

ICON

AT SOUTHGATE CITY

THE PINNACLE OF LUXURY

In the heart of Burnaby's renowned Southgate City, a new legend by Ledingham McAllister rises 46 storeys into the sky. Luxury and tranquility define this extraordinary collection of one-bedroom to three-bedroom homes and extravagant five star hotel-inspired amenities. The serene setting is truly exceptional, surrounded by exquisite greenery and sparkling waterscapes while being connected to a bountiful world of convenience. Icon gracefully elevates your expectations of uncompromised living.



ENDLESS POSSIBILITIES

LEGEND

EDUCATION

- | | |
|----------------------------------|-----------------------------------|
| 1 Stride Avenue Community School | 13 École Brantford Elementary |
| 2 Future Daycare | 14 Morley Elementary |
| 3 Byrne Creek Secondary | 15 Buckingham Elementary |
| 4 Taylor Park Elementary | 16 Lakeview Elementary |
| 5 Lord Tweedsmuir Elementary | 17 BCIT |
| 6 Lord Kelvin Elementary | 18 SFU |
| 7 St Thomas More Collegiate | 19 Second Street Elementary |
| 8 Twelfth Avenue Elementary | 20 New Westminster Secondary |
| 9 Clinton Elementary | 21 Douglas College |
| 10 Burnaby South Secondary | 22 Little Montessori Daycare |
| 11 Nelson Elementary | 23 John Knox Christian Elementary |
| 12 Windsor Elementary | |

PARKS

- | | |
|------------------------------------|---------------------------------------|
| 1 Powerhouse Park | 15 MacPherson Park |
| 2 Ernie Winch Park | 16 Riverway Sports Complex |
| 3 Ron McLean Park | 17 Everett Crowley Park |
| 4 Byrne Creek Ravine Park & Trails | 18 Champlain Heights Park |
| 5 Taylor Park | 19 Central Park |
| 6 Willard Park | 20 Deer Lake Park |
| 7 West Side Off-Leash Dog Area | 21 Burnaby Lake Regional Park |
| 8 Grimston Park | 22 Robert Burnaby Park |
| 9 Moody Park | 23 Charles Rummel Park |
| 10 Westminster Pier Park | 24 Squint Lake Park |
| 11 Queen's Park | 25 Forest Grove Park |
| 12 Mary Avenue Park | 26 Burnaby Mountain Conservation Area |
| 13 Hilda Avenue Park | 27 Malvern Off-Leash Dog Park |
| 14 Rene Memorial Park | 28 Mercer Stadium Park |

SHOPPING

- | | |
|---|--|
| 1 Kim's Mart | 6 Buy-Low Foods |
| 2 Highgate Village
- Save on Foods
- Club16 Trevor Linden Fitness
- Shoppers Drug Mart
- Signature BC Liquor Store
- Starbucks | 7 Queensborough Landing
- Walmart SuperCentre |
| 3 Rona | 8 Lowe's Home Improvement |
| 4 Royal City Centre
- Save on Foods
- Shoppers Drug Mart
- Kin's Farm Market | 9 Metropolis at Metrotown
- Apple
- Lululemon Athletica
- Coach
- Aritzia
- H&M
- Hudson's Bay
- Old Navy
- BOSS
- Sephora
- Weekend MaxMara |
| 5 Marine Way Market & Big Bend Crossing
- Michaels
- HomeSense
- PetSmart
- Canadian Tire
- Save on Foods
- Kin's Farm Market | 10 Costco |
| | 11 Brentwood Town Centre |
| | 12 Costco |
| | 13 Lougheed Shopping Centre |

ENTERTAINMENT AND RECREATION

- | | |
|--|---|
| 1 Future South Burnaby Ice Rinks | 12 Burnaby Village Museum |
| 2 Burnaby Public Library: Tommy Douglas Branch | 13 Shadbolt Centre for the Arts |
| 3 Edmonds Community Centre | 14 Burnaby Lake Rowing Pavilion |
| 4 Michael J. Fox Theatre | 15 Canlan Ice Sports |
| 5 Massey Theatre | 16 Burnaby Lake Sports Complex West |
| 6 Starlight Casino | 17 Bill Copeland Sports Centre |
| 7 Riverway Golf Course | 18 Nikkei National Museum & Cultural Centre |
| 8 Cineplex Cinemas | 19 Burnaby Mountain Golf Course & Driving Range |
| 9 Central Park Pitch & Putt | 20 Robert Burnaby Outdoor Pool |
| 10 Fraserview Golf Course | |
| 11 Deer Lake Boat Rentals | |



35 MINUTES TO DOWNTOWN VANCOUVER

30 MINUTES TO YVR

UPSCALE LIFESTYLE



CHEF'S KITCHEN AND PRIVATE DINING

A collection of refined amenities expands from the lobby and sweeps across the ground and second levels. These luxurious hospitality-inspired spaces seamlessly merge the indoors with the outdoors, providing endless experiences for residents to connect, unwind, or rejuvenate. Indulge every sense in highly curated surroundings that complement and enhance any lifestyle.

AMENITY & LANDSCAPE PLAN

- 1 HOTEL-INSPIRED AUTOCOURT
- 2 LOBBY ENTRY
- 3 LUXURIOUS LOBBY
- 4 CONCIERGE DESK
- 5 THE SOCIAL LOUNGE
- 6 THE TERRACE LOUNGE
- 7 DINING AREA
- 8 CHEF'S KITCHEN
- 9 GAMES ROOM
- 10 YOGA ROOM
- 11 STATE-OF-THE-ART FITNESS CENTRE
- 12 PARKADE ENTRANCE
- 13 GREEN SPACE
- 14 ART SCULPTURE
- 15 CASCADING WATER FEATURE
- 16 SPARKLING WATERSCAPE



In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

TAILORED BEAUTY

Designed by award-winning Ste. Marie Studio, interiors feel open, airy – and undeniably stylish. These spacious homes exhibit a harmonious balance of practicality and luxury, with sophisticated, well-planned floorplans and the finest materials and finishes. Interiors boast over height ceilings and expansive windows that impeccably segue to rounded outdoor spaces to give more dimension to the living experience.



OASIS SCHEME



HAVEN SCHEME

FEATURES

FIRST IMPRESSIONS

- 46 storeys of iconically inspired design by award-winning IBI Group
- Serene setting surrounded by exquisite landscaping and sparkling waterscapes
- Extravagant arrival experience featuring a hotel-inspired auto court encircling a stunning water feature dancing beneath a custom commissioned art sculpture
- Grand, double-height lobby featuring lavish lounge seating and a dedicated concierge desk to welcome you home
- Close proximity to SkyTrain, schools, and everyday conveniences in the emerging Edmonds neighbourhood
- Up to 350,000 sq.ft. of shops and services centered around a 5-acre city park and central plaza at the future Southgate City

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by Ste. Marie Studio:
 - Haven: warm and provocative
 - Oasis: light and lustrous
- Over height ceilings up to 9'
- LG integrated heating and air conditioning
- Contemporary laminate flooring in kitchen, living, and bedroom areas with the option to upgrade to engineered hardwood flooring*
- Sleek roller-shade window coverings throughout living areas
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Conveniently located cable and data outlets
- Pre-wired for high-speed internet and digital cable access
- Generous balconies with outdoor lighting and exterior outlets

CRAFTED KITCHENS

- Soft-close, full-height cabinetry with contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Design-forward islands feature open shelving that drops into a flowing waterfall edge
- Carrara-inspired quartz composite countertops with a matching seamless backsplash
- Cook and entertain with full-size stainless-steel and integrated appliances:
 - 5-burner gas cooktop with undermount 30" wall oven by Bosch
 - French-door style integrated refrigerator with bottom-mount freezer drawer by Fisher & Paykel
 - Modern slide-out stainless-steel hood fan by Faber
 - Sleek 24" integrated dishwasher by Bosch
 - Built-in microwave by Panasonic
 - Built-in wine fridge in Penthouse homes
- Premium Kohler 'Ludington' undermount, extra deep double-basin sink
- Single-lever Kohler 'Crue™' faucet with integrated pull-down spray nozzle in polished chrome
- Corner storage accessory and pantries to maximize storage in most homes

REST & RETREAT

- Spacious walk-in or walk-through closets in main bedroom
- Black-out roller-shade window coverings in bedrooms
- Large soaker tub with Kohler bath and shower set and contemporary polished wall tile in main bathrooms

- Sleek, frameless-glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two-bedroom ensuites
- Full-wall vanity mirror with LED valance trim lighting in main bathroom
- Custom illuminated mirrored medicine cabinet in ensuites
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Soft-close cabinetry with contemporary chrome hardware on lower cabinetry
- Luxurious Carrara-inspired porcelain tile flooring throughout

PEACE OF MIND

- Entry phone with security cameras throughout the building common areas, parkade, and entry
- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade**
- All homes include energy-efficient, Low E, double-glazed windows and patio doors
- Rough-in for a wireless security system
- Fire alarm, smoke and carbon monoxide detector in all homes
- One bicycle storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2-year materials and labour
 - 5-year building envelope
 - 10-year structural
- Dedicated customer service team ensures that living in your home is worry-free

INSPIRED AMENITIES & SERVICES

- Over 9,000 sq.ft. of indoor and outdoor amenity space
- Hospitality-inspired Social Club featuring fireside lounge, games room, chef's kitchen and dining area
- Sprawling outdoor Terrace Lounge surrounded by lush landscaping and sparkling waterscapes including an outdoor kitchen and dining areas
- State-of-the-art Fitness Centre with yoga and meditation room
- Convenient co-working and study room
- Two fully-furnished guest suites for out-of-town visitors
- Secure parcel room for deliveries
- Electric vehicle charging outlets in 38 residential parking stalls and 5 visitor stalls
- 4 Car wash stalls
- Secure visitor parking stalls
- Visitor bicycle storage area

OPTIONAL UPGRADES*

- Engineered hardwood flooring throughout
- Window screens
- Security key pads

* *Optional upgrades - ask a Sales Associate for pricing and details*

** *Additional key fobs available upon request through your dedicated strata management company*

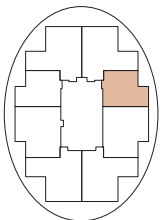
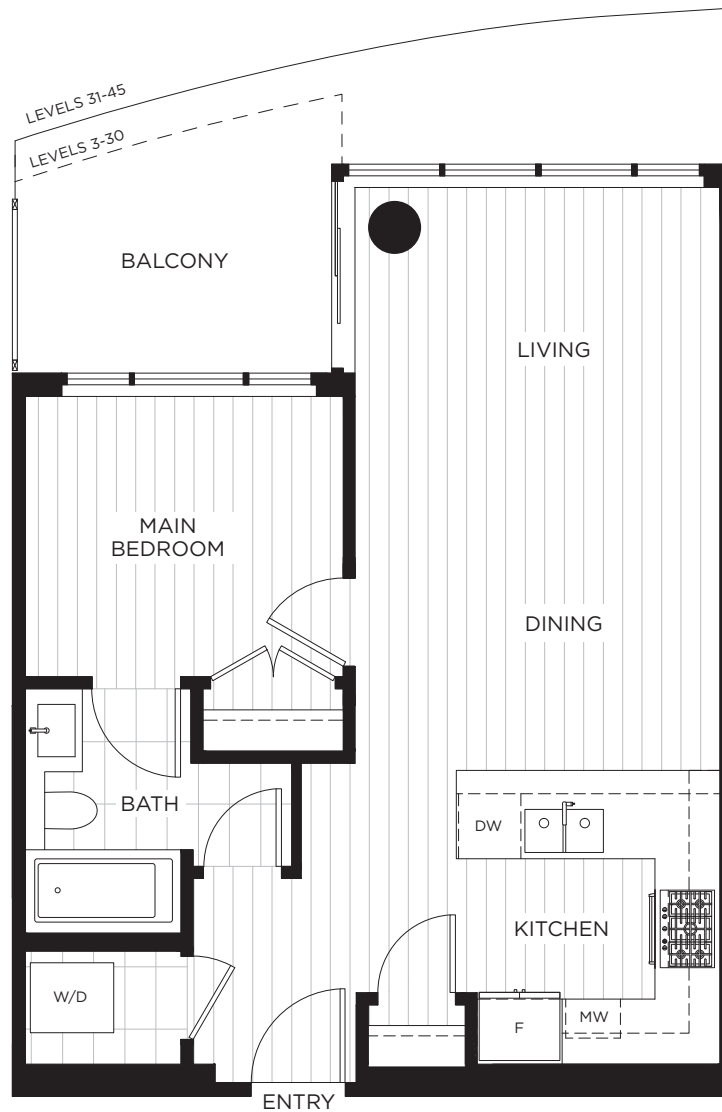
A

1 Bedroom | 1 Bath

Indoor Living: 613 sq.ft.

Outdoor Living: 78 - 147 sq.ft.

Total: 691 - 760 sq.ft.



LEVELS 3-45

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

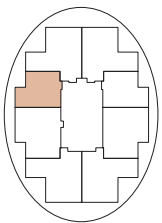
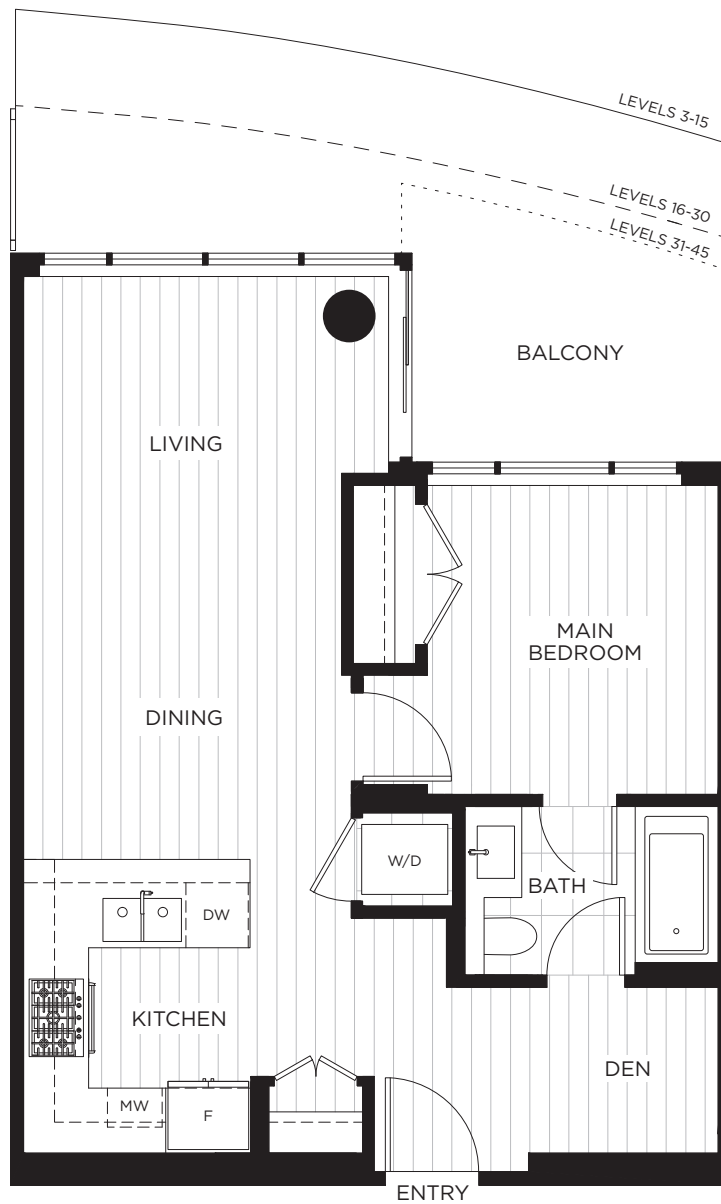
A1

1 Bedroom + Den | 1 Bath

Indoor Living: 613 sq.ft.

Outdoor Living: 74 - 217 sq.ft.

Total: 687 - 830 sq.ft.



LEVELS 3-45

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

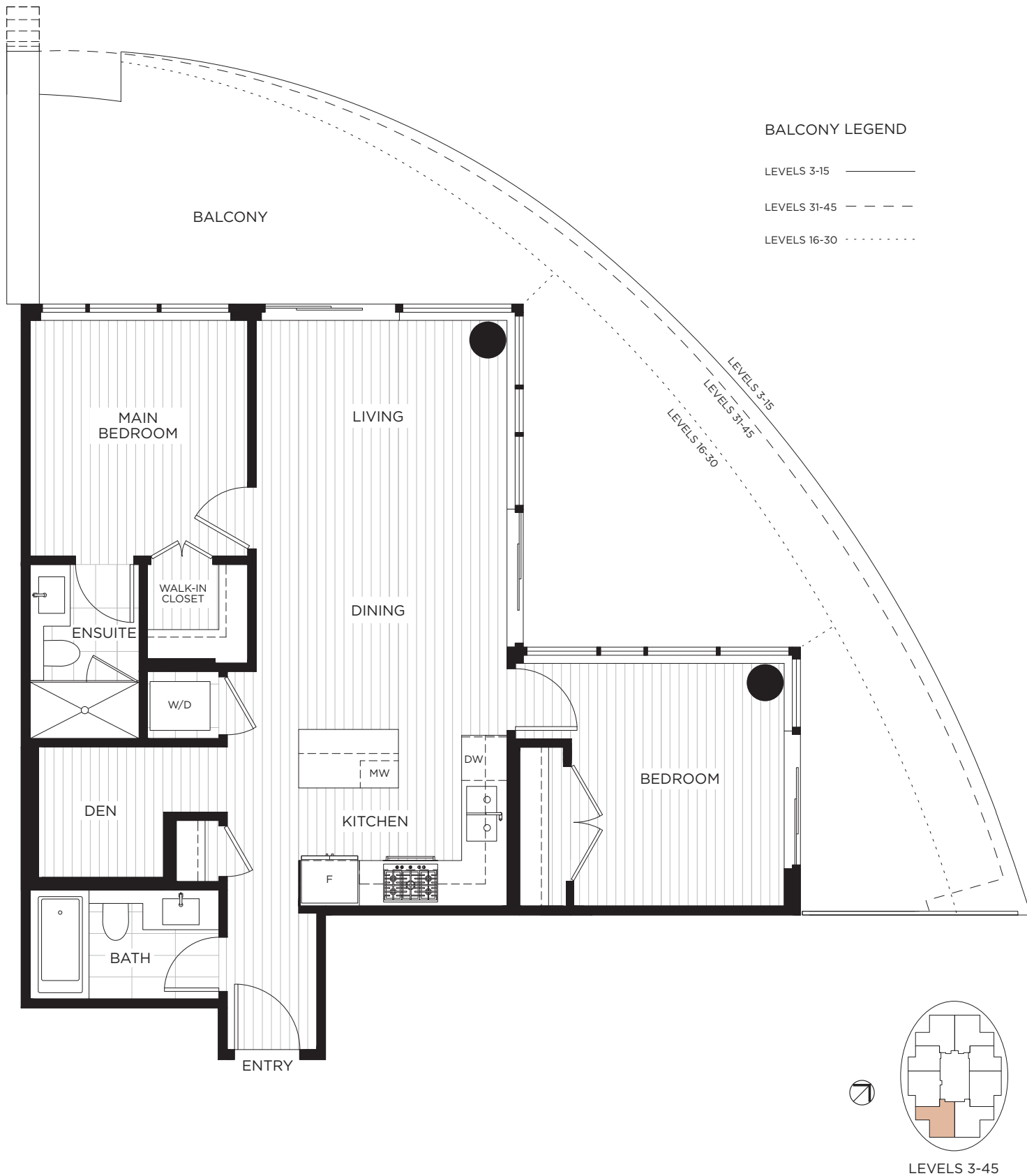
B - WEST

2 Bedrooms + Den | 2 Baths

Indoor Living: 861 sq.ft.

Outdoor Living: 396 - 530 sq.ft.

Total: 1,257 - 1,391 sq.ft.



In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level.
The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

B1 - EAST

Adaptable

2 Bedrooms + Den | 2 Baths

Indoor Living: 871 sq.ft.

Outdoor Living: 331 - 386 sq.ft.

Total: 1,202 - 1,257 sq.ft.



In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

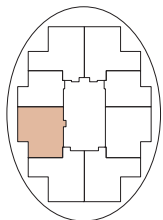
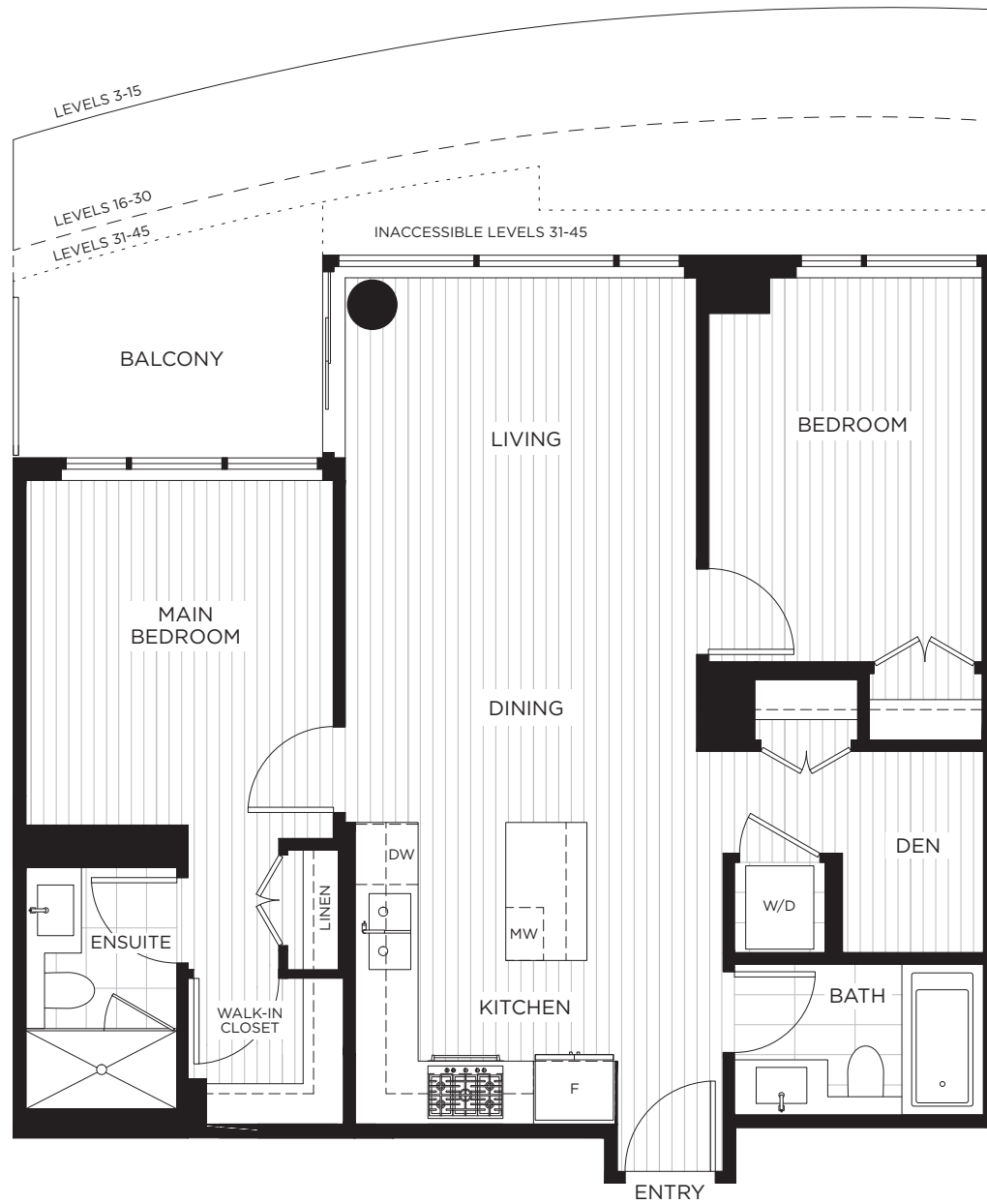
C

2 Bedrooms + Den | 2 Baths

Indoor Living: 893 sq.ft.

Outdoor Living: 74 - 295 sq.ft.

Total: 967 - 1,188 sq.ft.



LEVELS 3-45

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level.
The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

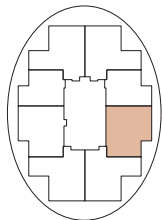
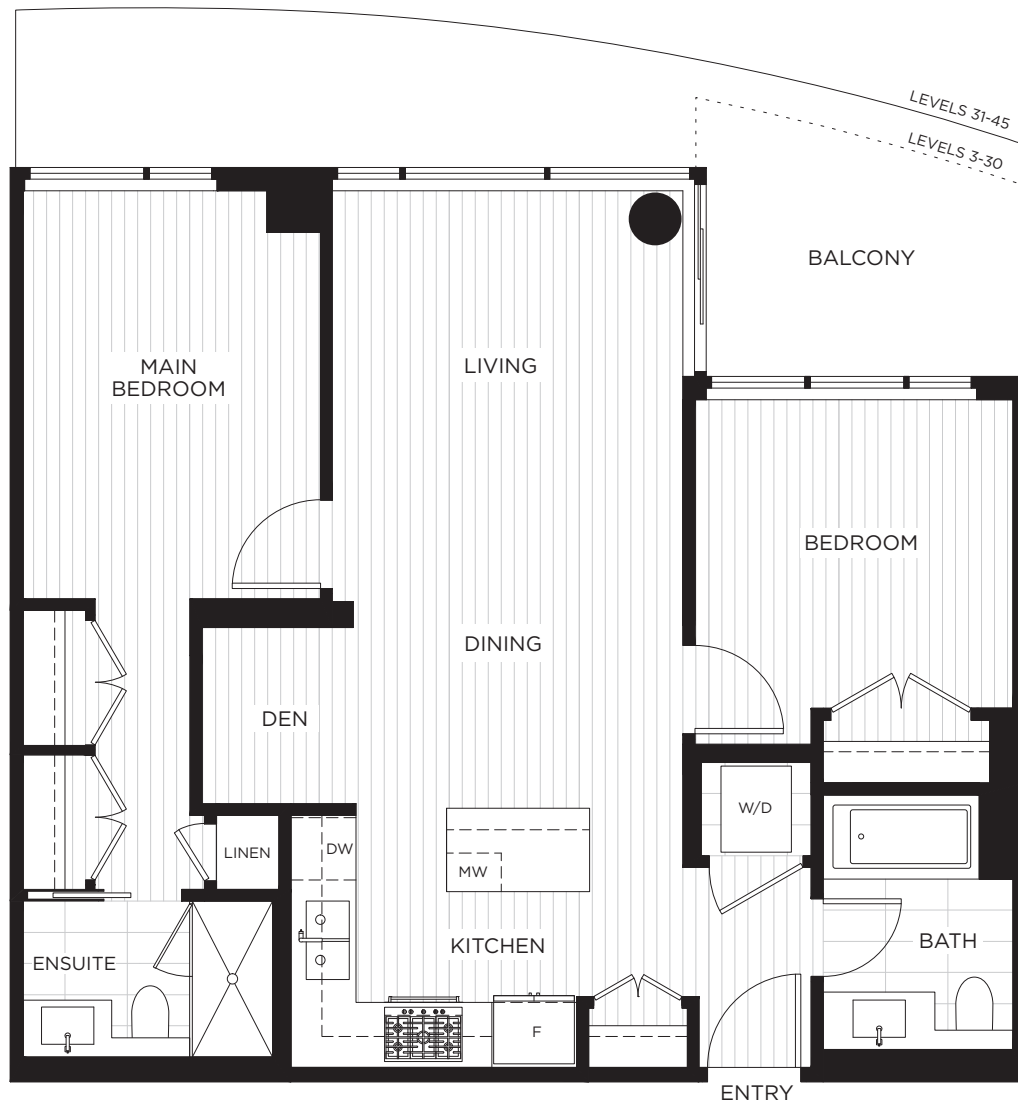
D

2 Bedrooms + Den | 2 Baths

Indoor Living: 882 sq.ft.

Outdoor Living: 78 - 195 sq.ft.

Total: 960 - 1,077 sq.ft.



LEVELS 3-45

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

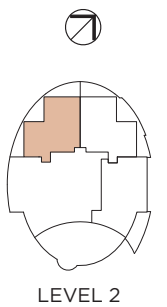
E

3 Bedrooms + Den | 2 Baths

Indoor Living: 1,108 sq.ft.

Outdoor Living: 400 sq.ft.

Total: 1,508 sq.ft.



In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.

CONFIDENCE. QUALITY. VALUE



REFLECTIONS, BURNABY



ESCALA, BURNABY



HIGHPOINT, COQUITLAM



SKYE, KELOWNA



PERSPECTIVES, BURNABY

At Ledingham McAllister we are dedicated to smart development by creating superior new home communities in great locations. For more than 117 years it has been our commitment to exacting standards of design, environmental leadership, engineering and construction that ensures homes of enduring quality and value. More than 20,000 homes later, we can proudly state that our past was built on it, and our future depends on it.



LEDINGHAM McALLISTER

Building BC since 1905



LEDINGHAM McALLISTER

Building BC since 1905

PRESENTATION CENTRE: 7662 18th STREET, BURNABY, BC V3N 5E8
P: 604.544.8800 ADMIN@ICONATSOUTHGATE.COM **ICONATSOUTHGATE.COM**

LM ICON HOMES LIMITED PARTNERSHIP