

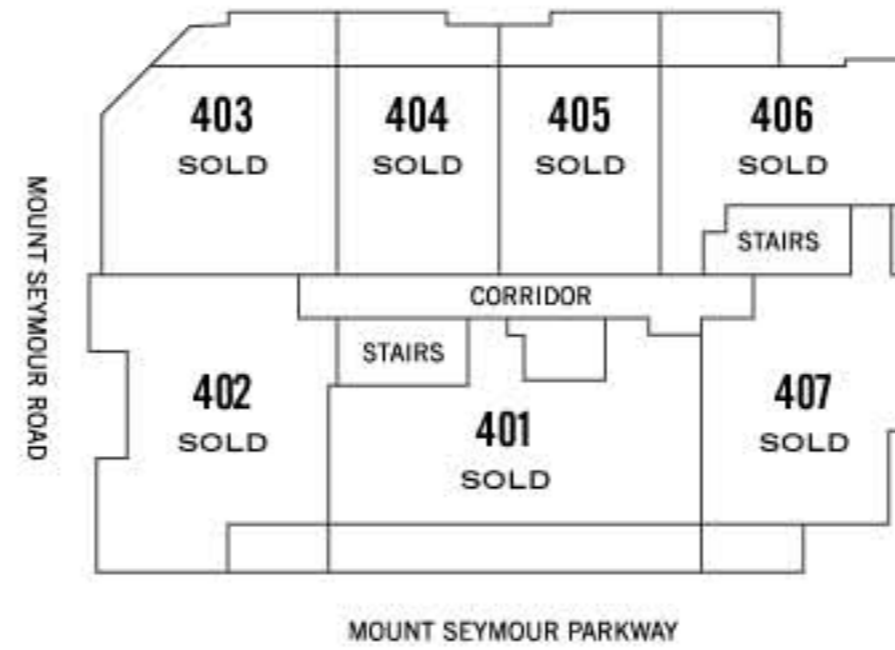
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NEW HOMES BUILDING AND FLOORPLANS INTERIOR DESIGN MEET AL AND STEFEN

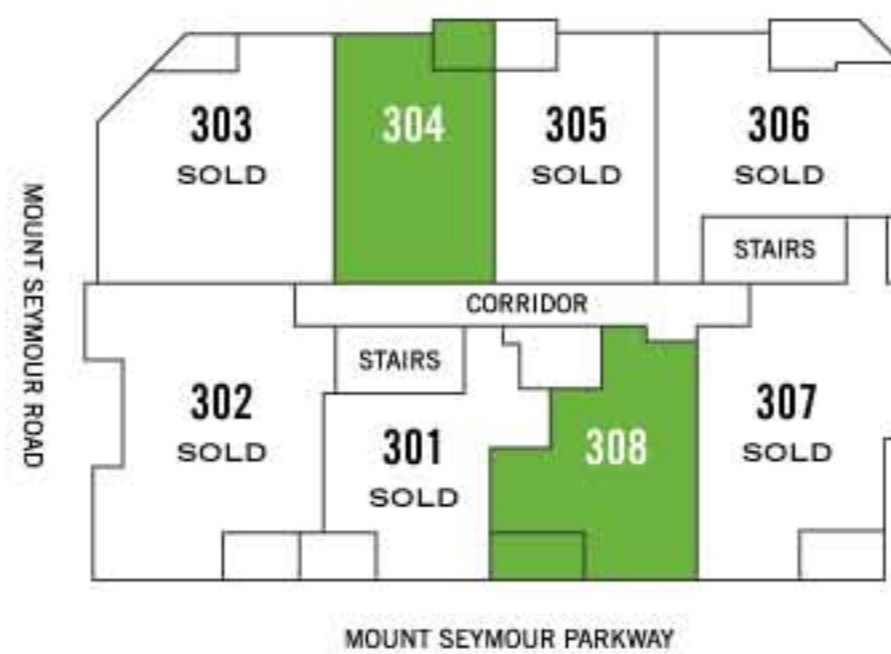
Fourth Floor Sold Out



Third Floor Available homes

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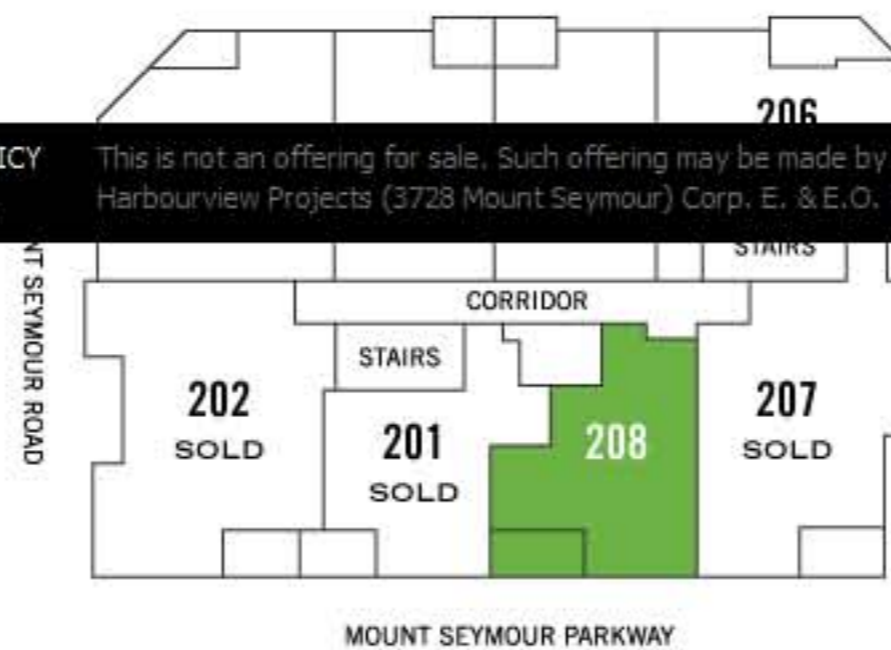


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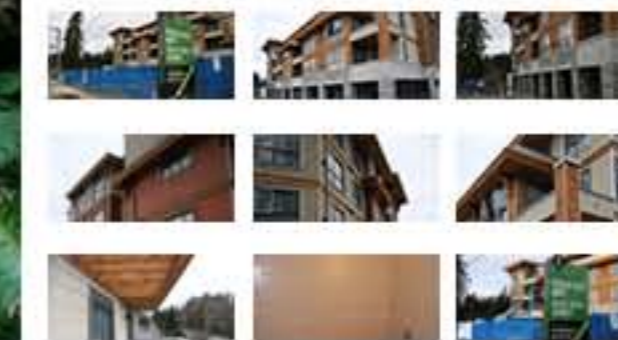
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[+] Enlarge Image

Meet Al and Stefen Good guys And even better homebuilders

In every way, Al and Stefen know that Nature's Cove is a project they have to hit out of the ballpark. Not just because that's the kind of developers they are, or because the community deserves nothing less, but because they're destined to drive by this building hundreds of times on their way to paddle up the Arm, blast down CBC, or skin up the back of Seymour on a crisp winter day. For those reasons and so many more, it's got to be great.

At the foot of Fell Street along North Vancouver's waterfront is Harbourview Projects, a successful, growing property development company founded by North Shore locals Al Saunders and Stefen Elmitt. In business since 1999, Harbourview focuses solely on creating commercial and residential spaces on the North Shore – ones that respect the sensitive environment they're in, and that add to the character of this special, mountainous place.

As with any solid team, Al and Stefen are similar enough to share a vision while also complementing each other's personal strengths and professional talents. Al is the team's creative force, the visionary with a 20-year career in real estate development and marketing; Stefen is the numbers guy, fastidious and detail oriented, with two decades in construction and project management. Together, they've shaped the most desirable pockets on the North Shore, including projects at Chairlift Ridge at the top of Cypress, Dunderave Mews near the West Van waterfront, and The Crescent at Edgemont Village.

Their newest venture takes them to the edge of North Van, to a little enclave Al and Stefen know by heart – the Mount Seymour area. Here, the fit between team and project couldn't be better. The excellent location. The laid-back locals. The enthusiasm for outdoor activity of every kind. It's the kind of project that lit a fire under Al and Stefen to create something that both locals and wannabes would love, a place that does justice to one of the sweetest, sportiest, quirkiest neighbourhoods in Metro Vancouver.

Read Al + Stefen's blog

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### Epic skiing, riding and paddling at your doorstep

#### Outdoor Life

Ah, the outdoors. Imagine seeing how choppy the waters are by looking down the hill, or guessing how much powder fell on the local hills by examining the tree limbs outside your window. That's the benefit of living at Nature's Cove – a convenient base camp where the recreation options are endless and year-round. In minutes, residents can walk to two golf courses or the network of forest trails that begin at the Old Buck parking lot. The ocean and Deep Cove's main street are a brisk ride downhill. And all the snowplay you could ever want is a 10-minute ride up the mountain by car or via the handy shuttle across the street.

[View the interactive map of 23 things to see around Nature's Cove](#)

[View more Outdoor Life images](#)

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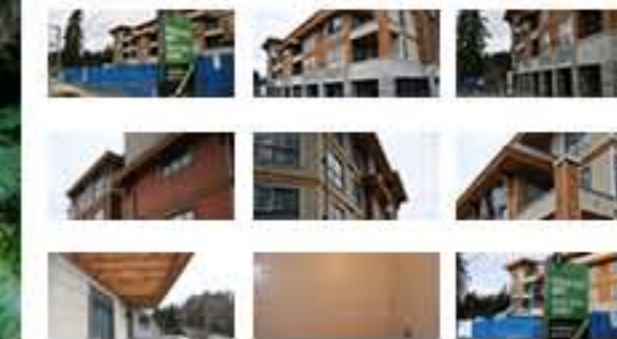
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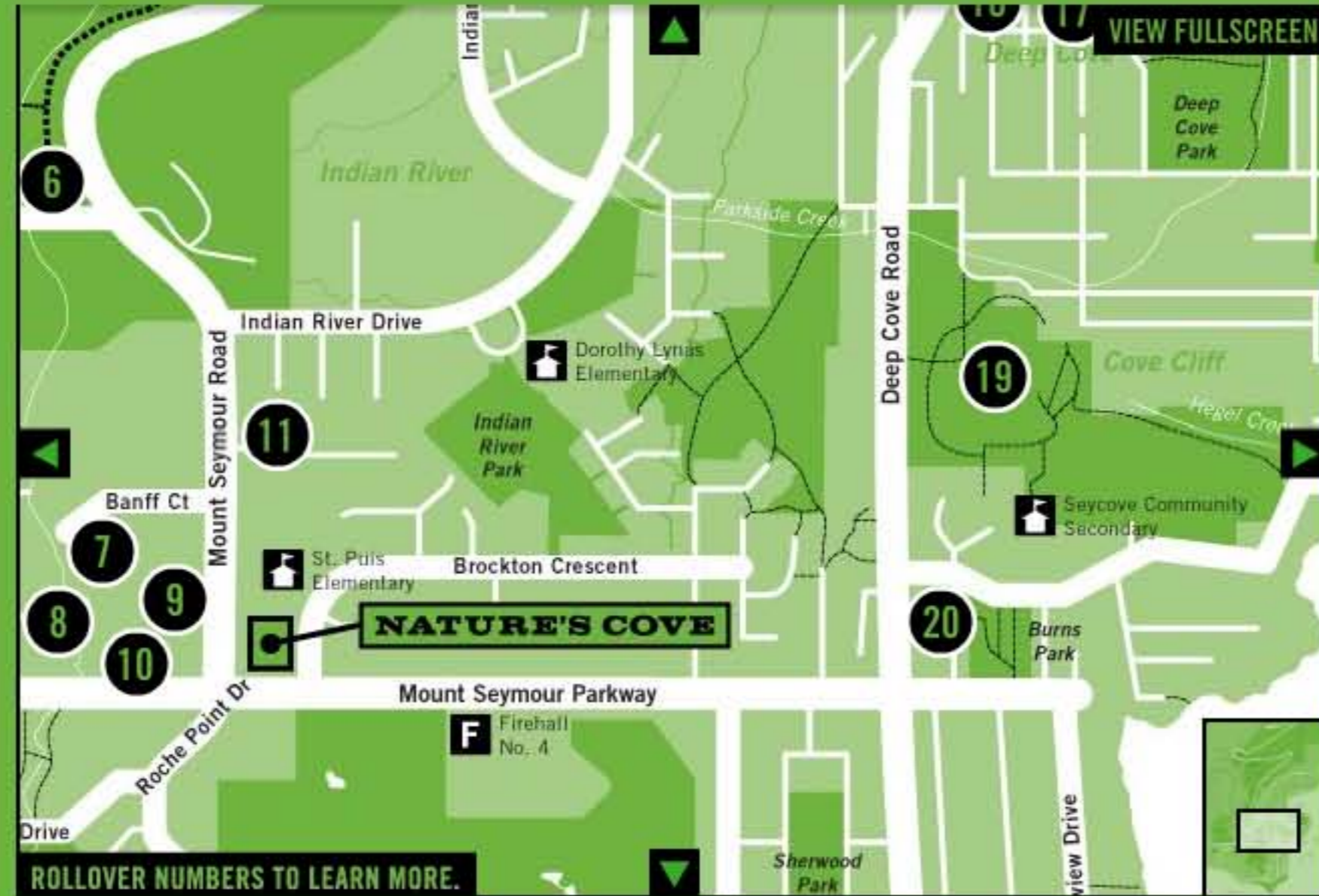
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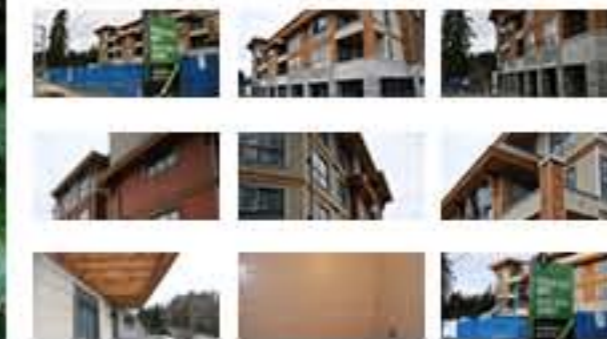
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OUTDOOR LIFE URBAN CONVENIENCES INTERACTIVE MAP IMAGE GALLERY

### Image Gallery

#### Outdoor Life

Here is a sample of the great scenery that surrounds your home at Nature's Cove.



#### Images by Haruki Noguchi

Haruki Noguchi is a world-renown photographer shooting for clients such as Adidas and Rocky Mountain Bikes and, now, he's an owner at Nature's Cove. If you see him around the building, give him a wave. View more of his work at [harookz.com](http://harookz.com)



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AFFORDABLE PRICES AND AVAILABILITY COMPARABLES



### Prices so good, you can still afford gear

Imagine getting to live here and explore here on snazzy new equipment

As avid outdoor enthusiasts (and big, big fans of technical gear), Al and Stefen made a commitment to price more of than half of the Nature's Cove homes at \$399,000 or less. That way, more people can live in this scenic, tight-knit neighbourhood and still have some free cash for skis, bikes, kayaks, hiking boots or snowshoes to go discover it.

#### Overview

- 11 one-bedroom residences ranging from 592 to 743 square feet
- 10 two-bedroom homes from 807 to 1,087 square feet
- 2 two-bedroom + den residences at 1,001 square feet
- All homes feature one or two parking spots, and storage for all your gear
- Strata fees of \$145 - \$265/month

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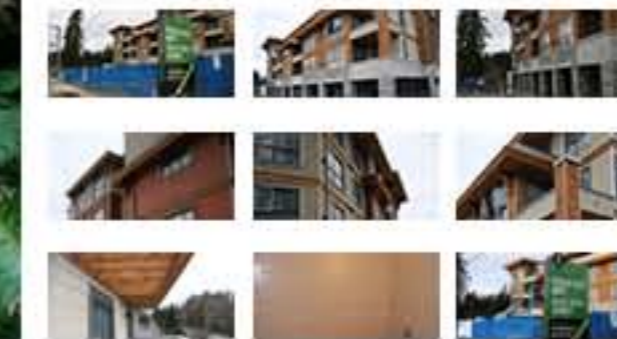
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### Urban Conveniences

Nature's Cove may feel tucked away from it all, but it's 20 minutes to downtown Vancouver and even closer to shopping on Lonsdale or Park Royal. Add to that, Nature's Cove is across the street from Parkgate – a neighbourhood shopping village, recreation centre and library – where body, soul and caffeine habits can be thoroughly nourished. After work, residents can easily grab groceries at Safeway and the latest release from the local movie store and walk back home. Even a yoga class, massage appointment, sushi night or dental visit is easy to fit into the schedule because all that and more is just short walk from Nature's Cove.

[View the interactive map of 23 things to see around Nature's Cove](#)

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### Comparables

If you're sold on the Seymour/Deep Cove area, then knowing what other housing options are out there is helpful for any buyer. As you know, homes are selling quickly these days. With only a small number of homes remaining, we certainly are. As such, we're no longer updating our comparables regularly. Here are a few example of homes that have been on the market in the last few months.

#### Comparable 1

**#102 2601 WHITELEY CT**

Price: \$549,900

Age: New, finished

Bed/Bath: 2 / 2

Total Floor Area: 990

Unit location: Ground floor

Finishing: Average

Parking: 1 included

#### Comparable 2

**# 207 935 W 16TH ST**

Price: \$464,900

Age: New, finished

Bed/Bath: 2 / 2

Total Floor Area: 878

Unit Location:Top floor

Finishing: Average

Parking: 1 included

#### Comparable 3

**#408 1633 MACKAY AVE**

Price: \$464,900

Age: 1 year

Bed/Bath: 2 / 2

Total Floor Area: 857

Unit Location:Top floor

Finishing: Average

Parking: 1 included

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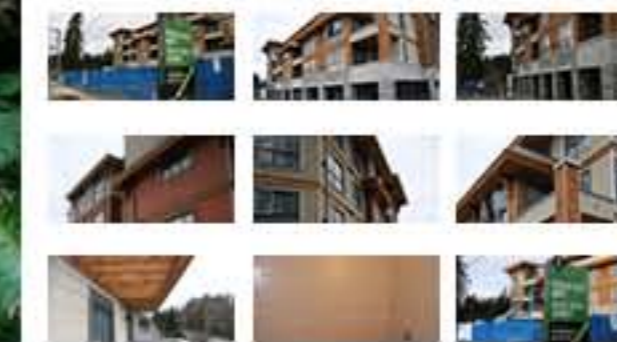
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[+] Enlarge Image

### Finally, new homes for the Seymour area

#### Buying a residence in this area had its challenges But not anymore

New, single-family homes here are beyond the reach of most people; and nearby apartments in the Seymour/Deep Cove area are either decades old or built on leased land. What's missing are new, modern, freehold homes that real people can comfortably afford. That's why local developers, Al Saunders and Stefen Elmitt from Harbourview Projects, are building Nature's Cove – 23 well-priced one- and two-bedroom residences that are every bit as attractive and resilient as the nature that surrounds them.

#### Exterior Design

With an exterior façade of timber, cedar shakes and ledge stone straight from the Squamish Valley, Nature's Cove will set a benchmark for modern West Coast design in the area. The building will not only blend into its rugged surroundings, it will do so in a sensibly sustainable way, meeting UBC's REAP Silver standards for green building.

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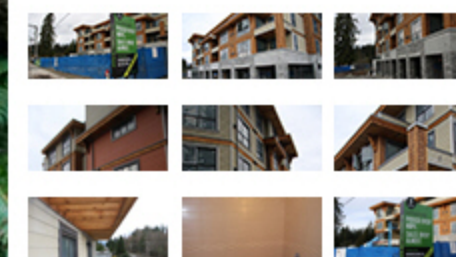
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HARBOURVIEW PROJECTS  
Building Quality for Life



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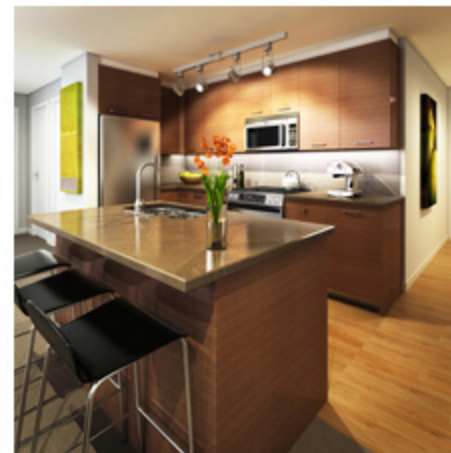
What's inside?

Interior Design

The Harbourview team knows that many of Nature's Cove's buyers will be friends and family members who will settle for a spectacular home, and nothing less. That's why you'll find CaesarStone Quartz countertops, imported porcelain flooring, and the clever placement of quality lighting so that every room feels perfectly lit. That's also why the floor joists won't creak, every room feels toasty, the appliances and fixtures are eye-catching, and the overall level of detail and finish will be higher than in any similarly priced residence in the area.

Inside, Nature's Cove also features:

- open corner floorplans with views down the Parkway;
- optional dens to separate workspace from living space; and
- back decks that open onto a forested backdrop.



[+] Enlarge kitchen

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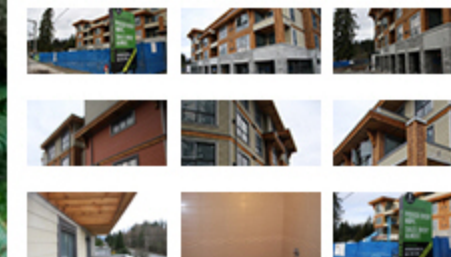
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**Al + Stefen's Blog**

**LATE FALL RIDING, DRY. STICKY. NO DUST.**

Monday, December 14, 2009

If you're a rider, you know the trails have been sweet this last week. Dry. Sticky. No dust. Like two inches of fresh powder if you're a skier. And the pros think so too, like Dik Cox of Kona, Gord Morrside of Dizzy and Greg Heyes of ReMax Crest Realty, who came with us on a recent ride: Old Buck to Severed Dick, back across Bridle Path to Paul's Trail, down to Indian River Road and then the last screaming (and icy cold) half K to the Cove. The 2010 Abra Cadabra from Kona did the job, climbing like a XC bike and descending like a DH. We know the snow's coming but, after rides like this, it'll be hard to put the ol' bike away...

Al + Stefen



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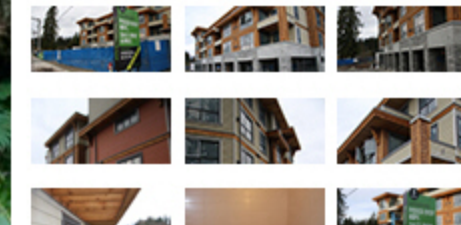
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CAN STILL AFFORD GEAR**Al + Stefen's Blog****FALL LUNCH AT NORTHLANDS GOLF COURSE**

Thursday, October 22, 2009

As I've been working my way through the stores and recreation spots within walking distance of Nature's Cove, I discovered the lunch menu at the Clubhouse Restaurant at Northlands Golf Course. There I was, sitting on the restaurant patio, overlooking the course and enjoying a Quesadilla special while watching golfers tee off and complete their rounds below. To say that it was a beautiful day and a peaceful setting is an understatement. And knowing that this - the only 18-hole, fully public course on the North Shore - is within walking distance from Nature's Cove is such a bonus.

Enjoy the pictures...pretty nice for October!

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## NATURE'S COVE



North Vancouver Nature' s Cove - Only 6 Remain!

Picked Over? Nope! Sales Over? Almost! Think of all the best homes in Nature' s Cove North Vancouver condo development are already gone? Think again! We don' t know how it happened that 6 great presale North Vancouver Nature' s Cove condo homes are still available at great pricing, but we' re not the type to question these things. Still a great North Vancouver real estate value with prices starting at

just \$354,900. Check out the remaining suites for sale at [naturescove.ca](http://naturescove.ca) to find out for yourself. The Nature' s Cove North Shore condos are brought to you by Harbourview Projects.

September 2009 Update: North Vancouver Nature' s Cove Condos Now Selling! New website showcases these new North Vancouver homes for sale in the Mount Seymour real estate district. Every week, Nature' s Cove North Vancouver condos for sale is becoming closer to completion. For those who are interested in following the process, here are three recent highlights that Nature' s Cove North Vancouver condos for sale can be proud of. #1 - Construction is now fully underway - Harbourview Projects has made significant progress on the Nature' s Cove North Vancouver condo building' s construction during these warm summer months. Over fifty per cent of the 23 presales North Vancouver homes have already sold out to those who couldn' t wait, but, rest assured, there is still a great selection of Nature' s Cove homes for sale starting from just \$349,000. All North Vancouver condos will be complete for occupancy in Spring 2010. #2 - The Best Real Estate Value in Town. As they continue watching the local North Vancouver real estate market, Nature' s Cove condos for sale still offers a combination that no one can find anywhere else for this housing type and location: brand new homes with recreation all around at prices real people can afford. #3 - New Nature' s Cove Condo Website Tells







the Whole Story. The North Van Nature' s Cove fall real estate marketing program is kicking off with the launch of [www.naturescove.ca](http://www.naturescove.ca). You' re the first to hear the great news, with the general public finding out in a couple of day. The new Nature' s Cove North Vancouver condo website has photos, pricing details, floor plans, information on new neighbours, and personal updates from Al and Stefen - and new content will be added

regularly. Be sure to check out the Nature' s Cove North Vancouver condo marketing web site for more details today. And thanks again for your interest in the Nature' s Cove homes in the Mount Seymour area. Of course, you can also reach John, Nature' s Cove Condos sales specialist at 604.209.2309 or follow Harbourview Projects Twitter for regular updates at @naturescoveca.

23 New North Vancouver Homes for Sale at Nature' s Cove Mount Seymour Area  
The development of 23 new North Vancouver condos that are both modern and affordable has been a great challenge for two very experienced and well established North Shore developers here at Nature' s Cove Mount Seymour condo homes. Located at the base of a five star mountain and within walking distance to various amenities and services, the Mount Seymour Nature' s Cove condos in the North Vancouver real estate market features quality construction, great interior finishes, an impeccable location and an expected completion by spring of 2010. Move of the homes here are priced at \$399,000 or less, making these very affordable North Vancouver condos for sale. Representing one of very few real estate developments in the Mount Seymour North Vancouver real estate market, the Nature' s Cove condominiums provide homebuyers a different type of price point and housing to fit within this most beautiful setting. Most of the Deep Cove and Mount Seymour apartments are old and not well kept while further away you get into leased land and more single family homes. Here at Nature' s Cove North Vancouver condos for sale, Harbourview Projects has put their stamp on the neighbourhood, providing affordable and conveniently located condominiums for sale that are perfect for young professionals, singles, couples, families and even retirees. The exterior design of these impressive apartment condos at Nature' s Cove Seymour include façade of timber, ledge stone and cedar shakes from the Squamish Valley in addition to a west coast craftsman architecture. In addition, the Nature' s Cove North Vancouver condos for sale will also be built to exacting standards





as outlined by the UBC REAP Silver standards for green building design. The low-rise of four storeys features apartment residences on the top three, with a great number of suites already sold out in presales. All of the floor plans here at the Mount Seymour Nature's Cove homes are open concept and very functional. Some of them have optional den or home office space in addition to back decks that open onto a forested backdrop.

The Offering at the Mount Seymour Nature's Cove Homes

Most North Vancouver condos at Nature's Cove will be priced under \$399,000 or less and the overview of the project includes strata fees between the prices of one hundred and forty five to two hundred and sixty five dollars per square foot. All the Mount Seymour Nature's Cove condos for sale will include 1 or 2 parking spots (depending on unit) in addition to storage too. There are 2 two bedroom plus den Nature's Cove floor plans to choose from at just over one thousand square feet in size. There are also 10 two bedroom Nature's Cove North Vancouver condos for sale that range from eight hundred and seven to one thousand and eighty seven sq ft in size. Last but not least are spacious one bedroom suites that total 11 that range from 592 to 732 square feet. There are two colour palettes and finishings that you can choose from that are named Fir and Maple. As of September 18th, only 10 homes remain for purchase and there are also construction photos now online. From their latest print advertisement in the North Shore Real Estate Weekly Magazine: YOU COULD LIVE: 181 Steps from Parkgate Community Centre, 142 Cranks from the old buck parking lot, 1093 yards from the 1st tee at Northlands Golf Course, 6 Switchbacks from the Mount Seymour lifts, 12 (downhill) km from the CBC Trailhead, an 11 minute jog from Honey's Doughnuts and 1.6 nautical miles from Deep Cove Water. New, one and two bedroom North Vancouver condos for sale at Nature's Cove Mount Seymour real estate development located at the base of Mount Seymour are now previewing and being offered for sale. More than half of these modern, free hold North Vancouver homes for sale are priced at \$399,000 or less, representing the best value in the Mount Seymour North Vancouver real estate district. A project by Harbourview.

Built by Harbourview Developers, the Nature's Cove condo development is your home and your playground. Featuring a great location on Mount Seymour Parkway on the North Shore, everything will be within reach within just minutes.

What are the Presales Deep Cove Nature's Cove North Shore Homes? Whether it be major transportation routes or public transportation, you can take your car, bus or just walk to local amenities such as grocery stores, libraries, dining restaurants, shopping and recreational facilities. For those who enjoy the outdoors, the presales Nature's Cove apartment Deep Cove condos in North Vancouver real estate will also be







ideal for nature enthusiasts as they are just seconds away from the three North Shore mountains, a multitude of epic mountain biking trails, hiking walks and endless amounts of opportunities for skiing, snowboarding, kayaking, golfing and many more things. Built for both comfort and quality, these sophisticated and West Coast craftsman condominium apartments at the Harbourview Deep Cove Nature' s Cove property development features only twenty three pre-sale single level North Vancouver homes for sale. A mixed-use building with both residential condos and retail on the bottom, the Nature' s Cove North Vancouver

property development is true to the natural surroundings around it, protecting the environment for generations to come.

#### Nature' s Cove North Van Condos – Seymour' s Newest Residential Community – July 2009 Update

North Vancouver Nature' s Cove Overview – Over the past 12 months we have been busy getting everything ready to make the pre-construction North Vancouver Nature' s Cove real estate development available for purchase. We are happy to share that we are well underway with construction; we have secured all financing needed to complete the North Vancouver condo project; and we have compiled all the details you will need to decide if Nature' s Cove North Van condo residences is right for you. Only 23 west coast style condominiums available to purchase now. First, I want to first thank you for your interest, patience and at times persistence in finding out more about Nature' s Cove North Vancouver condo development. (You' re so early, in fact, we don' t even have our website up yet.) We want to recognize this loyalty by giving you the first opportunity to hear about Nature' s Cove condos in North Van real estate market, and to provide you with the best selection of new condominium homes we have available. Most of our pre-sale North Vancouver homes for sale at Nature' s Cove condos are priced below \$399,000. We have designed and priced Nature' s Cove to be of great value whether this is your first time purchasing a home or whether you are looking to make a move to a newer home in the North Vancouver Seymour area. Given that Nature' s Cove condos is new, located at the centre of it all, and fee simple we anticipate our 23 homes will sell fairly quickly. Over the next few weeks I will be sharing with you the details as I receive them from the North Vancouver real estate developer. If you would like to skip to the front of the line feel free to reach out to us sooner here at the new North Vancouver Nature' s Cove condo project. 604 209 2309 or [www.naturescove.ca](http://www.naturescove.ca)





## What Are Some of the Features of the Pre-Construction Nature' s Cove Harbourview Condos?

As with many new North Shore projects, the Nature' s Cove apartment homes along Mount Seymour Parkway are Built Green condos. This is standard to UBC' s REAP - which literally stands for Real Estate Environmental Awareness Program - and will adhere to all standards and construction principles for Built Green Silver Standard for North Shore property. The Mount Seymour Parkway North Vancouver Nature' s Cove homes and Deep Cove apartment condos BuiltGreen REAP Silver Standards details are listed here: <http://sustain.ubc.ca/reap.html>. Some of the BuiltGreen REAP standards for the Nature' s Cove project includes lower water consumption, energy efficiency, indoor environmental quality and material and resource use which all play an important role in determining the liveability and long-term impact on the environment. In addition to these impressive Built Green Nature' s Cove condo features, the new North Vancouver apartments will come in a great variety of floor plans that range from six hundred square feet to about eleven hundred sq ft (of course, subject to change as the marketing and sales begins). These layouts come in one and two bedroom pre-sales North Shore Nature' s Cove apartment plans. The west coast architecture and design is very impressive, and looks very much like the Touchstone Development on Marine Drive as well as the Seasons at Raven Woods popular development near Deep Cove. The interior features of the pre-construction Deep Cove Nature' s Cove homes and condominiums will feature smooth granite counters, stainless steel package as well as walnut cabinetry with rich horizontal grains which give it a contemporary yet elegant look. Currently, the construction of the Harbourview Nature' s Cove condo apartments have just began, and the estimated occupancy date for homebuyers will be early in 2010. The address of the North Shore Nature' s Cove Harbourview apartment development is at #3728 - 3738 Mount Seymour Parkway in North Vancouver. You can contact Harbourview at [info@harbourviewprojects.ca](mailto:info@harbourviewprojects.ca) for more information about Nature' s Cove Deep Cove real estate development and you can register your interest online as well.

Nature' s Cove, 3728 Mt Seymour Parkway

Thank you for registering your interest in Nature' s Cove Deep Cove apartment homes, Harbourview' s upcoming collection of pre-construction luxury apartment residences in North Vancouver' s picturesque Deep Cove real estate market. The presale Nature' s Cove condominium residences will offer for sale a collection of modern apartment pre-sale homes that showcase striking West Coast modern design. The pre-construction Deep Cove Nature' s Cove real estate development will feature primarily one and two bedroom homes, with a limited selection of one bedroom & den homes also available for sale. Presales at Nature' s Cove Deep Cove North





Vancouver will commence in late 2009 with finished display homes. As a pre-registrant, you will be among the first to receive new information as it becomes available. In the meantime, should you have any questions about the new Nature' s Cove Deep Cove apartment homes on Mt Seymour Parkway, please do not hesitate to send us an email at [info@harbourviewprojects.ca](mailto:info@harbourviewprojects.ca). Best Regards, Harbourview Homes.

### **Nature' s Cove North Vancouver Condominiums**

Nestled against the mountainside in North Vancouver' s Seymour Parkway neighbourhood and just minutes from Deep Cove real estate community, Nature' s Cove in North Van property market is a new mixed-use condominium development offering 23 one and two bedroom homes of between 600 and 1100 square feet in size. Architecture is West Coast modern to complement te natural, park-like setting. For the outdoor enthusiast, mountain biking trails, skiing, snowboarding, snowshoeing, kayaking, golf, boating and so much more are waiting exploration right outside your door at the North Vancouver Nature' s Cove condo homes for sale near Deep Cove. And here' s a bonus, Nature' s Cove Condominiums will be built to UBC' s REAP (Real Estate Environmental Awareness Program) Silver Standard, s you know your home has a minimal environmental footprint. Nature' s Cove North Vancouver apartments for sale is found at 3728-2738 Mount Seymour Parkway in North Vancouver real estate market. For more info and to register for VIP pre-sales at the pre-construction North Vancouver Nature' s Cove condos, please visit [www.harbourviewprojects.ca](http://www.harbourviewprojects.ca). The Nature' s Cove condominiums will be ready for occupancy in 2010.

