



The **vision** to create a sustainable building with a high quality of living while maintaining a true respect for the surrounding natural environment.



BUILDING FEATURES AND SPECIFICATIONS

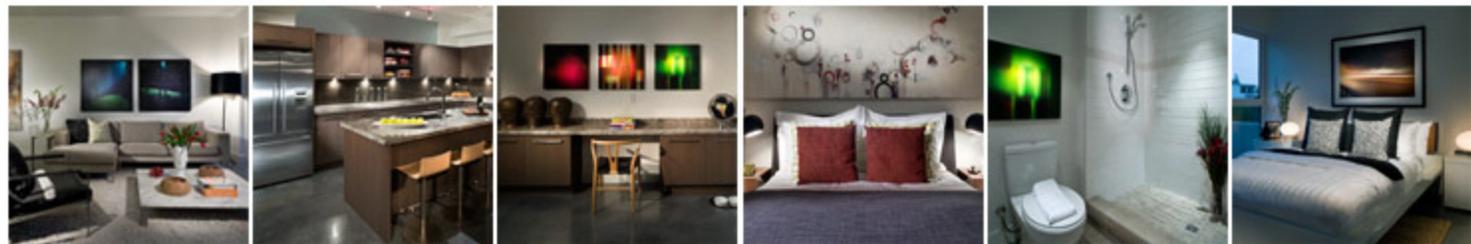
UNIT FINISHING AND SPECIFICATIONS

FLOOR PLANS



THE BROOK

650 EVERGREEN PLACE, DELBROOK



INTERESTED IN LIVING
IN CANADA'S
GREENEST CONDO
BUILDING?
MOVE IN TODAY!

Name:

Telephone:

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Comments:

ARCHITECTURE

From the top of the gently sloping hills of Grouse Mountain down to the Vancouver inlet below, The Brook was designed to follow the surrounding landscape. This contemporary yet classic design was deliberately reserved, letting natural colour and material converge with the Delbrook community. As the building moves backwards, each expansive balcony showcases the serene beauty of the mountains above and the water below while the use of concrete, cedar, and glass emphasize the natural environment without distracting from the existing surroundings.

For the creation of "The Brook," the design team not only took into consideration the visual appeal of architectural design, but also focused on structure to create one of Vancouver's most energy efficient and sustainable buildings. Imagine a home with the constant gentle warmth of radiant floors combined with fresh air circulation and natural light. The design team's combined work to create the most



INTERIORS

The Brook was designed with modern classic interior in mind. It features clean, simple lines with specific detail utilized to maximize the use and experience of your home.

Throughout the residences at The Brook, you will find a palette that welcomes you with understated luxury. Charcoal cream polished concrete sets the tone with a sophisticated touch of elegance that compliments rift cut oak cabinetry in walnut or custom grey oak. These two color palettes have been specifically chosen to accentuate the unit whether it faces north or south. With expansive views of Grouse Mountain, the northern units feature warm walnut stained oak cabinets and accents of Crema Marfil and Minataurus granite; the southern units with views of the water showcase custom grey oak cabinetry paired with Bianca Carrera marble and Bianca Antiqua granite.

Enter the master ensuite via your walk through closet and immerse yourself in an extra deep Japanese soaker tub and/or a separate walk-in shower, both expressed to create a spa like haven. A state of the art kitchen features Fisher & Paykel fridge, dishwasher, wall oven and Electrolux induction cook top which rival any aspiring chef, and provide the ultimate backdrop for entertaining.

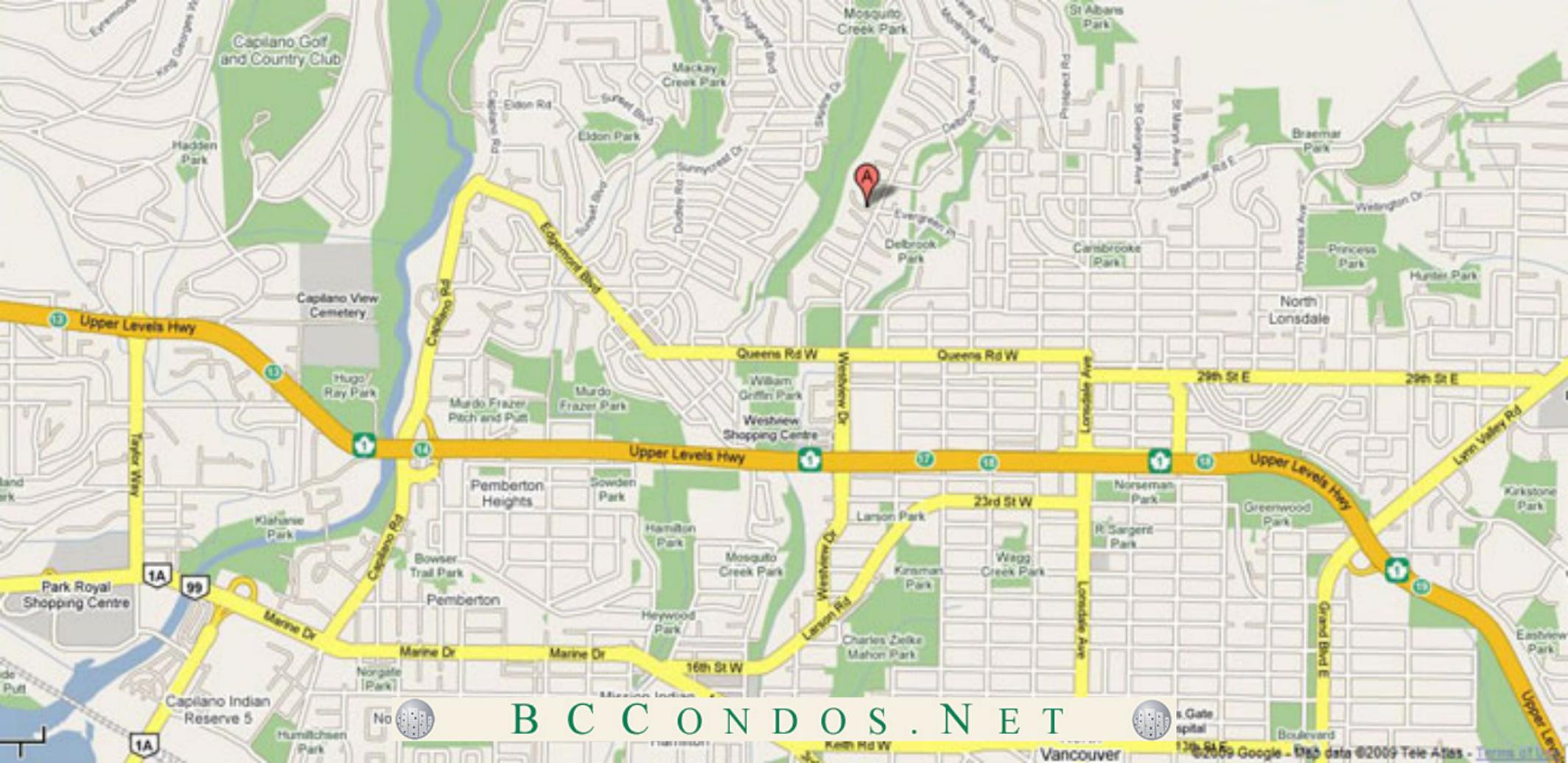
Topping the list of notable features are expansive floor to ceiling glass walls which incorporate the outside in, and an average 9 foot ceiling heights, designer light fixtures, and European tilt and turn windows with integrated window coverings. Form equals function in Streamline homes; our objective is to provide an efficient space that is both livable and beautiful.

NEIGHBOURHOOD

Welcome to the Delbrook community of North Vancouver. Situated at the base of Grouse Mountain and minutes from Edgemont Village, this quaint neighbourhood provides the perfect backdrop for urban living in a suburban setting. Step out of your front door and ascend Mosquito Creek, one of the North Shores most beloved hikes. Follow the creek and meandering forest paths through the serenity of nature, and, in the spring, enjoy spellbinding scenery as the tall deciduous trees sprout leaves, or catch a glimpse of fish in the small ponds of the salmon habitat area. After your morning hike, head down to the Westview Plaza for coffee with friends at your local Bean Around the World or perhaps some lunch from one of the North Shore's best kept secrets: Hamaei Japanese Restaurant. In the summer, enjoy your very own farmers market, Bob's Fruit Stand, in the Delbrook Plaza, and afterwards, go for a swim at the Delbrook Community Center. Whatever you desire, the Westview and Delbrook Plazas cover a variety of your neighbourhood needs. The expansive Lonsdale Quay, Capilano, and Park Royal Shopping Malls are a quick 15 minutes down the hill. Lastly, leave your car at home and hop on the local transit to the sea bus which will take you right into the heart of downtown Vancouver: **The Brook is truly the greenest place to be.**

- **Hamaei Japanese Restaurant**
- **Bean Around The World**
- **Delbrook RecCentre**
- **Lonsdale Quay**
- **Walking & Hiking Trails**





BCCONDOS.NET



Gate
spital
178-545

Vancouver

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THE PROJECT THE BROOK

BUILDING FEATURES AND SPECIFICATIONS

FLOOR PLANS

THE BROOK OPEN HOUSE

650 EVERGREEN PLACE, DELBROOK, NORTH VANCOUVER



UNIT FINISHINGS AND SPECIFICATIONS

KITCHEN:

Merit Rift-cut White Oak Eco Cabinets with custom satin stains
Soft close doors & drawers and stainless steel pulls
Granite Countertops
3"x 12" custom back-painted glass tile backsplash colour-matched to granite
Blanco 29" zero degree corner undermount trough sink
Hansgrohe low flow **Talis faucet** with pull out vegetable spray
Convenient and quiet insinkerator with pneumatic switch
Energy Star Appliances:

Fisher & Paykel 36" coated stainless steel **French door fridge**
Fisher & Paykel stainless steel **double dishwasher drawers**
Fisher & Paykel 30" **stainless steel oven**

Electrolux 30" induction cook top
Broan Allure low CFM stainless steel hood fan
Asko **Washer** and Condensing Dryer

BATHROOMS:

Merit Rift-cut White Oak Eco Cabinets with custom satin stains
Soft close doors & drawers and stainless steel pulls
Honed Marble Counters with undermount sinks
16"x 3" white ceramic tiles with honed marble bullet tile inlay
12"x 24" Grey Fossil limestone floor tiles
Hansgrohe Focus low-flow faucet
Hansgrohe Ecoair hand shower and bar
Deep Soaker Tub
Toto twin flush toilet

FINISHINGS:

Benjamin Moore AURA paint
Custom **SPERO** mouldings and trims (No Added Urea Formaldehyde)
Polished concrete floors are the most hygienic, durable, energy efficient flooring

OPTIONS:

Hardwood Flooring



**REGISTER TO BOOK
YOUR PERSONAL TOUR
TODAY:**

Name:

Telephone:

Email:

Submit



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THE PROJECT THE BROOK

UNIT FINISHING AND SPECIFICATIONS

FLOOR PLANS

THE BROOK OPEN HOUSE

650 EVERGREEN PLACE, DELBROOK, NORTH VANCOUVER



BUILDING FEATURES AND SPECIFICATIONS



REGISTER TO BOOK
YOUR PERSONAL TOUR
TODAY:

Name:

Telephone:

Email:

AIR QUALITY:

In suite **Enerready** heat recovery ventilation unit
Constant air circulation with full fresh air exchange every two hours

WINDOWS:

High performance **Innotech** European Tilt and Turn Windows
Thicker glass and Argon filled with wider insulation gap
Low-E UVA & B reflective and sheeting NEAT glass coating
Custom fitted shade blinds

HEATING & COOLING:

Geothermal heating and cooling system
In-floor 7 zone controlled hydronic radiant distribution
Hot Water Supply:
Roof mounted Solar UV thermal collectors providing domestic hot water

EFFICIENCY:

Recycled geothermal water for supply of toilet, washer and landscape irrigation
LEED Platinum performance

MAINTENANCE:

5 year plumbing/heating/ventilation Service Contract
5 year building envelope Service Contract

WARRANTY:

Travellers 2/5/10 New Home Warranty



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THE PROJECT THE BROOK | FLOORPLANS

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[UNIT FINISHING AND SPECIFICATIONS](#)

[THE BROOK OPEN HOUSE](#)

[TAKE A VIRTUAL TOUR:](#)



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IN CANADA'S GREENEST
CONDO BUILDING?
BOOK TODAY!

Name:

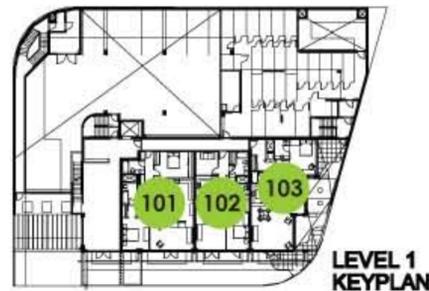
Telephone:

Email:

Comments:

Submit

See detailed information and floorplans for any unit by clicking on it...

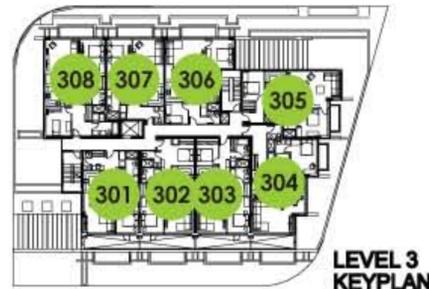


LEVEL 1
KEYPLAN

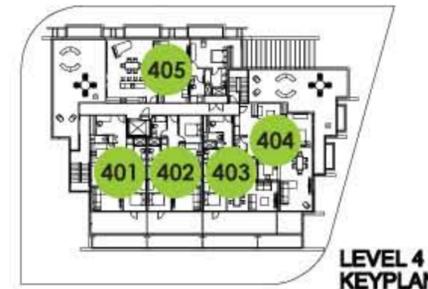


LEVEL 2
KEYPLAN

NORTH



LEVEL 3
KEYPLAN



LEVEL 4
KEYPLAN

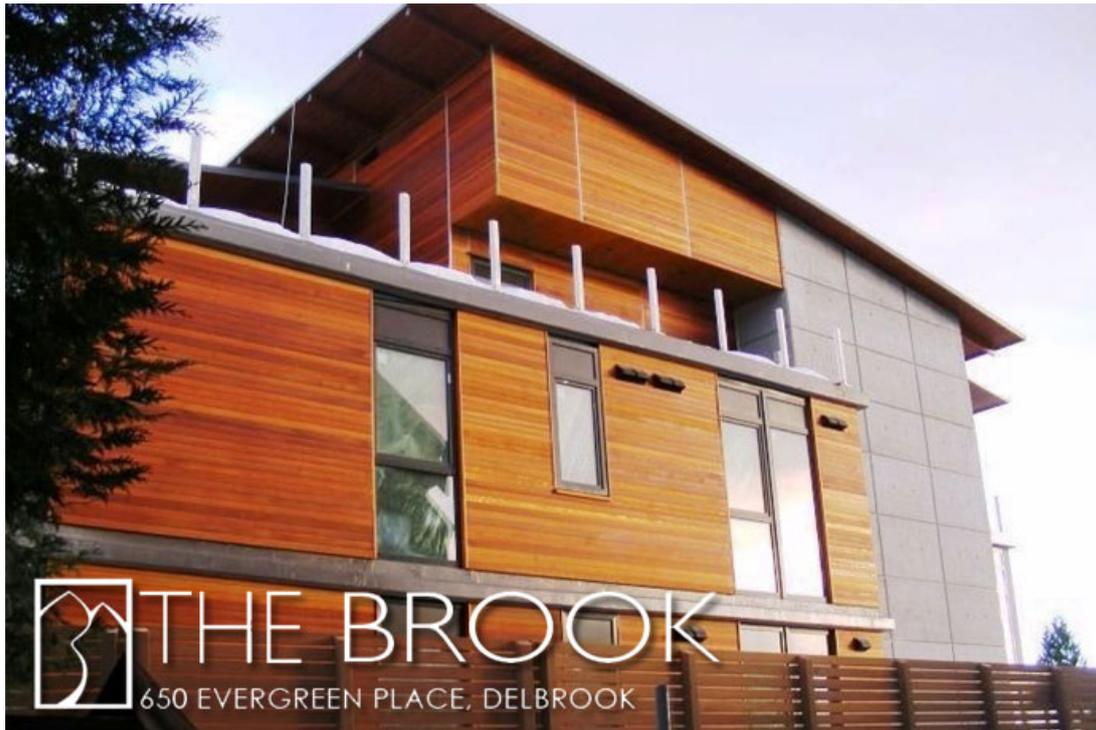
ONLY 6 REMAIN! The Brook North Vancouver LEED Platinum Certified Condos Selling Out!
Beautifully Crafted Homes and Spacious Floor Plans

LEED Platinum Condos for Sale at The Brook in North Vancouver - 650 Evergreen Place, Delbrook

An incredible new North Vancouver condo development is now selling out at the LEED Platinum condominiums at The Brook. Situated in the quiet enclave of Delbrook, the North Vancouver Brook Condominiums are boutique homes at affordable prices. Live in Canada's greenest condo building today! There are only 6 new condominiums available here at The Brook North Vancouver.



ONLY 6 HOMES REMAIN AT THE BROOK NORTH VANCOUVER LEED PLATINUM CERTIFIED CONDOS! Contact Greg Paddy today at 778.822.5012 or [gpaddy\(at\)telus.net](mailto:gpaddy@telus.net) today for information on availability and new pricing! Visit www.gregpaddy.com today.



Why Live at The Brook?

There are many reasons to purchase at The Brook North Vancouver boutique condominiums. From the West Coast contemporary architecture at the foothills of Grouse Mountain to the incredible panoramic views of the water, city and North Shore mountains, homebuyers here at The Brook North Vancouver condominiums will truly live the lifestyle that you've dreamed about. These energy and water efficient homes at The Brook North Vancouver make them Canada's Greenest Condo Building. From in floor radiant heated floors (in both polished concrete and hardwood finish) to the amazing Heat Recovery Ventilation within each unit, The Brook North Vancouver condominiums are sustainable and environmentally friendly. Add to it geothermal heating and cooling in addition to its visually appealing architecture, and you have the most exclusive North Shore condominium building in today's market place. The modern classic interiors are breathtaking. From Crema Marfil and Minataurus granite to Bianca Carrera marble and from rift cut oak cabinetry in walnut or custom grey oak to charcoal cream polished concrete in select suites, The Brook North Vancouver condominiums are a step above the rest in terms of details, craftsmanship, features and finishes. All homes feature extra deep Japanese soaker tubs and/or separate walk in showers in addition to a state of the art stainless steel Fisher & Paykel appliance set and Electrolux induction cook top. Over height ceilings, designer lighting fixtures and



European tilt and turn windows top off the most exclusive North Vancouver condominium building on the North Shore.

For more information about the features and finishes at the North Vancouver Brook Condominiums, please contact Greg Paddy today at 778. 822. 5012 or [gpaddy\(at\)telus.net](mailto:gpaddy@telus.net). Visit www.gregpaddy.com today.



The Brook Availability and Pricing

If you are interested in a **boutique** and **sustainable** North Vancouver condominium that is **affordably priced** and **LEED Platinum certified**, come see us at The Brook today! **There are only 6 homes remaining!** And best of all, The Brook North Vancouver boutique condominiums are **COMPLETE** meaning that you can **MOVE-IN NOW** and **BEAT THE HST!** Here are the 6 homes available for viewing:



The Brook Penthouse 4 (PH4) at 650 Evergreen Place, North Vancouver

Floor Plan: 2 Bedrooms & 2 Bathrooms

Size: 1,137 sqft plus 977 sqft deck

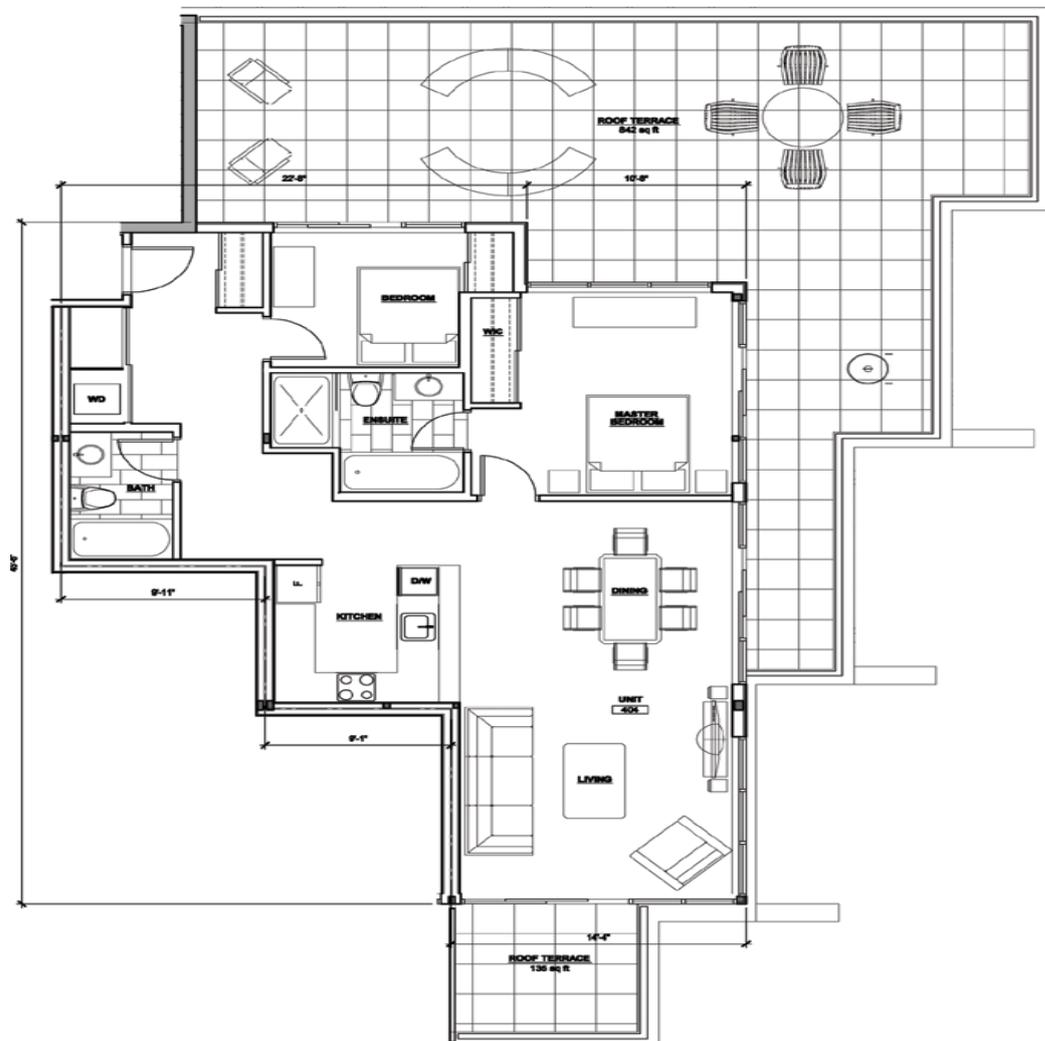
Exposure: North & South facing - Incredible views of water, city and mountains

Parking: 2 secured underground parking

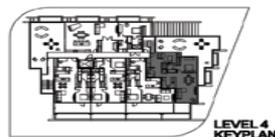
Strata Fees: \$244.49/month (estimate)

Asking Price: \$1,295,000

Contact Greg Paddy at 778.822.5012 for private showings.



1,137 SF
UNIT 404



LEVEL 4
KEYPLAN



The Brook
3707 DELBROOK, NORTH VANCOUVER



The Brook Penthouse 5 (PH5) at 650 Evergreen Place, North Vancouver

Floor Plan: 2 Bedrooms & 2 Bathrooms

Size: 1,443 sqft plus 802 sqft deck

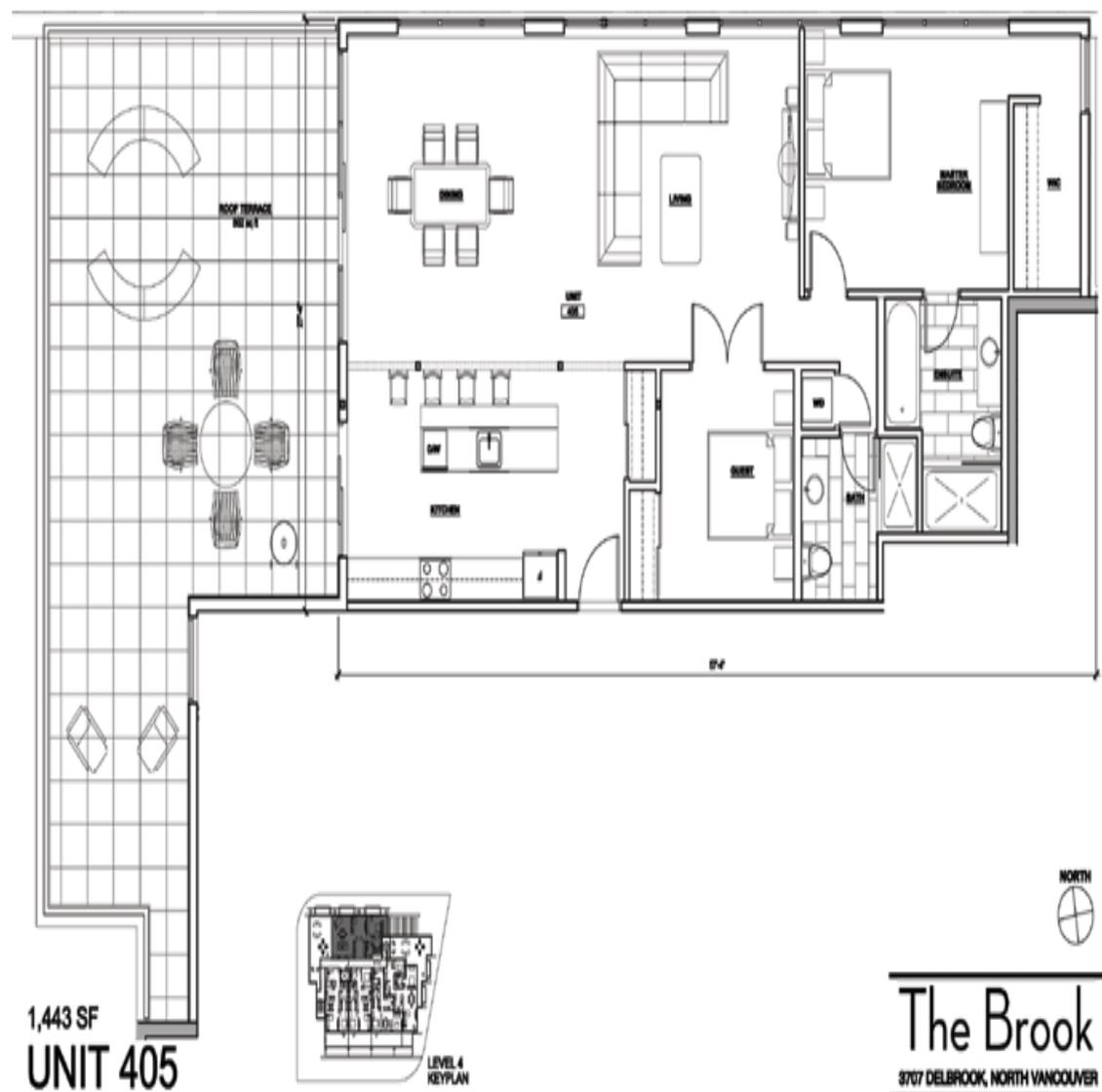
Exposure: North facing with great views of the North Shore mountains

Parking: 2 secured underground parking

Strata Fees: \$313.52/month (estimate)

Asking Price: \$1,320,000

Contact Greg Paddy at 778.822.5012 for private showings.



Unit 206 at The Brook - 650 Evergreen Place, North Vancouver

Floor Plan: 2 Bedrooms & 2 Bathrooms

Size: 1,035 sqft plus 228 sqft deck

Exposure: North facing with great views of the North Shore mountains

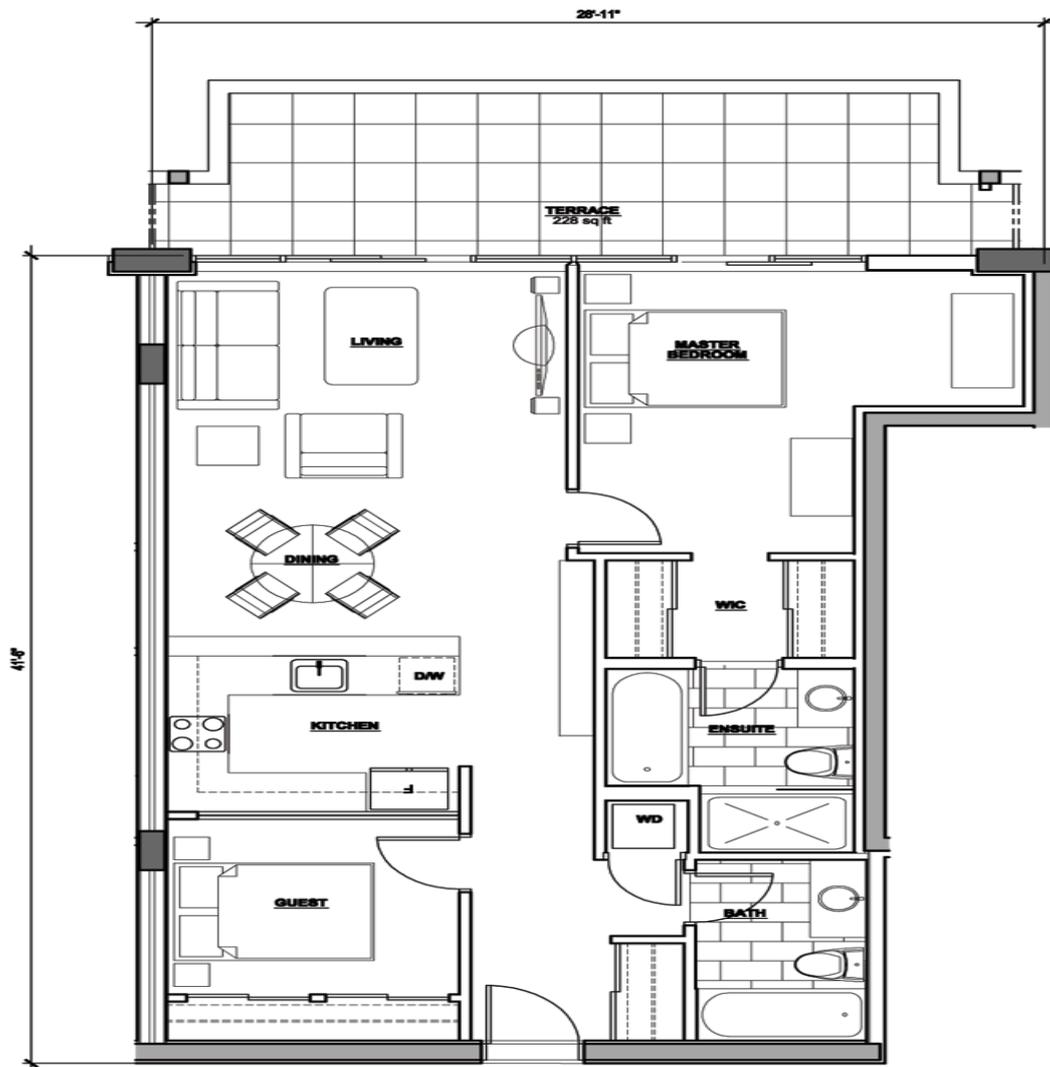
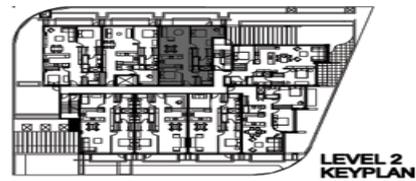
Parking: 2 secured underground parking

Strata Fees: \$218.67/month (estimate)

Asking Price: \$649,000

Contact Greg Paddy at 778.822.5012 for private showings.

1,035 SF
UNIT 206



Unit 207 at The Brook North Vancouver Boutique Condominiums

Floor Plan: 1 Bedroom + Den & 1½ Bathrooms

Size: 952 sqft plus 196 sqft deck

Exposure: North facing with great views of the North Shore mountains

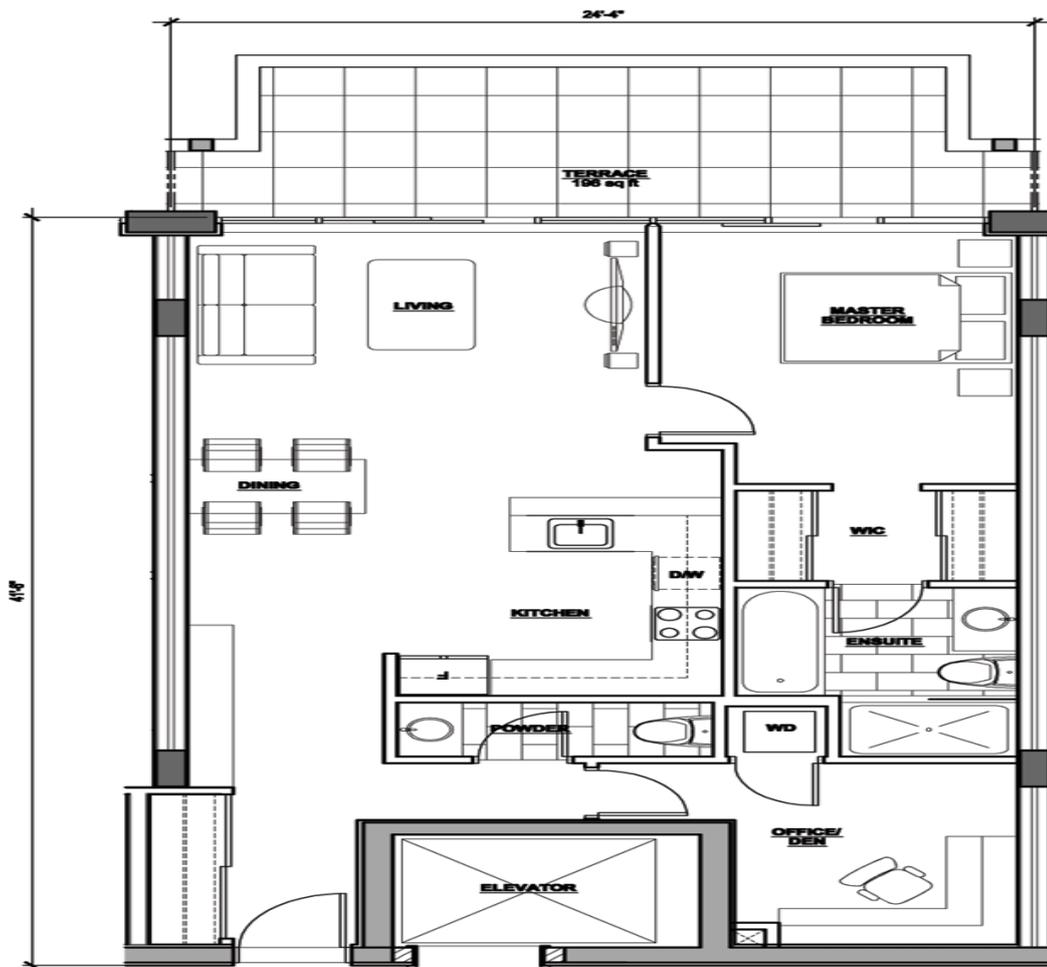
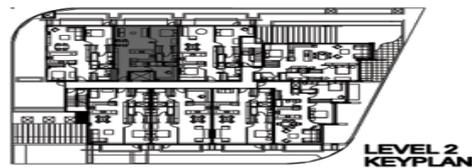
Parking: 2 secured underground parking

Strata Fees: \$204.45/month (estimate)

Asking Price: \$599,000

Contact Greg Paddy at 778.822.5012 for private showings.

952 SF
UNIT 207



Unit 302 at 650 Evergreen Place, North Vancouver

Floor Plan: 1 Bedroom + Den & 1½ Bathrooms

Size: 895 sqft plus 161 sqft deck

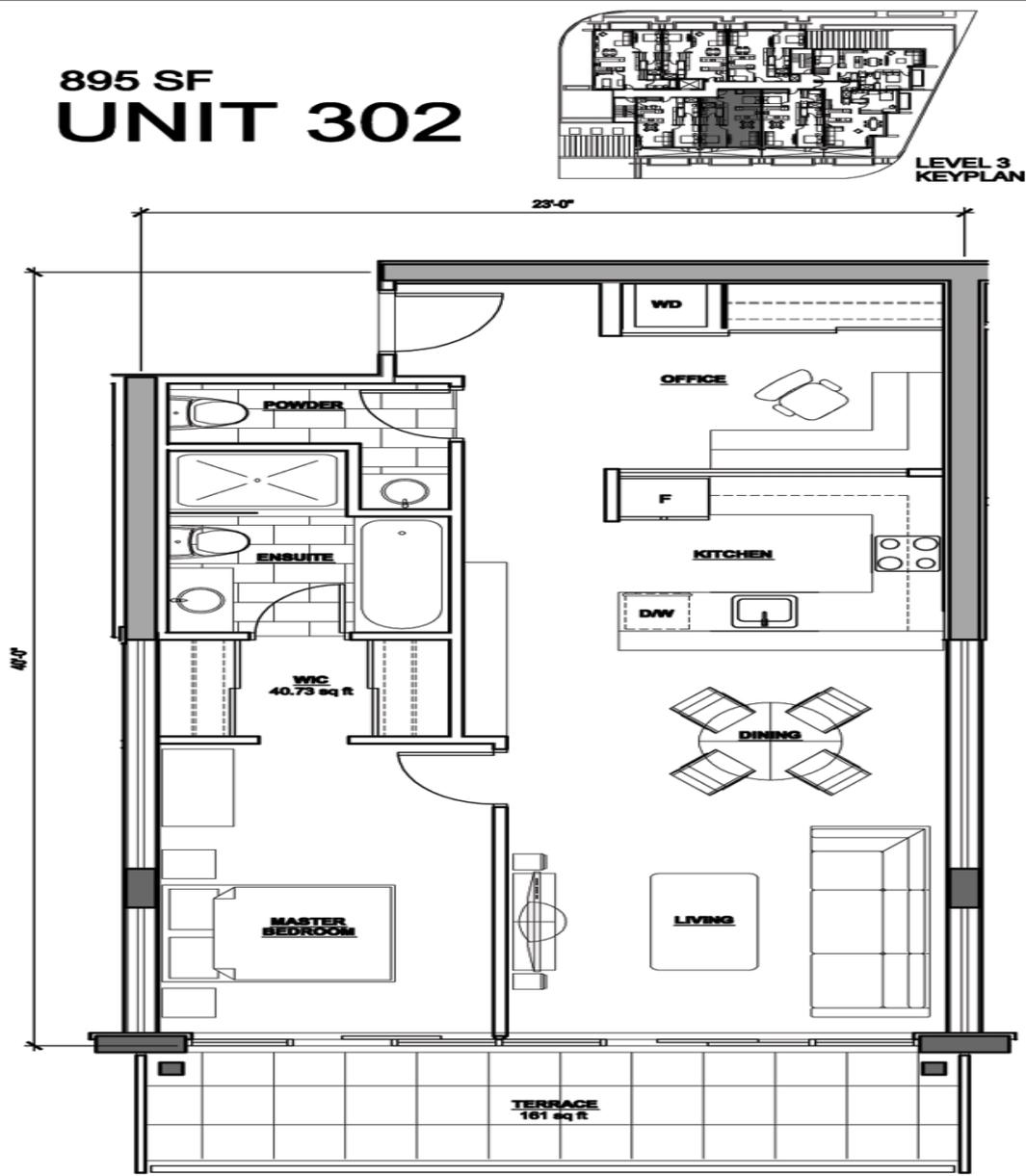
Exposure: South facing with great views of the water and city

Parking: 1 secured underground parking

Strata Fees: \$194.44/month (estimate)

Asking Price: \$699,000

Contact Greg Paddy at 778.822.5012 for private showings.



Unit 307 at The Brook North Shore Condos

Floor Plan: 1 Bedroom & 1½ Bathrooms

Size: 847 sqft plus 85 sqft deck

Exposure: North facing with great views of the North Shore mountains

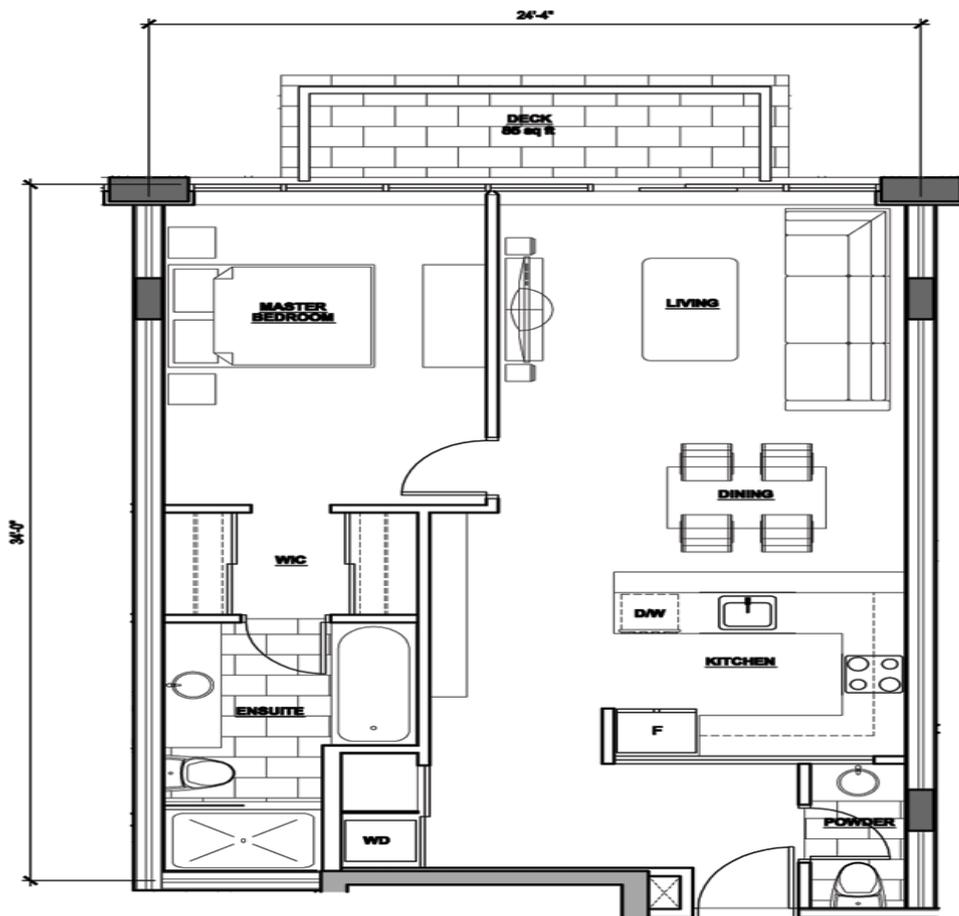
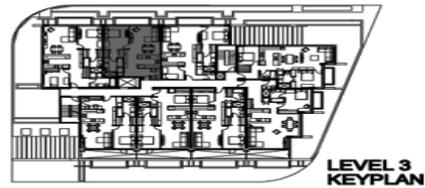
Parking: 1 secured underground parking

Strata Fees: \$182.84/month (estimate)

Asking Price: \$599,000

Contact Greg Paddy at 778.822.5012 for private showings.

847 SF
UNIT 307



Urban Living in a Suburban Setting

August 15, 2009

On what used to be a gas station site in Delbrook, North Vancouver, now stands The Brook; Canada's greenest condo building available for occupancy this fall. Units start at \$569,000 with maintenance fees averaging \$200 a month (including heat and hot water). Vancouver based developer Streamline Properties Inc .built The Brook with one goal in mind—to create a sustainable building with the highest quality of construction, and timeless modern spaces. Set at the base of Grouse Mountain, with easy access to the downtown core make it an ideal location for urbanites that want the best of both worlds; urban living in a suburban setting.

The savings and health benefits of living in a green building are passed on to the buyers with a higher quality of living and lower maintenance fees. Green features at The Brook include high efficiency geothermal technology to heat and cool the building, solar thermal hot water, heat recovery ventilation systems that constantly circulate fresh air throughout each unit, water recycling and low flow plumbing fixtures. These reduce consumption of green house gases by 87%, municipal water by 83%, and energy by 70%. It is currently on target for LEED™ Platinum and has been acclaimed the “greenest stand-alone, residential building in Canada” .

The residences feature clean, simple lines, open floor plans and a palette of understated luxury. Topping the list of notable features are expansive 9 foot floor to ceiling glass window walls which bring the outside in, European tilt and turn windows with integrated window coverings. Charcoal grey cream polished concrete floors set the tone with a sophisticated touch of elegance that compliments rift cut oak cabinetry in walnut or custom grey oak. State of the art kitchens feature Fisher & Paykel fridge, dishwasher, wall oven and Electrolux induction cook top which compliment any aspiring chef and create a perfect backdrop for entertaining. The spa like master en-suites feature: extra-deep soaker tubs, separate walk-in showers and Hans Grohe fixtures.

The sales centre is open Saturday and Sunday's from 1- 4 at 650 Evergreen Place North Vancouver. With 10 out of 24 units sold in the last 8 weeks these won't be around for long.



Canada' s greenest condos to go on sale in North Vancouver

November 15, 2008

(Vancouver, B. C.) On what used to be a gas station site in Delbrook, North Vancouver, now stands The Brook, Canada' s greenest condo building. Since 2006, Vancouver based developer Streamline Properties Inc. has been constructing The Brook with one goal in mind, to create a sustainable building with a high quality of living while maintaining a fundamental respect for the surrounding natural environment.

Paul Warwick, Construction Manager for Streamline Properties, observes, "Not only does the building contain environmentally friendly products, finishes and the best in sustainable building technology, but the attention to detail is unlike any project I have been involved with in my 30 years of experience."

The Brook' s green features include high efficiency geothermal technology to heat and cool the building, solar thermal technology which provides domestic hot water, and heat recovery ventilation units that constantly circulate fresh air throughout each unit. This reduces overall building energy requirements, and therefore costs, by over 67%. A water recycling system is used for toilets; clothes washing; landscape irrigation; parkade, window and bicycle / car washing, reducing the building' s use of municipal water by 83%.

Streamline Properties Inc. president, Jeff Wiegel says "We found many people locally were eager to contribute their knowledge and resources to be part of this achievement. British Columbia has some of the most knowledgeable green expertise in the world and thanks to these resources we were able to construct the greenest condo in the country. It' s obvious that sustainable developments can thrive here, our next challenge is to see how we can raise the bar in our upcoming Commercial Drive project, The Deville, at 1655 East 2ndAve."

The Brook is currently LEED® registered, and is on target to obtain a Platinum certification, the highest rating available. Dan Roberts, LEEDAP, and founder of Kane Consulting Ltd., the sustainable building engineer for The Brook, states, "This project is the greenest stand-alone, residential building in Canada. We' re extremely excited to be involved with such a prestigious development."



Streamline Properties Inc. partners with The Evolution Fund and has established a reputation for sound real estate analysis, providing its investors with a strong rate of return. Founded in 1996, Streamline specializes in the creation of quality, boutique, and environmentally friendly buildings using structured private investment.

For more information on The Brook and Streamline Properties, Inc., visit www.streamlinegroup.ca



Business In Vancouver Magazine

2009 Annual Green Space Issue



helping you create healthier + safer living spaces

windows + doors
engineered for green buildings

Innotech windows and doors are designed for all climates and are engineered to give you more:

- + Energy performance
- + Durability features
- + Sustainability advantages

THE BROOK
NORTH VANCOUVER, BC

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windows + doors
innotech-windows.com



helping you create healthier + safer living spaces



IMAGES COURTESY OF STREAMLINE PROPERTIES INC.

windows + doors fit for green buildings

Located on Vancouver's luxurious North Shore, the Brook is a LEED® registered residential development seeking platinum certification. Complete with solar-panel heated water, geothermal radiant floors, and Innotech windows and doors, the Brook is set to be one of the greenest buildings in Canada.

Innotech has a proven track record of delivering windows and doors ideal for energy efficient buildings in any climate. With an advanced **storm-tested weatherseal design, dual or triple glazing for superior thermal insulation, and exceptional air and sound control**, Innotech Windows + Doors offers the quality and performance fit for your next high-profile green project.

Learn more at www.innotech-windows.com/thebrook



GERMAN ENGINEERING

MADE IN CANADA

