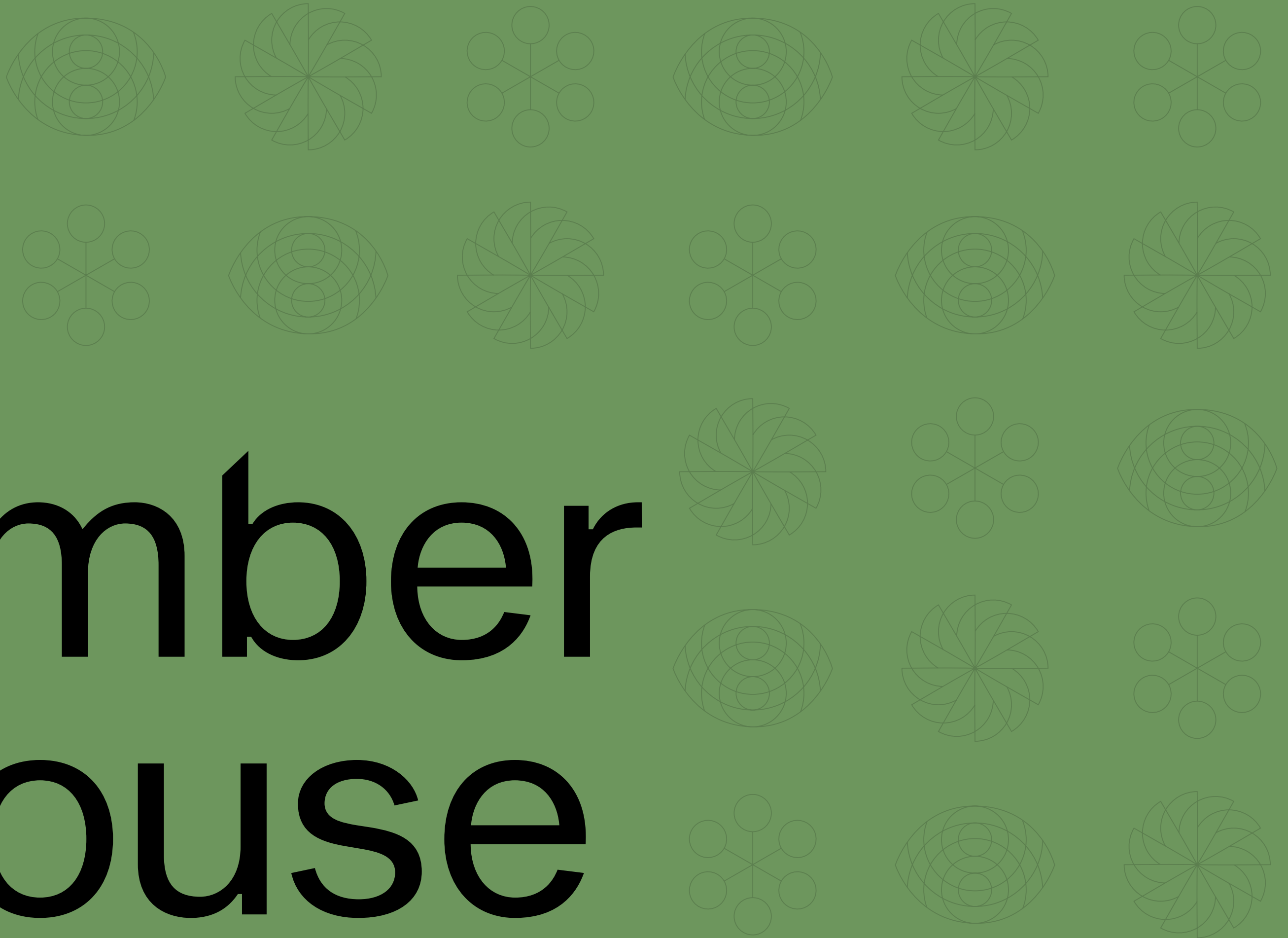


Naturally
Intelligent

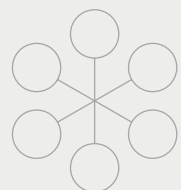


timber house

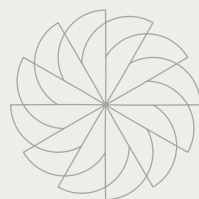
When you strive to innovate, you can't just focus on what's new or next. True innovation builds on the past. It grows over time like the rings of a tree. It happens gradually as you learn. At Aragon, we've been quietly innovating for more than 35 years. Every new community is an iteration on the last. This natural evolution helps us make meaningful improvements in the way we build—and the way you live.



THINK**FORWARD**™



LIVE**FORWARD**™



DESIGN**FORWARD**™

ARA
GON

01

Dedicated
to the pursuit
of better
homes and
communities.

DESIGN APPROACH

Combining innovative building techniques and materials.

THE JOURNEY OF CLT

How wood sourced from BC forests influences the way we build homes.



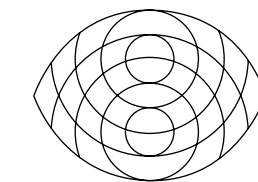
THINKFORWARD™



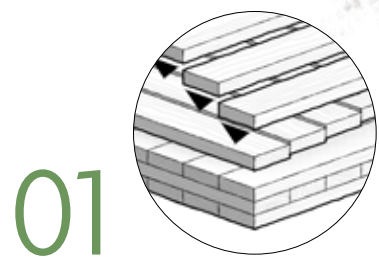
THINKFORWARD™

The condos, lofts and townhomes at Timber House join the already-dynamic riverfront community of Port Royal in New Westminster.

An evolution in livable design.



THINKFORWARD™



01

CROSS-LAMINATED TIMBER (CLT) CONSTRUCTION

Wood is durable and beautiful—and innovation in construction technology has unlocked new possibilities in the way we use it to build homes.



02

PRIVATE ENTRANCES

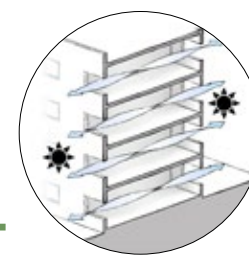
Your entrance is yours alone. Your home opens into fresh air instead of a shared hallway, creating a private entry just like a single-family home.



03

CENTRAL COURTYARD

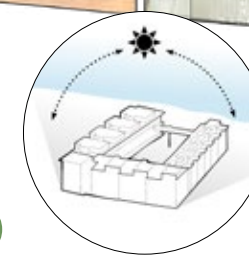
The heart of this community is green, with a vibrant central courtyard and views of the Fraser River.



04

OPEN ON BOTH ENDS

You can never have too much natural light or fresh air—and clever design means more of both on either side of your home.



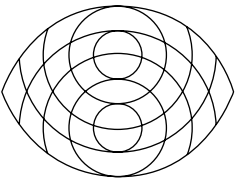
05

STRATEGIC ORIENTATION

Timber House is angled to maximize views, sunlight and proximity to the riverfront.

Sustainability meets innovation: the journey of CLT.

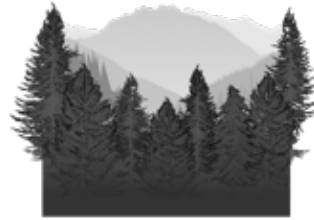
Cross-laminated timber (CLT) panels are created when layers of wood are glued together under extreme pressure. The result: a single, solid and beautiful panel that can rival concrete and steel.



01

SUSTAINABLY LOGGED FORESTS

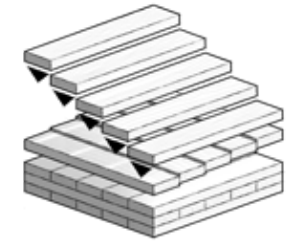
Wood for our CLT has been harvested to ensure forests for future generations while also preserving both biodiversity and cultural heritage.



04

MATERIAL INNOVATION

Multiple layers of wood are stacked and glued with their grains in an alternating 90-degree orientation to create CLT slabs with a better strength-to-weight ratio than traditional building materials.



02

SOURCED LOCALLY IN BC

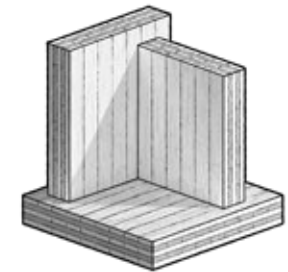
Our CLT panels are manufactured by Kalesnikoff, which has one of North America's most advanced timber facilities—and they're right in our backyard in Castlegar, BC.



05

NATURAL STRENGTH, NATURAL BEAUTY

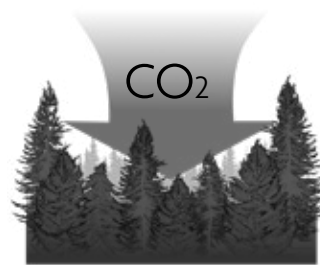
After lamination under pressure, a single solid panel is formed that's strong like steel or concrete—yet feels warm and naturally welcoming.



03

BETTER MATERIAL, BETTER CHOICE

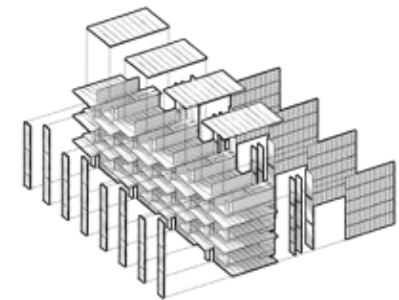
Unlike concrete and steel, which produce massive amounts of carbon, each cubic meter of CLT sequesters one tonne of carbon.



06

PRE-CUT, PRE-PLANNED PRECISION

Our CLT panels are meticulously pre-fabricated in a state-of-the-art facility and then installed on-site, reducing or eliminating material waste.



Timber House is built using 2,842 cubic meters of CLT, which removes 2,842 tonnes of carbon from the environment. This is equivalent to:

Sources: Onetreeplanted.org, Epa.gov and Fastcompany.com

CARS REMOVED FROM THE ROAD FOR A YEAR

617

FEWER T-SHIRTS PRODUCED

421,185

TREES PLANTED AND GROWN FOR A YEAR

129,277

02

CONNECTIVITY

Fast access to transit by rail, road and river.

COMMUNITY

Port Royal, a dynamic destination on the riverfront.

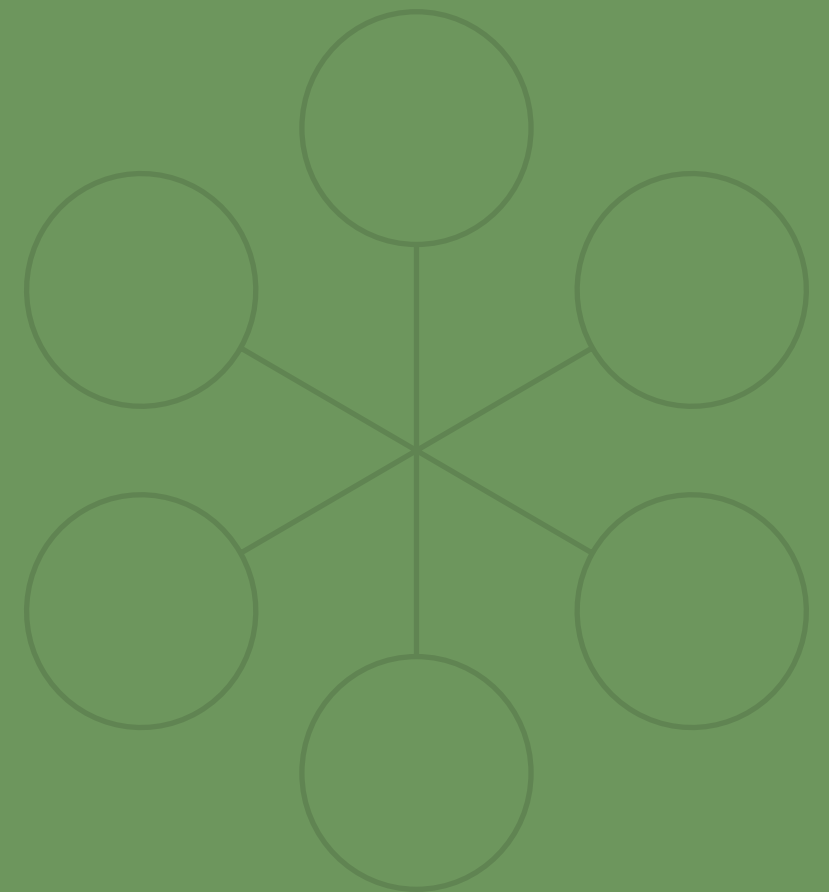
LOCATION MAP

Minutes from shops, services and everyday necessities.

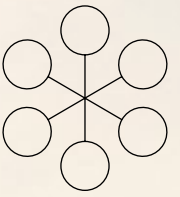
COURTYARD

A community that's green at the heart.

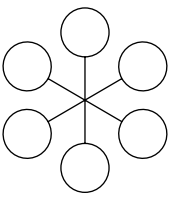
A livable
community
is a balanced
ecosystem.



The mighty Fraser River is the focal point of Port Royal, bringing vibrant energy and unparalleled views to the community.



LIVEFORWARD™



01

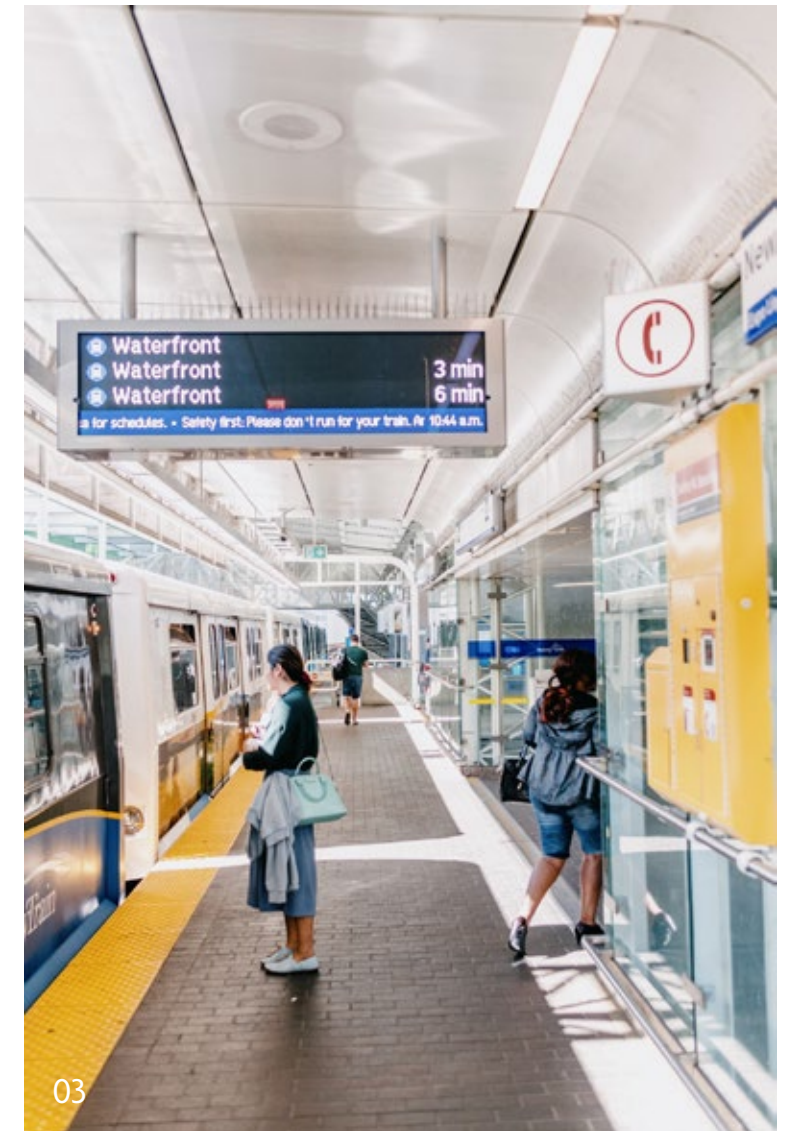
Connected by nature.

A thriving community brings you closer to what really matters. It offers you a sense of place, gives you balance in your day-to-day—and helps you get where you're going next.



02

- 01 / The boardwalk at Pier Park in New Westminster
- 02 / Five mins to downtown New Westminster on the Q to Q Ferry
- 03 / Columbia Station to downtown Vancouver in 31 mins



03

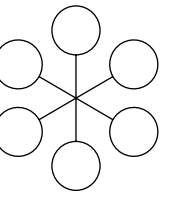
LIVEFORWARD™



01

- 01 / Enjoy local craft beer at Steel & Oak Brewing Co.
- 02 / Connect at the Queensborough Community Centre
- 03 / Sip an organic brew at Old Crow Coffee

- 04 / Browse local wares at the River Market
- 05 / Explore the trails at Port Royal Park



03



04



02

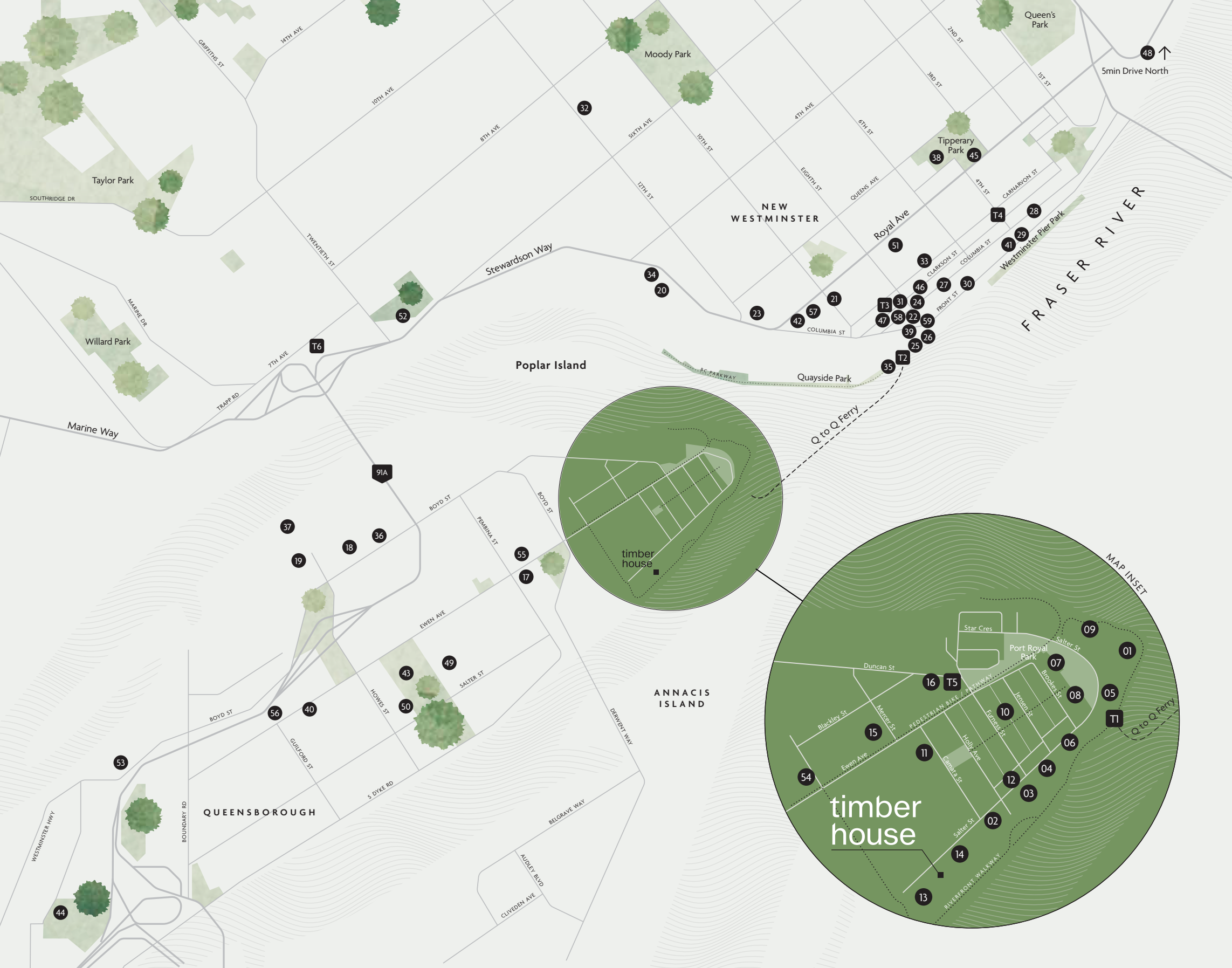
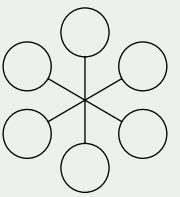
Live in your natural element.

When we think of a community like an ecosystem, we can find opportunities to shape healthier, more balanced places. With a shift in mindset, we can cultivate more livable neighbourhoods.



05

LIVEFORWARD™



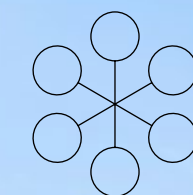
- PAST PORT ROYAL COMMUNITIES**
- 01 The Peninsula
 - 02 Portage
 - 03 Paddler's Landing
 - 04 Regatta
 - 05 Glasshouse Lofts
 - 06 Flow
 - 07 Duo A
 - 08 Duo B
 - 09 Dockyards
 - 10 Red Boat
 - 11 Canoe
 - 12 Marmalade Sky
 - 13 Shoreline
 - 14 Light House
- CAFÉS & RESTAURANTS**
- 15 Frankie G's Boilerhouse Pub
 - 16 Rozzini's Restaurant Café
 - 17 Epic Grill Silogs
 - 18 Starbucks
 - 19 Taco Del Mar
 - 20 Steel & Oak Brewing Co.
 - 21 Cockney Kings Fish & Chips
 - 22 HUB Restaurant
 - 23 The Terminal Pub
 - 24 Piva Modern Italian
 - 25 Paddle Wheeler Pub
 - 26 Angelina's Restaurant
 - 27 El Santo
 - 28 Taverna Greka
 - 29 Rain City Juicery
 - 30 Old Crow Coffee Co.
 - 31 Hops Pub
 - 32 Wild Thyme Restaurant
 - 33 The Hide Out Café
 - 34 Pacific Breeze Winery
 - 35 The Boathouse Restaurant
- SHOPPING**
- 36 Queensborough Landing Outlet Mall
 - 37 Walmart Supercentre
 - 38 New West Farmers Market
 - 39 River Market at Westminster Quay
- HEALTH & RECREATION**
- 40 Anytime Fitness
 - 41 Sugarrays Boxing Gym
 - 42 Oxygen Hot Yoga & Fitness
 - 43 Queensborough Community Centre
 - 44 Hamilton Community Centre
 - 45 New Westminster Tennis Club
 - 46 Anvil Centre
 - 47 Landmark Cinemas 10
 - 48 Royal Columbian Hospital
- EDUCATION**
- 49 Queensborough Middle School
 - 50 Queen Elizabeth Community School
 - 51 Douglas College
 - 52 Fraser Montessori Daycare Centre
 - 53 Cranberry Children's Centre
 - 54 Merseyside Montessori
 - 55 Ewen Childcare Centre
- GROCERS**
- 56 Queensboro Indian Grocery Store
 - 57 Save-On-Foods
 - 58 Safeway
 - 59 City Avenue Market
- TRANSPORTATION**
- T1 Q to Q Ferry – Port Royal Boardwalk
 - T2 Q to Q Ferry – Quayside Drive
 - T3 New Westminster Skytrain Station and Bus Loop
 - T4 Columbia Skytrain Station
 - T5 Bus Stop Southbound Furness Street at Ewen Avenue
 - T6 22nd Street Skytrain Station and Bus Loop

LIVEFORWARD™

12 MINS TO Downtown New Westminister

30 MINS TO YVR International Airport

35 MINS TO Downtown Vancouver



Lush, inviting and green, the courtyard at the centre of Timber House gives you space to connect and grow with the community.

LIVEFORWARD™

03

CONSTRUCTION

Novel technology embraces the natural warmth of wood.

INNOVATION

How going against the grain unlocks new possibilities.

INTERIORS

A new experience of home inspired by natural materials.

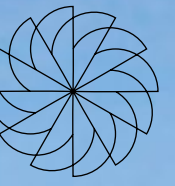
FEATURES

Thoughtful touches come together to create a sense of home.

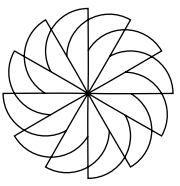
Innovation
that translates
into more
open and
liveable homes.



The exterior architecture at Timber House is both striking and warm, with a modular design adding to the unique statement. Exposed CLT in the double-height lobby showcases the unique beauty of natural wood—and offers a distinctive welcome home.



DESIGN FORWARD™



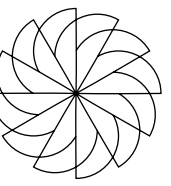
- 01 / CLT is one of the most seismically sound building materials available
- 02 / Engineered, dimensionally stable, precision-made CLT panels outperform traditional building materials
- 03 / The natural warmth and beauty of wood is celebrated in each home

New possibilities come out of the woodwork.

Mass timber construction opens up new possibilities for the design and functionality of your home. Solid CLT panels made from spruce, pine and fir wood are used to build living spaces with wide open spans and large windows, resulting in brighter, healthier homes.



Anatomy of an organic home.



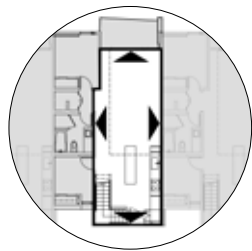
01



REVEALING EXCEPTIONAL DESIGN

CLT panels are not only solid and substantial, they are inherently beautiful—so we exposed them in your home to be properly celebrated.

02



WIDE OPEN SPACES

Innovative techniques and precision-cut CLT panels open up your home, giving you bigger spans, more space and more natural light.

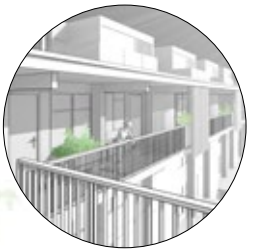
03



BENEFITS OF BIOPHILIA

Exposing natural materials like wood in your home connects your living space with the surrounding environment—and infuses interiors with a warm, welcoming feel.

04



OPEN AIR WALKWAYS

Exposing the walkways at Timber House allows for windows on both sides, which lets more natural light and fresh air into your home.

05



STRENGTH FROM NATURE

Solid CLT is stable, durable and seismically resilient—making it one of the safest building materials available.

DESIGN FORWARD™



DESIGNFORWARD™

Equal measures grounded and refined, the homes at Timber House are a bold celebration of natural beauty and organic materials.

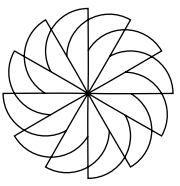
Escape to the great indoors.



- 01 / Soaring lofts are finished with architectural glass railings
- 02 / Solid wood feature stairs strike a balance with open risers
- 03 / Contemporary kitchens are thoughtfully laid out and organized

The interiors at Timber House celebrate the natural beauty of wood alongside intelligent design. Distinctive, exposed CLT panels combine with modern touches like matte black hardware, premium integrated appliances and quartz countertops.





- 01 / Bathrooms feature striking vanities and modern large format floor and wall tiles
- 02 / Select homes include custom closet organizers

- 03 / CLT panels in bedrooms create calm, restful retreats



Every space at Timber House is a study in balanced design. Beautiful, natural variations in wood grain meet sleek details like matte black framed mirrors, floating vanities and custom closet organizers.

Innovative design never felt so natural.



DESIGN FORWARD™

Considered features for a balanced lifestyle.

BOLDLY TRANSFORMATIVE MATERIALS

- + Timber House uses cross-laminated timber (CLT)—innovative, solid wood panels that are used to build living spaces with wide open spans and large windows, resulting in brighter, healthier homes
- + Multiple pieces of wood are layered with their grains running at ninety-degree angles to create large panels with a better strength-to-weight ratio than traditional building materials
- + Wood for our CLT has been harvested to ensure forests for future generations while also preserving both biodiversity and cultural heritage
- + CLT is lighter than both steel and concrete—and takes less energy to make, move and assemble
- + Each cubic meter of CLT sequesters one tonne of carbon, making it very environmentally friendly

UNPARALLELED INTERIORS

- + Choice of three designer color schemes: Fraser, Pacific or Columbia
- + Distinctive, exposed CLT walls and ceilings in select homes
- + Architectural glass railings with matte black handrails in select homes
- + Wood slats at entry or hallway in select homes
- + Skylights in select homes and LED lights throughout create bright, airy interiors
- + Contemporary solid wood feature stairs with open risers in select homes
- + Full-height glass walls in primary bedrooms in select homes
- + Custom closet organizers featuring matte black hardware and integrated drawers in select homes
- + Solid-core interior doors finished with matte black hardware add privacy and reduce sound transfer between rooms
- + Engineered 7" wide-plank oak hardwood flooring in living spaces
- + Colin Campbell wool blend broadloom carpet in bedrooms for added comfort and acoustic performance
- + Whirlpool full-size front loading washer and a ventless heat pump dryer in white
- + Black roller blinds throughout homes
- + Blackout roller blinds in all bedrooms and motorized roller blinds on high windows in select homes.
- + Ceiling-mounted drum lights in bedrooms

GOURMET KITCHENS

- + Matte-finish European upper and lower cabinets with integrated LED lights and wood-look upper inset cabinets in select homes
- + Sleek, integrated appliances and soft-close cabinet pulls
- + Thoughtfully laid out kitchens with lazy susans, integrated garbage and recycling bins and cutlery organizers in select homes
- + Built-in pantries featuring slide-out storage in select homes
- + Premium appliance package featuring:
 - Fisher & Paykel 36" ActiveSmart integrated refrigerator with built-in ice maker
 - Smeg 30" Classic Series stainless steel built-in oven
 - Smeg 30" electric induction cooktop
 - Smeg 24" integrated dishwasher
 - Panasonic 24" or 30" built-in stainless steel microwave
 - AEG 30" 300 CFM stainless-steel pull-out range hood or Broan 30" 400 CFM black stainless steel chimney hood in select homes
- + Durable and beautiful quartz countertops
- + Quartz or tile backsplashes in select homes
- + Kohler Purist matte black extendable faucet and stainless steel undermount single bowl sink
- + Contemporary LED linear pendant lights in select homes

BATHROOM SANCTUARIES

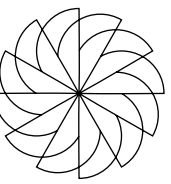
- + Heated floors in ensuite bathrooms
- + Durable and beautiful quartz countertops
- + Quartz or tile backsplash in select homes
- + Large format 12" x 24", matte finish porcelain tile floors and walls in marble look or concrete look in select homes
- + Floating vanities with undermount LED lighting in select homes
- + Floating shelves in select homes
- + Matte black framed mirror and Kartners bathroom accessories
- + Kohler premium plumbing fixtures
 - Kohler Composed faucet in matte black and undermount sink
 - Kohler Persuade Comfort dual-flush toilet
 - Kohler matte black tub filler, shower, and shower wand
- + Caroma semi-recessed sinks in powder rooms
- + Frameless glass shower enclosures with matte black hardware
- + Freestanding Maxx tubs with roman style Kohler matte black faucets in select homes
- + Valley soaker tubs and shower bases in select homes

ROOFTOP DECKS

- + Select penthouse homes feature rooftop decks and outdoor kitchens including:
 - Napoleon 32" propane barbeque
 - Quartz countertops
 - Kohler Purist stainless steel faucet and Vault undermount sink with cabinets
 - Convenient Jackson 15" bar fridge

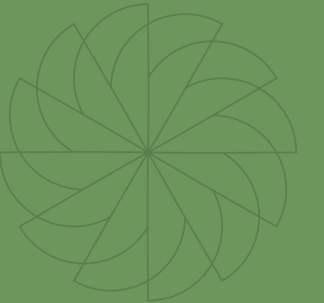
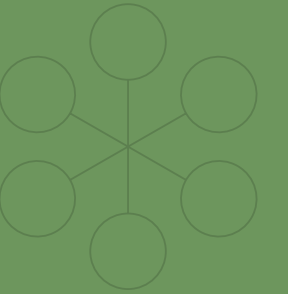
CONSIDERED AMENITIES AND DESIGN-FORWARD FEATURES

- + Electric baseboard heating throughout, with an optional air conditioning upgrade available
- + Video-enabled enter-phone
- + Flex room with lounge furniture
- + Enclosed private garages for select homes
- + Hose bibbs for all ground floor homes and homes with rooftop patios
- + EV charger upgrades available
- + Dedicated, secure bicycle storage lockers
- + Convenient dog wash station in parkade
- + Fully-equipped fitness centre
- + Beautifully landscaped shared central courtyard with a common barbeque and a children's play area
- + Peace of mind with WBI's 2-5-10 Home Warranty:
 - One year interior workmanship
 - Two years mechanical, electrical supply and distribution systems
 - Five years building envelope
 - Ten years major structural components



timber house

TimberHouseByAragon.ca



ARAGON rennie

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