



AN UNPRECEDENTED MASTERPLAN

A 27-acre master planned community in the heart of Richmond, designed to change the way the region thinks, lives and invests.

- CF Richmond Centre is already ranked among the top shopping centres in Canada, with world-class brands like Apple, Lululemon, Muji, Nike, Sephora, Uniqlo, Zara and more
- +300,000 SF of new retail will be added, including new open-air shops, restaurants, plazas and streetscapes
- Within minutes of +80 acres of recreational amenities including Minoru Park, Richmond Cultural Centre, a brand new 110,000 SF Aquatic Centre and the Olympic Oval
- Connected to Richmond-Brighouse Station – the first stop on SkyTrain’s Canada Line allowing direct access to YVR Airport, downtown Vancouver and the region
- Celebrate the best that Richmond has to offer, with Steveston Village, Iona Beach and the US border, a short drive away
- Underground Mobility Hub with secured underground parking for visitors, dedicated car share spaces, bike facilities and convenient pick-up and drop-off areas for car share services
- A rare opportunity to invest alongside Cadillac Fairview and SHAPE, who have invested +\$1.5 billion in the project’s success

HOMES & DESIGN

The first release of 344 homes in Towers ONE and TWO, which include 1-, 2- and 3-bedroom units, Townhomes, Skyhomes and double-height Penthouse plans.

- Thoughtfully designed by the award-winning GBL Architects and CHIL Interior Design
- Open concept floorplans with 9ft. ceilings for abundant natural light
- Two colour schemes, matte grey and polished white, provide an elegant canvas for your personal style
- Luxurious, brushed European laminate flooring in main living areas including the kitchen and bedrooms
- Bosch side-by-side washer and dryer with built-in shelving, hanging rod and worksurface (most homes)
- Roller shades in living areas and bedrooms for increased light-control
- Thoughtfully placed, convenient USB and 4-plug outlets throughout each home
- Central, individually controlled heating and cooling unit system
- Expansive terraces and balconies for seamless indoor-outdoor living
- Secured backing pre-built into the living room and bedroom wall for easy TV wall mount installation
- Flexible nook space that easily converts into a home office or workstation (in select homes)

EUROPEAN KITCHENS

The signature SHAPE kitchen is celebrated industry-wide for its unparalleled function, design and efficiency.

- The renowned L-shaped kitchen design creates up to 30% more storage space (most homes)
- Full-height European wood laminate cabinetry that is durable, eco-friendly and easy to maintain
- Soft-close doors and drawers with integrated J-door pulls for a minimal and timeless look
- LeMans pull-out corner cabinet organization system or vertical pull-out pantry for easy access storage (most homes)
- A solid, single-slab quartz backsplash with matching countertop that’s completely seamless and easy to clean
- In homes 900 SF and under:
 - Integrated 24” chef inspired Gaggenau convection wall oven and 4-burner gas cooktop
 - 24” Bosch pull-out hood fan
 - Integrated 24” Bosch refrigerator and bottom mount freezer
- In homes over 900 SF:
 - Integrated 30” chef inspired Gaggenau convection wall oven and 5-burner gas cooktop
 - 30” Bosch pull-out hood fan
 - Integrated 30” Bosch refrigerator and bottom mount freezer
- Integrated 24” Bosch dishwasher with adjustable height on the top rack
- Integrated Panasonic stainless steel microwave in island
- Undermount sleek-profile stainless steel single-bowl sink
- Polished chrome Blanco faucet with a single-piece swivel pull-out spray spout
- Recessed under-cabinet task lighting
- Convenient in-cabinet recycling and storing bins
- Large kitchen island with breakfast bar in most homes
- Illuminated niche for personal display and décor
- Brushed aluminum finish toe kicks are easy to clean and provide a durable, water-resistant finish
- Two-year warranty and labour warranty included on all appliances (Gaggenau, Bosch and Panasonic), double the one year industry standard
- Home Connect app allows remote access to control, start and diagnose your appliances (Gaggenau and Bosch)

MODERN WASHROOMS

The elegant washrooms are designed for relaxation and pampering as well as ample storage and easy clean-up.

- Extended vanity mirror with spacious medicine cabinet storage
- 12" x 24" floor-to-ceiling porcelain wall tile and tub shower
- Kohler dual flush toilet
- Grohe polished chrome shower fixtures with rain shower head and hand-held shower wand
- Floating vanity with integrated lighting
- Quartz countertop with sleek undermount sink
- Soft-close doors with integrated J-door pulls for a minimal and timeless look
- Luxurious soaker tub
- Double vanity in some master bedroom ensuites
- Stand up shower in master bedroom ensuites (in most suites with two or more bathrooms)

NEIGHBOURHOOD ONE SKY GARDENS

The buildings in Neighbourhood ONE were purposefully designed to create over 45,000 SF of serene courtyard spaces between the towers. Residents in Neighbourhood ONE will have access to four private Sky Gardens with landscaped decks, patios and walkways, all surrounded by lush green landscaping.

- A Harvest Garden: gardening plots, potting tables, BBQs and a long table for communal dining
- A Community Garden: a neighbourhood hub with lounges, picnic space, lawn games, a children's play area, BBQs, an outdoor kitchen and a fire feature
- Two Wellness Gardens: open space, landscaped greenery, a rock garden and a lounging deck will offer a Zen-like atmosphere for yoga, Tai Chi, meditation and relaxation

NEIGHBOURHOOD ONE BUILDING AMENITIES

Amenities will be interspersed throughout Neighbourhood ONE for an even more seamless connection with your daily life. In total, residents of Neighbourhood ONE will have access to +20,000 SF of indoor and +45,000 SF of outdoor amenity space

- Bookable guest suites for visiting family and friends
- A serene Wellness Lounge inspired by a tranquil day-spa experience, ideal for yoga and quiet meditation
- Co-working Spaces with open concept collaborative workspaces
- Student Lounges with partitioned study areas and seamlessly connected AV features
- A Family Lounge with educational, physical and collaborative activities for young children
- A Pet Run with a dog wash and grooming area

CENTRAL AMENITY FACILITY

In addition to the Sky Gardens and amenities throughout the building, residents will enjoy a two-floor central amenity facility with +14,000 SF of indoor and +8,000 SF of outdoor space.

- A 3,000 SF state-of-the-art fitness facility overlooking the outdoor courtyard
- Studio space with wall-to-wall mirrors for dance, yoga and Pilates
- Two private event lounges for group entertaining and socializing
- Private treatment room for physiotherapy, chiropractic treatment, acupuncture and massage therapy
- Multi-media room with large projection screen for movies and karaoke
- Games room with ping-pong, billiards and seating area for social lounging
- A dedicated play area for children with a partitioned parents' lounge
- Two acoustically treated music rooms
- Private mah-jong room

SERVICE & SECURITY

With full-time concierge service and parcel delivery rooms, every detail has been considered to make your life seamless, safe and enjoyable

- A full-time, in-building concierge dedicated to Neighbourhood ONE to receive deliveries and coordinate logistics
- A parcel delivery room with locker system for easy package delivery and retrieval at any time of the day
- Each tower will have a dedicated lobby to service its residents
- FOB-controlled access to the lobby, parkade and elevator
- National Home Warranty with 2-5-10 year coverage
- At least one secure underground parking space (most homes)
- Secured underground parking stalls, completely equipped with power, ready for easy installation of level 2 charging stations
- Dedicated car wash stalls for convenient at home car care
- Bike storage and bike maintenance facilities
- CF Richmond Centre's galleria will remain open during SkyTrain hours, providing residents of Towers ONE and TWO with a covered, secure walkway from the SkyTrain to their lobby door.

*UNIVERSAL DESIGN FOR SUITES

- Clear circulation space in the suite entry, one bedroom and bathroom
- Dual peepholes on entry door
- Easy-to-reach electrical outlets and switches throughout
- Bathroom reinforcement to allow for fitting of grab rail installation within the adaptable bathroom
- Lowered sill threshold for easy balcony and terrace access

**Select plan types only*