

ASHTON

LYNN CREEK VILLAGE



ASHTON

FEATURES

→ Connected Community

- Welcome Home to Ashton – perfectly situated in a new masterplanned community – Lynn Creek Village – the heart of the North Shore’s newest neighbourhood, Lynn Creek
- Lynn Creek Village will complete the neighbourhood transformation by bringing over 25,000 square feet of new commercial retail, grocery, daycare, restaurants and public plaza space to the community
- Step out your door to an expanded Marie Place Park, stroll along the greenway linear park connector to biking and hiking trails, shopping and the Phibbs exchange transit hub
- Meet friends and neighbours at the new Lynn Creek Community Recreation Center across the street
- Just a short drive to year-round recreational activities on the North Shore mountains
- Easy access to major highway connections, Marine Drive Rapid Bus, the Lonsdale Quay SeaBus terminal and public transit routes throughout the Lower Mainland and YVR

→ First Impressions

West Coast contemporary design is showcased across the two buildings with dramatic overhangs, timeless brick facades and natural wood beam accents highlighting the two distinct over-height lobby entrances. Energy efficient double glazed windows, rain-screen building envelope design and a fossil free mechanical system provide for a reduced carbon footprint and greener lifestyle.

→ Refined Interiors

- Two striking colour schemes to choose from – Ash and Oak
- Over height ceilings up to 9’
- Wide plank laminate wood flooring throughout
- Ample bedroom closets with upper shelf for organization
- Blinds on all windows for privacy
- Interior doors feature contemporary smooth finish design with polished chrome lever handles
- Heat pump heating and cooling system

→ Spa-Like Bathrooms

- Modern embossed laminate cabinets in wood grain or matte finish
- Ensuites boast walk-in showers with frameless glass doors, rain shower heads with hand held wands, decorative product niches and slender designer wall sconces in frosted glass*
- Vanities feature quartz countertops with dual undermount sinks and separate mirrors (floor plan specific)
- Oversized marble-look porcelain tiled floors and shower wall
- Main bathrooms feature relaxing soaker tub with full height tile surround
- Stylish polished chrome hardware and bath accessories throughout

→ Contemporary Kitchens

- State of the art smart technology appliance package :
 - 33” stainless steel french door refrigerator
 - 30” induction cooktop
 - 30” built-in stainless steel wall oven
 - 24” dishwasher with integrated cabinetry panel
 - 30” 400 CFM pull-out stainless steel hood fan
 - Built-in microwave with trim kit
- Modern embossed flat panel, soft-close cabinets, featuring integrated pull, full extension drawers, undermount lighting and decorative niches
- Polished quartz countertops with sleek ceramic tile backsplash
- Free standing centre island with bar seating**
- Undermount stainless steel sink with single lever, pull-down sprayer faucet

→ Lifestyle Amenities

- Elegant lobby lounge with custom fireplace feature wall and soft seating
- Co-Working room with meeting table and individual offices
- Social lounge with catering kitchen, two large screen TV’s, plush lounge seating and bar-height dining
- Designated dog washing/grooming room
- Bike wash and maintenance room with tools and stand

→ Convenience and Peace of Mind

- Secure storage locker with E-bike/scooter charging capability conveniently located on each floor
- Parking stall includes rough-in for level 2 EV charger
- Secured keyless lobby entry phone system with floor-controlled access
- Video surveillance for enhanced security
- Gated well lit secure underground parking with designated visitor parking area
- Hard wired smoke detectors, carbon monoxide monitors and fire sprinklers in all homes and common areas
- Comprehensive 2-5-10 warranty backed by Travelers Insurance Company of Canada :
 - 2 years material and labour
 - 5 years building envelope
 - 10 years structural components

* 2 Bedroom homes only, ** Except in A2 and B2 layouts

Features may vary from home to home depending on floorplan/location. Developer reserves the right to make changes to plans, specifications, features and prices. Measurements taken from architectural drawings and actual plans and square footage may vary. All sizes and dimensions are approximate. E & O.E.



ASHTON

Set your life in the heart of a new North Vancouver neighbourhood. Fairborne introduces Ashton, the first chapter in the Lynn Creek Village community. This family-friendly collection of 140 premium residences in two 6-storey buildings exemplify West Coast living while featuring the latest in building envelope technology and energy efficiency.

With the expanded Marie Place Park next door, a lush greenway linear park leading you to a selection of conveniences just steps away, Ashton is closely connected to nature and everyday essentials. This is where people come together to celebrate a true North Shore lifestyle. Lynn Creek – the new place to be on The Shore.

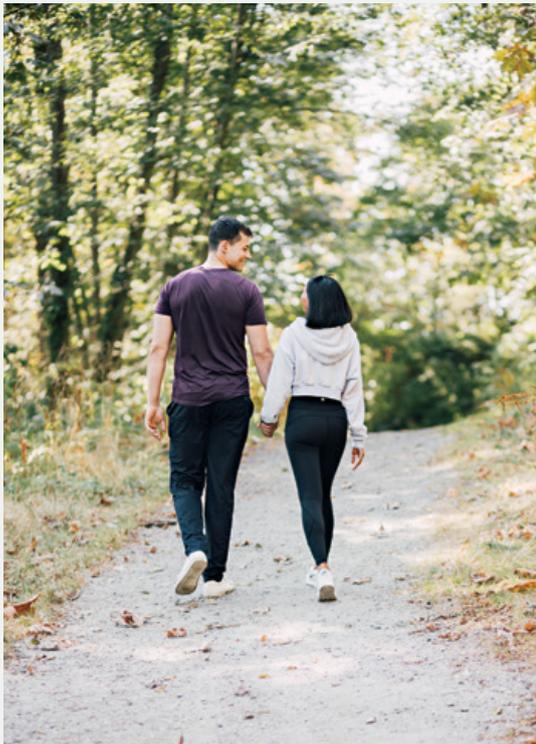
LYNN CREEK – THE SHORE’S NEWEST DESTINATION

COMMUNITY COMES TO LIFE

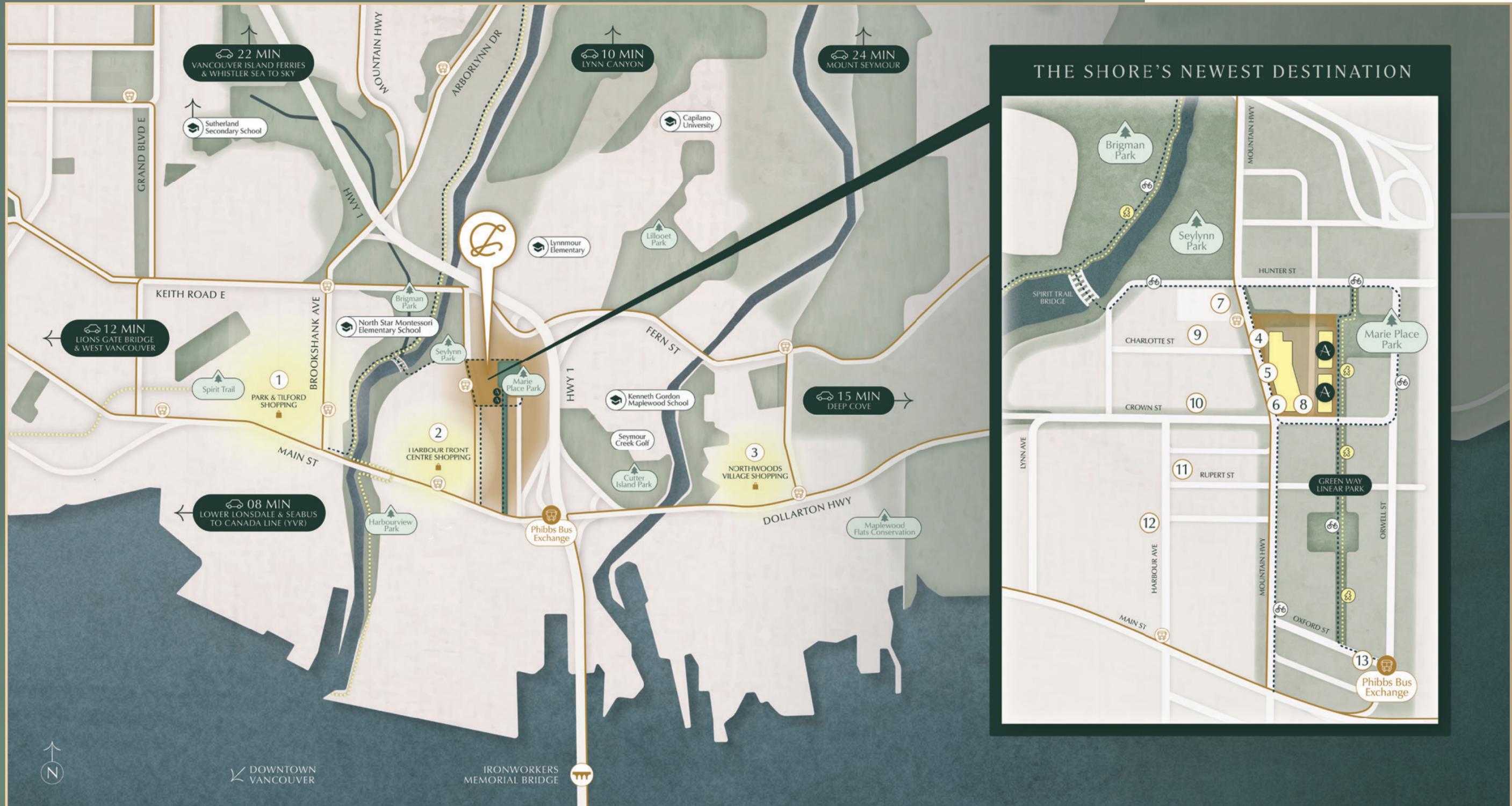
Years of thoughtful city planning has created a North Shore neighbourhood for tomorrow. Lynn Creek Town Centre will come alive with shops, services, parks, a community centre, childcare, transit connections, and more. Ashton is perfectly situated within the heart of this new sought after community.



- 6,000 residents in 3,000 new homes will complete the new neighbourhood
- \$32.5 million modernization upgrade to the Phibbs Exchange transit hub
- New transit connections along Mountain Highway – service every 15 minutes and east/west rapid bus from Phibbs Exchange
- New state-of-the-art Lynn Creek Community Recreation Centre (completion early 2024) features full size gymnasium, express library with automated book vending machines, day care facility, community spaces and meeting rooms
- Central urban plaza with plans for shops, restaurants, and services
- Outdoor spaces created in new parks and a major expansion of the existing Marie Place Park
- New bridge over Lynn Creek joining Seylynn Park to the recently upgraded Bridgman Park and Park & Tilford shopping
- Lush greenway – the neighbourhood’s main connector happens to be a tranquil pathway – walk through nature to shops, transit connections, parks and more
- Trail enhancements improve safety, access, and enjoyment for both walking and cycling
- Greener and more efficient infrastructure creating a smaller carbon footprint



EVERYDAY CHARM & CONNECTION



- Nearby Bus Stops
 - Bike Routes
 - Bus Routes
 - Trail Routes
- | | |
|---|---|
| <p>1</p> <ul style="list-style-type: none"> Save-on-Foods JJ Bean Coffee Roaster Starbucks Shoppers Drug Mart The Gull Liquor Store | <ul style="list-style-type: none"> Cobs Bread The Chopped Leaf White Spot MEC North Van Sweat Vancity Studio |
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| <p>2</p> <ul style="list-style-type: none"> Canadian Tire Cove Bikes Michaels Toby's Social Pub Vancity | <ul style="list-style-type: none"> Tim Hortons Freshii McDonald's Back in Motion Health |
|---|---|

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| <p>3</p> <ul style="list-style-type: none"> Stong's Market Good Co. Buddha-Full Barcelos Flame Grill Dollarton Liquor Store | <ul style="list-style-type: none"> Starbucks Arc'teryx Outlet Anytime Fitness The Hive North Shore Yoga |
|---|---|

- Lynn Creek Town Centre
- | | |
|---|---|
| <ul style="list-style-type: none"> Ashton Residences 4. Village Plaza 5. Town Center Retail 6. Grocery at Lynn Creek Village 7. Lynn Creek Recreation Centre 8. Childcare Centre | <ul style="list-style-type: none"> 9. Bridge Brewing Company 10. Sons of Vancouver Distillery 11. Moja Coffee 12. Tour de Feast 13. Stuffies Pastries Café |
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FIT FOR NORTH VAN

West Coast Contemporary design is showcased with a dramatic overhang along the elegantly pitched roof line and brick facade along the base. Natural wood beam accents are featured at the two distinct over-height lobby entrances.

Energy efficient double glazed Low-E windows coupled with the latest in rain-screen building envelope technology and a fossil-free mechanical system throughout provide for a reduced carbon footprint and greener building.



PARK LIFE INSPIRES

Living next door to a leafy park nourishes your soul and soothes your mind. Take the kids or your pup for playtime in this friendly neighbourhood greenspace. Connect to popular hiking and biking trail network via the Greenway linear park, just outside your door.



AMENITIES FOR BETTER LIVING

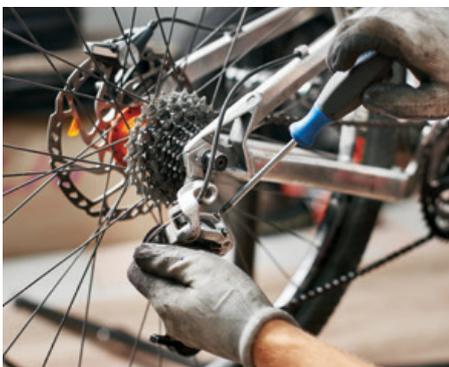
LOUNGING & CONNECTING

A stylish social lounge complete with soft seating, catering kitchen and two large screen TV's is the perfect space for movie night, your binge-worthy show, or the big game.

UNEXPECTED EXTRAS

Securely park your bike or store other belongings in your private locker outfitted with power to charge your E-bike or scooter and located right on your floor. This level of ease is uncommon in a condo, yet highly appreciated.

Resident amenities also include a bike maintenance room with tools and bike stand, versatile meeting spaces (boardroom style and individual offices) for those work from home days, and a dog wash station for your fur baby.



FEELS JUST RIGHT



Welcome home to a clean and modern space personalized with a designer selected warm or cool colour palette – Oak and Ash.

DETAILED QUALITY

FORWARD KITCHEN DESIGN

State-of-the-art appliances with smart technology, innovative storage solutions, and stylish finishes create a captivating kitchen setting. Smoothly whip up everyday family meals or gourmet dinners for friends.





AN ELEGANT SANCTUARY

Designed with your wellbeing in mind. A rainfall showerhead is paired with a hand-held fixture and the modern vanity features plenty of storage – and it's all perfectly lit for getting ready or winding down.



MORE THAN FINE HOMES, WE BUILD GREAT COMMUNITIES.

WELCOME HOME



There's something special about a Fairborne home. You see it in our attention to detail, our Complete Homecare guarantee, and our investment in the communities we build. Communities like lower Lonsdale's First Street West, Capstone, Sky, Q and Time. Since 1996 we have created some of the Lower Mainland's most memorable buildings and earned the Urban Development Institute's Award for Excellence.

But what matters most today is delivering your home. A fine home that is part of a great community that will enrich your life now and for years to come.

FAIRBORNE

