NEW ROOTS.
NEW HAVEN.

PORTHAVEN | POCO

FEATURES

FRONT & CENTRE

- Situated at Leigh Square in Downtown Port Coquitlam
- Adjacent to Port Coquitlam's City Hall and the future newly revitalized Leigh Square
- Urban convenience within Downtown Port Coquitlam and beyond:
  - → **1min** walk to City Hall & Donald Pathway
  - → **5min** walk to PoCo Community Centre
  - → **10min** walk to the West Coast Express
  - → **10min** drive to Coquitlam Centre and Coquitlam Central SkyTrain Station

DESIGNER INTERIORS

- Interiors expertly designed by Portico Design Group
- A modern and sophisticated colour scheme in classic light tone
- Overheight 9' ceiling height
- Luxury vinyl plank (wood-look) flooring throughout living and bedroom areas.
- Large balconies & terraces
- Modern roller-blinds throughout with blackout shades in bedroom and 3% openness in living spaces.
- Air conditioning available for year-round comfort
- General Electric high efficiency front-load washer/dryer
- Sustaining energy recovery ventilator (ERV) unit for fresh air circulation and humidity control

MODERN KITCHENS

- Modern designed kitchens with custom laminate soft-close cabinetry and integrated under-cabinet lighting
- Engineered Vicostone quartz countertop
- Large format porcelain tiled backsplash
- Cabinet lazy susan in select homes
- Removable cutlery dividers
- Under sink waste and recycling centres
- **Premium SMEG Appliance Package**
  - All Appliances Made in Italy
  - Modern Efficient Refrigerator:
    - → 24" in Studios
    - → 30" in 1-Bed and 2-Bed Homes
    - → 48" in Select Homes
  - Professional Induction Range
  - Integrated Dishwasher
  - Slide-out hood fan

TRANQUIL BATHROOMS

- Soft-close millwork laminate vanity
- Sophisticated porcelain wall and floor tile
- Relaxing soaker tub
- Primary bathrooms and ensuites feature:
  - → Walk-in shower with glass enclosure
  - → Rainfall shower and wand combo
  - → Custom millwork

DESIRABLE AMENITIES

- Over 7,500 SF of Indoor & Outdoor Amenities
- Indoor Social and Dining Lounge with full-service kitchen and private coworking room
- Private working rooms on all levels
- Outdoor terrace for recreation and socialization:
  - → Landscaped lounge areas
  - → Outdoor fire pit with relaxation area
  - → Outdoor cooking and dining areas protected by pergolas suitable for large groups
  - → Outdoor children's play area
  - → Community garden plots
- Secure Bicycle Workshop Lounge, Bike Storage & Bike Wash Station
- EV Car Share
- 4 E-Bike Share (2 E-Bikes with Cargo Capability)
- Dog Wash Station
- Parcel delivery mailboxes

PEACE-OF-MIND

- Northstar Development Customer Care Warranty:
  - → 2-5-10 New Home Warranty
- Secure building entry system with entry phone, security cameras and key fob
- Expertly built by Edge Construction

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Balcony/patio sizes vary floor to floor. Interior square footage and room sizes are based on preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O.E.

NORTHSTAR MAGNUM PROJECTS