

FEATURES & FINISHES

FIRST & ROYAL



Heat Recovery Ventilation



Outdoor Space



Full Sized Appliances



AC



Storage



Electric Parking



Fitness Centre



Movie Theatre



Co-working Space

STORIED NEIGHBORHOOD ROOTED IN THE PRESENT

- Central New Westminster location within short walking distance to Columbia SkyTrain Station
- You are 30 minutes Drive to Vancouver's downtown core, 10 minutes to Burnaby and 7 minutes to Surrey
- Short walking distance from the green open spaces including Queen's Park, Tipperary Park, Albert Crescent Park and the Waterfront Pier Park.
- Immediately adjacent to the only elementary school in downtown New Westminster; Ecole Qayqayt Elementary
- Within walking distance to New Westminster's amazing locally-owned coffee shops, restaurants, breweries, shops and farmers' markets!

ALIVE WITH COMMUNITY

- A community of two 6-storey buildings, First & Royal is made up of 189 thoughtfully designed homes built by the reputable and quality-driven developer, Areva Living
- Made for the people living and working in New Westminster in mind, First & Royal brings the historical charm of New West to the future
- Designed by architecture firm, Iredale Architecture, First & Royal's design infuses a historical aesthetic throughout the building's exterior
- Private outdoor balconies for each home extend the living space and invite the surrounding natural beauty in

HONORING THE PAST

- Bringing the past to the future with the restoration of the EMN Woods Cottage (1890), one of the few remaining pre-great fire homes in Downtown New West
- Historical stunning wood & stucco exterior with modern and fresh interiors

YOUR PERFECT SPACE

- First & Royal's interiors have been impeccably designed by Portico Design Group
- HRV ventilation system
- Enjoy the comfort of AC in your home: one remote controlled heat-pump based cooling and heating point included in the living areas for all units
- Roller shade window coverings in living, dining and bedrooms
- All homes come equipped with energy-efficient front-loading Samsung washer and dryer

THE HEART OF THE HOME

- Beautiful woodgrain cabinetry offers abundant storage with soft-close drawers
- Chic quartz countertops and backsplashes are featured throughout each kitchen highlighting both style and durability
- Stainless steel under-mount sinks with brushed nickel faucets seamlessly blend functionality and design
- Gather with family and friends around First & Royal's sizeable kitchen islands
- All homes have appliance packages inclusive of:
 - 32" Samsung stainless steel refrigerator with French Doors and bottom freezer
 - 30" Samsung stainless steel electric cooktop and oven
 - 30" AEG stainless steel built-in over-the-range hood fan
 - 24" Samsung stainless steel dishwasher
 - 24" Sleek Panasonic stainless steel microwave with trim kit

BATHROOMS

- Stunning quartz countertops are featured throughout offering both elegance and versatility
- Bathroom walls and floors are finished with beautiful porcelain tiles transporting you to your favourite spa
- Sit back and relieve yourself of daily stress while enjoying a glass of wine in your beautiful large soaker bathtub

AMENITIES

Amenity spaces seamlessly blend indoor and outdoor recreation while providing homeowners with ample opportunity to relax, entertain and enjoy all that First & Royal has to offer!

Ground Level

- First & Royal's state-of-the-art fitness facility offers top-of-the-line spin, yoga, cardio, and weight lifting equipment
- Don't forget the popcorn and enjoy your favourite movie on Friday night at First & Royal's indoor movie theatre

Floors 1-6

- Working and studying from home has never been easier or more enjoyable. Take advantage of First & Royal's coworking spaces featured on each floor
- Efficient & convenient entertainment lounge opens up onto outdoor terraces providing the perfect space to host a family dinner or birthday party

Rooftop

- Own the best rooftop in New Westminster! Enjoy First & Royal's stunning rooftop amenity space with a unique outdoor theatre, dining and lounge areas, and fire pits
- Parents & dog parents can relax knowing that their children & pets are safe while enjoying the outdoor play areas & dog play zones
- Beautifully landscaped gardens add serenity while being interspersed with communal garden plots

SMART AND SECURE LIVING FEATURES

- All secure residential underground parking stalls are outfitted with EV charging capabilities
- Keyless entry allows you to open and manage building entry points from your smartphone or use your physical fob
- Send friends and family virtual keys for easy shared access to the building
- Smart video-enabled intercom technology allows you to see and speak to visitors and delivery drivers at the front door
- At Areva Living all of our homes are backed by the required 2-5-10 home warranty insurance

GENERAL BUILDING FEATURES

- Built to Step 3 as per the BC Energy Step Code providing a 40% energy-efficiency improvement, achieved through high-efficiency HVAC equipment, better air-tightness and better insulation
- 40 Gb Ultra high-speed Fibre Optic Ready internet infrastructure
- High-speed Wi-Fi in amenity areas and building parkade



Prices, availability, and offerings are subject to change or can be withdrawn without notice. Prices do NOT include applicable taxes. Measurements may be based on architectural areas and not taken from the strata plan. In the event of any discrepancy between the home size shown on this feature sheet and the size of the strata lot as shown in the preliminary strata plan, the estimated size of the strata lot shall be as per the preliminary strata plan. Buyer to verify strata lot size if important. In the event of any discrepancies between the information provided here and an executed contract or disclosure statement, the terms of the contract and/or disclosure statement shall prevail. This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. Images shown throughout are artistic conceptual renderings only. E.&O.E. Sales & Marketing by Key Marketing.