



Intelligent.
Flexible.
Revolutionary.

PRESENTATION CENTRE NOW OPEN
AND SELLING OUR 2ND RELEASE

Unparalleled 4 BEDROOM TOWNHOMES
Modern living in Lower Lonsdale's Moodyville
neighbourhood with legal suite options.

REGISTER NOW



MODERN HOMES.

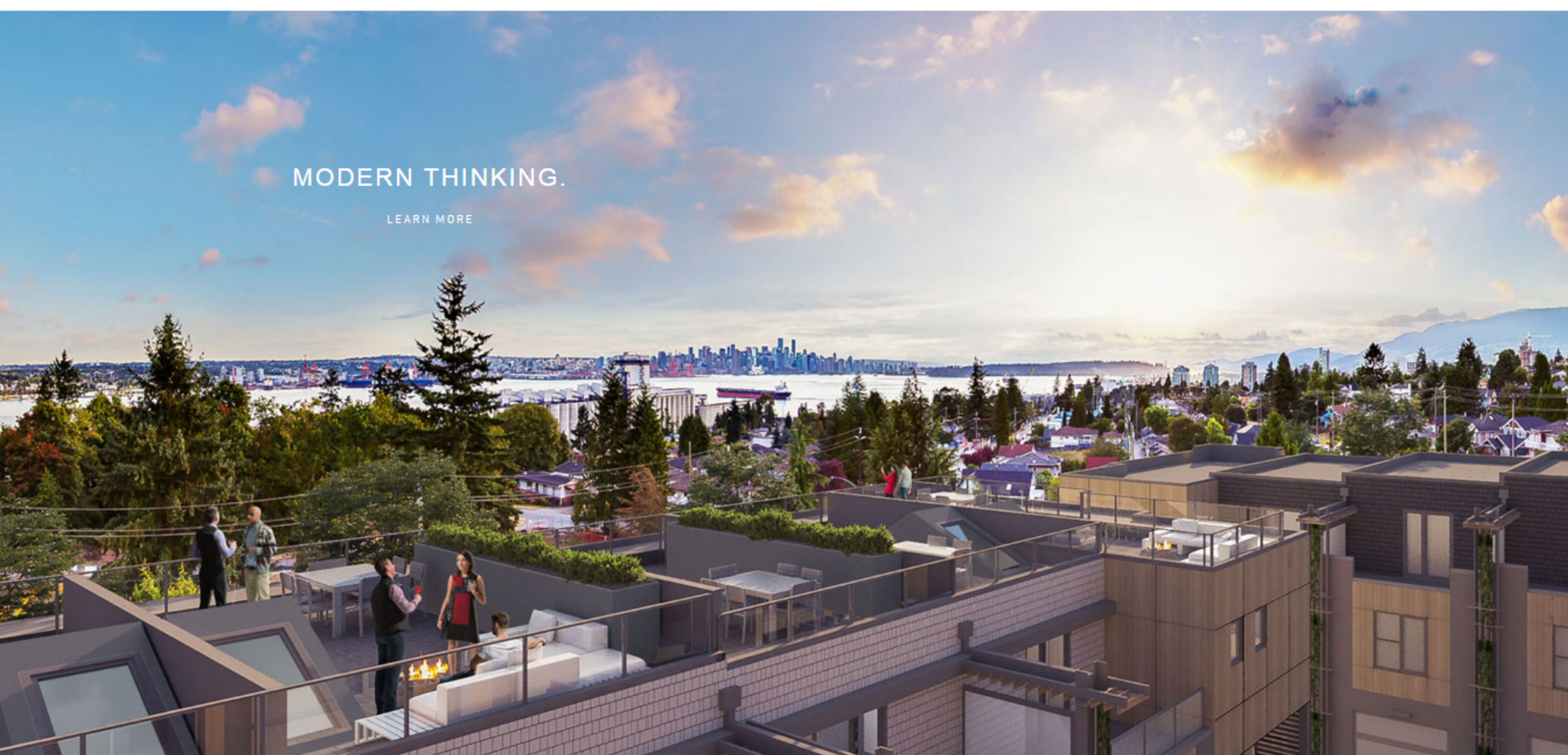
[LEARN MORE](#)

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LOVE YOUR NEIGHBOURHOOD.

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MODERN THINKING.

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FLOORPLANS

LEGAL SUITE

PASSIVE HOUSE

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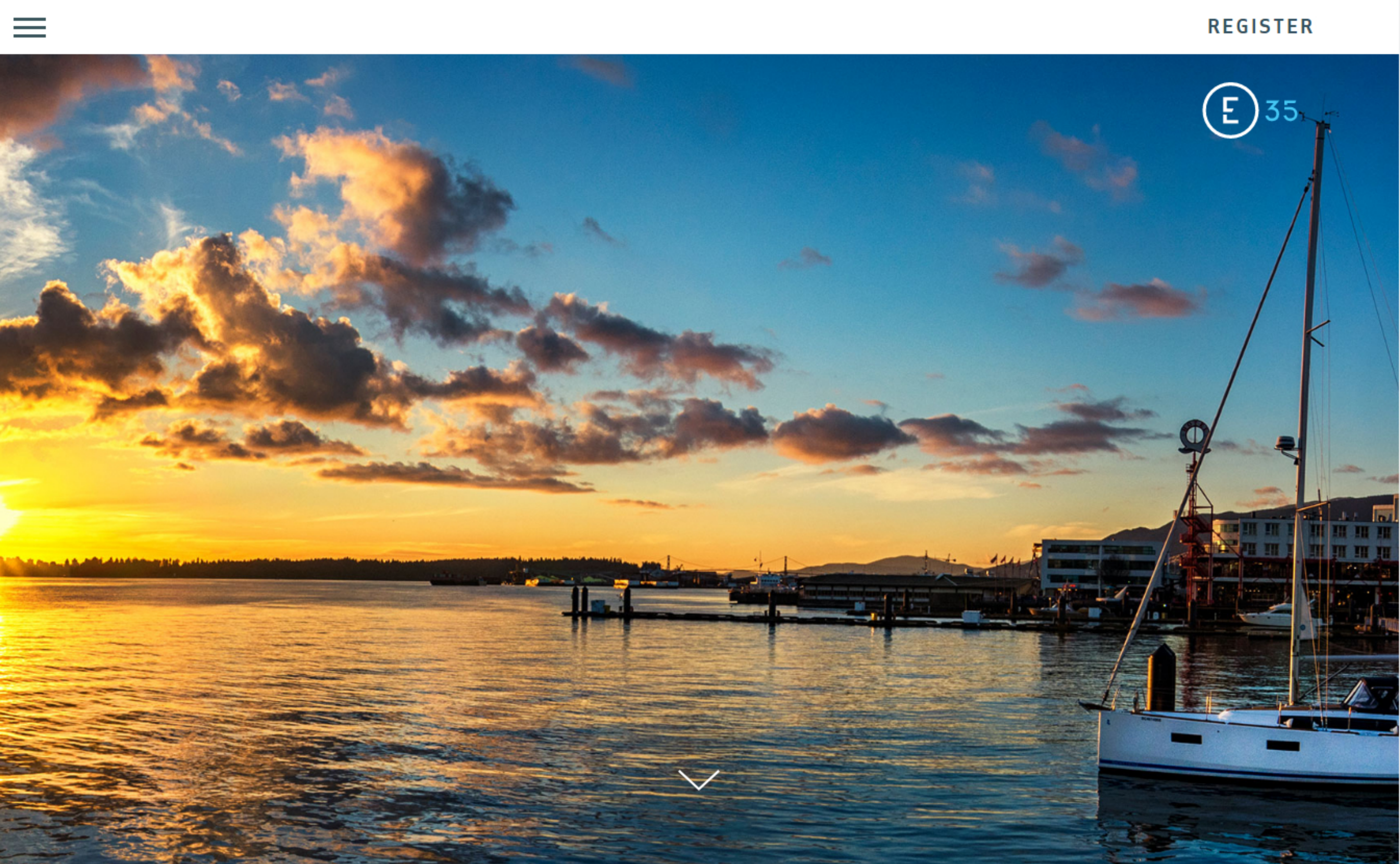
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EVOLV 35



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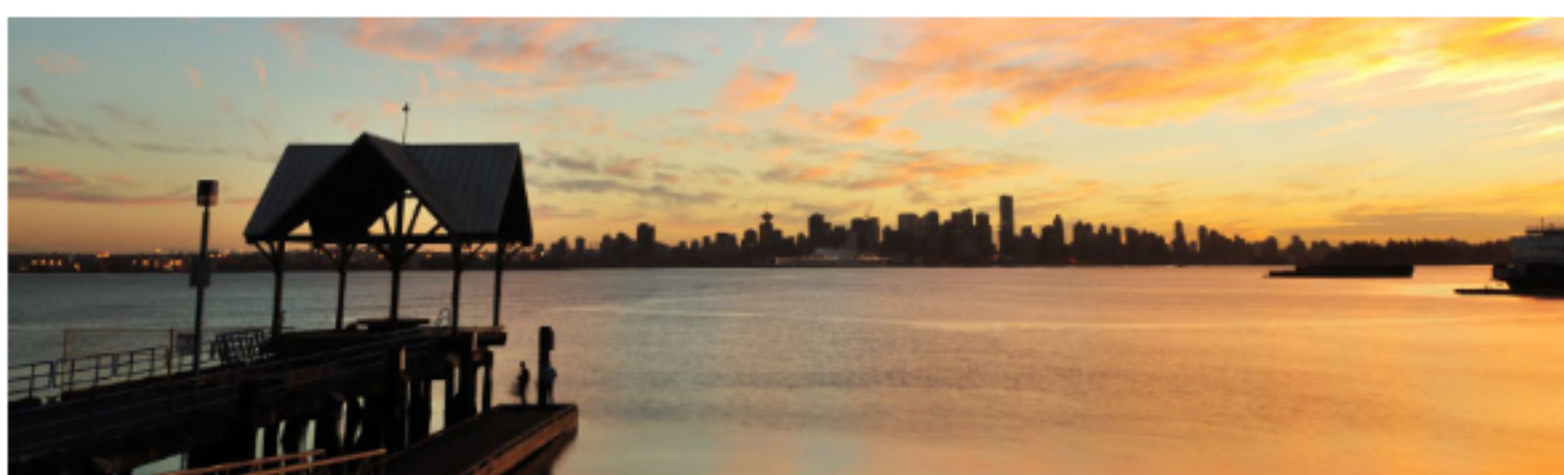


A COMMUNITY THAT GROWS WITH YOU.

Live in the vibrant core of North Vancouver, minutes from Lower Lonsdale, on the residential streets of Moodyville. Here you'll find urban conveniences, schools, and nature all just outside your front door. Evolv is close to the variety of shops, restaurants, and galleries lining Lonsdale Avenue. Stroll the food and craft markets of Lonsdale Quay or the Shipyards Market and catch a film at Park & Tilford, only five minutes away by car. The cultural energy in this part of North Vancouver is colourful. With the rugged North Shore mountains rising above, the parks, forest, and shoreline surrounding Evolv are plentiful. Explore Moodyville's section of the Spirit Trail, hike through Lynn Canyon Park, or ski on Grouse Mountain – immersing yourself in recreation will come naturally. Arrive in downtown Vancouver in 30 minutes via the Iron Workers Memorial Bridge or by SeaBus from Lonsdale Quay. Living makes sense here.



[VIEW GALLERY](#)



WHERE IT'S ALL HAPPENING

Living in the centrally located Moodyville connects you to all the best North Vancouver has to offer – from shopping and cultural districts to an endless variety of nature. This re-imagined neighbourhood will be complete very soon and offer the convenience of Lower Lonsdale without living in the active hub. Instead, you will enjoy the quiet residential streets of Moodyville with even more amenities close by.





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SELECT YOUR TOWNHOME

EVOLV 35 SECOND RELEASE



Developer reserves the right to make changes to the floorplans and specifications without notice. Actual homes may be a mirror image of the floorplan shown or have minor variations from the plan illustrated above. All interior square footage taken from initial survey. "R" indicates reverse plans. E&OE.

VIEW YOUR HOME

F	G	G1	H, H1	J, J1, J2
4 BED + FAMILY ROOM, 3.5 BATH 2,070 sq.ft.	4 BED + FAMILY ROOM, 4 BATH 1,777 - 1,779 sq.ft.	4 BED + FAMILY ROOM, 4 BATH 1,821 sq.ft.	4 BED, 4 BATH - 1,554 - 1,581 sq.ft.	4 BED, 4 BATH - 1,769 - 1,806 sq.ft.
LEGAL SUITE OPTION 652 sq.ft.	LEGAL SUITE OPTION 526 - 527 sq.ft.	LEGAL SUITE OPTION 565 sq.ft.	LEGAL SUITE OPTION STUDIO 278 sq.ft. Or 1 BEDROOM 594 sq.ft.	LEGAL SUITE OPTION 327 - 336 sq.ft.
ROOF DECK 341 sq.ft.	ROOF DECK 359 sq.ft.	ROOF DECK 290 sq.ft.		

SUPERIOR FEATURES FOR REFINED LIVING

MOODYVILLE NEIGHBOURHOOD

- A completely new Master-planned neighbourhood
- Expanded parks and pathways
- Convenient community amenities
- Surrounded by an exciting new community that will be fully complete in the next couple of years

EVOLV FEATURES

- Built to be healthier and quieter than a typically constructed home offering greater comfort and savings
- A collection of uniquely designed homes featuring 4 bedrooms (some with family rooms) that can be converted to also offer a legal suite option if you don't need the complete home
- 1 or 2 car private garage
- Many with expansive rooftop decks
- Modern west coast interior design by I.D. Lab Inc.
- Architecture designed by Cornerstone Architecture, the leaders in Passive House design

LIVING

- Laminate flooring throughout
- Expansive triple glazed windows with insulated window frames
- Private garage and storage space

KITCHENS

- Polished Quartz countertops in kitchens and bathrooms
- Soft close cabinets and drawers throughout
- Fischer & Paykel Stainless Steel Fridge
- KitchenAid Wall Oven
- KitchenAid 30" Induction Cooktop Touch Activated Controls with 4 Elements
- Venmar Stainless Steel HVI® Certified Hood Fan
- KitchenAid Microwave
- Dishwasher Options all with Custom Panel:
1. Bosch Dishwasher
2. KitchenAid ProWash Dishwasher
- Whirlpool Washer/Dryer

BATHROOMS

- Frameless glass bath/shower
- Porcelain tiles 24"x24"
- Kohler handshower hardware

SAFETY & SECURITY

- 2-5-10 Warranty

LEGAL SUITE

- Separated entrance for optimal privacy
- A variety of spaces from studios to 1 bedrooms
- KitchenAid 24" integrated Refrigerator
- KitchenAid 15" Electric Cooktop with 2 Radiant Elements
- 24" Cristal Slide-Out Hood Fan
- Stainless Steel Dishwasher
- Panasonic Microwave Speed Oven
- Combination front loading Washer-Dryer

PASSIVE HOUSE CONSTRUCTION

- A healthier environment to live and breathe with regularly cycled fresh air
- A better built home exceeding all 2032 Canadian energy code requirements, further future proofing your home
- Estimated reduced energy cost by up to 90% annually
- No hot or cold spots in your home just a consistent and comfortable living environment
- Greatly reduce sound transfer from outside in making for unmatched quiet living

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- HOME
- NEIGHBOURHOOD
- FLOORPLANS
- LEGAL SUITE
- PASSIVE HOUSE
- GALLERY
- NEWS
- TEAM
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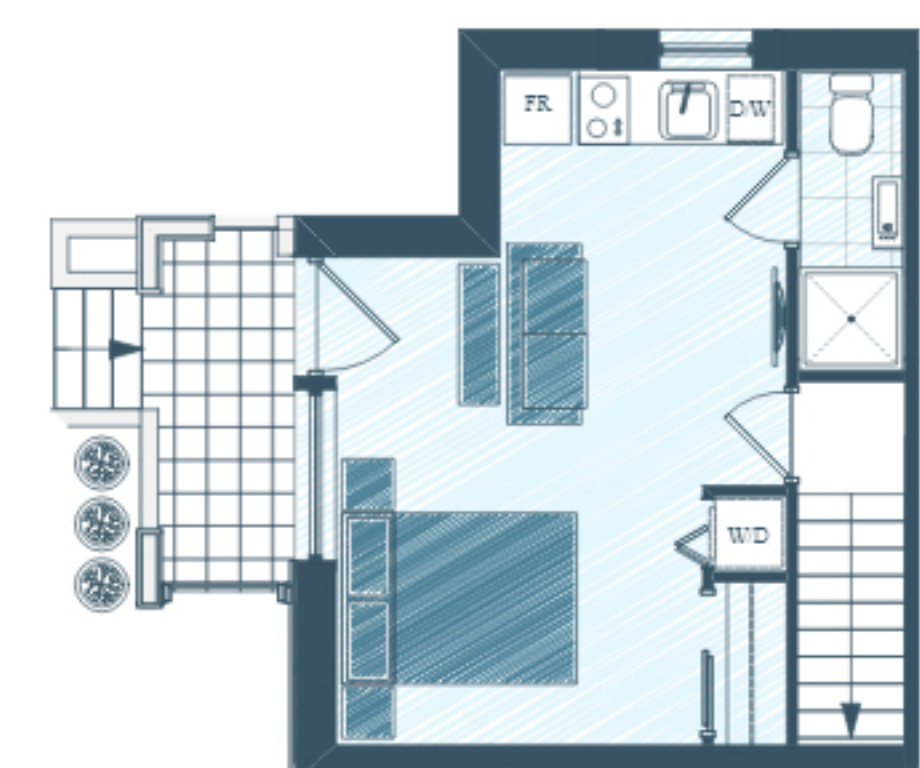
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CHOICE IS VALUED AT EVOLV.

A legal lock-off suite allows you to freely evolve with life's turns. Earn extra revenue when you don't need the space or when your mortgage needs a boost. Rental income can go a long way – depending on the size of your suite, North Vancouver currently has one of the lowest vacancy rates in Canada. As your life shifts or your family expands, the additional space may transform into a home office, recreation room, or a suite for your au pair, teenager, or retired parents. Choice is valued at Evolv.

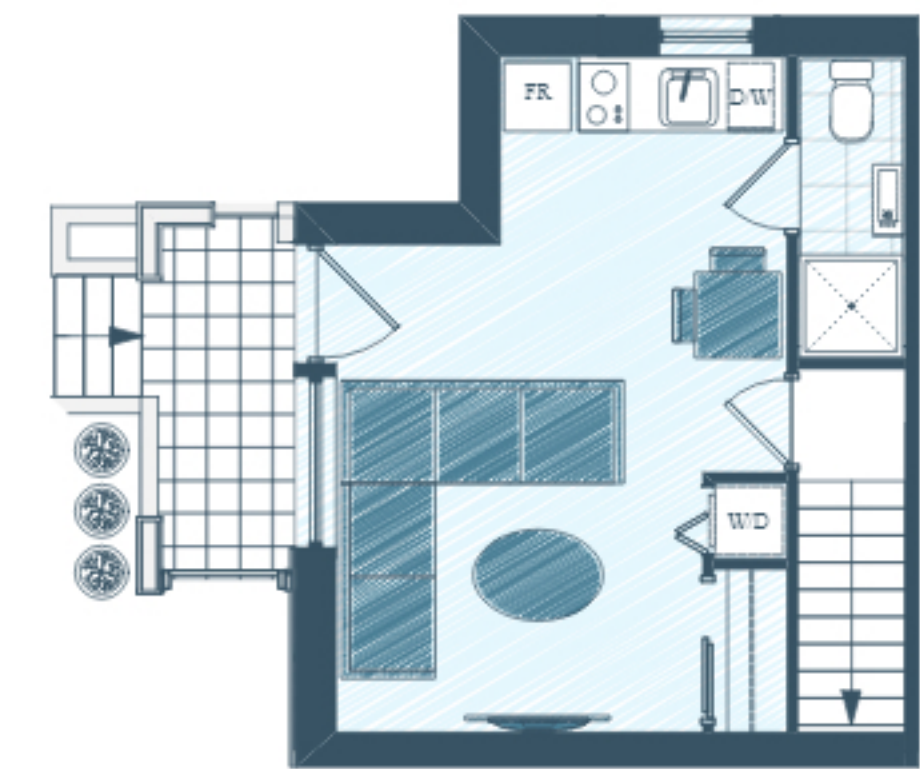


THE LIVING-CYCLE OF EVOLV



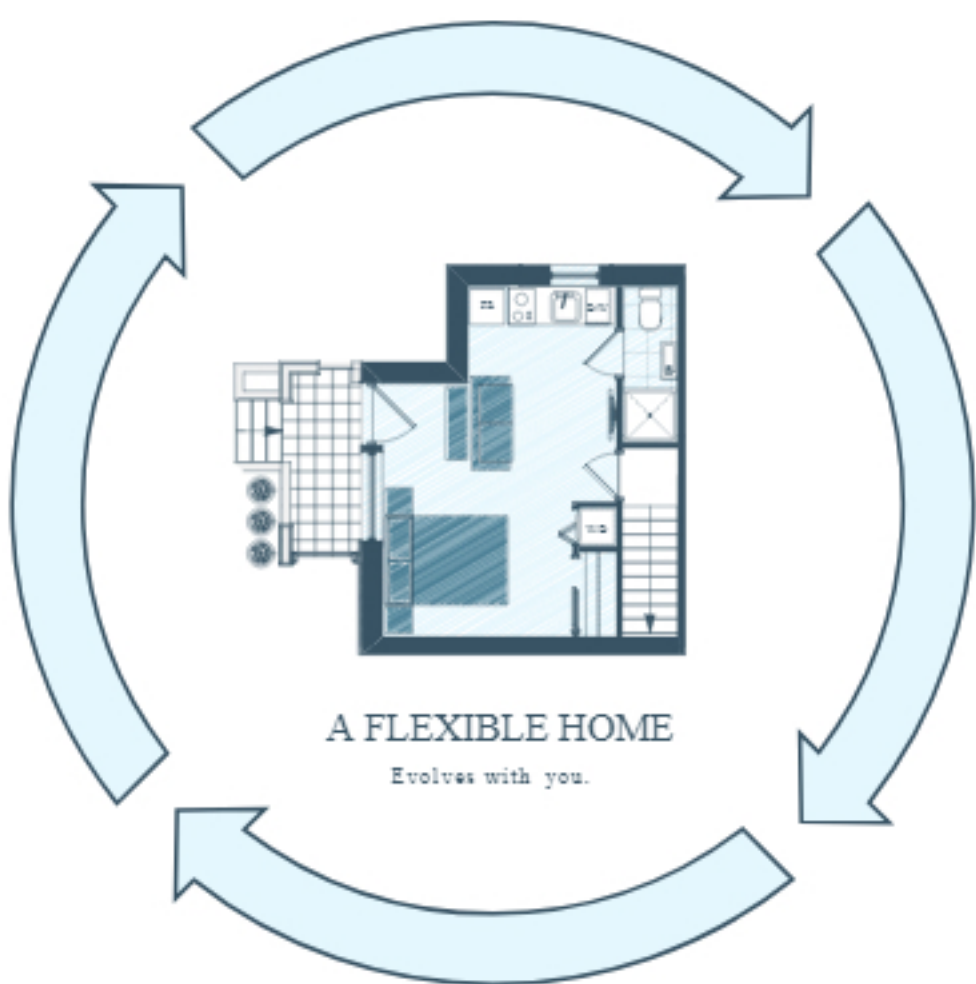
LIVE-IN SUITE

A private space perfect for a grandparent, nanny/au pair or a returning adult child.



FAMILY ROOM/HOME OFFICE

Be the place y our kids and their friends want to hang out. Or make it a quiet home office, perfect for the entrepreneur in the house.



A FLEXIBLE HOME

Evolves with you.



RENTAL SUITE

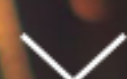
Use as a mortgage helper when the extra space is not needed.



FOURTH BEDROOM

A fourth bedroom or guest room is a perfect complement to y our growing family.





THE POWER OF EFFICIENCY.

Health to comfort, there is no denying that living in a Passive House is simply better than a traditionally constructed home. Indoor air quality improves with optimal ventilation. Thermal comfort increases when there are no drafts or temperature swings. Excellent sound insulation maintains peaceful interiors. Incredible energy efficiency leads to savings that seem hard to believe. And a simple mechanical system requires almost no maintenance. The benefits of Passive House technology are astounding.

A PASSIVE HOUSE IS UNDENIABLY A BETTER WAY TO LIVE



SUPER-INSULATED EXTERIOR
WALLS



HIGH QUALITY TRIPLE
GLAZED WINDOWS



FRESH AIR VENTILATION
SYSTEM



THERMAL BRIDGE-FREE



AIR TIGHT

**PASSIVEHOUSE
CANADA** Build better.
Feel better.

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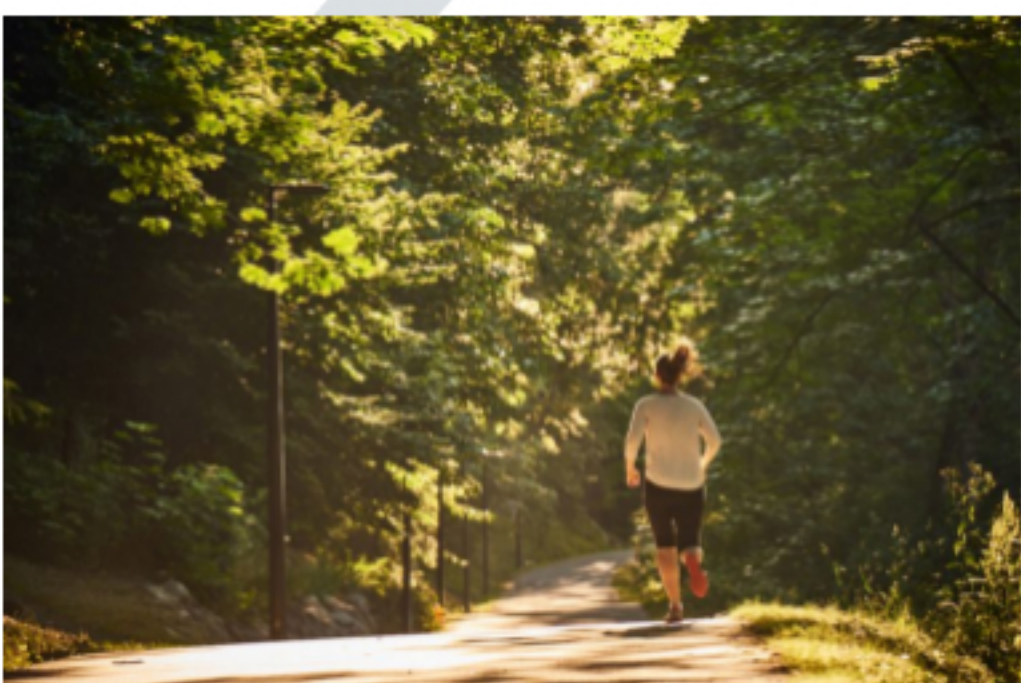
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EVOLV IN THE NEWS



DATE: 2017-10-21

PUBLISHED BY: Vancouver Sun

TITLE: 'Lock-off suites' infuse Evolv35 with flexibility

AUTHOR: Michael Bernard

Evolv35, a new housing project in North Vancouver, comes by its name honestly. Not only is it being built in a newly evolving neighbourhood on the North Shore –

[READ MORE](#)



DATE: 2017-07-30

PUBLISHED BY: Business in Vancouver

TITLE: Green Space 2017 – Passive's Aggressive Path

AUTHOR: Susan M Boyce

Evolv, a 46-unit townhouse North Vancouver development by Guildford Brook, is tackling the thorny question of whether consumers are willing to pay for a ultra-environmentally savvy home –

[READ MORE](#)



DATE: 2017-06-18

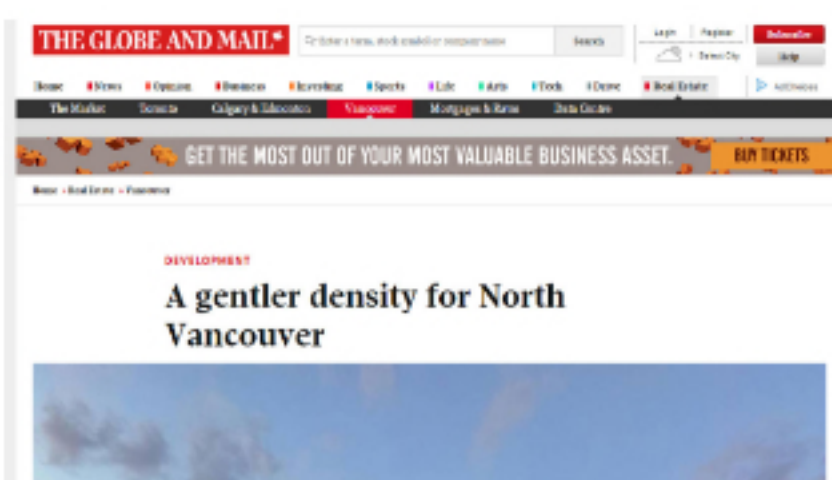
PUBLISHED BY: Vancouver Metro

TITLE: Lock-off suites in townhomes touted as affordability fix in Metro Vancouver

AUTHOR: Jen St. Denis

The suites can be rented or used by the homeowner depending on the need to make cash or spread out.

[READ MORE](#)



DATE: 2017-06-17

PUBLISHED BY: The Globe and Mail

TITLE: A gentler density for North Vancouver

AUTHOR: Kerry Gold

Moodyville has converted 300 small homes into a neighbourhood with about 2000 units – with the support of most residents

[READ MORE](#)



DATE: 2017-05-09

PUBLISHED BY: Property Biz Canada

TITLE: Moodyville makeover: Evolv one of many developments

AUTHOR: Steve McLean

North Vancouver's Moodyville neighbourhood is about to become a lot more densely populated, as 256 detached homes will be replaced with approximately 1,890 ground-oriented wood-frame housing units...

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B C C O N D O S . N E T



A DEVELOPER TRUSTED IN THE COMMUNITY.

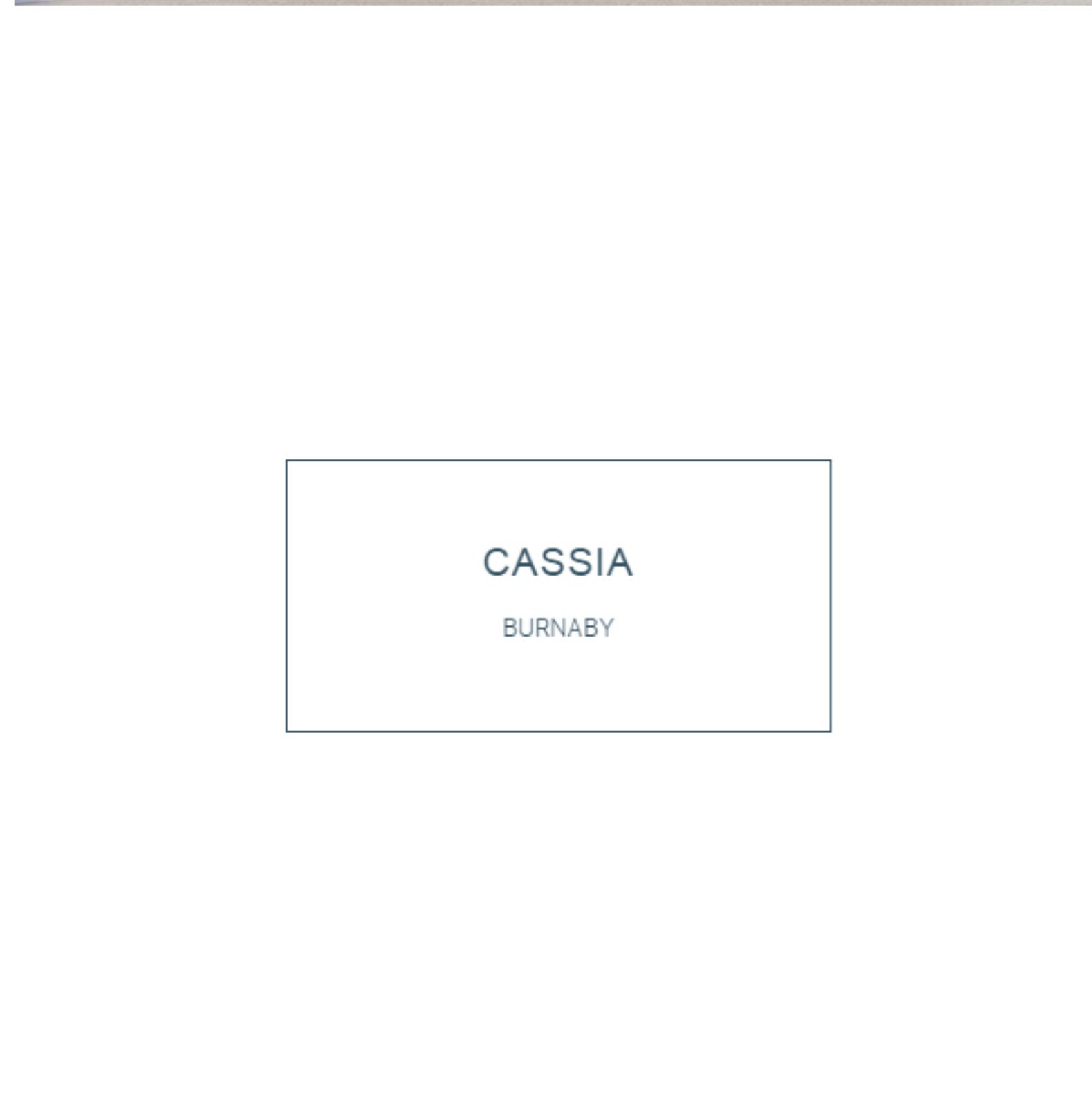
Guildford Brook Estates Development Corporation was formed in 1996. The original focus of the company was land development but this changed in 2000 when the primary focus became highrise and lowrise residential & mixed use.

Under the leadership of Yashpal Parmar, Guildford Brook Estates has enjoyed over 16 years of success and has delivered new homes to communities throughout the Lower Mainland. Guildford Brook Estates is family owned and operated, with a professional team of some of BC's top names in architecture, interior design, and construction — a reason so many have come to trust the direction of Guildford Brook Estates. Our mission at Guildford Brook Estates is to enrich the lives of our homeowners by seeking new opportunities to help create livable communities. We select our locations based on desirability and convenience of amenities and strive to create distinct designs. We focus on what makes a community sustainable and livable through vision and creativity.

LODEN GREEN NORTH VANCOUVER



THE WESTERLY VANCOUVER



CASSIA BURNABY



A MASTERFUL COLLABORATION

CORNERSTONE architecture

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INTERIOR DESIGN LAB

I.D. Lab Inc. is a Vancouver-based interior design firm specializing in residential projects. They are well known for their exceptional sense of space, careful attention to detail and the ability to create inspiring, balanced living spaces that are functional, open and stimulating to the senses.



We believe urban living has changed for the better. Cities are more connected and we are more socially responsible. With Guildford Brook, we're creating authentic communities engaging people positively with more livable homes, public amenities, and a genuine, caring sales relationship.

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Register Now to be Part of the Revolution

*First Name
*Last Name
*Email
*Telephone
*Postal Code

*Required Fields

*How did you hear about us?

Are you a Realtor?

Preferred price range?

How soon do you want to move?

What is your reason for moving?

☐ *Yes, I consent to receiving updated information via email or phone.

Information collected is not shared with any other party. By registering, you consent to receiving information from Guildford Brook Estates Ltd., rareEarth Project Marketing Ltd. and their partners about this and other projects that may be of interest. Should you wish to be excluded please email us at marketing@rareearthmarketing.ca, call 604-681-4610, or click the appropriate link at the bottom of any email received. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E.

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