

## THE GARDENS | A MASTER-PLANNED URBAN VILLAGE, IMPECCABLY DESIGNED



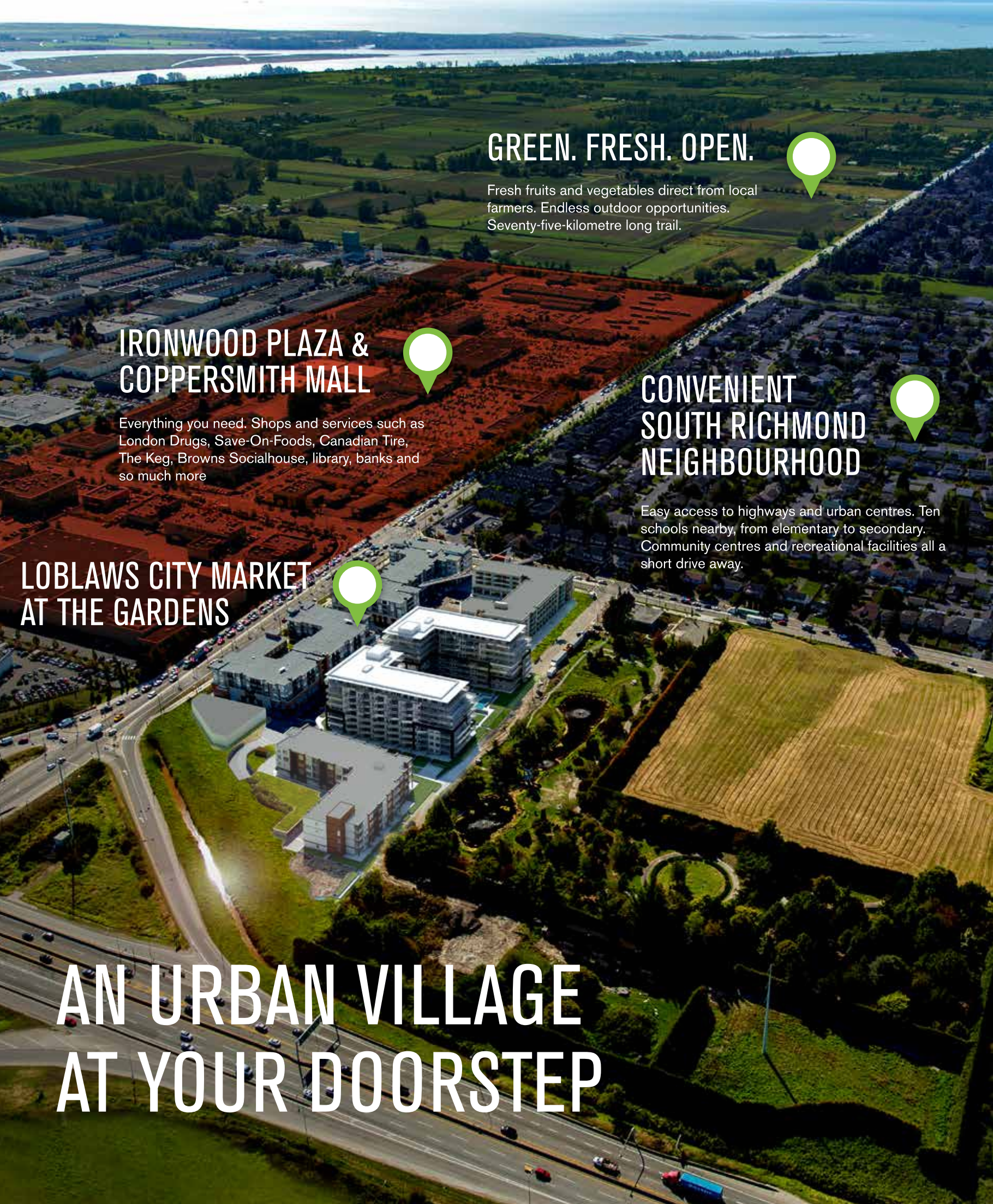
Townline has saved the best for last with this final phase of The Gardens. Well-appointed, elegant, air-conditioned concrete homes offer breathtaking mountain and park views combined with luxury finishes that blend beautifully with the serene natural environment. Life at The Gardens means being just steps away from shopping, restaurants and having exclusive access to The Gardens Club, a 6,000-square-foot amenity complex with a state-of-the-art fitness centre. The walkable urban village was thoughtfully planned by award-winning Townline, a development company with an esteemed history of building homes with exceptional quality. The Gardens is a self-contained urban village comprised of mid-rise residences and retail built alongside a stunning twelve-acre park. Discover a rare opportunity to own in the only urban village of its kind in sought-after South Richmond.



Open layouts, large windows and expansive balconies allow you to take in unobstructed panoramic views of the neighbouring parkland and North Shore Mountains. Imagine waking up to breathtaking mountain views everyday – famous for inspiring so many to fall in love with the lush Pacific Northwest landscape. The twelve-acre park, with grass fields and colourful flowers, means having “backyard” greenspace without ever getting your hands dirty. Breathe in the fresh air as you walk your dog, go

for a run or stroll in the park – so close it feels like an extension of your home. Just a short walk from every doorway lies the community farm garden. Here, you have the opportunity to tend to your own garden, pull fresh, ready-to-serve food straight from the earth to your plate. With the abundance of natural beauty, homes at The Gardens offer a symbiotic relationship between the inside and outside world. The Gardens is South Richmond’s hidden gem.

# WELCOME TO THE NEXT GENERATION OF LUXURY LIVING



## GREEN. FRESH. OPEN.

Fresh fruits and vegetables direct from local farmers. Endless outdoor opportunities. Seventy-five-kilometre long trail.

## IRONWOOD PLAZA & COPPERSMITH MALL

Everything you need. Shops and services such as London Drugs, Save-On-Foods, Canadian Tire, The Keg, Browns Socialhouse, library, banks and so much more

## CONVENIENT SOUTH RICHMOND NEIGHBOURHOOD

Easy access to highways and urban centres. Ten schools nearby, from elementary to secondary. Community centres and recreational facilities all a short drive away.

## LOBLAWS CITY MARKET AT THE GARDENS

# AN URBAN VILLAGE AT YOUR DOORSTEP



The Gardens is conveniently situated at Steveston Highway and No. 5 Road, a location lauded for being in the centre of South Richmond. With direct access to Highway 99, get to Metro Vancouver, YVR Airport, the Tsawwassen ferry terminal and the U.S. within minutes.

Visit the nearby waterfront community of Steveston Village, head to downtown Richmond to shop and dine in style, or enjoy a bike ride or stroll along the West Dyke Trail. The lifestyle you crave is all encompassed at The Gardens.

Residents will benefit from the upcoming George Massey Tunnel replacement project, which includes a new bridge and highway improvements, along with a multi-use pathway for cyclists and pedestrians.





### IRONWOOD PLAZA & COPPERSMITH MALL

The Keg and Browns Socialhouse, along with Canadian Tire, London Drugs, Starbucks and many other shopping options are all within walking distance.

### RIVERPORT ENTERTAINMENT COMPLEX

There's never a dull moment with Richmond Ice Centre, Watermania, SilverCity Movie Theatre, Extreme Air Park, Planet Lazer and BRB Brewery and Eatery all situated close by.

### RIVER ROAD DYKE TRAIL

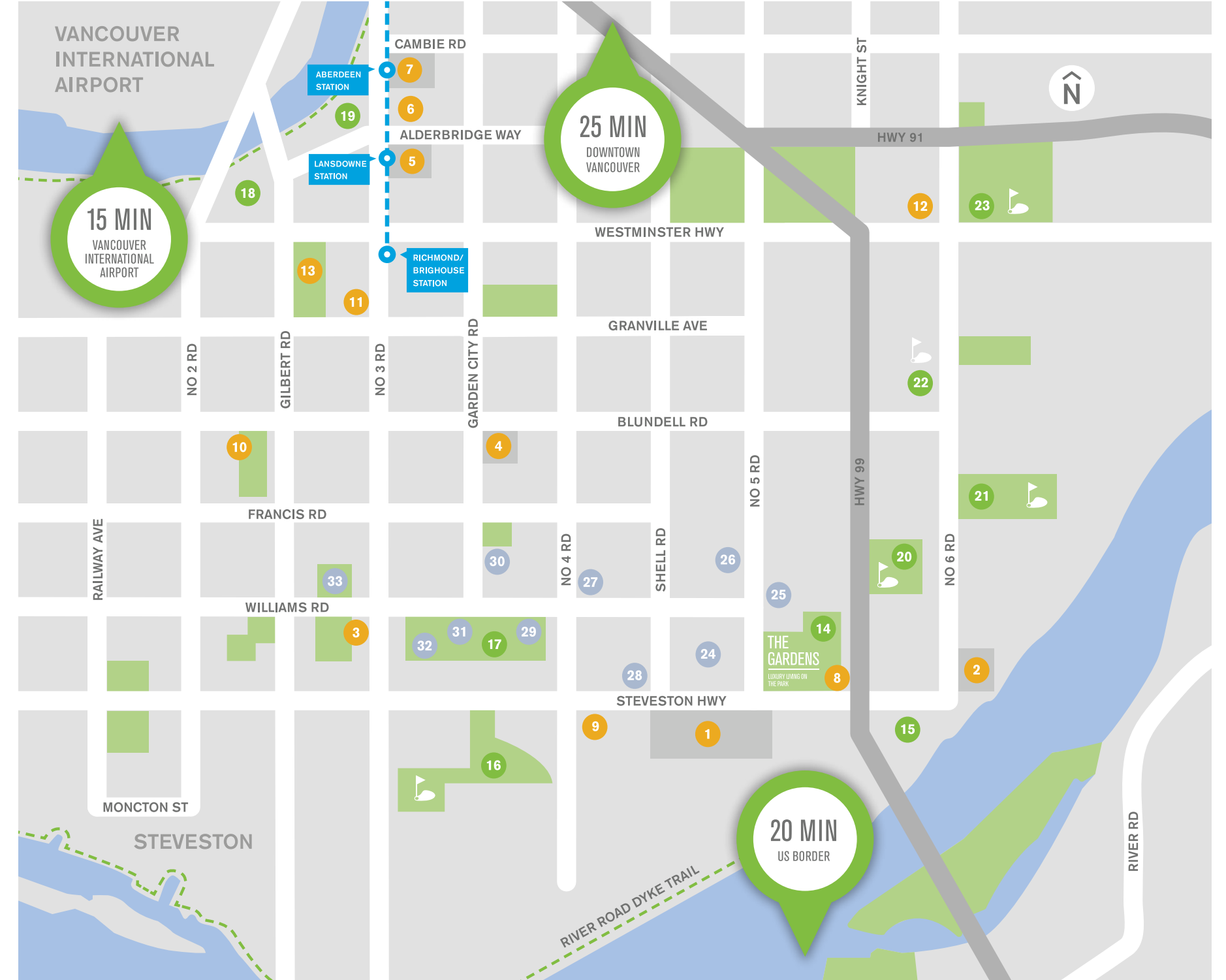
With its proximity to the water and picturesque setting, it's no surprise this trail is the pride of Richmond. Enjoy its natural and serene beauty with a scenic bike ride, walk or run.

### STEVESTON VILLAGE

Nearby Steveston Village, at the mouth of the Fraser River in South Richmond, is a historic fishing village where visitors go to walk down the charming streets, browse the shops and relax by the water.

### SOUTH ARM COMMUNITY CENTRE

Tennis courts, walking paths, soccer, baseball and football fields and an outdoor swimming pool with two water slides, make this centre the perfect place to keep active.



### SHOPS & SERVICES

1. Ironwood Plaza & Coppersmith Mall  
*London Drugs, Canadian Tire, Save on Foods, Browns Social House, The Keg, BMO Bank of Montreal, CIBC and many more.*
2. Riverport Entertainment Complex  
*SilverCity Cinemas, The Zone Bowling Centre, Watermania, Planet Lazer, Extreme Air Park, Richmond Ice Centre*
3. Richlea Square  
*Safeway, Kins Farm Market*
4. Garden City Shopping Centre  
*Marketplace, Shoppers Drug Mart, Blenz*
5. Lansdowne Shopping Centre  
*Winners, Home Outfitters, Toys R Us, JYSK, HomeSense, Best Buy*
6. Richmond's Food Street  
*Sun Sui Wah Seafood Restaurant, Pho 99 Vietnamese Noodle House, Koto Izakaya*
7. Aberdeen Centre  
*Daiso, H-Mart, Saint Germain Bakery, SURA Korean BBQ, Guu*
8. Loblaws City Market
9. Art Knapps Plantland
10. Blundell Centre
11. Richmond Centre
12. Richmond Auto Mall
13. Richmond Hospital

### RECREATION

14. The Garden's Park
15. Richmond Country Farm
16. Richmond Country Club
17. South Arm Outdoor Pool
18. Richmond Olympic Oval
19. ClearOne Badminton Centre
20. Mylora Sidaway Golf Club
21. Country Meadows Golf Course
22. Savage Creek Driving Range
23. Green Acres Golf Course

75 KM long River Road Dyke Trail

### SCHOOLS

24. Daniel Woodward Elementary School
25. Richmond Christian School
26. Kingswood Elementary School
27. Matthew McNair Secondary School
28. Thomas Kidd Elementary School
29. James Whiteside Elementary School
30. Walter Lee Elementary School
31. Hugh McRoberts Secondary School
32. William Bridge Elementary School
33. Errington Elementary School

Canada Line SkyTrain

# FEAST ON CULINARY CONVENIENCE



Loblaws City Market is a 35,000-square-foot anchor tenant within The Gardens community. Food enthusiasts will appreciate the store's twelve-foot high Amazing Wall of Cheese, stocked with more than 300 varieties of fine cheeses from around the world. The market is also filled with organic produce, fresh seafood and premium cuts of meat. Shoppers will find a bakery and patisserie, sushi bar, juice bar and selection of ready-made meals. With Loblaws City Market right downstairs, picking up last-minute cooking essentials will be a breeze. Not in the mood to cook? Grab a Loblaws' prepared salad or roast chicken, then head to the twelve-acre park for a picnic.



**THE GARDENS INTERIORS  
A LIFE OF REFINEMENT**

Add the sophisticated, light-filled interiors and inspired West Coast palette to the lengthy list of what makes life at The Gardens so alluring. Maintain year-round comfort with in-home air conditioning – yet another sought-after benefit of life at The Gardens. These exquisitely appointed residences combine contemporary style with timeless quality that rivals the refined natural beauty just beyond your patio door.



**WITH ARTFULLY DESIGNED INTERIORS, OVER-HEIGHT CEILINGS AND PLENTY OF NATURAL LIGHT, A HOME AT THE GARDENS IS AS INVITING ON THE INSIDE AS IT IS ON THE OUTSIDE.**

**ALL HOMES HAVE BEEN INSPIRED BY THE WORKS OF FENG SHUI MASTER, SHERMAN TAI TO BRING HARMONY AND POSITIVE ENERGY FLOW INTO YOUR NEW HOME AT THE GARDENS.**

The large balconies and expansive windows at The Gardens were designed to be an extension of the home, allowing you to take in the panoramic mountain and park views. Enjoy the stunning natural scenery as you sip on your morning coffee, barbecue with friends, take in warm sunsets, or gaze at the stars over a glass of wine in the evening.

Spacious designer interiors include air conditioning, contemporary quality finishings and spa-inspired baths and ensuites.

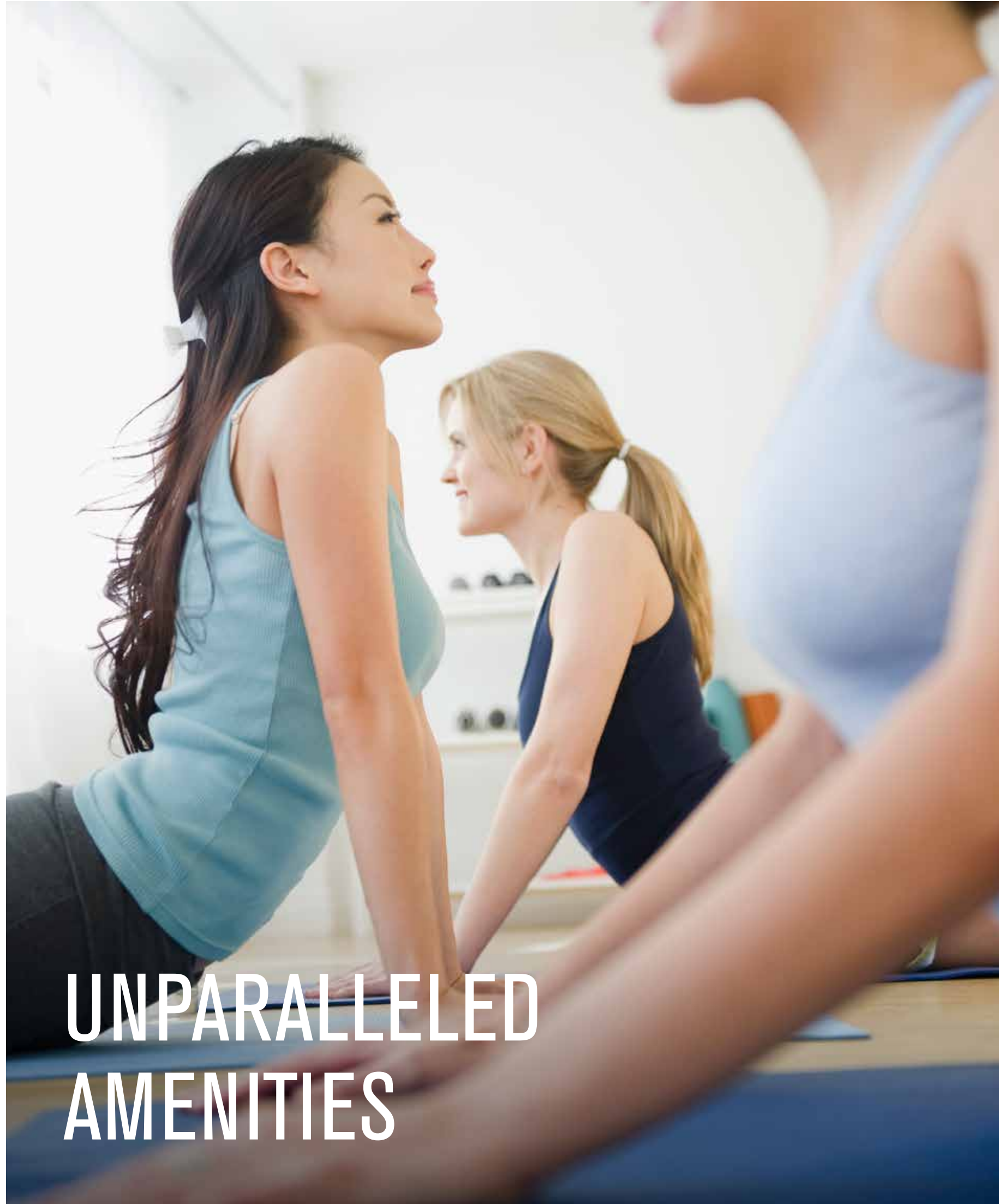
Create memorable dishes in these chef-inspired kitchens, where you'll find top-of-the-line stainless steel appliances and sleek quartz

countertops and backsplash. Experience the functional and stylish appeal of wide-plank laminate flooring in the kitchen, living and dining rooms.

- Its all about the details:
- Efficient forced-air heating and cooling system, to ensure optimal indoor temperatures year round
  - Sophisticated mid-rise concrete residences with extra-large patios
  - 10,900 s.f. Feng Shui-inspired courtyard
  - Oversized painted baseboards and door casings on interior and closet doors
  - Two sink basins in the ensuites, separate tub/shower combinations and sleek frameless glass enclosures (in select homes)

- Convenient multi-function media ports for telephone, data and cable, including a fully wired home-office workstation complete with a quartz countertop (in select homes)
- Lobby entrance phone with security camera to pre-screen visitors through your TV
- Secured underground parking and well-lit common areas
- Comprehensive warranty protection for peace of mind

With a neutral colour palette, an abundance of open space and natural light, smooth profiles and thoughtful details, interiors at The Gardens offer a stunning home in an equally stunning setting.



**UNPARALLELED  
AMENITIES**

# DISCOVER THE ENERGY & SPIRIT OF YOUR OWN URBAN VILLAGE



Residents will gain access to The Gardens Club, a 6,000-square-foot amenity complex complete with state-of-the-art exercise equipment, a basketball and badminton court and conference room for meetings and social gatherings. Go ahead and cancel that gym membership because access to everything you need to meet your fitness goals is right at home.

The Gardens offers a rare opportunity to live in an urban village with access to nature, shops, services, fitness and community. Seize the chance to live in a home that goes far beyond just four walls and discover a harmonious urban village centred around modern convenience in a majestic natural setting.





## TOWNLINE IS A DOWN TO EARTH COMPANY

Like you, Townline has a story. We started in 1981 with Rick Ilich building single-family homes. Soon, small projects got bigger and our portfolio expanded into rental apartments, multi-family, mixed-use, and non-market developments in Metro Vancouver and Vancouver Island.

Over the past 30 years, our company has grown from one man into a team of real estate professionals supporting an organization that handles all aspects of Development, Construction, Finance, Marketing, Sales, Customer Service and City and Public Liaison. We stay hands-on for the entire life of a project and with tighter controls and greater efficiency, we believe our process creates the kind of residential and commercial places people want as their own.

Townline has earned a reputation as a respected, innovative and entrepreneurial company that prefers to set trends rather than follow them.

Townline is a true market leader – built on ideas, responsibility and integrity. **Townline.ca**