries, dens and added flex spaces wherever possible. Contemporary finishes have been selected to curate tranquil, clean, and welcoming spaces.

Garden flats and townhomes use open concept design to create the optimal family environment. To further increase living space, each townhome has 9 ft ceilings in the living areas.

Whether you're celebrating a family milestone or simply enjoying a quiet night in, Dwell interiors are designed for your lifestyle.

↓ D1 TOWNHOME KITCHEN IN SAND COLOUR SCHEME



↑ TOWNHOME ENSUITE BATHROOM IN SAND COLOUR SCHEME



↑ GARDEN FLAT KITCHEN IN SAND COLOUR SCHEME

Personalized to suit **your** **style.**

Personalize your abode by selecting between two designer colour schemes. Sand features smooth, dual tone cabinetry in wood and white tones, complemented by bright quartz countertops. Laminate oak inspired flooring in the kitchen, dining and living areas create warmth and evoke the natural hues of the surrounding environment.



↑ D1 TOWNHOME KITCHEN IN STONE COLOUR SCHEME

The stone colour scheme includes dual tone cabinetry with grey wood grain complimenting a modern grey shaker up top. Soft, light grey flooring effortlessly pairs with matte black finishes to curate an environment that exudes modern Scandinavian aesthetic.

**More space
to entertain
friends & family.**



↑ TOWNHOME ENSUITE BATHROOM IN STONE COLOUR SCHEME



↓ GARDEN FLAT KITCHEN IN STONE COLOUR SCHEME



Building design reflects harmony and connection.

Dwell has been designed and landscaped to harmonize with the surrounding community. Two rows of townhomes and garden flats run parallel across the symmetrical site, naturally forming a central breezeway that optimizes sunlight throughout each home. All townhomes have direct access to the courtyard, this intelligent design cultivates active, connected daytimes and quiet evenings.

Dwell is within walking distance to amenities, yet the surrounding neighbourhood is relaxed and quiet. Offering the very best of connected living, Dwell is the perfect place to call home.



↑ JINJU, COQUITLAM

Anthem in Coquitlam.

A central core of Metro Vancouver, Coquitlam is an active city anchored by connectivity, diversity and transformation. From the revitalization of Coquitlam Centre to the progressive urban core rising in West Coquitlam, monumental growth has been driven by the SkyTrain's 2016 expansion, which saw the Evergreen Line weave from Burnaby through to Coquitlam and Port Moody, integrating how people in all cycles of life live, grow, work, play and learn.



↑ SOCO, COQUITLAM

Active urban landscapes, the best of West Coast hiking, first class education and two shopping epicentres—the City of Coquitlam is a dynamic community on the rise.

Mirroring Coquitlam's transition of growth, Anthem's commitment to the city will span at least 20 years, leading to the creation of thousands of homes through diverse types of housing, including hundreds of rental homes, making up almost 20% of Anthem's entire multifamily residential portfolio.



↑ WYNWOOD GREEN, COQUITLAM

With decades of real estate development experience, every Anthem community is an evolution of the last, anchored by a steadfast vision to create great space and vibrant, synergistic communities for all its intended users: homeowners, tenants, retailers and the broader community.

We are driven by a tireless effort to deliver on our promises to build quality homes designed to maximize livability. Like the City of Coquitlam, we are constantly improving and innovating the way things are done.

Building on the legacy and success of Wynwood Green, JINJU and SOCO, Anthem's focus in Coquitlam includes a diversity of residential and mixed use developments, from townhomes to woodframe mid-rises to concrete towers, each placed in well-

connected neighbourhoods, surrounded by amenities and nature, and in close proximity to transit. We build communities where people can put down roots.

To further reinforce the vision of our communities and the company mission, Anthem looks at each municipality as a partner, supporting initiatives that give back to the city's residents. In alignment with Anthem's Giving strategy, we seek to strengthen the communities we build in and assist those in need to reach their full potential. Anthem proudly honours Coquitlam's community legacy.

We are Growing Places.



Founded in 1991, Anthem is a team of 450 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 310 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 17,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 8.5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 7,400 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.

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Goodbye.

Do living **well.**



Site Plan

- 1 Bedroom Garden Flat
- 2 Bedroom Townhome (Stacked)
- 3 Bedroom Townhome
- 3 Bedroom Townhome (Stacked)
- direct access to parking

Level 2



Level 1



Features



Townhomes and Garden Flats

The Foundations of Home

- DWELL by Anthem offers a convenient lifestyle in a peaceful, family oriented neighbourhood, where Coquitlam and Burnaby meet
- An elegant collection of 69 Scandinavian inspired 1 to 3 bed and den townhomes and garden flats interconnected through a modern and lushly landscaped courtyard
- Located minutes away from Burquitlam SkyTrain Station, the neighbourhood caters to endless conveniences with restaurants, shopping, parks, and local trails nearby
- Secure underground parkade with visitor stalls and bike storage
- Electric vehicle capability in some parking stalls
- Expertly designed by Integra Architecture, Dwell's bold exteriors exude modernity with an emphasis on connection

Well-Appointed Interiors

- Scandinavian inspired interiors by local interior design firm, Cynthia Florano Design
- Two colour scheme options available; Sand and Stone.
- Contemporary laminate flooring throughout the main living areas with carpeting on upper levels
- Roller-blind window coverings for light control and privacy
- Patios include gas hook-ups for barbeques and outdoor entertaining
- Laundry room in most townhomes, equipped with front-loading washer and dryer in white finish
- Direct access to parkade in some townhomes and garden flats
- 9' ceilings on the main level of the townhomes creating spacious living spaces
- Serene primary retreats on the top level of 3 bed townhomes with over height ceilings and generously sized walk-in closets with built-in shelving
- Matte black faucets and hardware provide a chic, modern finish to the homes

Contemporary Kitchens

- Dual tone soft close woodgrain lower cabinets, complemented by modern shaker style upper cabinets
- Terrazzo inspired large tile backsplash
- Modern square edge quartz countertops
- LED pot lights with white trim finish
- Under-cabinet lighting
- Undermount double basin stainless steel kitchen sink
- Generous sized floor-to-ceiling pantry in some homes for additional storage
- Contemporary matte black pulls on lower cabinetry and kitchen faucet
- Simple and clean appliance package compliments the minimalistic Scandinavian aesthetic:
 - o 36" Fisher & Paykel fridge with bottom freezer
 - o 30" Fulgor Milano 5 burner gas cooktop
 - o 30" convection Fulgor Milano stainless steel wall oven
 - o 24" integrated panel Fulgor Milano dishwasher
 - o Panasonic microwave with trim kit

Streamlined Bathrooms

- Beautiful 12" x 24" porcelain floor and wall tiles in the main bathroom, powder room and laundry room
- Large format 24" x 24" porcelain floor and wall tiles in the ensuite with frameless glass enclosed shower
- Spa-like ensuite with double vanity in most townhomes
- Matte-black sink faucets, rainfall shower head and handheld in ensuites
- Soaker tub for complete relaxation in main bath
- Two-piece dual flush toilets

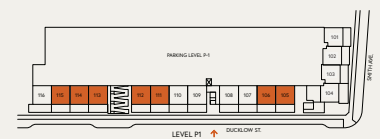
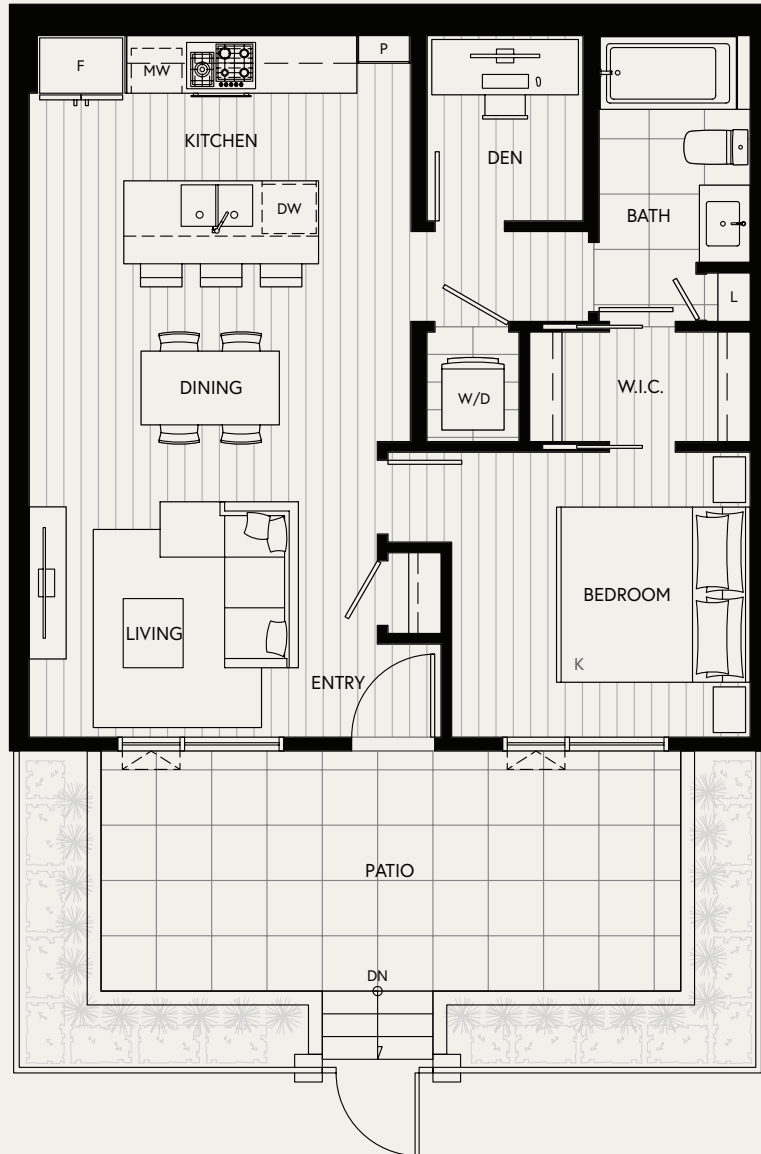
Peace of Mind

- Comprehensive home warranty program provided by National Home Warranty:
 - o 2 year coverage for electrical and mechanical systems
 - o 5 year coverage for building envelope
 - o 10 year coverage for structural defects
- Hard-wired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem

A1

1 Bedroom + Den
1 Bath

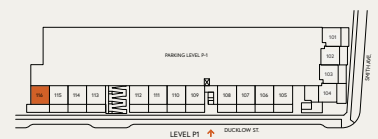
Interior 720 - 733 sq ft
Exterior 190 - 227 sq ft



A1a

1 Bedroom + Den
1 Bath

Interior 724 sq ft
Exterior 226 sq ft



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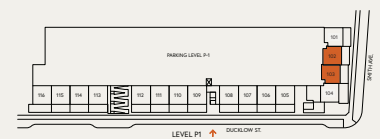
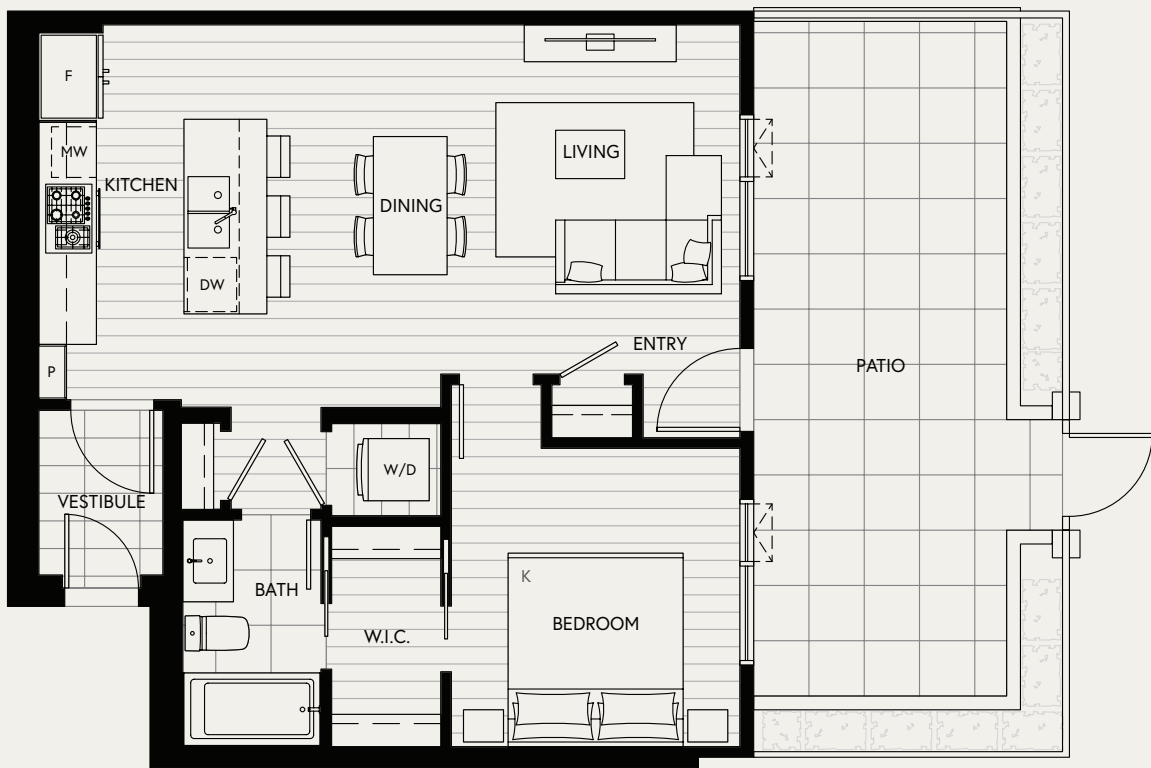
A2

1 Bedroom

1 Bath

Interior 692 - 703 sq ft

Exterior 228 - 231 sq ft



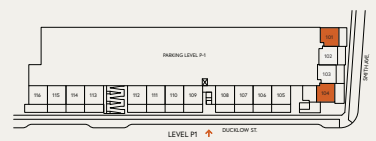
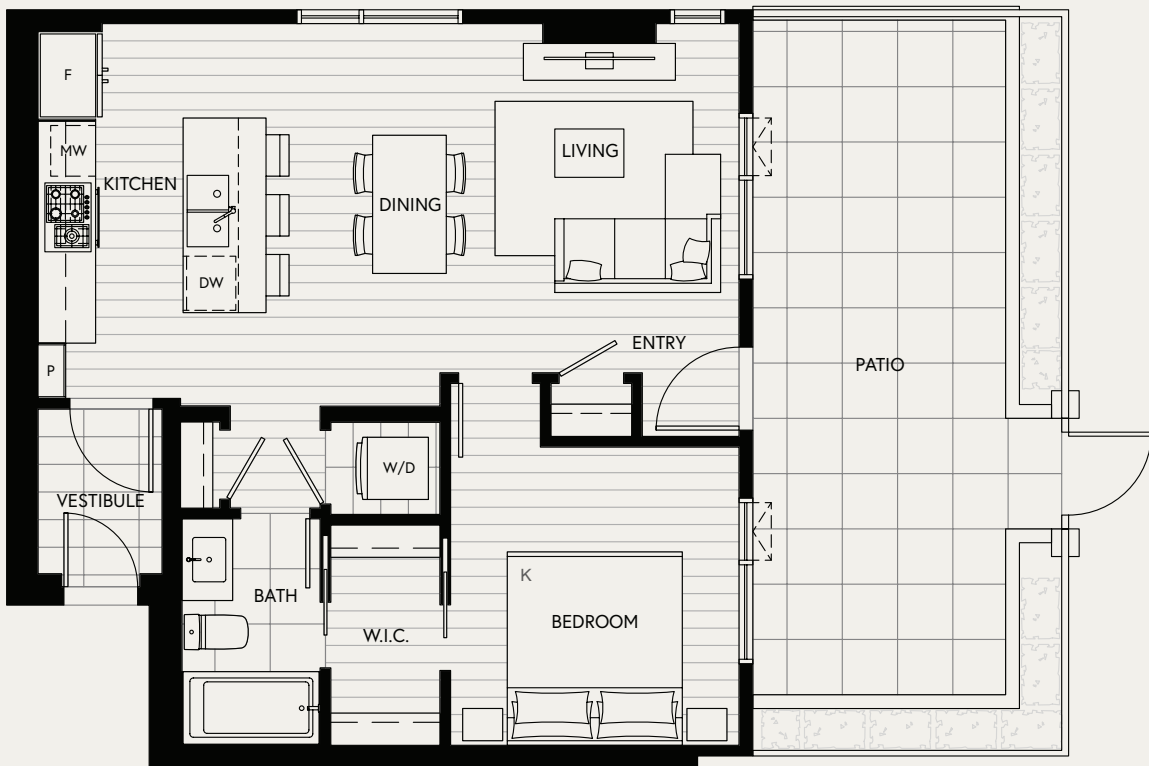
A2a

1 Bedroom

1 Bath

Interior 695 - 708 sq ft

Exterior 240 - 262 sq ft

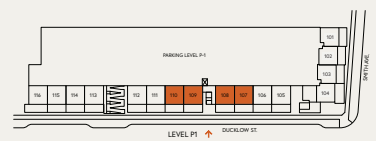
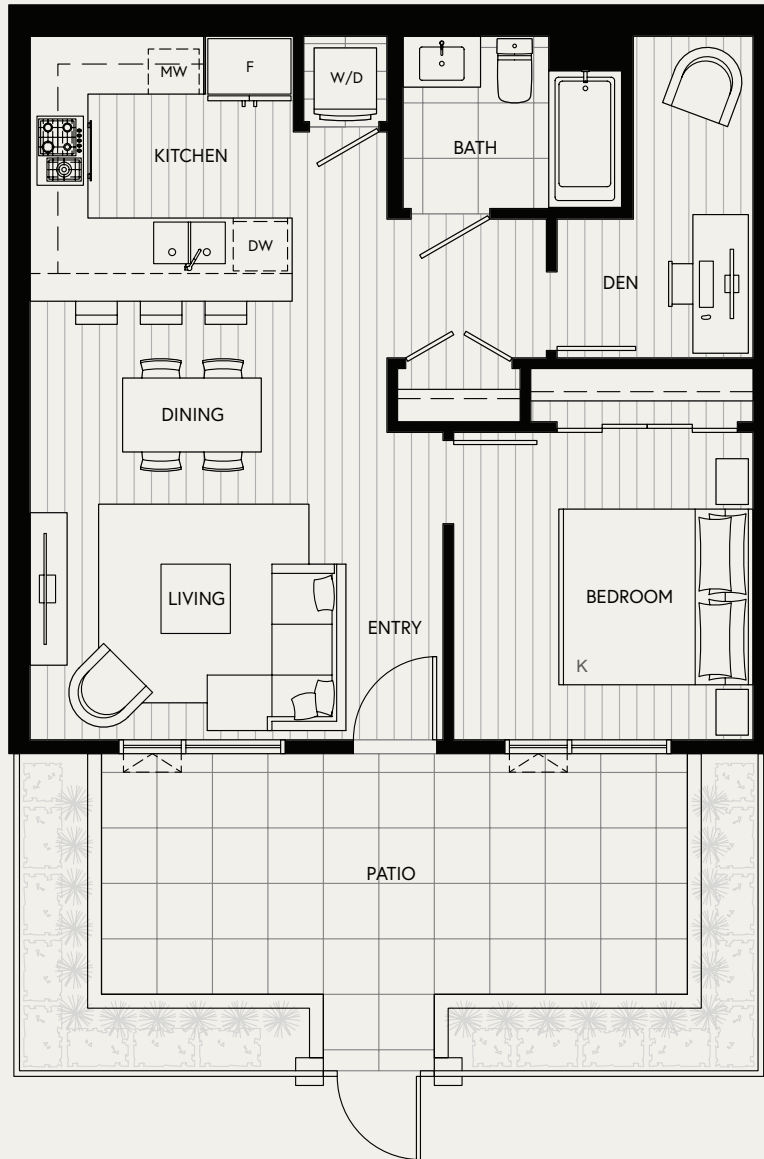


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A3

1 Bedroom + Den
1 Bath

Interior 720 - 733 sq ft
Exterior 196 sq ft



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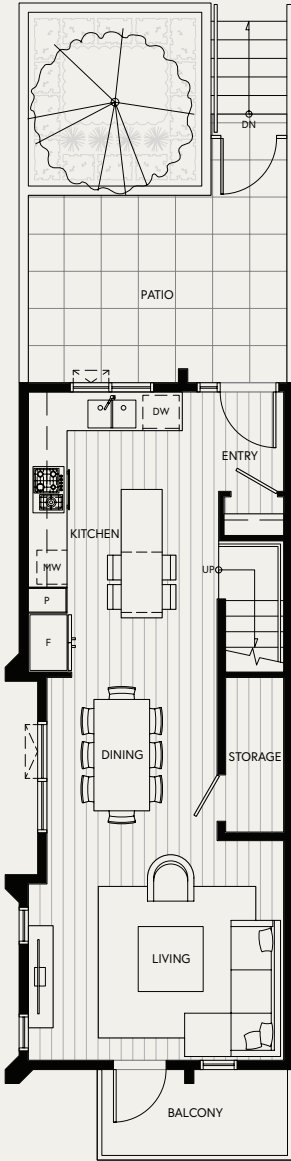
B1

2 Bedroom

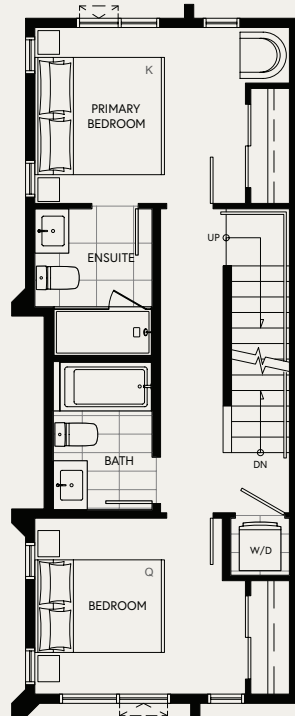
2 Bath

Interior 1,122 sq ft

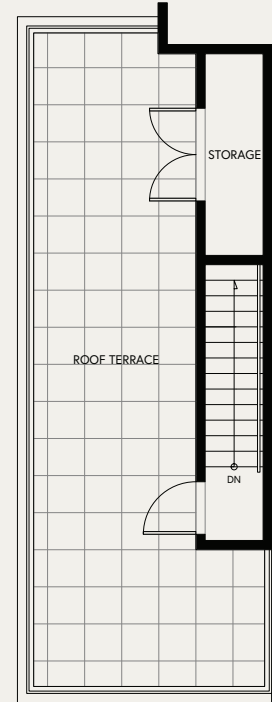
Exterior 538 - 544 sq ft



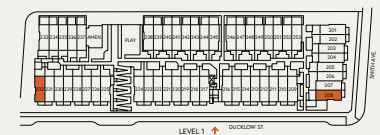
Lower Level



Middle Level



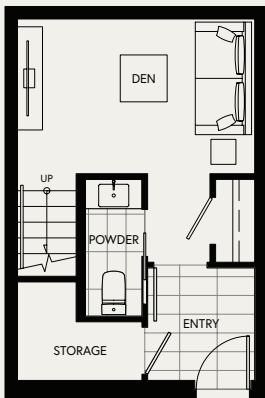
Upper Level



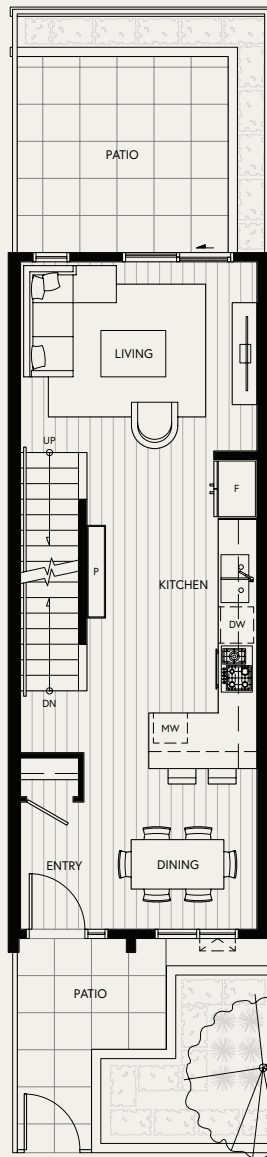
C1

3 Bedroom + Den
2.5 Bath

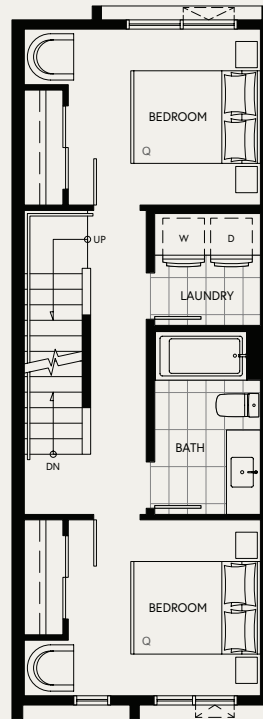
Interior 1,602 sq ft
Exterior 339 - 354 sq ft



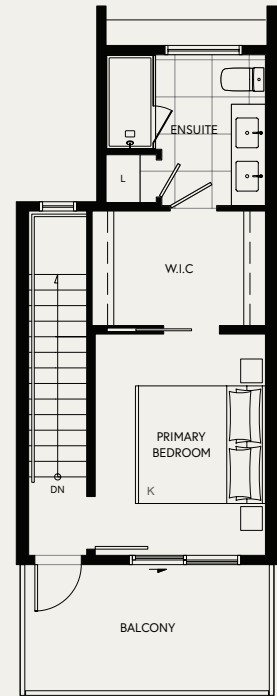
Basement Level



Lower Level



Middle Level



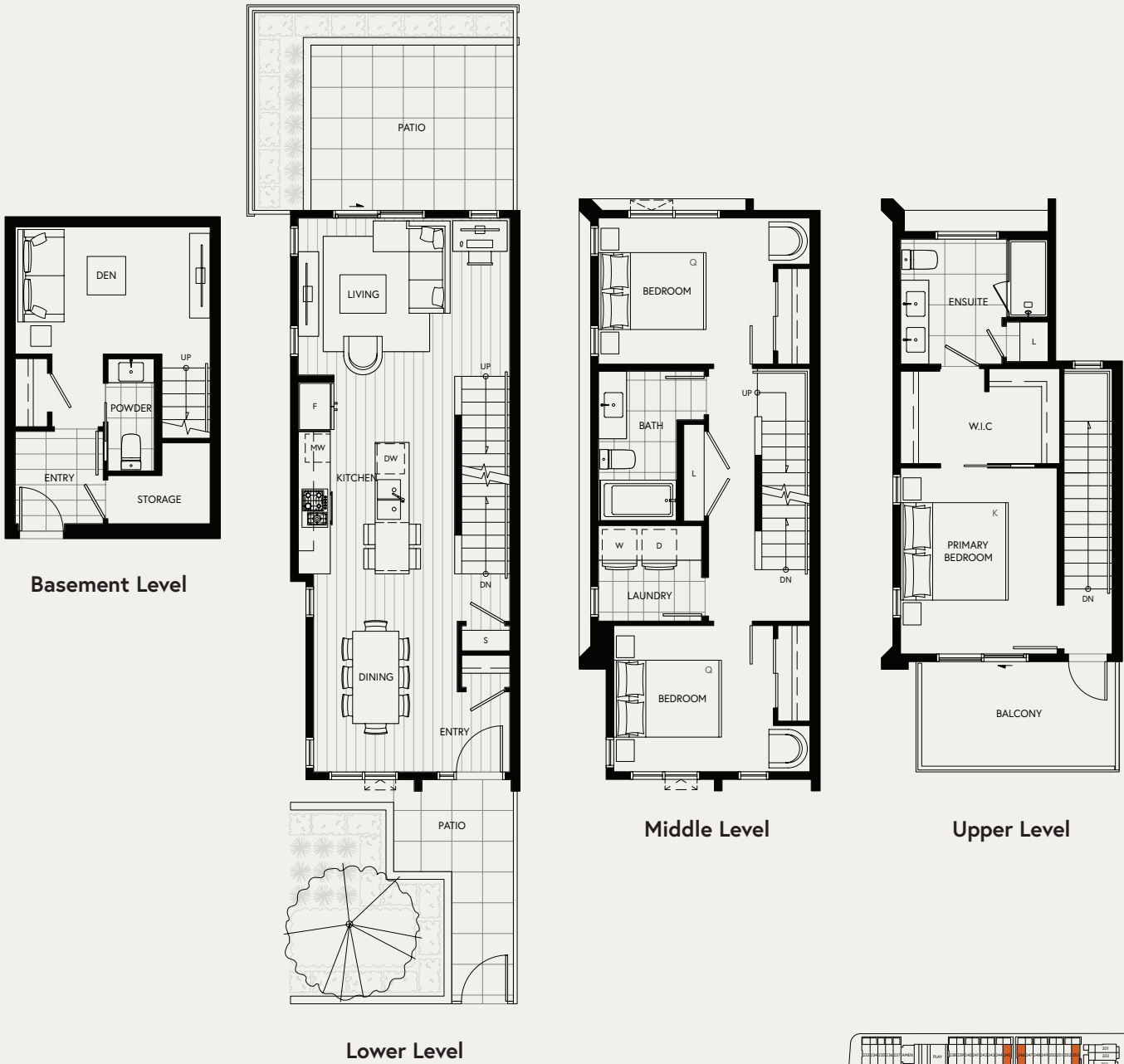
Upper Level



C2

3 Bedroom + Den
2.5 Bath

Interior 1,713 sq ft
Exterior 380 - 401 sq ft

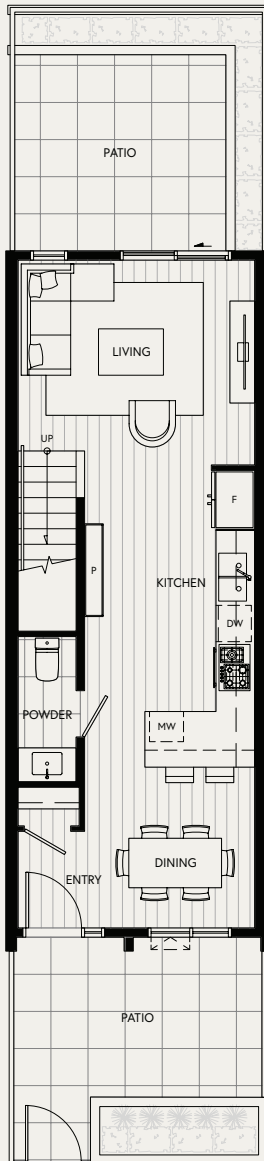


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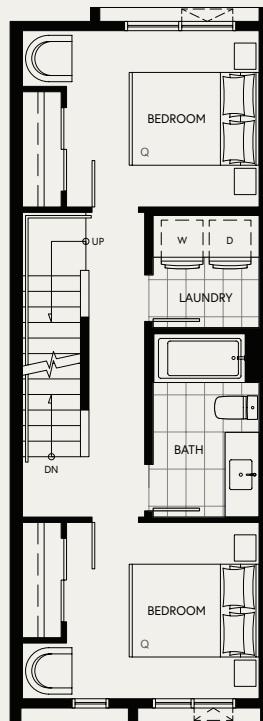
C3

3 Bedroom
2.5 Bath

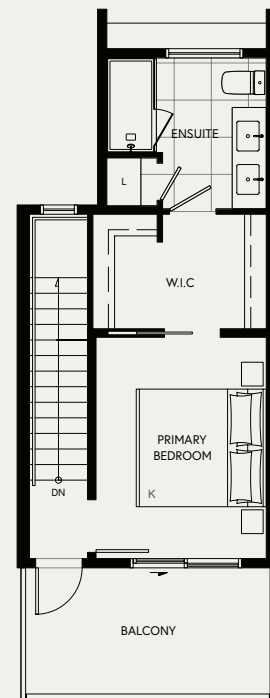
Interior 1,302 - 1,319 sq ft
Exterior 397 - 435 sq ft



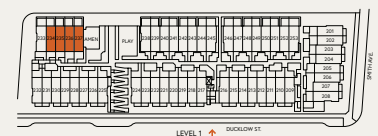
Lower Level



Middle Level



Upper Level



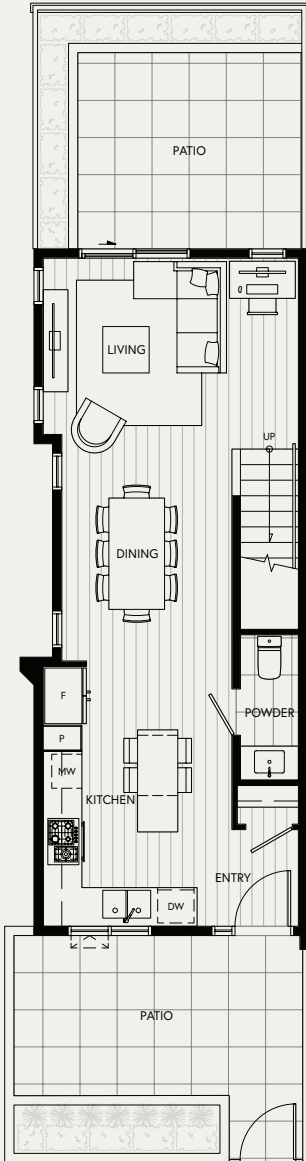
C4

3 Bedroom

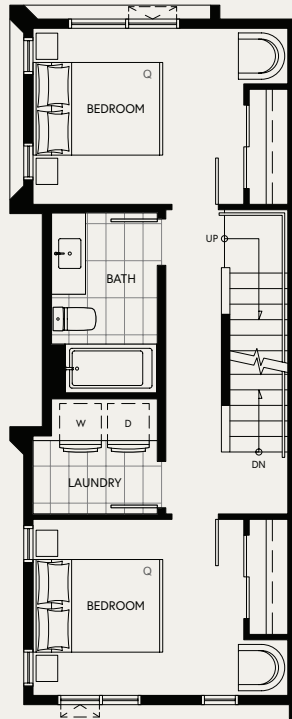
2.5 Bath

Interior 1,378 sq ft

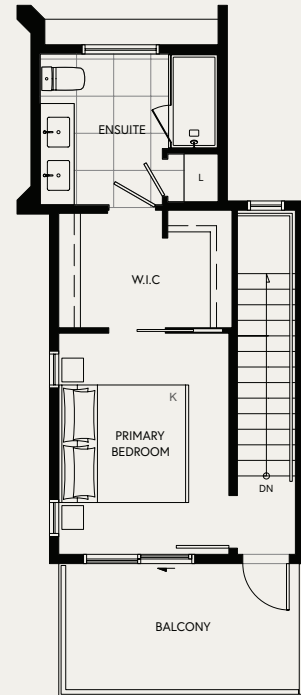
Exterior 426 sq ft



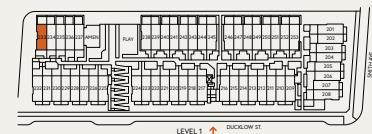
Lower Level



Middle Level



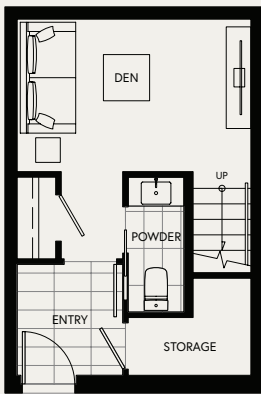
Upper Level



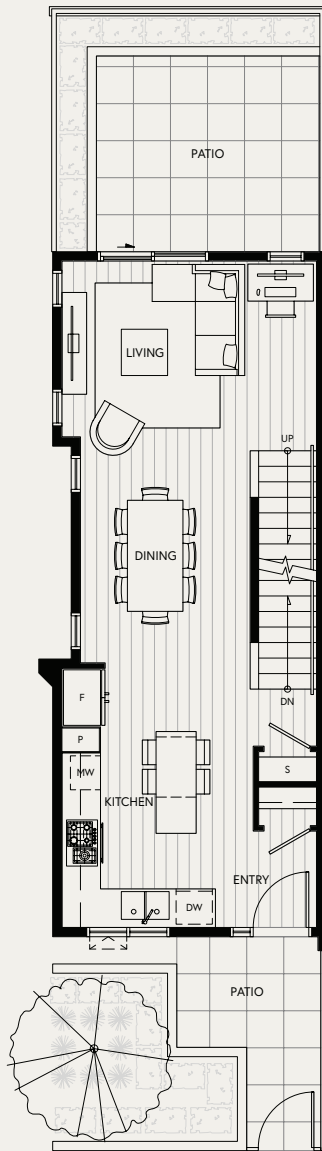
C5

3 Bedroom + Den
2.5 Bath

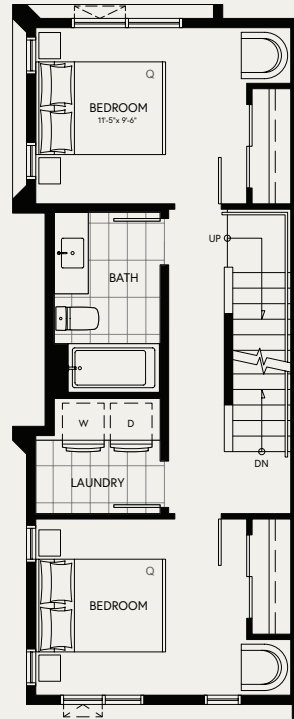
Interior 1,691 sq ft
Exterior 347 sq ft



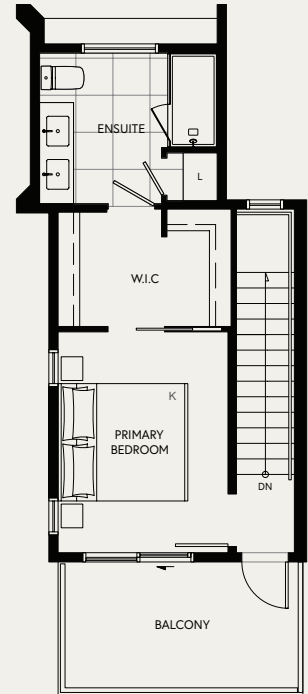
Basement Level



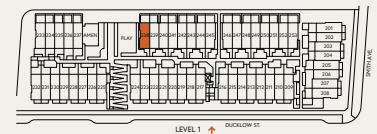
Lower Level



Middle Level



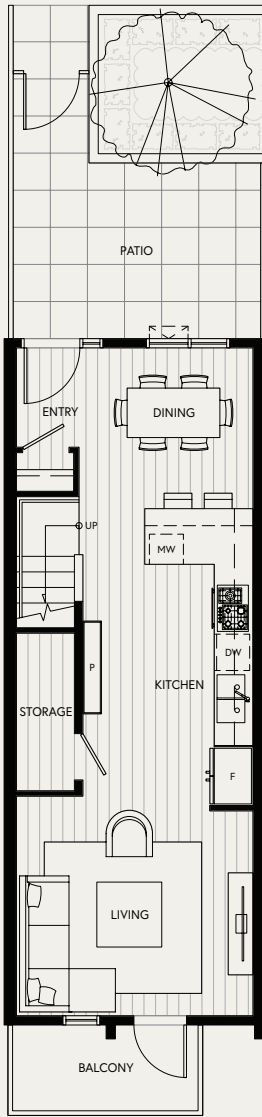
Upper Level



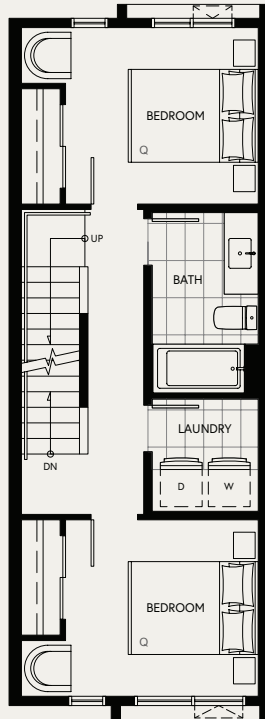
D1

3 Bedroom
2 Bath

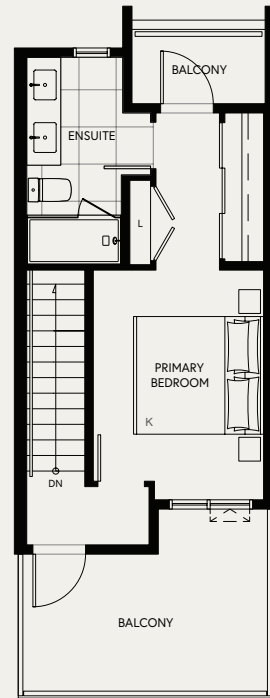
Interior 1,321 sq ft
Exterior 315 - 369 sq ft



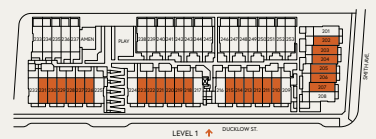
Lower Level



Middle Level



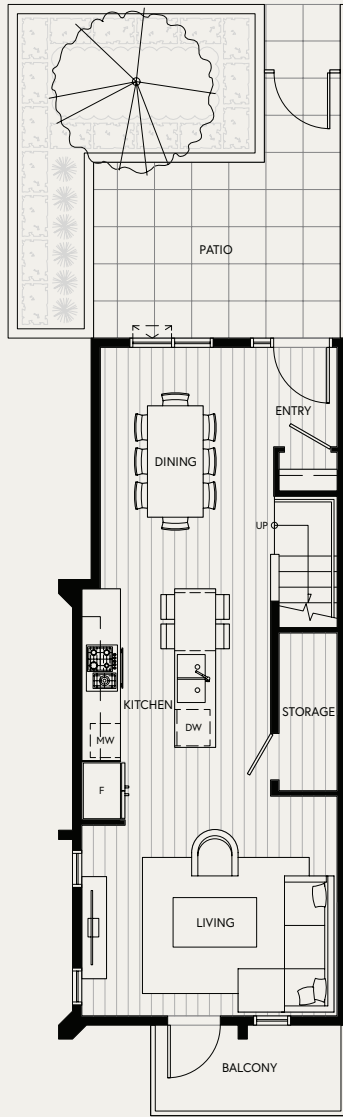
Upper Level



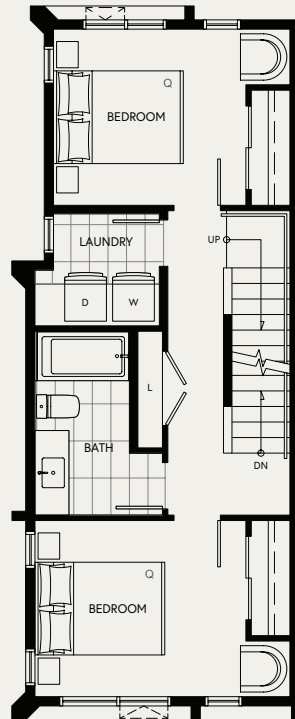
D2

3 Bedroom
2 Bath

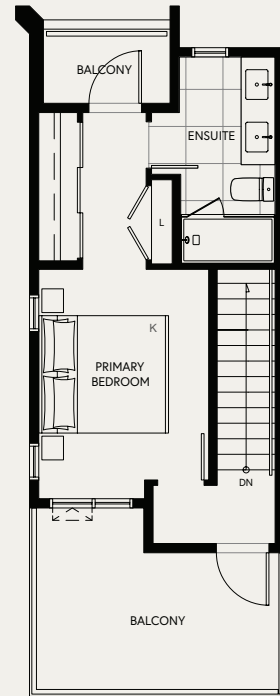
Interior 1,385 sq ft
Exterior 334 - 344 sq ft



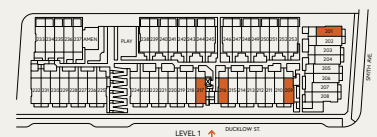
Lower Level



Middle Level



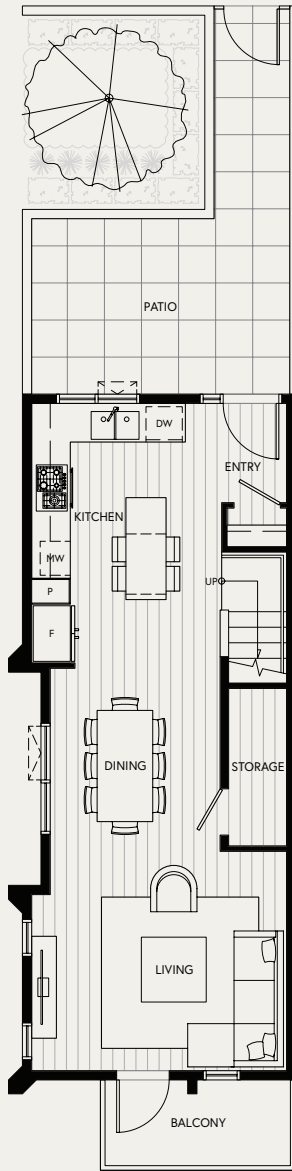
Upper Level



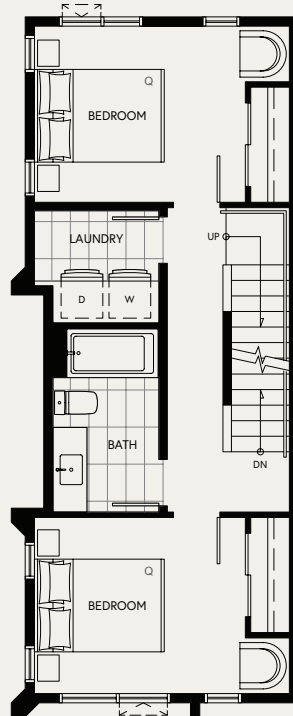
D3

3 Bedroom
2 Bath

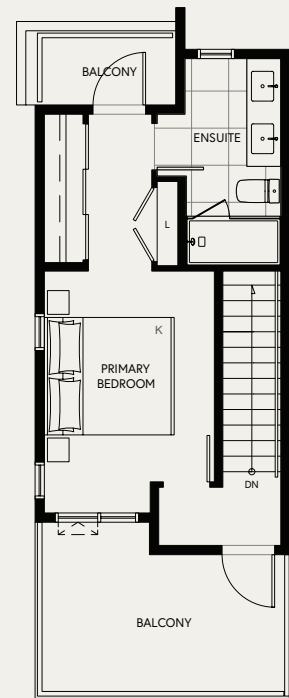
Interior 1,394 sq ft
Exterior 344 - 362 sq ft



Lower Level



Middle Level



Upper Level

