

PREVIEW PACKAGE
DRAFT

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TIMELESS BY NATURE. REFINED BY DESIGN.

Born out of a vision that draws inspiration from its charming location, and lush surroundings, Florin is a community designed for those seeking a stylish retreat to establish roots and flourish. Tucked away on the quiet tree-lined street of Rochester Avenue in West Coquitlam, Florin seamlessly blends the best of design, value and location. This innovative community of condos, townhomes, and heritage homes embodies superior quality and enduring style, where no detail is overlooked.



CONDOS

Liveability reigns at Florin with condominium homes ranging from functional studios to three-bedroom penthouses with expansive patios for those looking for homes that boast unexpected views. This is truly a home for everyone.



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TOWNHOMES

Townhomes at Florin reflect quality and down to earth function. The results are beautifully curated homes that stand the test of time, perfected for growing families. These homes offer ample outdoor space and discreet walk-up entrances off a quiet residential street or interior courtyard.



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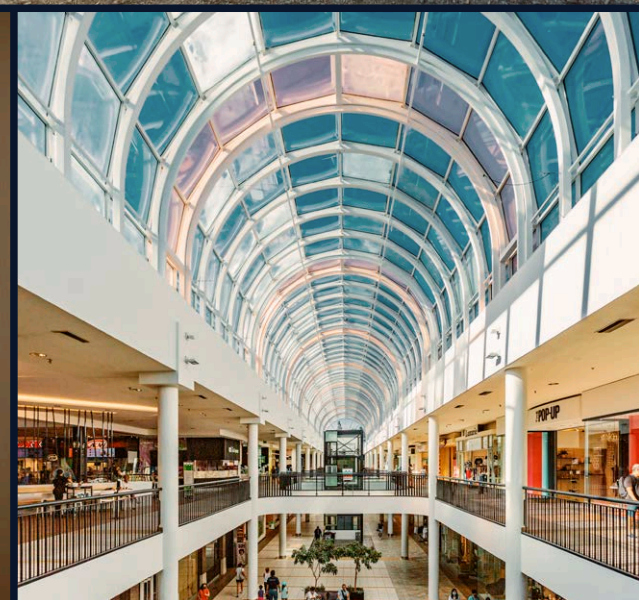
HERITAGE HOMES

A unique opportunity to own a piece of history. Built by the pioneers of Coquitlam, these three heritage homes celebrate old-world charm and superior craftsmanship. Ranging from 3 to 5 bedroom homes with mortgage helper lock-off suites. Harmoniously updated to blend the old and the new, the results are elegant homes that embrace their character.

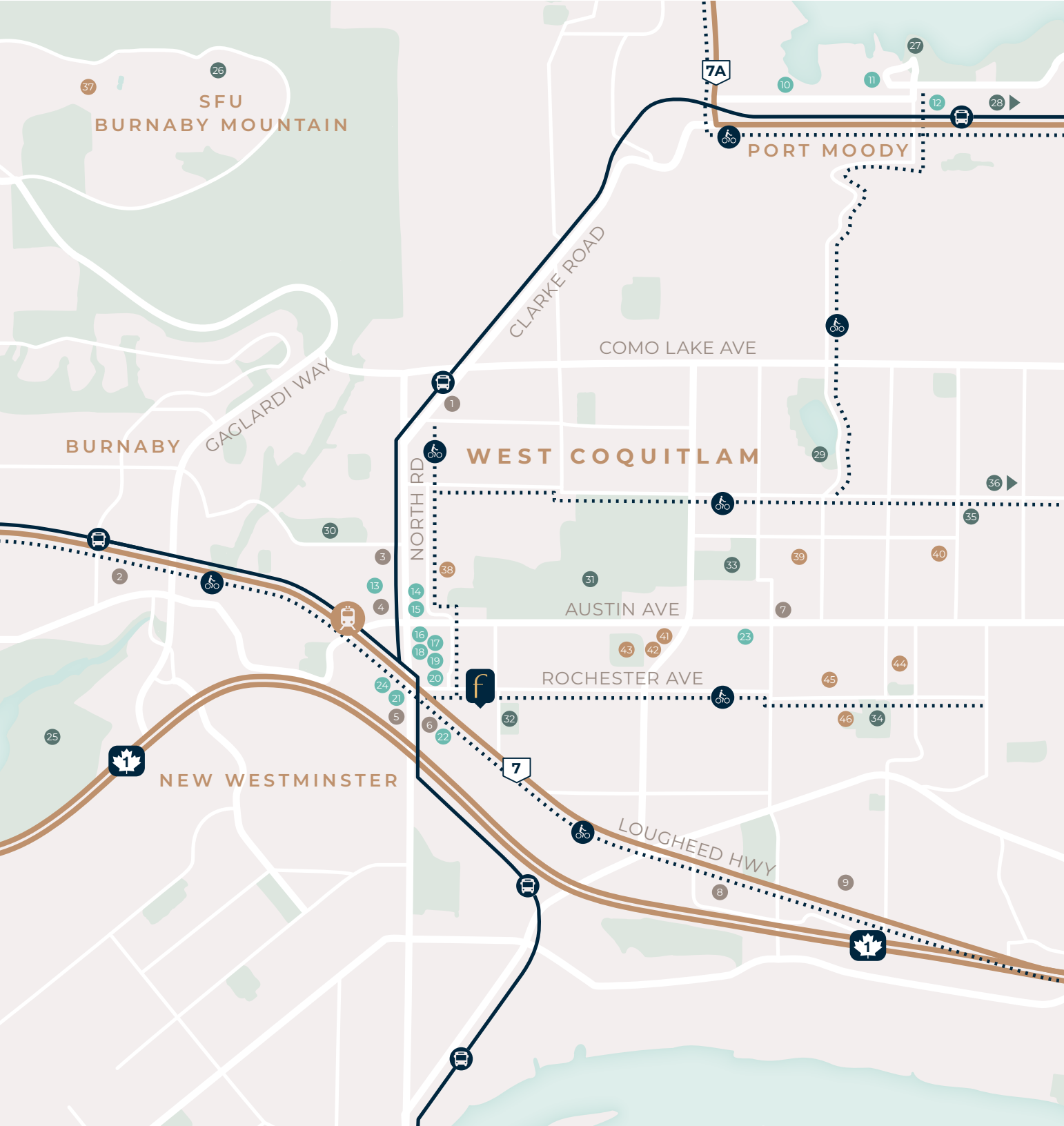


YOUR IDEAL HOME BASE

At Florin, enjoy the best of both worlds, nature around every corner with lush greenery surrounding the community. Coupled with access to all the best urban conveniences West Coquitlam has to offer within 5 minutes. Making it the perfect location to connect and thrive. Your home is close to all the best local parks, restaurants and shopping including Lougheed Town Centre. While SFU and schools for all ages are minutes away. Connectivity to Vancouver and neighbouring communities is made simple, with easy access to nearby Skytrain stations and highways.



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SHOPPING

- 1 Burquitlam Plaza
- 2 Costco
- 3 Save-on-Foods
- 4 Lougheed Town Centre
- 5 Hannam Supermarket
- 6 H-Mart
- 7 Giancarlo Italian Deli
- 8 IKEA
- 9 Real Canadian Superstore

FOOD & BEVERAGE

- 10 Gabi and Jules
- 11 Brewers Row
- 12 Taps & Tacos
- 13 Starbucks
- 14 Sushi California
- 15 Coco Fresh Tea & Juice
- 16 Coffeeholic
- 17 Wild Fig
- 18 Tap House Coquitlam
- 19 Passion8 Dessert Café
- 20 Insadong Korean Restaurant
- 21 Julliet Café
- 22 Joey Coquitlam
- 23 Tâ Bom Korean Cuisine
- 24 Yan's Garden

PARKS & RECREATION

- 25 Burnaby Lake
- 26 Burnaby Mountain
- 27 Port Moody – Rocky Point Park
- 28 Coquitlam Crunch
- 29 Como Lake Park
- 30 Cameron Recreational Complex
- 31 Vancouver Golf Club
- 32 Guilby Park
- 33 Blue Mountain Park
- 34 Rochester Park
- 35 Poirier Sport & Leisure Complex
- 36 Mundy Park

EDUCATION

- 37 Simon Fraser University
- 38 Coquitlam College
- 39 Como Lake Middle School
- 40 Centennial High School
- 41 Little Treasures
- 42 Kinder Korner Childcare
- 43 Lord Baden-Powell Elementary
- 44 École Rochester Elementary
- 45 Traditional Learning Academy
- 46 École Maillard Middle School

TRANSPORTATION

-  Lougheed Town Centre Station

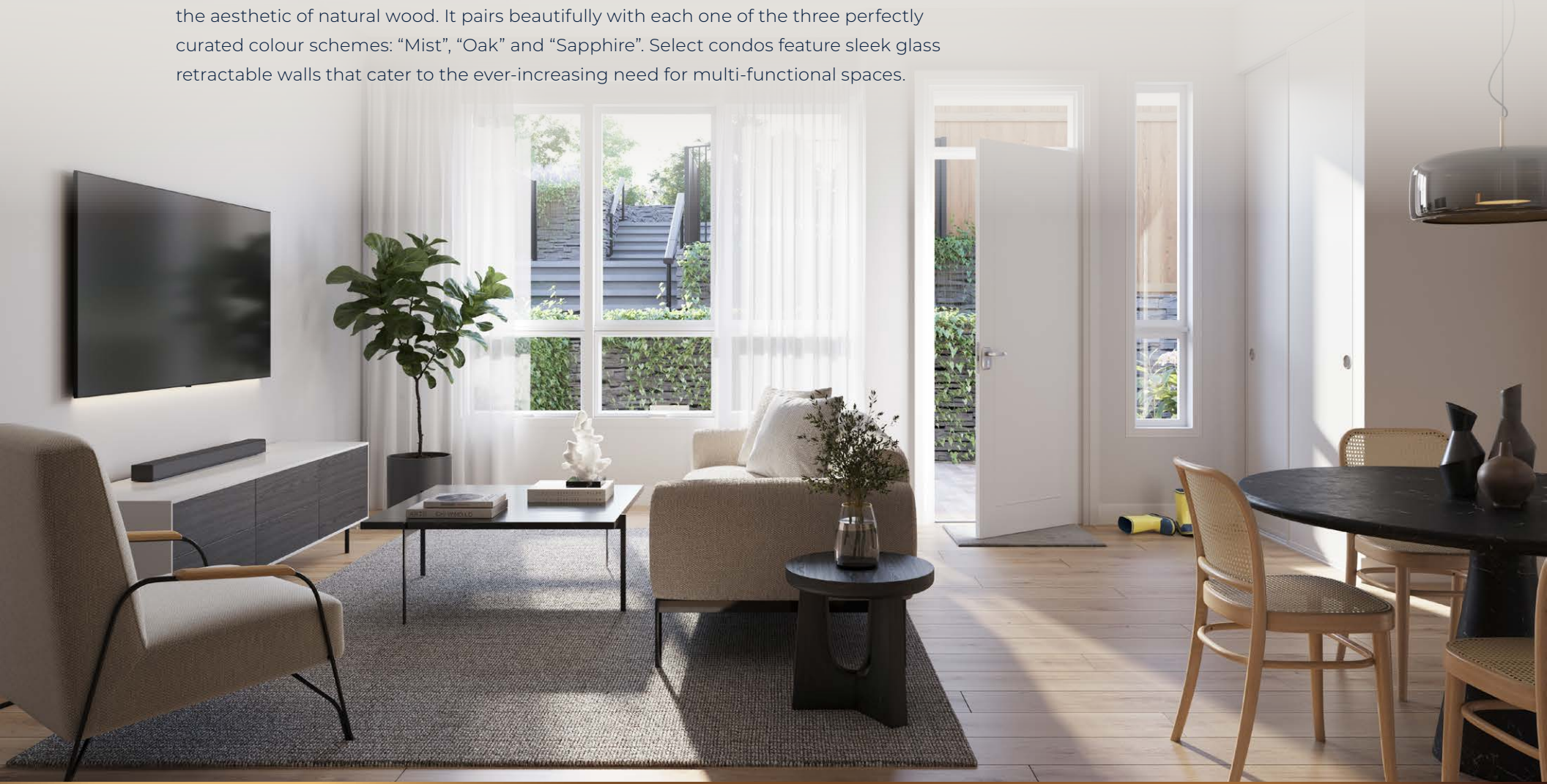
Coquitlam offers extensive bicycle routes on most roads to complement public transit.

HOMES AT FLORIN



THE BEAUTY OF HOME

Each condo, townhome and heritage home offers a refined blend of modern West Coast design paired with sophisticated details that are as memorable as they are beautiful. Each home features durable wide-plank oak grain vinyl flooring that mimics the aesthetic of natural wood. It pairs beautifully with each one of the three perfectly curated colour schemes: "Mist", "Oak" and "Sapphire". Select condos feature sleek glass retractable walls that cater to the ever-increasing need for multi-functional spaces.



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ELEVATED COMFORTS COME STANDARD

The homes at Florin are designed for everyday life where elevated comforts are included. Central air conditioning comes standard; control the temperature of your home from your phone through the WIFI smart thermostat. Always stay connected with thoughtfully placed charging and USB ports in the kitchen and bedrooms.



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PLAY UP YOUR CULINARY SKILLS

Florin kitchens are a chef's dream. Champagne bronze hardware complements each colour scheme beautifully. Fully integrated high-end Fisher & Paykel appliances add an extra level of sophistication that never goes out of style. Polished marbled quartz countertops with full-height back splash make for effortless cleaning. Under cabinet LED strip lighting adds a warm glow.

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SAPPHIRE SCHEME



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MIST SCHEME



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OAK SCHEME

SERENE RETREAT

Start your morning with a spa-like experience. Step onto your heated tile floors as you make your way to the beautiful shower equipped with rainfall head in select homes and floor to ceiling tile complemented by a built-in niche and overhead lighting. Flat panel soft-close cabinetry is custom selected to your chosen colour scheme, paired with marbled quartz countertops.



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JOIE



EASTON

DEDICATED TO EXCELLENCE, INVESTED IN COQUITLAM

Backed by a solid foundation of over 35 years in construction and real estate development, Allaire Living and The Circadian Group have partnered on Florin to build a community that evokes a sense of place for families to flourish. This valuable collaboration combines first-class integrity with quality craftsmanship from two teams that have intimate knowledge and hold deep roots in Coquitlam. The result is a project that will enhance the lives of those that live at Florin for years to come.

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