



the station
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It's not often that the figurative and the literal become one and the same, but you'll know you've arrived when you come home to The Station, Aragon Properties Ltd.'s newest development in Port Moody. Located just around the corner from the Port Moody West Coast Express train station and the proposed Evergreen Line's Port Moody station, this brand new 106-unit condominium and townhouse development will surely signal your arrival on the next level of your home-ownership experience. Register now to find out more about The Station's Geothermal Heating and Cooling System, the Amazing Sleek interiors, and all the reasons why this is your next stop in the search for your new home.



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FEATURES

- 106 condominiums and townhomes located in the heart of Port Moody on
- St. Johns Street, only one block away from the Westcoast Express train station
- One block to the proposed Evergreen Line transit system
- Two blocks from Rocky Point Park
- Spacious home designs from 600 sq. ft to 1100 sq. ft
- One and two bedroom homes available
- Across the street from Port Moody Elementary School
- 800 sq. ft. amenities room
- 1000 sq. ft. outdoor common patio

INVITING INTERIORS

- Choice of two designer colour schemes: "Air" or "Earth"
- White oak engineered flooring with brushed, matte-stained finish through main living areas
- Open-style kitchen, dining and living areas
- High efficiency front-loading stacking washer and dryer

GOURMET KITCHENS

- Polished quartz countertops
Flat panel square-edged oak cabinetry with stainless steel pulls
Under-cabinet puck lighting
Modern 2.5" x 9.5" horizontal



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FEATURES SHEET

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- White oak engineered flooring with brushed, matte-stained finish through main living areas
- Open-style kitchen, dining and living areas
- High efficiency front-loading stacking washer and dryer
- Carpet in bedrooms
- 2" horizontal blinds throughout

GOURMET KITCHENS

- Polished quartz countertops
- Flat panel square-edged oak cabinetry with stainless steel pulls
- Under-cabinet puck lighting
- Modern 2.5" x 9.5" horizontal backsplash tile
- Kohler polished chrome pull-down kitchen faucet
- Stainless steel single-basin undermount sink
- Stunning contemporary and sleek GE Café stainless steel appliance line

BATHROOMS

- Polished quartz countertops
- Flat panel square-edged oak cabinetry with stainless steel pulls
- Contemporary 12" x 24" ceramic floor tiles
- Sleek under-mount Kohler sink with "Purist" line single-control faucet
- Dual-flush Kohler toilet

COMFORTS AND CONVENIENCE

- Geo-Thermal Heating and Cooling system
- Fire sprinkler system in all homes and common areas
- Convenient and secure key-fob system
- Comprehensive 2-5-10 year National Home Warranty



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The developer reserves the right to modify or change plans and specifications without notice as deemed necessary. E&OE.



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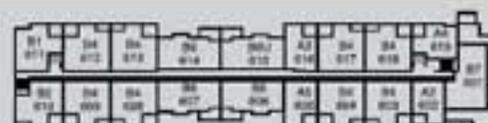
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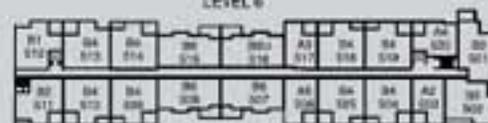
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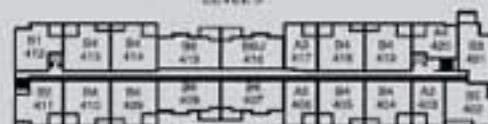
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LEVEL 6



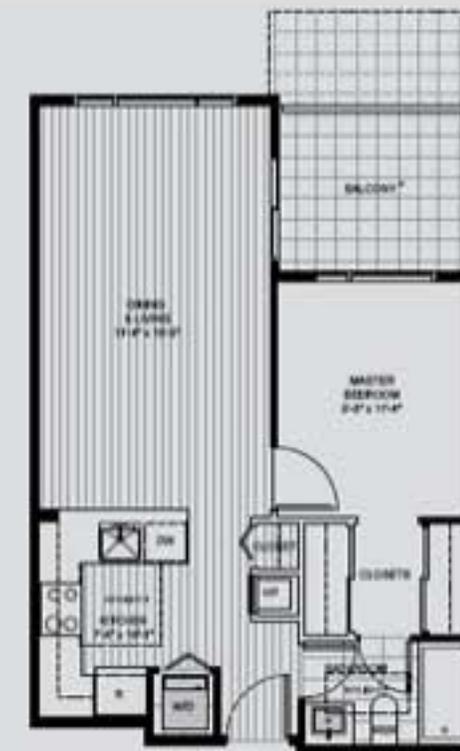
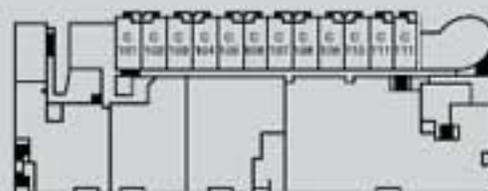
LEVEL 5



LEVEL 4



LEVEL 3



UNIT A3 - 800 SQ.FT (ONE BEDROOM)

UNITS - 317, 417, 517, 618

FOR UNIT LABELS ONLY. MATCH LEVEL 3. UNITS 317 & 318
FOR UNIT LABELS ONLY. MATCH LEVEL 4. UNITS 317 & 318

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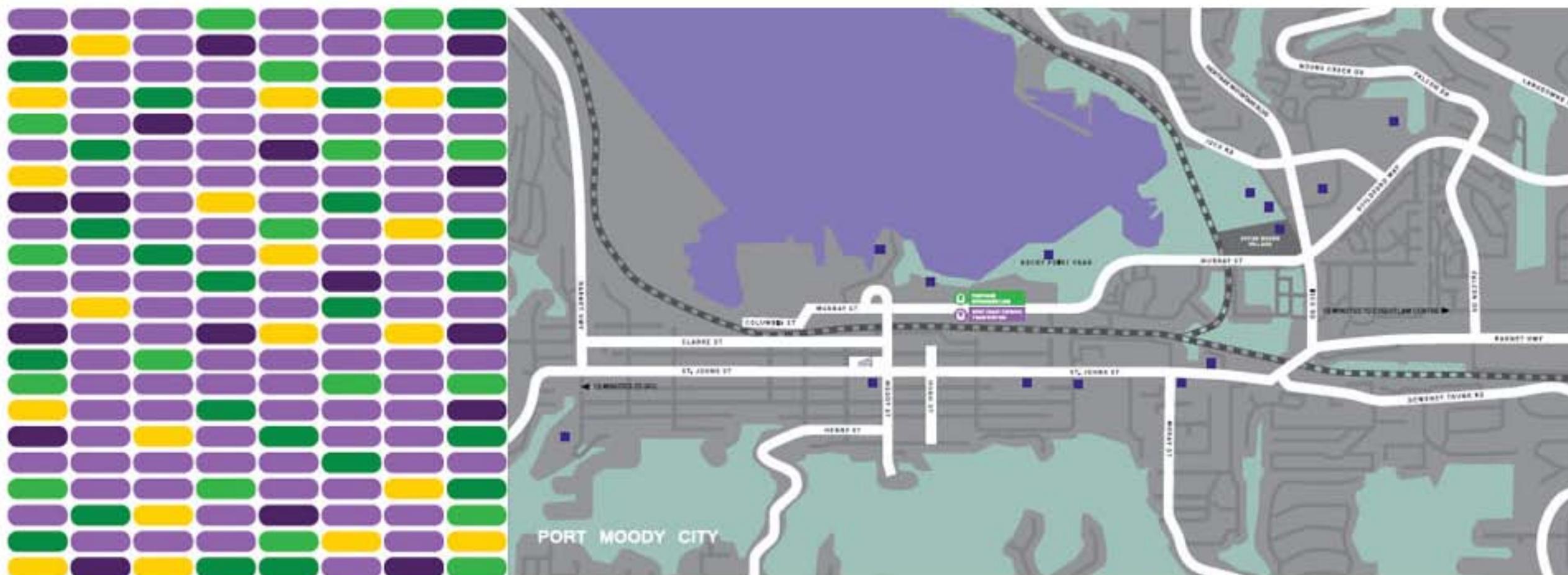
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The Station in Port Moody

“The Station” will be an exciting new mixed residential and commercial development on the corner of St. Johns and Moody Street in the heart of historic Moody Centre, and its coming very soon.

Last September I had the opportunity to review the plans and conceptual drawings for this proposed development at the Open House, asked many questions of the applicants, and closely followed and supported it through



the approval process.

As an owner in the neighbouring Lighthouse at Rocky Point, I was particularly interested to see the proposal compared to what had been previously proposed for this site, and also to see the support from my neighbours who attended.

The Station will play an important role in the much-anticipated revitalization of the area, just as the original 1882 built Western Terminus Station was momentous in the founding and settlement of Port Moody in the new Canada.

From the first trains and ships that came, Port Moody has been exposed to a world open for business. The vibrancy of Port Moody has always been reliant on goods and services from beyond the borders of the City.

Today that is changing as the city and so many of its youthful residents move towards a more sustainable future. Port Moody is a growing community, which prides itself on its award winning livability.

As trade and commerce becomes more localized and self-sufficient, Port Moody aims to minimize its ecological footprint by reducing greenhouse gas emissions and the implementation of other similar initiatives.



The pedestrian-oriented shopping and services in Moody Centre, and this trendy and affordable upcoming locale that encompasses the south shore, will appeal to young couples in particular.

Stroll through the Heritage Conservation and Character Areas to the eclectic Queens Street Plaza. Bike, roller-blade, or walk, the Inlet trails. Exercise, play or relax, at Rocky Point Park. Fish, kayak or sail, the Inlet itself.

The active and outdoors lifestyle that Port Moody offers is awesome and has wide appeal. The “City of the Arts” has something for everyone.

While the Port Moody North Shore, Heritage Mountain and Inlet Centre get built out, the prime Moody Centre location where The Station is to be built offers less congestion, is close to all urban amenities, and has a tremendous upside.

Two short blocks away, the new SkyTrain Station is now scheduled for completion in 2015. Meanwhile of course, the West Coast Express will still provide residents with commuting convenience and comfort, getting you to Downtown Vancouver in 22 minutes.

With 106 condominiums and townhouses, utilizing the latest designs in home appliances, sleek and chic kitchen and bathroom fittings and fixtures, and best of all, geothermal heating and cooling, you’ ll enjoy a new home that’ s second to none.

The one and two-bedroom condominium units will range from 564 to 900 square feet, while two-bedroom townhouses will range from 960 to 1,127 square feet, and all of them are designed with utmost efficiency so that you get to use every last inch. *Of course there is always HST on new product, but there are also partial rebates; [check out this calculator.](#)*

For the inside track on The Station, and a V. I. P. service, call: 778-878-0778 and ask for Port Moody REALTOR®, John Grasty, ABR, SRES. Email info@stationliving.ca for more information.



**GRAND OPENING at The Station Port Moody Condos
& Townhouses – Aragon Presents New Port Moody
Real Estate Development (1 Beds from \$250k; 2 Beds
from \$310k; Townhomes from \$414k)**

The Station Port Moody Condominiums & Townhomes



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NEXT

STATION... THE STATION Port Moody real estate development! Coming April 2011 will be Aragon Properties Ltd' s next condominium and townhouse project development. It' s not often that the figurative and the literal become one and the same, but you will know you have arrived when you come home to The Station Port Moody condos and townhomes. This is Aragon



Properties' latest Port Moody real estate development and will be located just around the corner from the West Coast Express station. Featuring new Port Moody condominiums and townhomes, there will be a total of 106 units for sale at The Station by Aragon. The floor plans will range from six hundred to over eleven hundred square feet and will also have single and multi-level homes. This will surely signal your arrival on the next level of your home ownership experience. Register today to find out more about The Station Port Moody condos and townhomes that will feature amazing sleek interiors as well as geothermal heating and cooling systems. These are just a couple of reasons why this has become the most exciting Port Moody real estate development. Register today at www.thestationliving.ca.

FINALLY, WHAT YOU HAVE ALL BEEN WAITING FOR...

The Grand Opening of THE STATION Port Moody Condos for Sale!

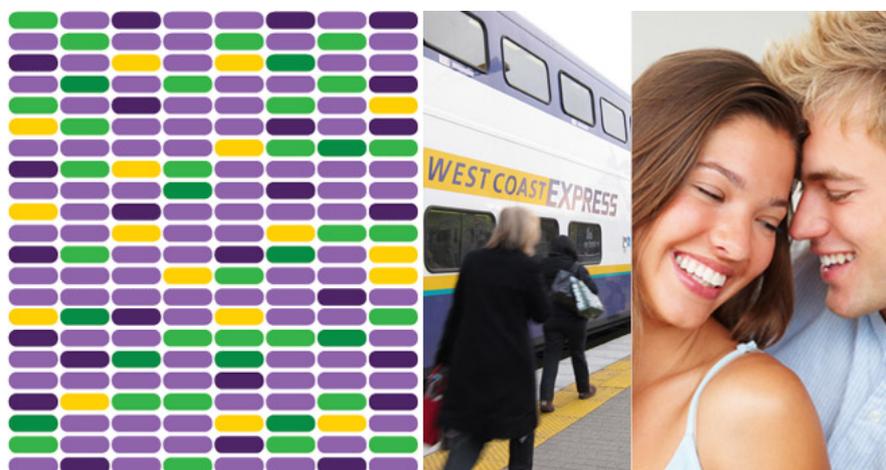
The official grand opening and VIP sales at the new Port Moody STATION condos and townhomes is coming Saturday, April 2nd 2011 from 12 Noon - 5 PM! THE STATION is Aragon's Properties exciting new collection of 106 luxurious residential units, on St. Johns in Port Moody real estate market. A 6-storey condominium building featuring breath taking mountain and water views will present affordable and contemporary Port Moody condos for sale.

- > One Bedrooms starting at \$250,900
- > Two Bedrooms starting at \$311,900
- > Townhomes starting at \$413,900

Choose from an extensive selection of One Bedrooms, Two Bedrooms, Two Bedrooms plus Den and Three Bedrooms plus Den Station Port Moody condominium floor plans. Or, for homebuyers looking for something a bit different, there are also 26 Two-level, Two Bedroom Port Moody Station Townhomes. The Station Apartment sizes range from 552 to 1,306 square feet, while the new Port Moody townhomes range from 962 to 1,106 square feet. Aragon Properties has spared no expense to provide top-of-the-line finishing and fixtures throughout these new homes, including G.E. Café stainless steel appliances, engineered white oak hardwood throughout, polished quartz counter tops, and best of all, geothermal heating and cooling system. This beautiful Station Port Moody real estate development is located just around the corner from the West Coast Express station and the proposed Evergreen Line's Port Moody station, providing easy



commutes to Downtown Vancouver and the surrounding areas. Don't miss out! We look forward to helping you choose your new home at THE STATION Port Moody real estate project! Sales Team at 2732 St. Johns Street Port Moody, BC V3H 2B7. If you have any questions, please feel free to contact Dee Johnson at 604 889 5847.



Be the first to arrive at the Port Moody Station Condos

From the email desk at 'The Station' Port Moody condos: You are first to learn about Aragon Properties' new Port Moody real estate development at St. Johns and Moody Street, The Station Port Moody condos, a 6-storey condominium and townhome building with 106 residential units and 21,000 square feet of ground-level retail, with many pre-sale homes having majestic mountain and water views. The presale Port Moody Station apartment sizes range from 564 to 900 square feet, while new and spectacular townhomes range from 960 to 1,100 square feet. The designers and developer spared no expense to provide top-of-the-line finishing and fixtures throughout these homes, including G.E. Café stainless steel appliances, engineered hardwood throughout, quartz counter tops, and best of all, geothermal heating and cooling. Live in the beauty of the natural West Coast, with the convenience of the West Coast Express at your door step. This beautiful Station Port Moody condo development is located just around the corner from the West Coast Express Port Moody station and the proposed Evergreen Line's Port Moody station, providing easy commutes to Downtown Vancouver and the surrounding areas. The Station Port Moody condos and townhouses offers the utmost in luxury and convenience. This is your prime opportunity to purchase before values skyrocket. The Port Moody Townhomes at The Station are just located minutes from the West Coast Express train station in the city centre. The Station townhomes introduces sleek, contemporary interiors in a very liveable community. State of the art geothermal heating and cooling reduces your environmental footprint



on this amazing community and The Station Port Moody real estate development by Aragon Properties features both condominium homes and townhouses for sale. Pre-Sales are set for April 2011.

From Their Email Desk at the Port Moody Station Condos

Thank you for registering for The Station, Aragon Properties' exciting new development in Port Moody real estate market. Located at St. Johns and Moody Street, The Station Port Moody condos and townhomes are just one block away from the West Coast Express train station, providing residents with ultimate commuting convenience. With 106 pre-sale Port Moody condominiums and townhouses, utilizing the latest designs in home appliances, sleek and chic kitchen and bathroom fittings and fixtures, and best of all, geothermal heating and cooling, you' ll enjoy a new Station Port Moody home that' s second to none. The one and two-bedroom Port Moody Station condominium units range from 564 to 900 square feet, while two-bedroom townhouses range from 960 to 1,127 square feet, and all of them are designed with utmost efficiency so that you get to use every last inch. The friendly Station Port Moody condo sales team will be providing you with more information before sales commences in April, so watch this space! With sincere thanks, The Aragon Sales Team

The Station Port Moody Overview

Locate just minutes from the West Coast Express and major transportation centre, the Port Moody Station by Aragon condominium residences are now accepting priority registrations for advanced preview sales commencing April 2011. The Station Port Moody real estate development is also close to the new city centre, amenities and services and introduces sleek, contemporary interiors with state of the art geothermal heating and cooling system that wil reduce your environmental footprint as well as your heating bills. A fine selection of Port Moody Station townhomes will also be available for more living space.

The Station Provides Unmatched Lifestyle Choices

Recently launched one bed and two bedroom Port Moody condos in addition to two level townhomes have been a great success in today' s market. Called The Station by Aragon Properties, this Port Moody real estate project features an unbelievable location and quality and value throughout the residences. The 106 suite project also includes over 21,000 square feet of ground floor commercial and retail space, giving way to a new idea of



mixed use living that provides you with great amenities and services just floors below you. In addition, The Station Port Moody condos and townhomes provide an exciting location that is within walking distance to the West Coast Express Station as well as the new Evergreen Line SkyTrain station which is in the proposal stage at this moment. Six storey living in a revitalized neighbourhood full of vitality and life, the pre-sale Port Moody condos and The Station Townhomes for sale are all about sustainability and green features. Port Moody real estate district itself is rated as one of the most liveable communities with tonnes of parkland and green spaces for residents. With over 200 groups of prospective homebuyers looking through The Station Port Moody condo display suite during the grand opening, it is no wonder why this area and project has been a huge success thus far. With one to three bedroom floor plans available and ranging from six hundred to over eleven hundred square feet, the pre-sale Port Moody Station townhomes and condos feature home sized features such as pantry and extra large storage spaces. The bedrooms are extra big and the living spaces are entertainment sized. Also at The Station Port Moody townhomes are two level residences or townhouses that feature 960 to over 1220 square feet in living space. There are only 26 opportunities at The Station Port Moody townhomes for sale. All residents at The Station by Aragon will enjoy over 800 square feet of amenity space as well as over 1000 square feet of outdoor common space on site. Inside, these pre-sale Port Moody condos and townhomes will include GE Café stainless steel appliances, open style kitchens, open concept living/dining rooms, white oak engineered floors top of the line finishes and square edged flat panel oak cabinets. There is task lighting as well as geothermal heating and cooling in the new Port Moody condos for sale too. The location is also a great feature with a close proximity to the Rocky Point Shoreline Trail, Burrard Inlet as well as other community highlights such as the Port Moody Arts Centre and the Moody Centre itself. Old Town Centre and Newport Village Port Moody real estate district are also close by.

