

A new vision for
the urban home in
the neighbourhood
you've always
loved.

WESTSIDE
LIVING
TODAY

Amber
DOUGLAS PARK

ADVANCE PREVIEW PACKAGE



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We're not just breaking
the rules. We're
changing the game.

THINKFORWARD™

With every project at Aragon, we challenge assumptions in the way we design, build and market homes. We look past how things have always been done. And we look for new ways to improve how people live.

LIVEFORWARD™

We're energized by the way place impacts people—and vice versa. We believe that the right neighbourhood can help people live better lives. And that the right building can make thriving neighbourhoods even more vibrant.

DESIGNFORWARD™

To create new design standards, we push beyond what's easy and strive for what's best. Every project is an opportunity to make advancements in sustainability and livability—and redefine the urban home in the process.

ARAGON



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



THINKFORWARD™

Complement without conforming.

How do you respect a neighbourhood for its history and sense of place, while moving it forward? Vancouver's west side is iconic, not only for its expansive

parks, exceptional schools, and convenient amenities, but also for the heritage feeling of its architecture.



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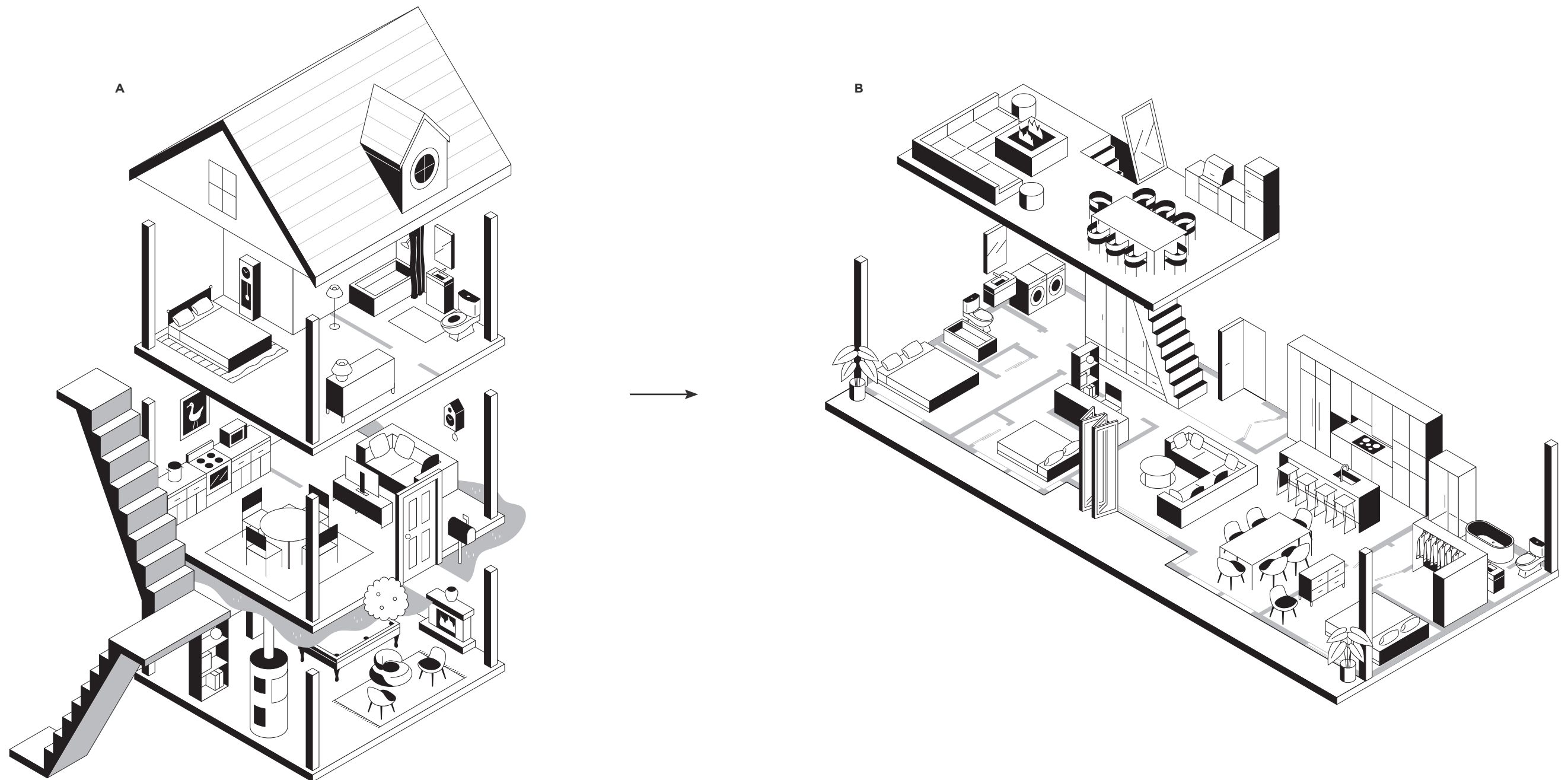


ASK MORE OF YOUR HOME.

We believe we can build condos and townhomes that are even more livable than single family homes. The starting point? Studying how most people actually use their space. On average, people use just 30% of their home regularly—and traditional layouts, which chop up spaces

into as many rooms as possible, fail to maximize the areas we use most. At Aragon, we take the 30% you use all the time and make it 90% of your home. Amber's floor plans follow this 30/90 rule—thoughtfully designed to make the most of the space you actually live in.

- A BECAUSE OF THE WAY TRADITIONAL SINGLE FAMILY HOMES ARE DESIGNED, SQUARE FOOTAGE IS LOST IN UNDER-UTILIZED SPACES.
- B AT AMBER, WE DESIGNED SMARTER FLOOR PLANS THAT RECLAIM SPACE IN THE ROOMS YOU USE MOST.



Acres of greenspace— without the upkeep.

For Amber, we chose a location at King Edward Avenue and Ash Street that's near some of the city's most historic public parks. A five-minute walk away, Douglas Park has 13 acres of green space, including jogging trails, sports

pitches, a community centre, youth centre and a daycare. Other iconic parks nearby—like Heather, Braemar, Queen Elizabeth and Shaughnessy—draw visitors from across the city.





A

B



BEYOND THE EVERYDAY AMENITIES.

With access to convenient shopping, excellent schools, and easy transit options, you get everything you love about the Westside—steps from your door at Amber. Cambie Street, Oak Street and South Granville aren't just home to upscale retail and restaurants—they have all the everyday necessities. Locally-owned businesses, from optometrists and dentists to florists and grocers, have been serving the neighbourhood for generations.

C



A THE CANADA LINE SKYTRAIN FROM KING EDWARD STATION TAKES JUST 8 MINUTES TO DOWNTOWN VANCOUVER, AND 19 MINUTES TO THE YVR AIRPORT.

B A 10-MINUTE WALK AWAY, CAMBIE VILLAGE HAS EASY ACCESS TO DAILY NECESSITIES—CAFÉS, RESTAURANTS, SHOPS AND SERVICES.

C NEARBY, SOUTH GRANVILLE OFFERS EXCLUSIVE SHOPPING, DINING AND ENTERTAINMENT.

ICONIC NEIGHBOURHOODS. HISTORIC GREEN SPACES. WELCOME TO THE WEST SIDE.

CAFÉS AND RESTAURANTS

- 01 Café Barney
- 02 Bean Around The World
- 03 Ouisi
- 04 Small Victory
- 05 Heirloom Vegetarian
- 06 Pallet Coffee Roasters
- 07 Max's Bakery
- 08 Dragon Ball Tea House
- 09 Vij's
- 10 Mighty Oak
- 11 JJ Bean Coffee Roasters
- 12 Lemonade Gluten Free Bakery
- 13 Sun Garden
- 14 Sun Sui Wah
- 15 The Acorn Vegetarian

GROCCERS

- 16 Meinhardt Fine Foods
- 17 Sunshine Market
- 18 Safeway King Edward
- 19 Libations Liquor Store
- 20 Choices Market
- 21 Whole Foods Market

RETAIL SHOPPING

- 22 Restoration Hardware
- 23 Boboli
- 24 Bacci's
- 25 Williams Sonoma
- 26 Granville Island Florist
- 27 Rackets & Runners
- 28 Walrus Design
- 29 Oakridge Centre

EDUCATION

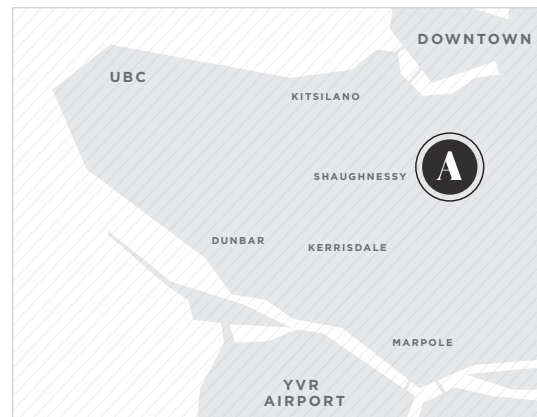
- 30 Acorn Eight Oaks Daycare
- 31 Douglas Park Preschool
- 32 General Gordon Elementary
- 33 Edith Cavell Elementary
- 34 Eric Hamber Secondary
- 35 Sir Winston Churchill Secondary
- 36 York House School
- 37 Little Flower Academy
- 38 Vancouver College
- 39 Langara College

HEALTH & WELLNESS

- 40 Pure Pharmacy on Oak
- 41 Shaughnessy Family Medicine
- 42 Shaughnessy Optometry
- 43 Oak Animal Hospital
- 44 Vancouver General Hospital
- 45 BC Women's Hospital
- 46 BC Children's Hospital Research Institute

LEISURE & SOCIAL

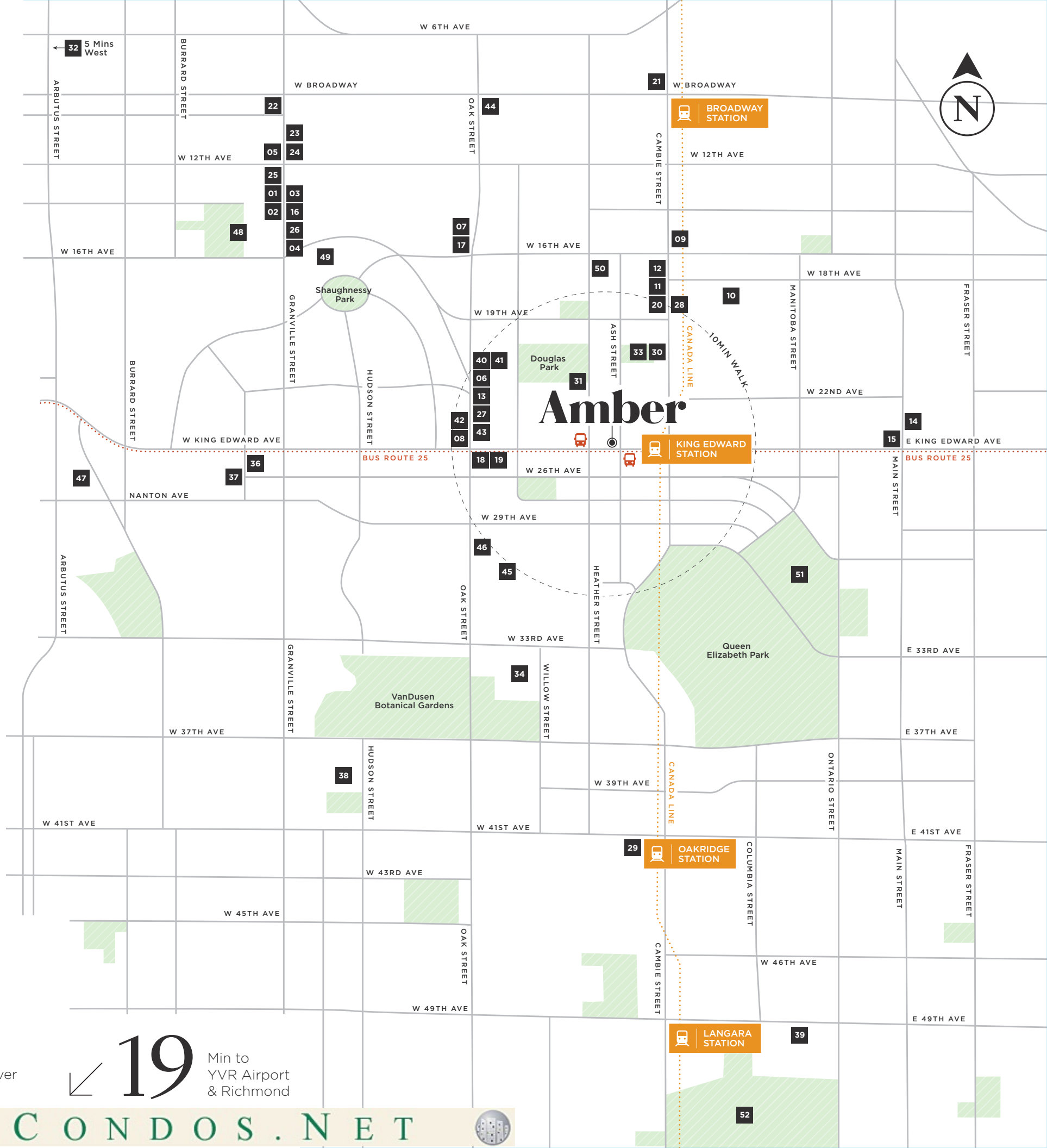
- 47 The Arbutus Club
- 48 Vancouver Lawn Tennis And Badminton Club
- 49 University Women's Club Of Vancouver
- 50 Park Theatre
- 51 Hillcrest Community Centre
- 52 Langara Golf Course



↑ **08** Min to Downtown Vancouver

↙ **16** Min to UBC Vancouver Campus

↘ **19** Min to YVR Airport & Richmond



Seventy thousand raw-edged bricks. One bold statement.

We selected the raw-edge bricks in Amber's façade to create an authentic statement that nods to the historic architecture of the Westside. This type

of masonry requires skilled craftsmen and takes more care to install—but we believe that exteriors should be as thoughtfully designed as interiors.



WIDE OPEN SPACES—WITHOUT A COLUMN IN SIGHT.

Great design is never standard issue. We incorporate industry-leading construction techniques to cut wasted space, making our homes more open and liveable. At Amber, we combined timber beams with a steel structure to eliminate the columns you normally see in conventional wood frame construction. The result? A solid, sustainable frame, unobstructed sightlines—and uninterrupted views of the great outdoors.

A STEEL COLUMNS LIKE THE ONES PICTURED PROVIDE THE SUPPORT FOR 20+ FOOT WIDE, FLOOR-TO-CEILING OPENINGS.

B THESE CROSS-LAMINATED TIMBERS SPAN BETWEEN COLUMNS, ALLOWING FOR WIDE OPEN FLOOR PLANS.

C ONCE THE BEAMS AND STEEL ARE CLADDED, ALL YOU SEE IS THE IMPACT OF MASSIVE OPENINGS AND PANORAMIC VIEWS.



A



B



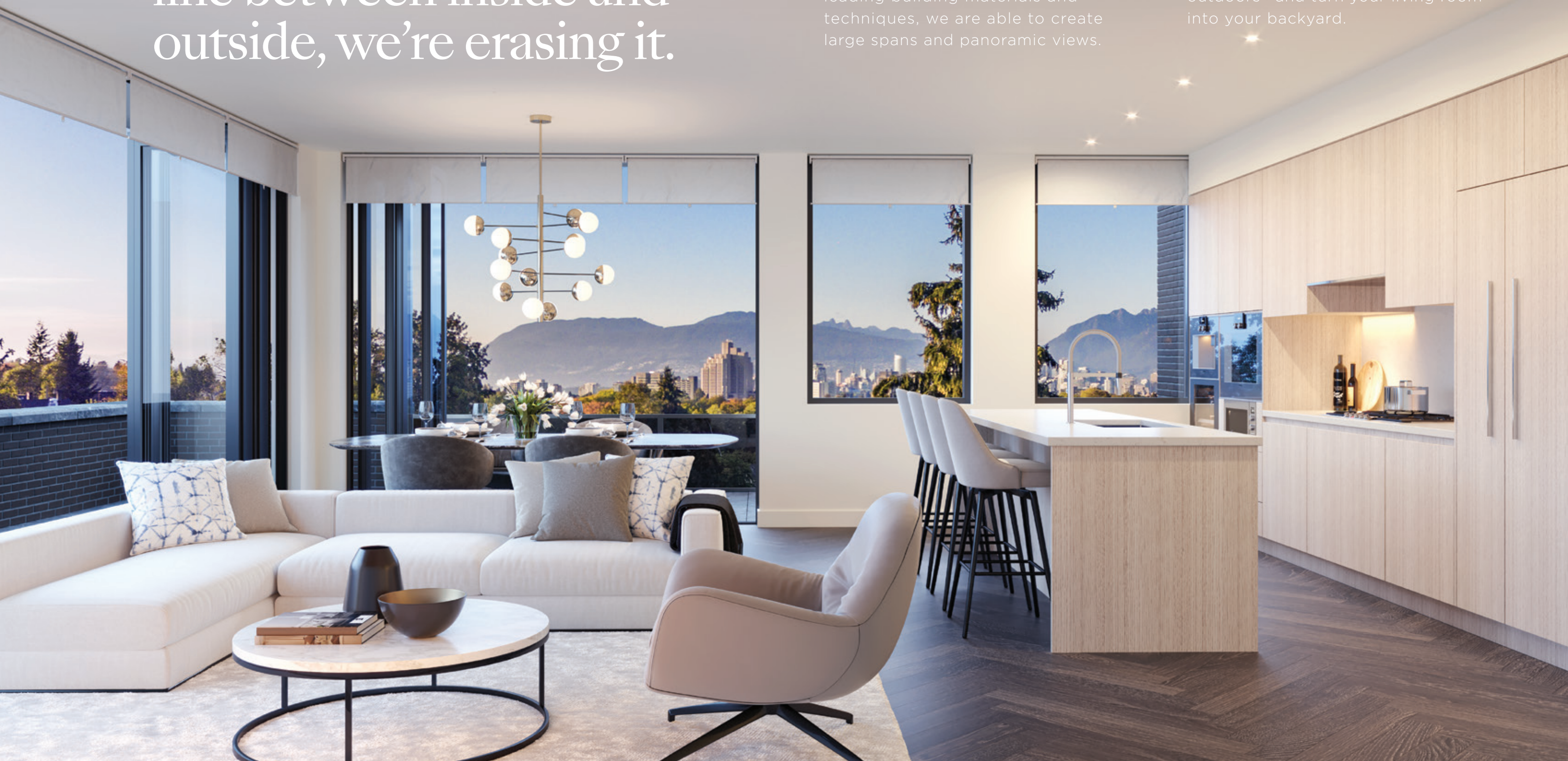
C



We're not just blurring the line between inside and outside, we're erasing it.

It's not about bringing the outdoors inside. It's about eliminating the distinction entirely. Using industry-leading building materials and techniques, we are able to create large spans and panoramic views.

Finished with folding glass window walls, these light-filled spaces give you unobstructed access to the outdoors—and turn your living room into your backyard.





**OTHERS CALL THEM
UPGRADES. WE CALL THEM
THE ARAGON STANDARD.**

We believe high-quality materials and finishes should be an expectation, not an upgrade. We chose beautiful details—like quartz countertops, tiled

walls, floating under-lit vanities and freestanding tubs—and included them in the bathrooms at Amber.



THE MODERN YARD, ELEVATED. LITERALLY.

Penthouse homes feature private rooftop patios and panoramic views of the downtown skyline and North Shore mountains—raising the bar on conventional backyards.

Each rooftop patio includes a custom outdoor kitchen with an undermount sink, fridge and stainless steel gas barbeque for the ultimate in al fresco dining.



Home features.

We believe an exceptional home is the result of individual decisions that elevate the design.

CONTEMPORARY INTERIORS

Two sophisticated colour schemes – Ash (light) or Heather (dark)

Overheight 8'6" ceilings and pot lighting throughout most living spaces

Torlys 5.5" wide hardwood flooring laid in a refined herringbone pattern

Solid core interior doors offer increased privacy

Expansive windows flood homes with natural light, while mesh roller shades control privacy

Minimal folding glass window walls integrate indoor and outdoor spaces

Napoleon 50" or 72" linear electric fireplace distributes heat with an optional fan element

Custom millwork feature wall with open cabinets, finished with premium back-painted specialty glass

Custom millwork closets maximize storage space

USB electrical outlets in kitchens provide easy charging

LG Titanium full-sized front-loading washer and dryer with ultra-large capacity

GOURMET KITCHENS

Caesarstone quartz countertops and backsplash in London grey

Kohler Prolific 25" x 22" stainless steel undermount single-basin sink

Kohler Purist pull-out stainless steel kitchen faucet

Custom soft-close cabinetry featuring:

- Designated cutlery drawer with custom trays for organization

- Integrated waste and recycling drawers

Gaggenau appliance package combines cutting-edge style and technology:

- 36" stainless steel fridge and bottom freezer or 30" stainless steel side-by-side fridge and 18" freezer, featuring automatic shelf adjusters
- 30" or 36" five-burner gas cooktop with automatic fast ignition, electronic flame monitoring and auto re-ignition offers efficiency and safety
- 30" wall oven with touch display, automatic door opening and 17 heating methods
- 24" fully integrated dishwasher

Panasonic built-in microwave with European-style trim

AEG 30" or 36" hood fan with 340 CFM motor

BATHROOM SANCTUARIES

Caesarstone quartz countertops in Piatra grey or London grey

Oversized porcelain polished floor and wall tile in grey or moon onyx

Kohler Verticyl white undermount sinks

Kohler Reach dual-flush toilets

Hytec acrylic apron bathtubs or Blu Bathworks Coco acrylic freestanding bathtub in select ensuites

Kallista Collection by Kohler premium plumbing fixtures including:

- Wall-mounted chrome sink faucets
- Spa-inspired rain showerhead in showers and main bathroom tubs
- Contemporary multi-function handshower in ensuites
- Floor-mounted tub fillers in select ensuites

Sleek floating vanity with undermount lighting in ensuites

Medicine cabinets in ensuites provide extra storage and feature integrated frameless mirrors

NuHeat in-floor heating in ensuites

PENTHOUSE COLLECTION

Overheight 9'10" ceilings throughout most living spaces

Additional high-end kitchen appliances:

- Gaggenau 24" built-in fully automatic espresso machine with touch display
- Liebherr 24" fully integrated 18-bottle wine cooler with touch electronic control system

Private rooftop patios complete with outdoor kitchens and panoramic views

High-end outdoor kitchen appliances and finishes:

- AOG 30" stainless steel barbeque
- AOG 20" stainless steel bar fridge

- Custom-designed powder-coated stainless steel cabinetry
- Black quartz countertops
- Kohler Vault undermount sink with Kohler Purist pull-out faucet

ADDITIONAL DESIGN-FORWARD FEATURES

Highly energy- and cost-efficient forced air heating and cooling system in every home

Acoustic upgrades ensure whisper-quiet homes:

- Extra layer of drywall between walls in select suites, and all corridors
- Increased windows thickness and air gap in select homes to dampen vehicle noise

Gas connections in every home, with hose bibs on ground floor and penthouse homes

AOG stainless steel barbecue in communal second floor courtyard, with childrens' play area below

Fully equipped fitness facility

Secure underground parkade with FOB remote entry

EV Duty electric car charging stations at every parking stall

Peace of mind with WBI's home warranty

- One year interior workmanship
- Two years mechanical, electrical supply & distribution systems
- Five years building envelope
- Ten years major structural components



We create unique experiences designed to move you forward.



THE PENINSULA, NEW WESTMINSTER B.C.



EIGHTY ONE WELLESLEY, TORONTO ON.

At Aragon, we create new design standards. We challenge old real estate models. We embrace the importance of living in a changing environment. We contribute to neighbourhoods with undiscovered potential. We find comfort in the unexpected.

Since inception over 30 years ago, Aragon has focused on innovation, distinctive design and outstanding quality. These values express our commitment to creating sophisticated homes that serve communities' needs today—and for generations to come.



PLATFORM, PORT MOODY B.C.



GLASSHOUSE LOFTS, NEW WESTMINSTER B.C.

ARAGON

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 #ARAGONFORWARD

The developer reserves the right to modify or make substitutions to the building design, specifications and floorplans, should they become necessary. Renderings, views, and layouts are for illustration purposes. E&O.E.



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OAKWYN REALTY