

# The Elements at Seymour



## WELCOME HOME

- Baden Park offers the quintessential North Shore lifestyle in a 6.25-acre master-planned community at the base of Mount Seymour
- 341 West Coast contemporary homes in a lush mountainside setting, Baden Park honours the natural landscape of North Vancouver
- Seymour offers 102 Garden Flats and Townhomes ranging from 2 to 3 bedroom + den homes
- Steps away from Ron Andrews Community Recreation Centre, Windsor Park and Maplewood Flats Conservation Area
- Conveniently located close to top schools, major highways and extensive trail networks
- Nearly 2-acres of lush interior courtyards, complete with a children's play area and a dog run for the furry friends

## FAMILY-SIZED KITCHENS

- Contemporary square edge, wood-textured cabinetry with brushed nickel metal pull hardware on lower cabinets
- Modern, thin shaker cabinets with a matte finish on upper cabinetry, full height pantry, and panelled fridge for a seamless look
- Pure white durable quartz countertops paired with a white, speckled stone backsplash
- 29" wide single-bowl undermount sink
- Premium stainless steel Baril pull-out faucet
- A curated selection of modern, high-performance appliances:
  - 36" Fisher & Paykel integrated French door refrigerator with bottom freezer (32" for Garden Flats)
  - 30" Fulgor Milano glass induction cooktop
  - 30" Faber slide-out range hood fan
  - 30" Fulgor Milano convection wall oven
  - 24" Bosch integrated dishwasher
  - Panasonic stainless steel microwave with trim kit

## WELL APPOINTED INTERIORS

- Interiors curated by North Vancouver based design team, The Mill
- Two nature-inspired colour schemes: Clay and Sand
- Airy 9' ceilings on the main floor and primary bedroom
- White roller-blind window coverings for light control and privacy
- Durable wide-plank laminate flooring throughout complimented by a wool blend carpet on the upper floors
- Spacious balconies off the main living area and primary bedroom for year-round, outdoor entertainment
- Laundry room equipped with full-sized front loading Samsung washer and dryer in a white finish, laminate countertop and smooth tile floors
- Wind down in the private primary bedroom on the upper level, complete with a generous walk-in closet with built-in shelves, a luxurious ensuite with double vanity and private balcony

## BATHROOM SANCTUARIES

- Smooth tile floors
- Matte white horizontal wall tiles
- Luxurious soaker tubs for complete relaxation
- Polished Laufen undermount vanity sink in the main and ensuite bathroom
- Convenient powder room on the main floor
- Single-handle brushed nickel Baril faucets
- Water-efficient, dual-flush Laufen toilets
- Spa-like ensuites:
  - Minimalistic frameless glass shower
  - Brushed nickel Baril rainfall shower head with handheld wand
  - Contemporary off-white tile floors complimented by glossy hand cast style wall tiles in the shower
  - Stainless steel shower shelf for everyday essentials
  - Stylish hanging glass pendant light



## NOT-SO-HIDDEN GEMS

- Save space by storing gear in your dedicated storage locker
- A network of trails from your front door all the way up Mount Seymour
- A children's play area designed to let the imagination run wild
- Hose down off-road adventures and muddy paws in the wash station located in the parkade
- Off-leash area for the furry friends
- Tranquil, lush outdoor courtyards designed to bring people together
- Public art that reflects the community's most prominent values: landscape, story and culture
- Three designated parking stalls for Modo car share program
- Exclusive access to the E-bike share program

## PEACE OF MIND

- Home warranty program:
  - 2-year coverage for electrical and mechanical system
  - 5-year coverage for building envelope
  - 10-year coverage for structural defects
- Well-lit pathways throughout the community for added security
- Hard-wired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem