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MARQUEE
AT LOUGHEED HEIGHTS

PREVIEW PACKAGE

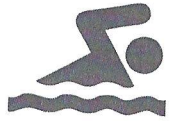
lougheedheights.com 604.939.2677

Marquee at Lougheed Heights is developed by Bosa Blue Sky Properties (Lougheed Heights 3) LP, Bosa Blue Sky Properties (Lougheed Heights 3) Inc., and Bosa Properties (Lougheed Heights 3) Inc.

BOSA
PROPERTIES

BlueSky
PROPERTIES

5 REASONS TO BUY AT MARQUEE AT LOUGHEED HEIGHTS



AMENITIES

Marquee enjoys over 17,000 square feet of its own playful space, including a sun-soaked pool and deck with relaxing loungers; barbecue terrace with outdoor fireplace; social lounge with kitchen and dining room, and a fully equipped gym.



TRANSIT

With direct access to the Evergreen and Millennium SkyTrain Lines, homeowners will enjoy easy accessibility throughout the Lower Mainland.



VALUE

West Coquitlam is becoming Metro Vancouver's next major urban centre, offering unprecedented long term investment value. With extensive commercial and residential redevelopment planned in the area, leaders will see it first. Count yourself among them.



BOSASPACE™ INNOVATIVE FLOORPLANS

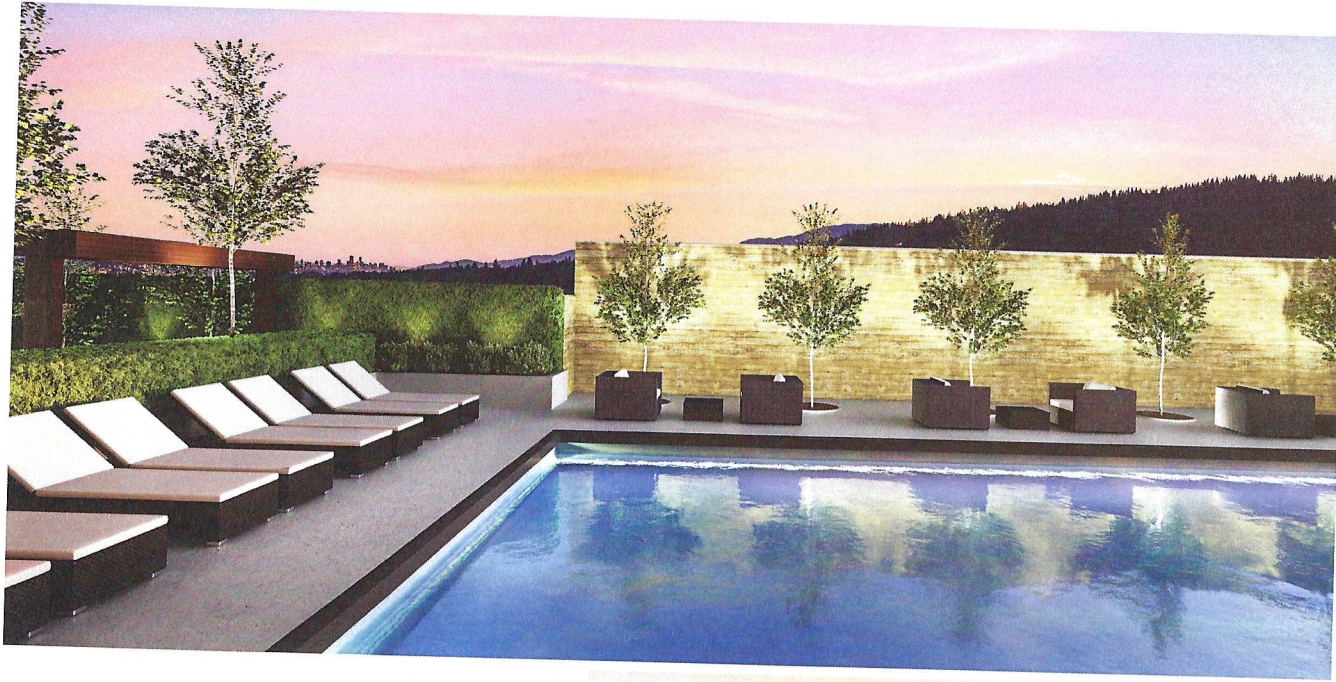
BOSAspace™ responsive floorplans and furnishings transform to give you far more living space for your money.



BEST OF ALL, IT'S A BOSA

Lougheed Heights is a collaboration between Bosa Properties and BlueSky Properties, where progressive design is backed up by a solid reputation, leading insight, and over 50 years of home-building experience.

EXCLUSIVE AMENITIES



THE POOL DECK

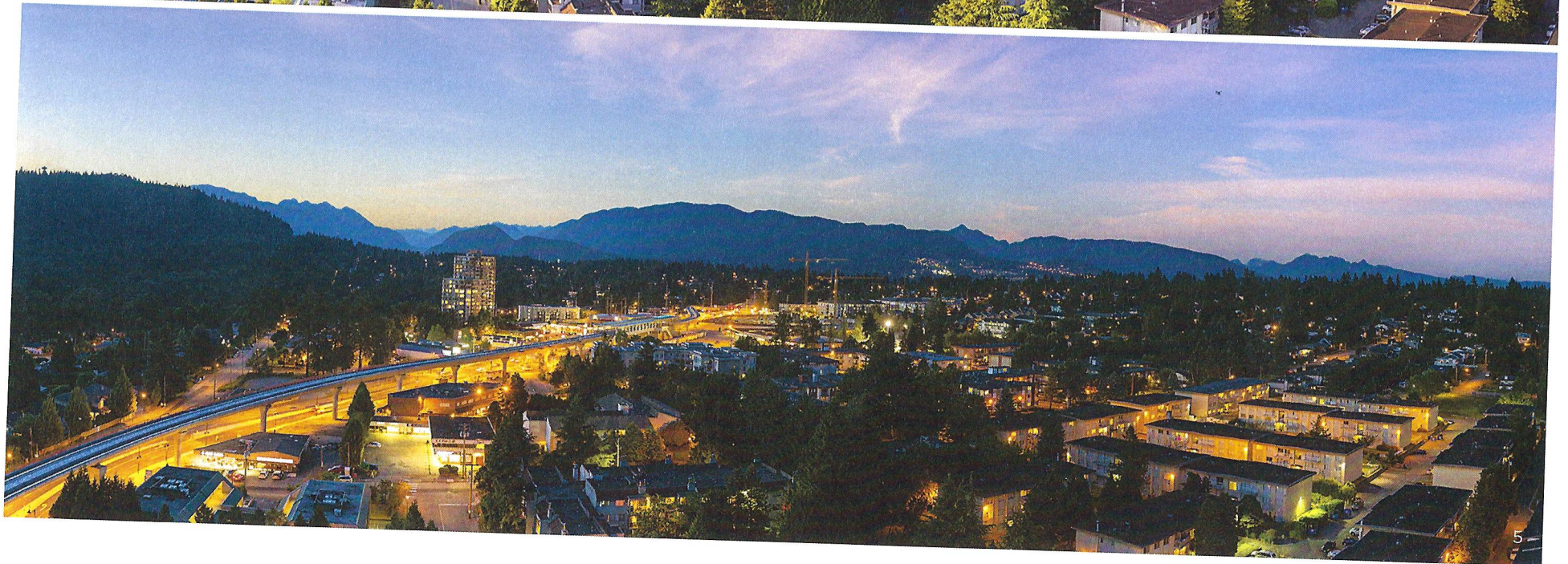
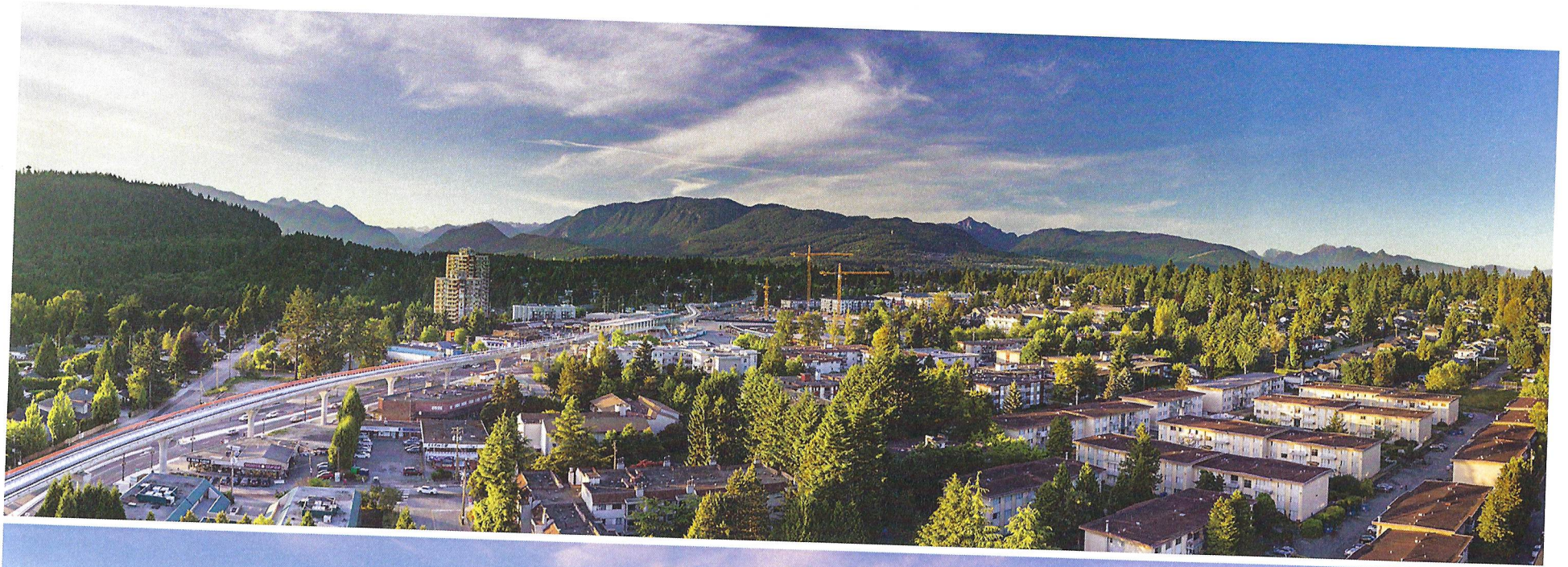
Few things are more relaxing than stretching out poolside after swimming a few laps or working out. With a private pool, sun loungers and an outdoor fireside lounge, you'll come home to a boutique resort, exclusive to Marquee, that makes you feel far, far away.

EXPLORE YOUR PLAYFUL SIDE

Marquee has over 17,000 square feet of exclusive amenities. Enjoy a relaxed dinner on the patio, then continue the conversation over coffee at the outdoor fireside lounge. Get into peak condition with your gym's state-of-the-art equipment, or swim laps in the pool to switch things up.



VIEWS



TRANSIT VALUES

20

MINUTES
to Metrotown

23

MINUTES
to SFU Surrey
Campus

24

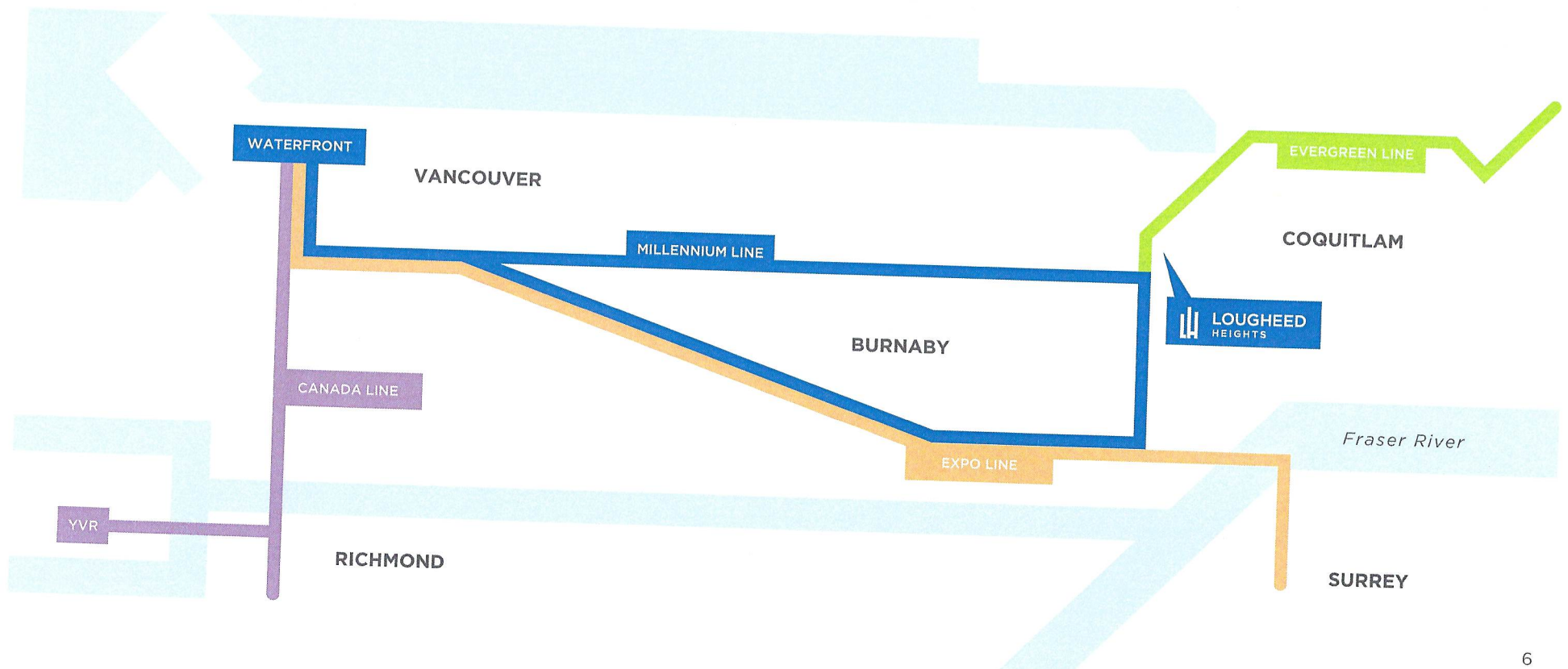
MINUTES
to Pacific Centre

18

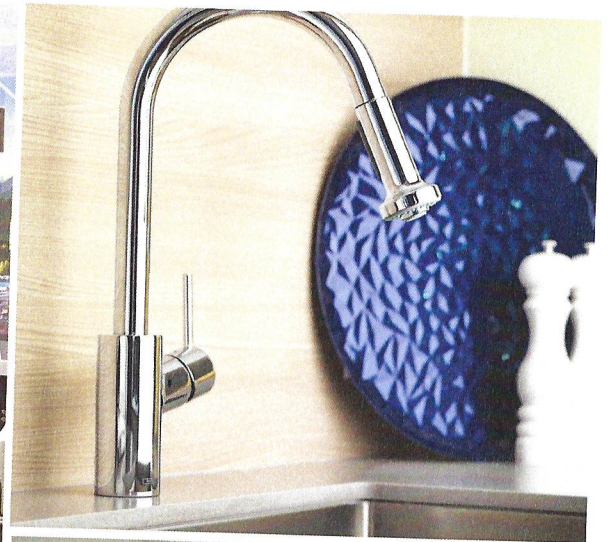
MINUTES
to Commercial
Drive

24

MINUTES
to BCIT Main
Campus



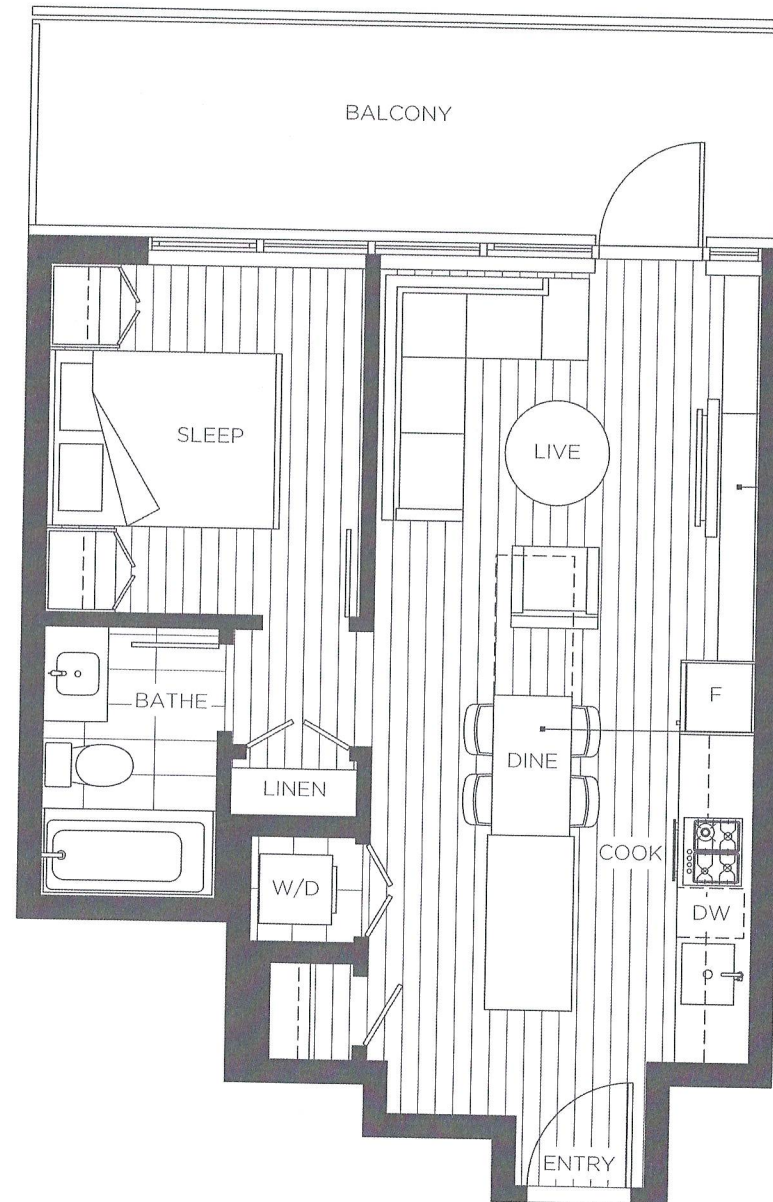
INTERIORS



PLAN B1

1 BEDROOM

LIVING 512 SF
BALCONY 142 SF
TOTAL 654 SF



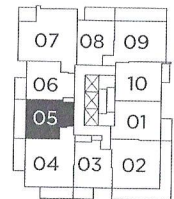
BOSAspace™

SleepTHEATRE™

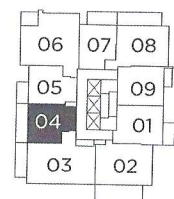
Your TV slides to reveal more space: a daybed-sofa to seat 3 or a spare bed for an overnight guest.

ExtenTABLE™

Your kitchen island for meal prepping transforms into a long table for dining, comfortably seating 8.



LEVEL 12-27



LEVEL 28

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. Window sizes, layouts, configurations, spandrel panels and ceiling heights may vary from home to home. For further clarity, please refer to the architectural model. Marquee at Loughheed Heights is developed by Bosa Properties and BlueSky Properties, specifically, Bosa Blue Sky Properties (Loughheed Heights 3) LP; Bosa Blue Sky Properties (Loughheed Heights 3) Inc.; and Bosa Properties (Loughheed Heights 3) Inc.

SPECIFICATIONS



UPSCALE DETAILS

- Choice of three contemporary designer colour palettes: Foster, North or Aspen
- Discreet and stylish roller shades throughout
- Durable and seamless wood laminate flooring throughout
- Expansive windows, two-tone framed (white interior with aluminum exterior)
- USB wall plug-in for kitchen or work space to charge your cell phone
- Laundry closet with front-loading stacking washer and dryer



MARQUEE AMENITIES

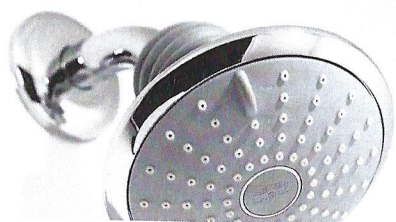
- 17,000 square feet of private resort-inspired amenities just for residents of Marquee
- Fully equipped training gym and changerooms
- Entertainment lounge with large-screen TV
- Heated outdoor pool with sun loungers
- Poolside dining terrace featuring fireplace, harvest table, and BBQ area
- Community garden plots
- Landscaped courtyard with reflecting ponds
- Private dog run
- Dramatic two-storey lobby
- Full-time concierge for your convenience and peace of mind
- Private mailroom in entrance lobby
- BosaFRESH™ room—a purpose-built facility at lobby level, temperature-controlled and secure for grocery delivery storage
- BosaVOLT™—dedicated parking spaces provide electric vehicles with the power to recharge batteries



ELEVATED COOKING

- Contemporary wood-grain finish on upper cabinets, kitchen islands (select homes), and backsplashes
- Modern matte white lacquered lower cabinets
- Premium soft-close doors and retractable drawer-slide mechanisms
- Stylish task lighting
- USB charging plug in all kitchens/workstations
- Solid brass Hansgrohe™ kitchen faucet in polished chrome with integral pullout spray
- Euro-inspired designer composite stone countertops
- Undermount 18-gauge stainless steel sink
- Premium Bosch full-size appliance package in 2-bedroom homes:
 - 30" integrated refrigerator with bottom freezer
 - 24" or 30" gas cooktop & convection wall oven
 - Premium slide-out hood fan
 - Sleek 24" dishwasher with integrated door panel
- Premium Bosch 1-bedroom appliance package:
 - 24" integrated refrigerator with bottom freezer
 - 24" gas cooktop & convection wall oven
 - Premium slide-out hood fan
 - Sleek 18" dishwasher with integrated door panel

SPECIFICATIONS



LAVISH BATH

- Bathroom features luxurious soaker tub with integral shower
- Master ensuite includes freestanding shower
- Custom vanity cabinet with storage shelf and sliding mirror
- Composite stone countertops
- Vitreous china square undermount sink
- Solid-brass Grohe™ single-lever faucet
- Contemporary polished chrome shower/tub filler with three-jet showerhead by Grohe™
- Handset porcelain tile flooring
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities
- Dual-flush water closet
- Polished chrome towel bars and paper holders
- Contemporary wood-grain cabinets with storage drawer



SAFE, SECURE, AND SUSTAINABLE

- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Homes will include a sustainable, heat recovery ventilator (HRV) unit which introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Entry phone outside main lobby with security camera
- Well-lit pedestrian walkways in outdoor common areas
- Secure parkade
- Home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- BlueSky Properties Customer Care Warranty included with every home