



212 - 282 WEST 62ND FEATURES

INTRACORP EXTRAORDINARY

At Intracorp we believe in "Building the Extraordinary". This philosophy is our daily reminder to create homes that are "beyond what is ordinary". It's our promise to Homeowners to design homes with features to make your life more comfortable, more beautiful and offer lasting quality. Look for the Intracorp Extraordinary logo ↴ highlighting extraordinary features you won't easily find elsewhere.

COMMUNITY

- Set in a quiet residential enclave near scenic Winona Park
Located a short walk from the Marine Drive Canada Line Station making access to downtown Vancouver and Richmond quick and easy
- Brand new neighbourhood amenities include T&T Supermarket, Cineplex Odeon and Steve Nash Sports Club at nearby Marine Gateway
- Oakridge Centre, Langara Golf Course and popular walking trails are just minutes away

FIRST IMPRESSION

- Built by reputable Intracorp, homes are created with care, attention to detail and high quality construction and building technology
- Architecture by Ekistics Architecture balances modern and traditional styles
- The collection of cohesive architectural styles creates a richly textured community and provides for an expression of individual homes
- Pedestrian Mews, central green spaces and manicured landscaping throughout the community are designed to enhance your outdoor experience
- ↴ Spacious patios extend living spaces outdoors
 - Large, overheight mullioned windows
 - Hose bib for the front and rear of your home
 - Gas bib on patio

INTERIORS

- Choice of two rich colour palettes by Trepp Design Inc.
- Air conditioning in living area and master bedroom
- Engineered hardwood flooring in foyer, kitchen, dining, living and powder rooms
- Wool blend broadloom carpet in bedrooms
- 9' ceilings on the main floor 2" Venetian blinds throughout
- Laundry or "mud" room with sink, adjacent task space and Whirlpool™ stacking front loading washer and dryer
- Pot lighting in hallways
- 40 gallon electric hot water tank
- Top floor master bedrooms with large rooftop decks (most homes)

KITCHENS

- Combination real wood veneer and white gloss cabinetry featuring soft-close mechanisms on drawers and doors and over-height cabinets
- ↴ Built-in custom credenza or pantry millwork
- Engineered stone countertop and backsplash
- Kitchen island with seating, storage below and overhead lighting
- Two side-by-side Liebherr™ 24"-wide integrated fridges with bottom freezers
Bosch 800 Series Appliance Package:
 - Bosch™ 30" stainless steel gas cooktop
 - Bosch™ 30" stainless steel wall oven
 - Bosch™ Energy Star™ integrated dishwasher
- Faber™ integrated tilt-out range hood
- Panasonic™ stainless steel microwave with trim kit
- Double bowl 33" Blanco™ stainless steel undermount sink with Hansgrohe™ faucet and spray
- Halogen under-cabinet recessed task lighting

BATHROOMS

Master Bedroom Ensuites

- ↴ Custom designed vanity mirror with medicine cabinet
- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors
- Marble slab countertops
- ↴ Dual undermount Duravit™ sinks
- Hansgrohe™ lavatory faucets, tub and shower controls
- ↴ Under-cabinet lighting with motion sensor
 - Duravit™ toilet
 - Marble 12"x36" tile flooring and tub apron

Main Bath and Powder Rooms

- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors
- Marble slab countertops
- Single bowl undermount Duravit™ sink
- Single bowl Duravit™ wall mounted sink (powder room)
- Hansgrohe™ lavatory and tub faucets
- Duravit™ toilet
- Porcelain 12"x24" tile flooring (main bath)
- Engineered hardwood flooring (powder room)

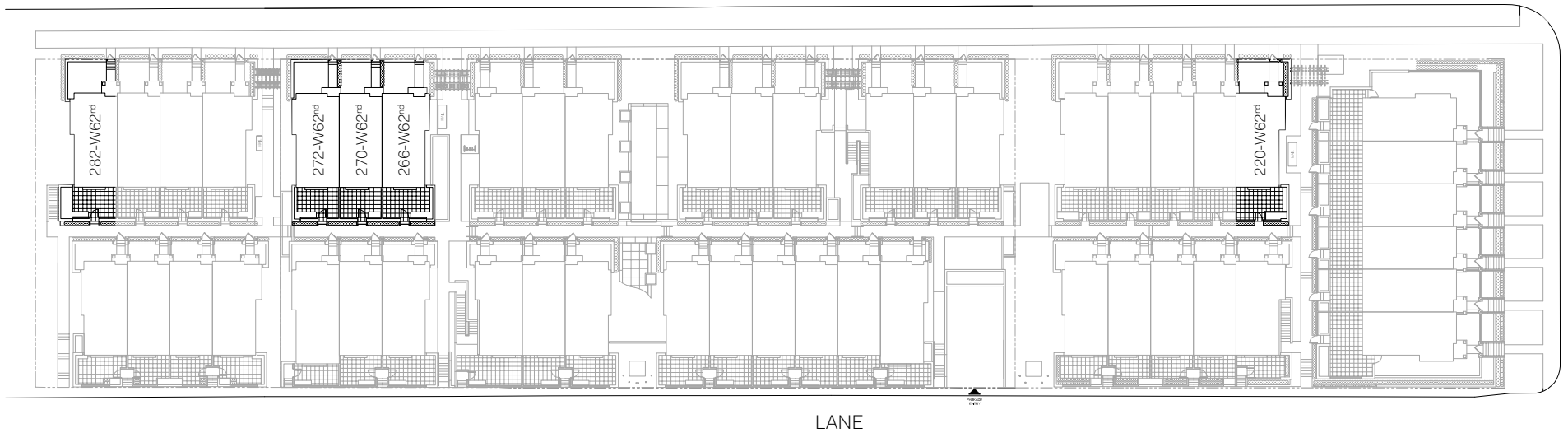
BUILDING DETAILS / ENERGY PROGRAM

- Energy efficient windows
- High water-efficiency plumbing fixtures
- Energy efficient lighting
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paint
- Indigenous and low-maintenance landscaping
- Hard-wired smoke and carbon monoxide detectors
- Third Party Warranty Insurance providing coverage up to 2/5/10 years



212 - 282 WEST 62ND SITE PLAN

WEST 62ND AVENUE



MANITOBA STREET

LANE

Price ranges completion date and strata fees are subject to change without notice. All living areas quoted are in square feet. All square footage and dimensions shown are approximate and should not be relied on. The developer reserves the right to make changes and modifications. Without limiting the generality of the foregoing: (i) the location, layout, size, configuration and type of any landscaping depicted in any drawing may be different than shown, and any landscaping which is depicted may not be included, in the sole discretion of the developer; and (ii) the location, layout, size, configuration and boundaries of any parking stalls depicted in any drawing may be different than shown, in the sole discretion of the developer. Sales and Marketing by Intracorp Realty Ltd. E. & O. E.

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266 WEST 62ND

TOTAL LIVING SPACE 2,050 SQ FT

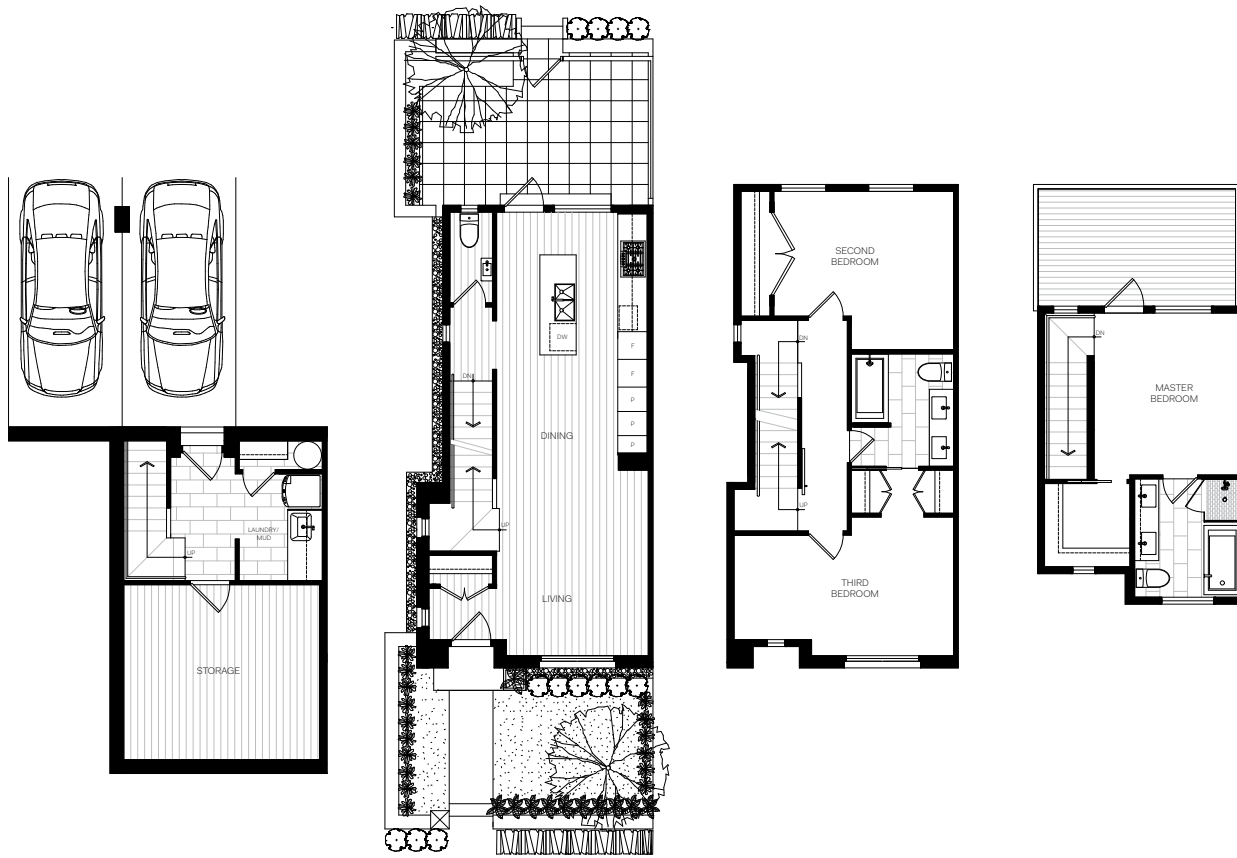
INDOOR SPACE 1,767 SQ FT

PATIO SPACE 159 SQ FT

ROOFTOP DECK 124 SQ FT

THREE BEDROOM

This spacious corner home features 3 exposures creating an open, airy, and bright layout and a large patio capturing the morning sun. Enjoy a high level of sophistication with your fully-integrated paneled Bosch 800 Series appliances, stone countertops, real wood veneer cabinets and a built-in custom pantry millwork.



LOWER
388 SQ FT

MAIN
516 SQ FT

SECOND
551 SQ FT

UPPER
312 SQ FT

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220 WEST 62ND

TOTAL LIVING SPACE 2,050 SQ FT

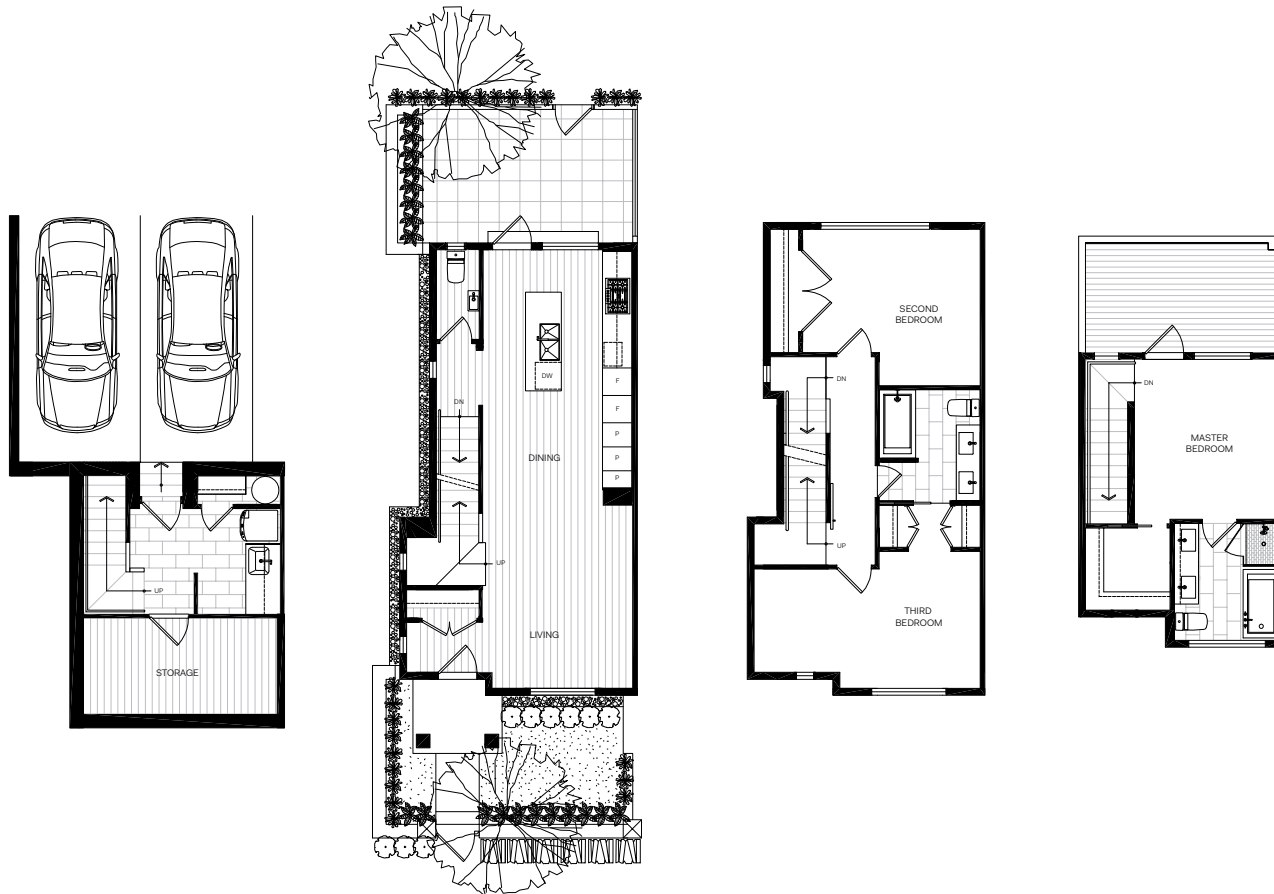
INDOOR SPACE 1,679 SQ FT

PATIO SPACE 228 SQ FT

ROOFTOP DECK 129 SQ FT

THREE BEDROOM

This 3 bedroom plus storage room faces North and South, with 2 side by side parking on the lower level allowing direct access to your home. Enjoy the privately landscaped yard to welcome you home, outdoor living room to soak up the sun and a large deck off your master suite to unwind after the day.



LOWER
290 SQ FT

MAIN
521 SQ FT

SECOND
556 SQ FT

UPPER
312 SQ FT



INTRACORP TOWNHOME COLLECTION

266, 270, 272 WEST 62ND



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220 WEST 62ND



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