



# ROSE GARDEN

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Elegant Residences For The Prosperous Life

EXCLUSIVE PREVIEW PACKAGE



TRADITIONAL  
APPEAL,  
GRACEFULLY  
MODERN



ELEGANT RESIDENCES OFFER THE RARE  
STILLNESS OF NATURE IN WEST RICHMOND



EXPERIENCE LIFESTYLE WITH GRACEFUL CALMNESS



RIGHT:  
Enjoy hours of fun at  
the splash park and  
playground at Steveston  
Community Park, only  
five minutes from Rose  
Garden.

BELOW:  
ulti-ethnic history of  
Britannia Shipyards, the  
oldest shipyard buildings  
in British Columbia.



LEFT:  
Steveston Village is a  
quaint, family friendly  
destination for  
Richmond residents  
and beyond.

BELOW:  
The Steveston  
Fishermen's  
Memorial at  
Garry Point Park  
commemorates  
the lives of local  
fishermen who lost  
their lives at sea.

Steveston Village offers places to go, things to do, and treasures to find. From kite-flying at Garry Point Park, to a hunt for the perfect sunhat in Steveston Landing, to family fun at Steveston Community Park, Steveston Village is time well spent.

For those interested in a pleasant stroll, a 45-minute scenic route starts from Garry Point Park and ends at London Heritage Farm. Experience nostalgia at Steveston Landing's boardwalk, contemplate Richmond's fishing roots at historical landmarks, and let nature guide you along the Dyke Rd Recreational Trail.



LEFT:  
Pick up fresh, pacific  
seafood at Fisherman's  
Wharf, directly from the  
vendor that caught it.



# CONNECTED LOCATION

## RESTAURANTS

1. Blue Canoe Waterfront Restaurant
2. Ichiro Japanese Restaurant
3. Pajo's Fish and Chips
4. O' Hare's Gastro Pub
5. G-Men Ramen
6. Steveston Pizza Company
7. London Heritage Farm Tea Room
8. Fortune Terrace Chinese Cuisine

## SHOPPING

9. Windsor Meats Steveston
10. FreshCo
11. Shoppers Drug Mart
12. Save-On-Foods
13. T&T Supermarket
14. CF Richmnd Centre
15. Aberdeen Centre
16. Lansdowne Centre
17. Richmond Public Market

## RECREATION

18. West Richmond Pitch & Putt Golf Course
19. West Dyke Trail
20. Steveston Community Centre
21. South Arm Community Centre
22. Russel Sean Fitness
23. Minoru Centre for Active Living
24. Richmond Olympic Oval

## EDUCATION

25. Steveston-London Secondary School
26. James McKinney Elementary School
27. Jessie Wovk Elementary School
28. Richmond Christian Elementary Campus
29. Renaissance Kids Early Learning Centre



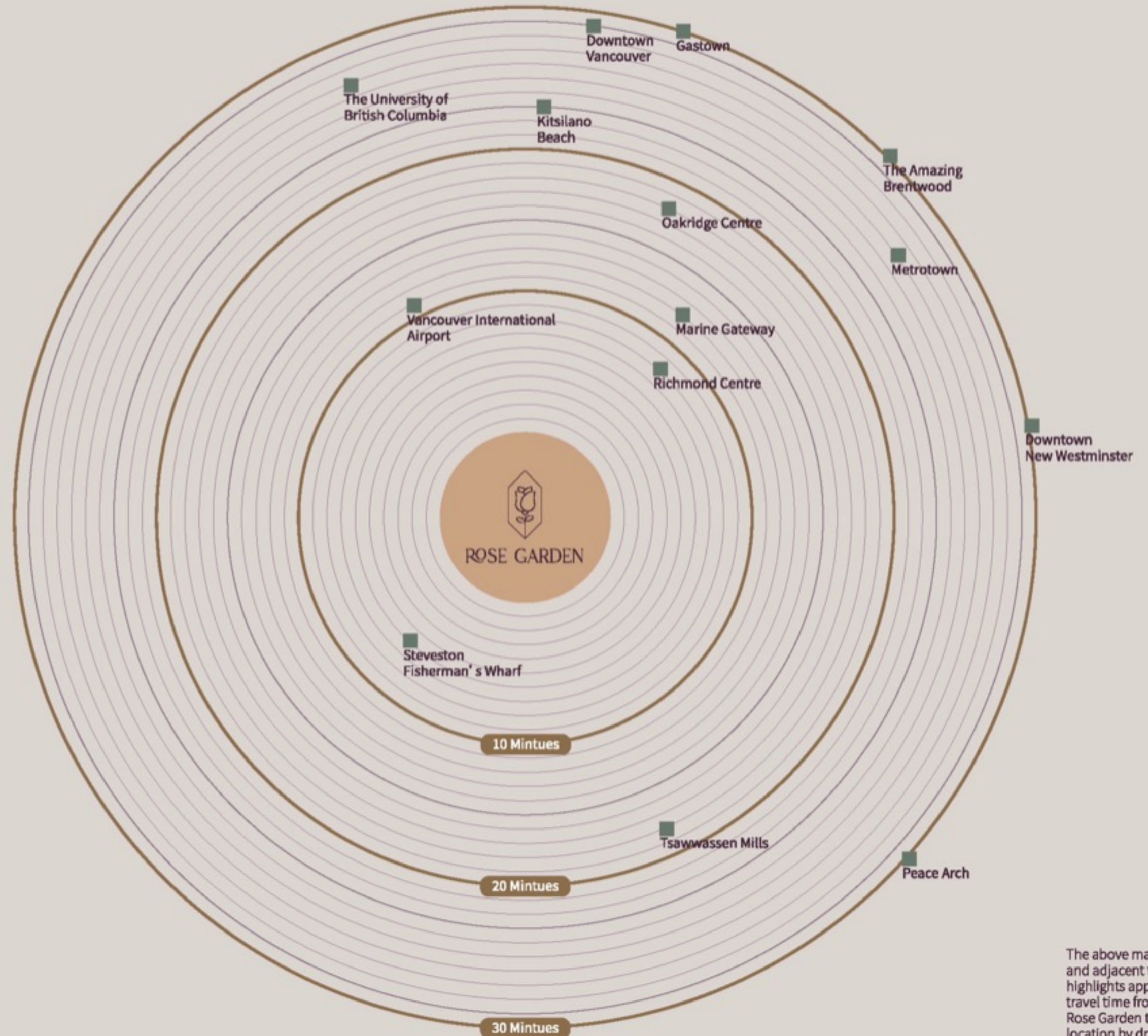


# A CONNECTED LOCATION

From Rose Garden, travelling around Metro Vancouver and beyond is easy. No. 2 Rd. connects to Hwy 99, taking you to Downtown Vancouver in under 30 minutes. Nearby highways take you to Delta, Burnaby and New Westminster.

When catching a plane is on your itinerary, YVR Airport is a short 12-minute drive, while a 30-minute drive south will get you to the Peace Arch Border Crossing.

■ RICHMOND CENTRE	8 Minutes
■ VANCOUVER INTERNATIONAL AIRPORT	11 Minutes
■ OAKRIDGE CENTRE	18 Minutes
■ KITSILANO BEACH	23 Minutes
■ METROTOWN	26 Minutes
■ THE UNIVERSITY OF BRITISH COLUMBIA	27 Minutes
■ DOWNTOWN VANCOUVER	29 Minutes
■ PEACE ARCH	30 Minutes



The above map and adjacent table highlights approximate travel time from Rose Garden to each location by driving.



RIGHT:  
The floating  
docks near  
Fisherman's  
Wharf is a  
gorgeous place  
for picnic lovers.

RIGHT:  
A renowned  
destination for  
freshly-caught,  
in-season seafood  
directly from  
fishermen.



BELOW:  
Sit back and enjoy  
a casual seaside  
meal at one of the  
many restaurant  
patios lining the  
boardwalk.



LEFT:  
Browse through  
Steveston Village's  
quaint, Moncton  
Street shops for that  
perfect treasure or  
special gift.



ABOVE:  
Family fun at  
Steveston Community  
Park, Rose Garden  
is designed for  
families to bloom and  
memories to blossom.

LEFT:  
Enjoy a cup of  
coffee and read a  
book beside the  
river in a peaceful  
neighbourhood.



Rose Garden offers elevated living within a tranquil setting.

## WELCOME TO ROSE GARDEN

Honouring the past enriches the present.

Much like the historical preservation of nearby Steveston, Rose Garden pays homage to the past for the enjoyment of today. Rose Garden's steep roof lines, brick, and decorative timber reflect the enduring Tudor style, the architectural signature of England's noble Tudor family. And aptly named, Rose Garden honours the Tudor family crests: red roses represented the Lancasters, white roses represented the York family.

The Tudor style at Rose Garden has a historical gravitas that's balanced by a familiar warmth. These 22 handsome residences await, ready to inspire families with building their own legacies, just like the Tudors did.

At Rose Garden, high-end finishes and smart features ensure everyday living is beautifully functional. Spacious layouts means lots of room to grow and each townhouse feels just like a single-family detached home. Outside, every residence boasts a large, private yard — a canvas to transform into a flowering garden and enjoy treasured moments with loved ones.





# EXTRAORDINARY EDUCATION

Rose Garden is located within one of the best school catchments in Richmond. Whether public or private schools, families in Richmond West experience top-quality education.

School close to Rose Garden include:

**– Steveston-London Secondary School**

The largest school in Richmond, SLSS is the merger of two secondary schools in 2007. It is known for its academic excellence, as well as achievements in fine arts, extracurricular programs, and social responsibility.

**– Jessie Wowk Elementary School**

Located only one kilometre north of Rose Garden, Jessie Wowk Elementary School is located within walking distance on Woodward's Road. The school has a new Library Learning Commons and Outdoor Learning Area for encouraging students to develop their ideas and work collaboratively.

**– Richmond Christian School**

Richmond Christian School has separate elementary, middle, and secondary school campuses, all close to Rose Garden.

**– James McKinney Elementary School**

A dual-track montessori and neighbourhood school, James McKinney is a short, seven-minute walk distance.



ABOVE: Jessie Wowk Elementary School is one of several elementary schools close to Rose Garden.

TOP: Steveston-London Secondary School boasts a bright, spacious campus and a wide variety of classes, clubs, and extracurricular activities.



## OPEN CONCEPT COMFORT

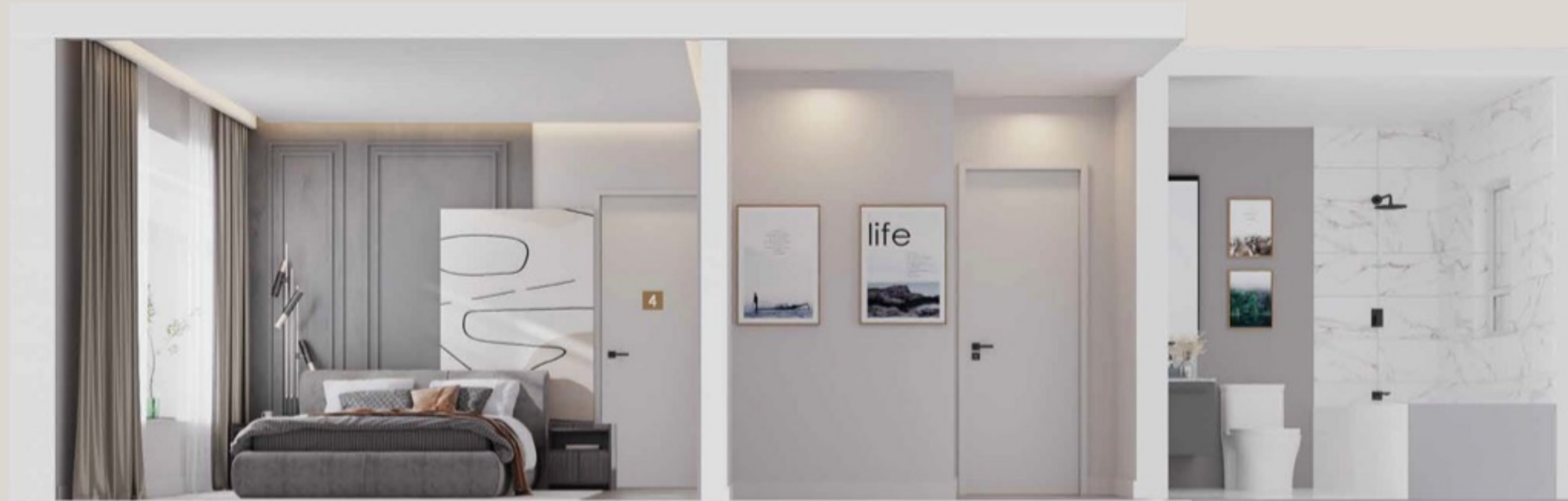


Rose Garden's open concept living space is thoughtfully-designed to bring the family together with ease. Minimalist interiors provide a serene backdrop for adding furnishings that fit your taste and lifestyle, while air conditioning means comfort year-round. And there's no fighting over the bathroom since most residences come with at least two ensuite bathrooms.

Choose from two sophisticated colour schemes — a warm and subdued cream palette or a dramatic grey one. All residences come with durable, laminate floors and overheight ceilings up to 10 feet on the main floor for a fresh, clean feel.







## DESIGN DETAILS

- 1** A generous, private yard up to 1,210 SF extends your living space — grow the garden you've always wanted, or entertain with room to spare.
- 2** High-efficiency heating and air conditioning means all-season comfort and fresh air.
- 3** In duplex units, overhead ceilings of up to 10 feet on the main floor are luxurious and airy.
- 4** Prep and primp at your leisure: most residences feature at least two en-suite bathrooms.
- 5** Spacious, side-by-side garages with a Level-2 electric car charging port is the ultimate in modern convenience.





## LUXE KITCHEN



- 1 A Bosch stainless steel refrigerator with wine drawer is available in premium kitchen package.
- 2 The Bosch stainless steel speed and wall oven makes baking efficient and precise.
- 3 A vertical pantry organizer is easy to access and increases storage space.
- 4 Quartz countertops are both hardwearing and beautiful, with an optional upgrade to luxe, waterfall edges for the kitchen island.
- 5 The stunning, full-height porcelain tile backsplash is easy to clean and lovely to look at.
- 6 Clean-up is a breeze in the stainless steel undermount sink with matte black Riobel faucet.
- 7 Roomy cupboards with vertical-stripe millwork feature quiet, soft-close technology on all doors and drawers.







## LIVING ROOM CENTRAL



A living room is the chameleon of a home. Movie nights, hockey games, solo downtime, pillow forts, yoga space — a living room's function changes from one moment to the next. At Rose Garden, every living room has the flexibility and square footage for what you need.





# SHOPPING AND DINING

Rose Garden is close to an array of shopping amenities and dining options. Whether for necessity or mood, getting what you need when you need it is easy. Within a five-minute drive, the at-home chef can find ingredients nearby at Steveston Save-on-Foods or at a diverse selection of specialty shops.

For times that call for restaurant dining, there's plenty of eatery options close to home. Find a restaurant for every taste and occasion — whether it's takeout, casual dine-in, or an anniversary-worthy indulgence.

RIGHT: Blue Canoe Waterfront Restaurant offers a laid-back yet upscale dining experience.

BELOW: Steveston Pizza Company is known for their gourmet pizzas.



RIGHT: For everyday shopping, Save-On-Foods is less than a 10-minute drive away on Third Avenue & Chatham St.



LEFT: Windsor Meats' Steveston location offers ethical meat, from beef to pork, turkey to venison.



ABOVE: Moncton Street is the quintessential, fishing village high street. From mid-century modern furniture to artisan breads, Moncton Street offers delights for every shopper.



LEFT: Prickly Pear Garden Centre has everything for transforming Rose Garden's expansive backyards into escapes, year-round.



# SPECIFICATIONS

## Designed for Elevated Living

- Developed by Forest International Real Estate Investment Company Ltd. with modern design and thoughtful details maintaining the highest level of craftsmanship
- An extraordinary collection of 22 three and four bedroom townhomes
- Situated on peaceful No. 2 Road and Wallace Road in a reputable residential area of Richmond
- Minutes from beautiful Steveston Harbour, extraordinary schools, and West Dyke Trail
- Expansive private yards and patios extend living spaces outdoors
- Triple-layered durable windows (selected homes)
- Side-by-side remote garage with direct and convenient home access

## Stunning Interiors

- Two graceful colour schemes
- Intelligent layouts to maximize natural light
- Modern carpet flooring throughout upper floor, stairs, and bedrooms
- Euro-style laminate flooring throughout main floor
- Soaring ceilings up to 10' in main living areas
- Spacious walk-in closet in master bedroom
- Premium roller shades on exterior facing windows
- LG front-loading washer and dryer

## Thoughtful Kitchens

- Kitchen cabinets featuring premium soft-close mechanisms on drawers and doors
- Durable and exquisite quartz waterfall countertops and backsplash in main kitchen
- Stunning porcelain tile backsplash
- Stainless steel undermount sink with matte black Riobel faucet
- High-end brand kitchen appliances package:
  - Bosch stainless steel refrigerator with Farm Fresh drawer
  - Bosch stainless steel gas cooktop
  - Bosch stainless steel wall oven
  - Bosch stainless steel speed oven
  - Bosch integrated stainless steel dishwasher
  - Faber high capacity stainless steel slide-out hood fan
- Convenient under-cabinet task lighting
- Pull-out pantry and magic corner (selected homes)

## Elegant Bathrooms

- Convenient powder room or bathroom on main floor
- Contemporary cabinetry featuring soft-close mechanisms on drawers and doors
- Durable quartz countertops with overmount sinks in ensuite
- Frameless glass shower enclosure in ensuite
- Luxurious porcelain tiles for walls and flooring
- Stylish matte black faucets by Riobel
- Water efficient dual flush and soft-close toilets

## Peace of Mind

- Smoke and carbon monoxide detectors throughout
- High-efficiency heating and air conditioning for all-season comfort
- Heat Recovery Ventilator (HRV) keeping indoor air fresh
- High-efficiency electric hot water tank
- Convenient gas outlet for private courtyards (selected homes)
- Smart doorbell with security function
- One level-2 electric vehicle car charging port for each home
- Outdoor amenity space with children's playground
- 2-5-10 New Home Warranty

## Optional Upgrades

- Laminate flooring throughout the home
- Glass railing on stairs
- Bosch stainless steel refrigerator with wine drawer
- Scandinavian style wood panel under countertop







# ROSE GARDEN



No. 2 Road



- 3 BEDROOM + 3/3.5 BATH
- 4 BEDROOM + 3.5/4/4.5 BATH

The developer reserves the right to make modifications or substitutions should they be necessary without prior notice, any measurements provided are approximate only. E&OE. The quality residences at Rose Garden are built by Forest International Real Estate Investment Company Ltd.



# A

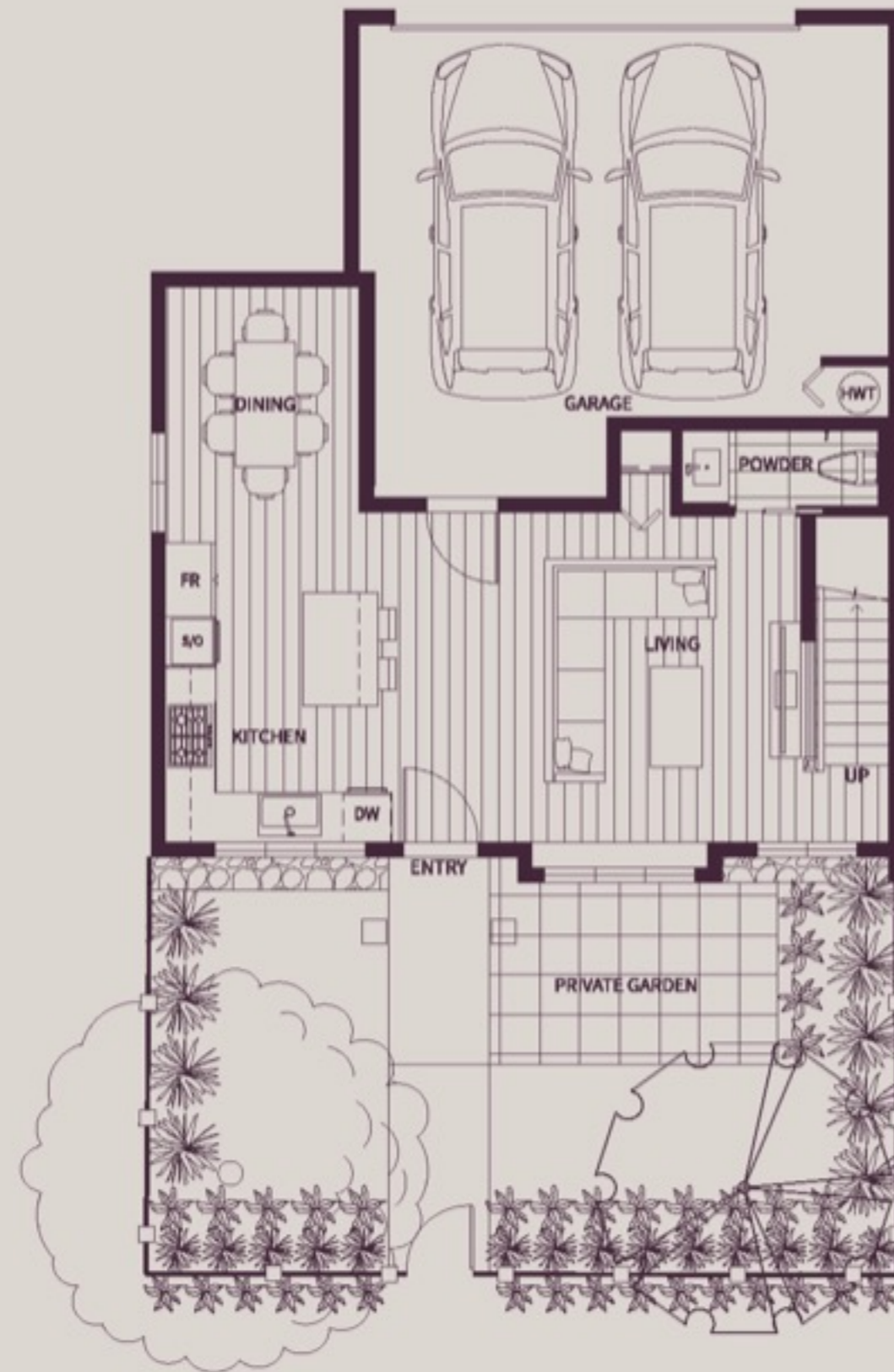
4 BEDROOM + 4.5 BATH

INTERIOR: 1,597 SQ FT (APPROX.)

EXTERIOR: 559 SQ FT (APPROX.)



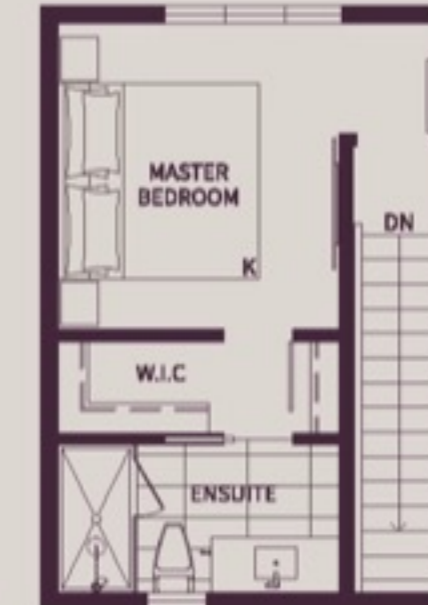
ROSE GARDEN



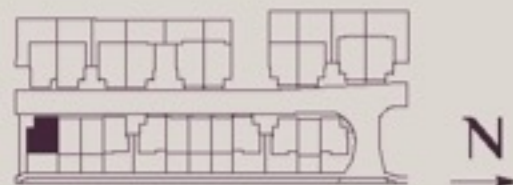
Main Floor



Upper Floor



Third Floor



No. 2 Rd

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## BEAUTIFUL BATHROOM



Almost every home at Rose Garden has at least two, full ensuite bathrooms designed with a balance of practicality and enjoyment in mind. Abundant storage and clean lines keep things tidy. In the dark colour scheme, tones of grey add sophistication and contrast.



## SPA AT HOME



The master bedroom ensuite is a welcome corner of the house to freshen up. Curated finishes such as matte black fixtures and sleek quartz lend a blissful, spa-like feel to those morning and evening self-care routines. The cream colour scheme is airy and bright.





# C

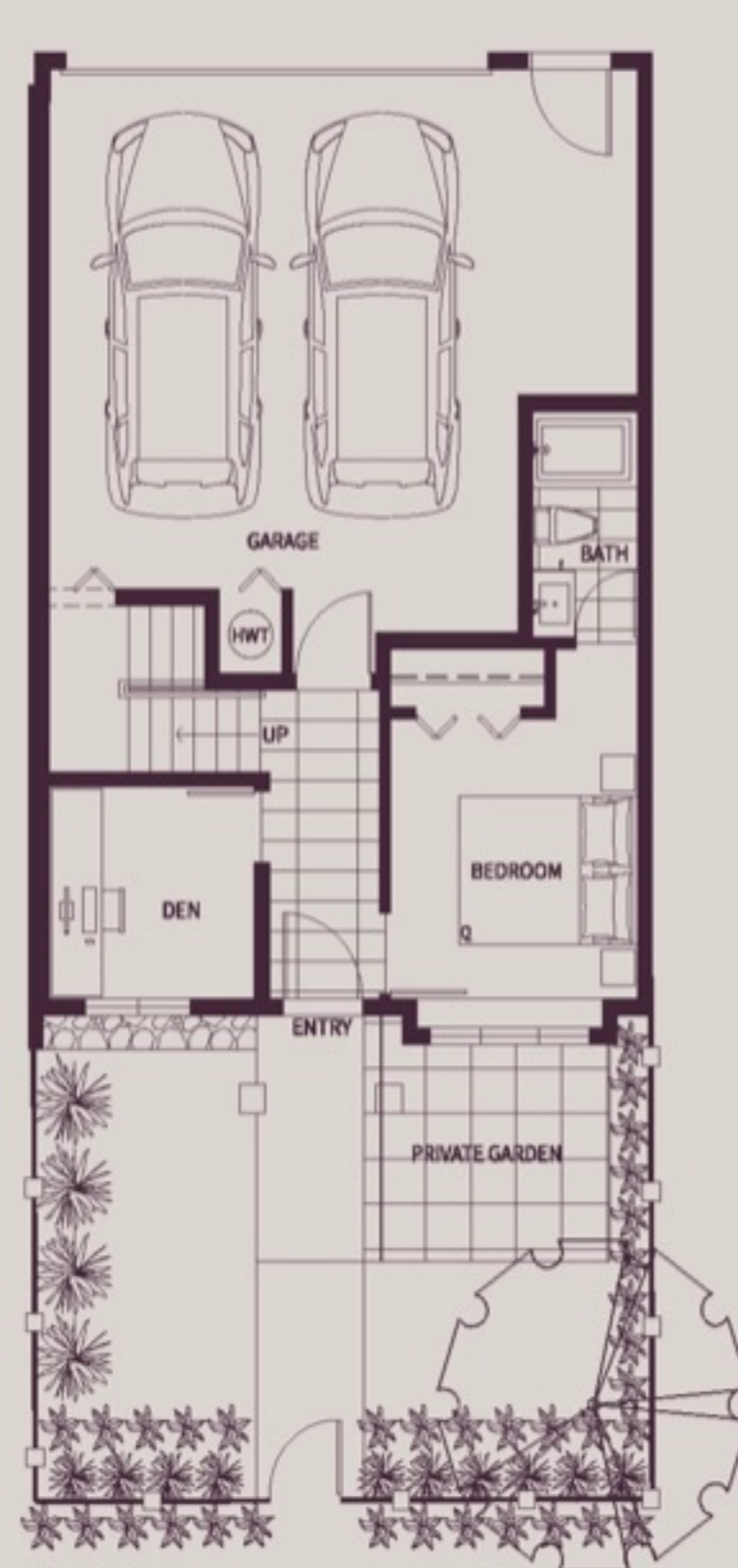
4 BEDROOM + 4 BATH + DEN

INTERIOR: 1,481 SQ FT (APPROX.)

EXTERIOR: 466 SQ FT (APPROX.)



ROSE GARDEN



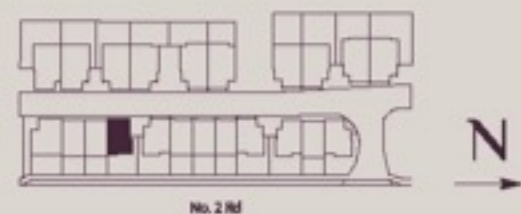
Lower Floor



Main Floor



Upper Floor



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# D1

3 BEDROOM + 3 BATH + LEGAL SUITE

INTERIOR: 1,629 – 1,642 SQ FT (APPROX.)

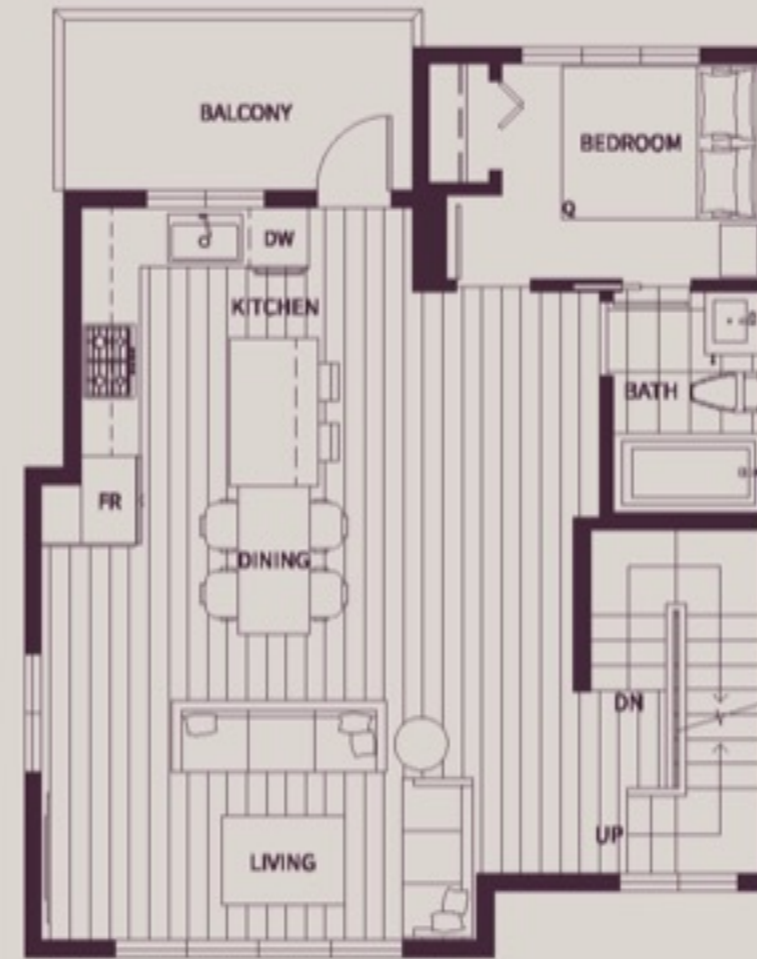
EXTERIOR: 457 – 500 SQ FT (APPROX.)



ROSE GARDEN



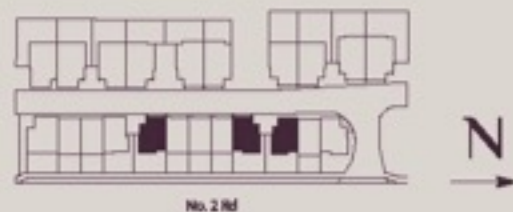
Lower Floor



Main Floor



Upper Floor



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# B

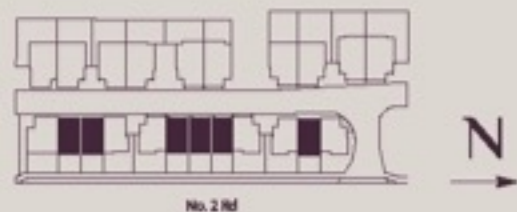
4 BEDROOM + 3.5 BATH + DEN

INTERIOR: 1,562 – 1,575 SQ FT (APPROX.)

EXTERIOR: 357 – 440 SQ FT (APPROX.)



ROSE GARDEN



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# E

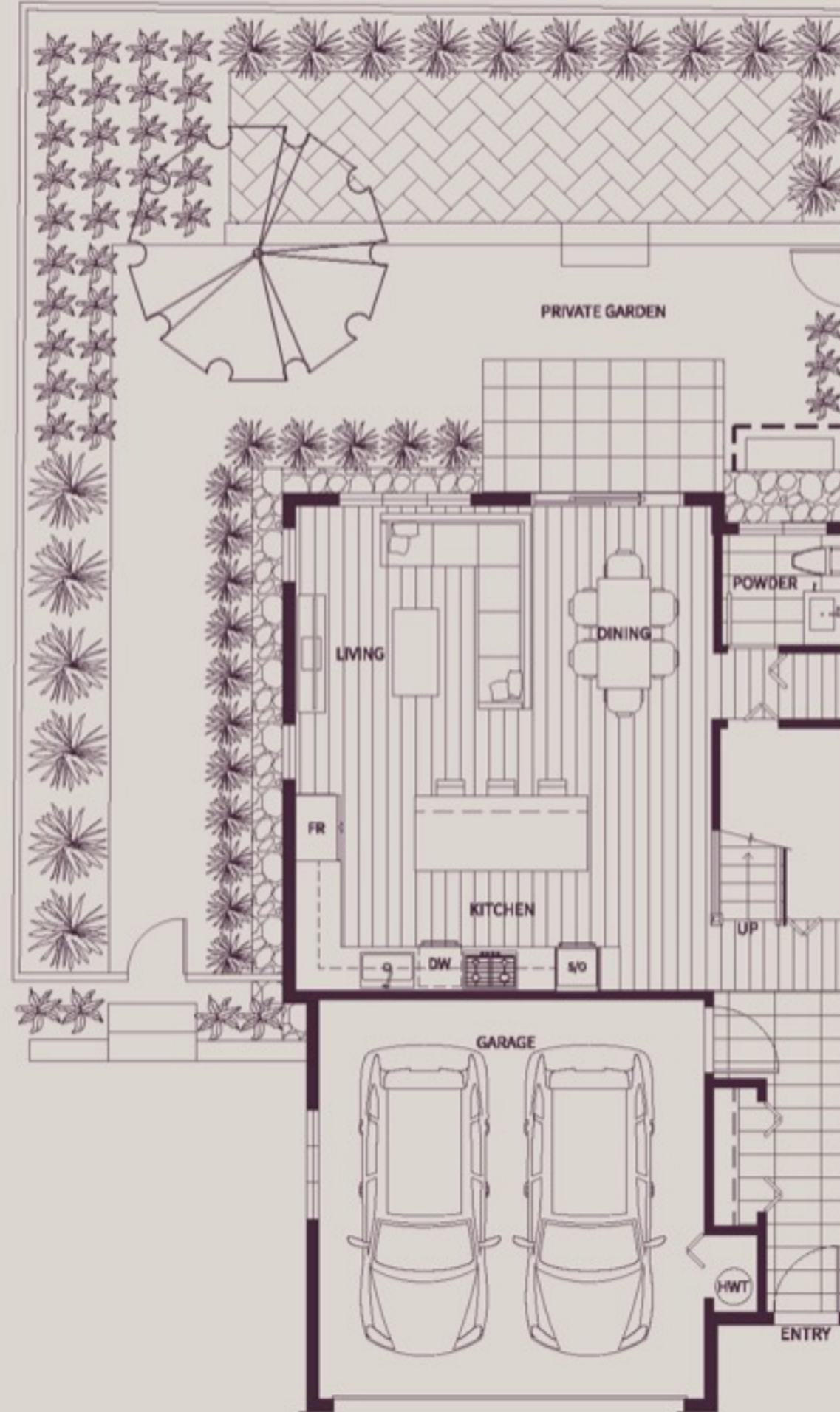
4 BEDROOM + 3.5 BATH

INTERIOR: 1,578 SQ FT (APPROX.)

EXTERIOR: 1,099 SQ FT (APPROX.)



ROSE GARDEN



Main Floor



Upper Floor

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# F1

4 BEDROOM + 3.5 BATH + DEN

INTERIOR: 1,587 SQ FT (APPROX.)

EXTERIOR: 654 SQ FT (APPROX.)



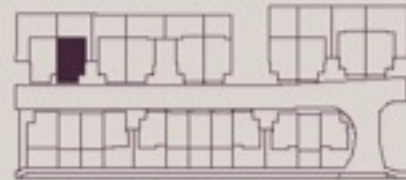
ROSE GARDEN



Main Floor



Upper Floor



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# F2

4 BEDROOM + 3.5 BATH + DEN

INTERIOR: 1,611 SQ FT (APPROX.)

EXTERIOR: 722 SQ FT (APPROX.)



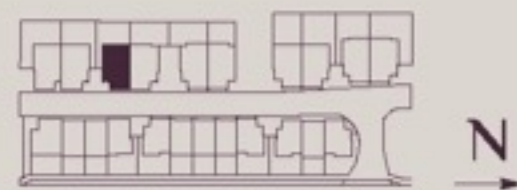
ROSE GARDEN



Main Floor



Upper Floor



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# G1

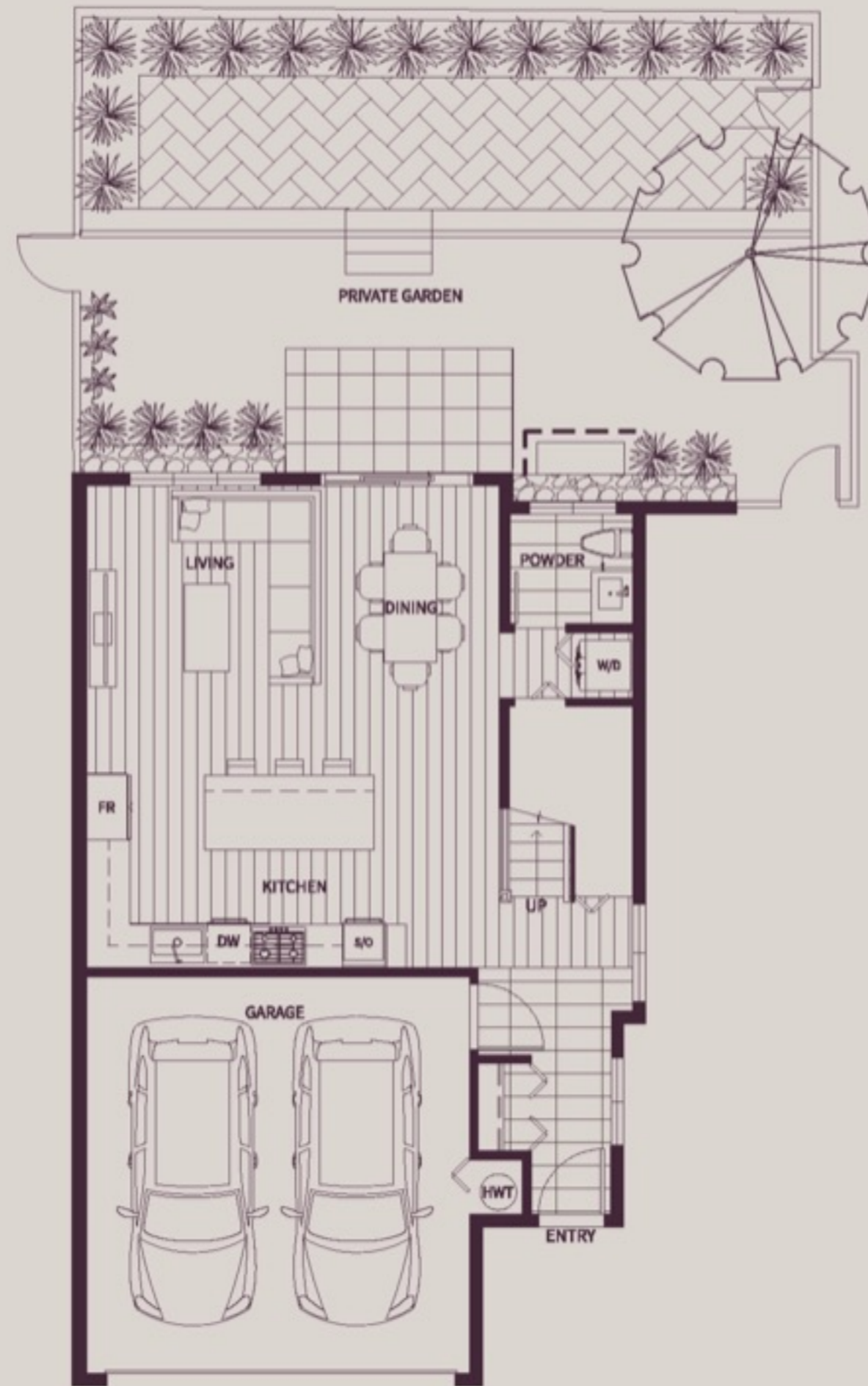
4 BEDROOM + 3.5 BATH

INTERIOR: 1,579 SQ FT (APPROX.)

EXTERIOR: 725 SQ FT (APPROX.)



ROSE GARDEN



Main Floor



Upper Floor



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# D2

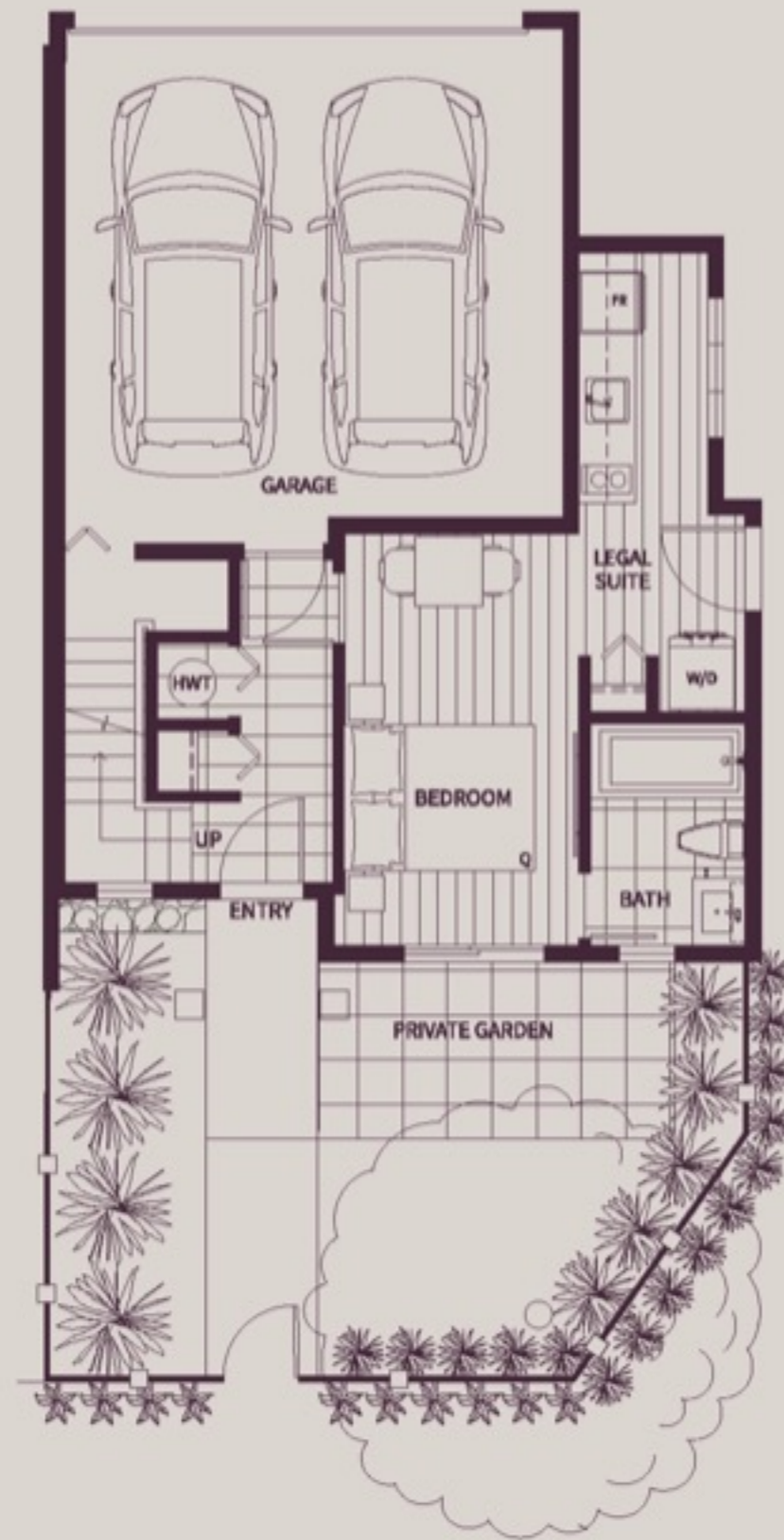
3 BEDROOM + 3 BATH + LEGAL SUITE

INTERIOR: 1,642 SQ FT (APPROX.)

EXTERIOR: 411 SQ FT (APPROX.)



ROSE GARDEN



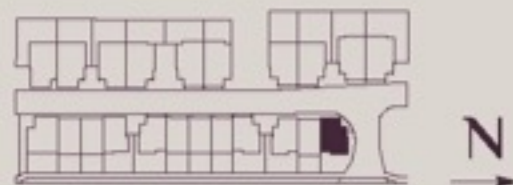
Lower Floor



Main Floor



Upper Floor



No. 2 Rd

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# G3

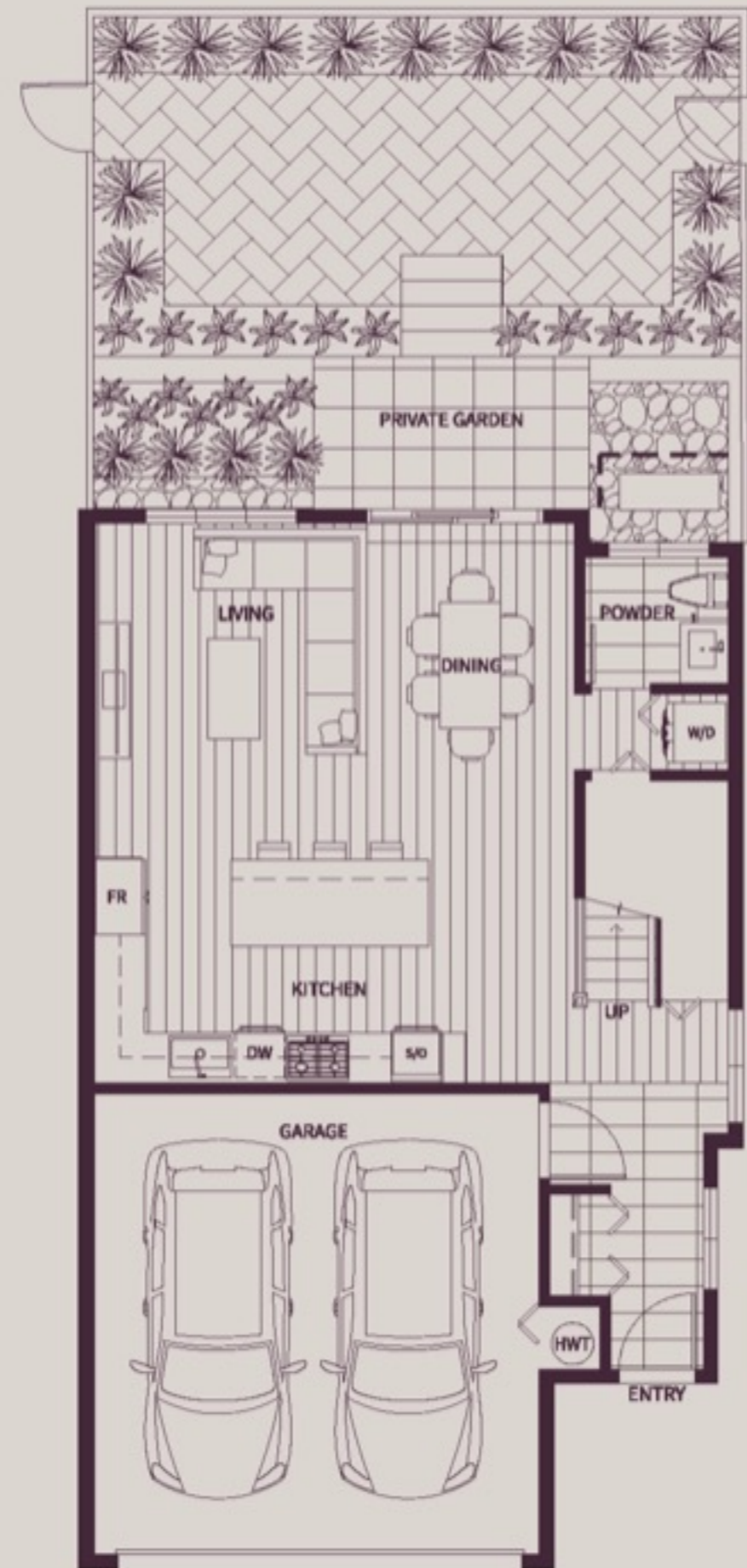
4 BEDROOM + 3.5 BATH

INTERIOR: 1,576 SQ FT (APPROX.)

EXTERIOR: 522 SQ FT (APPROX.)



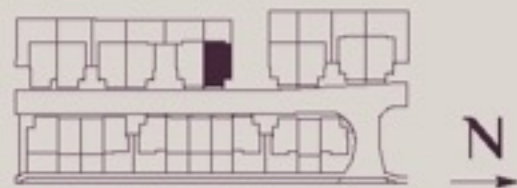
ROSE GARDEN



Main Floor



Upper Floor



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# G4

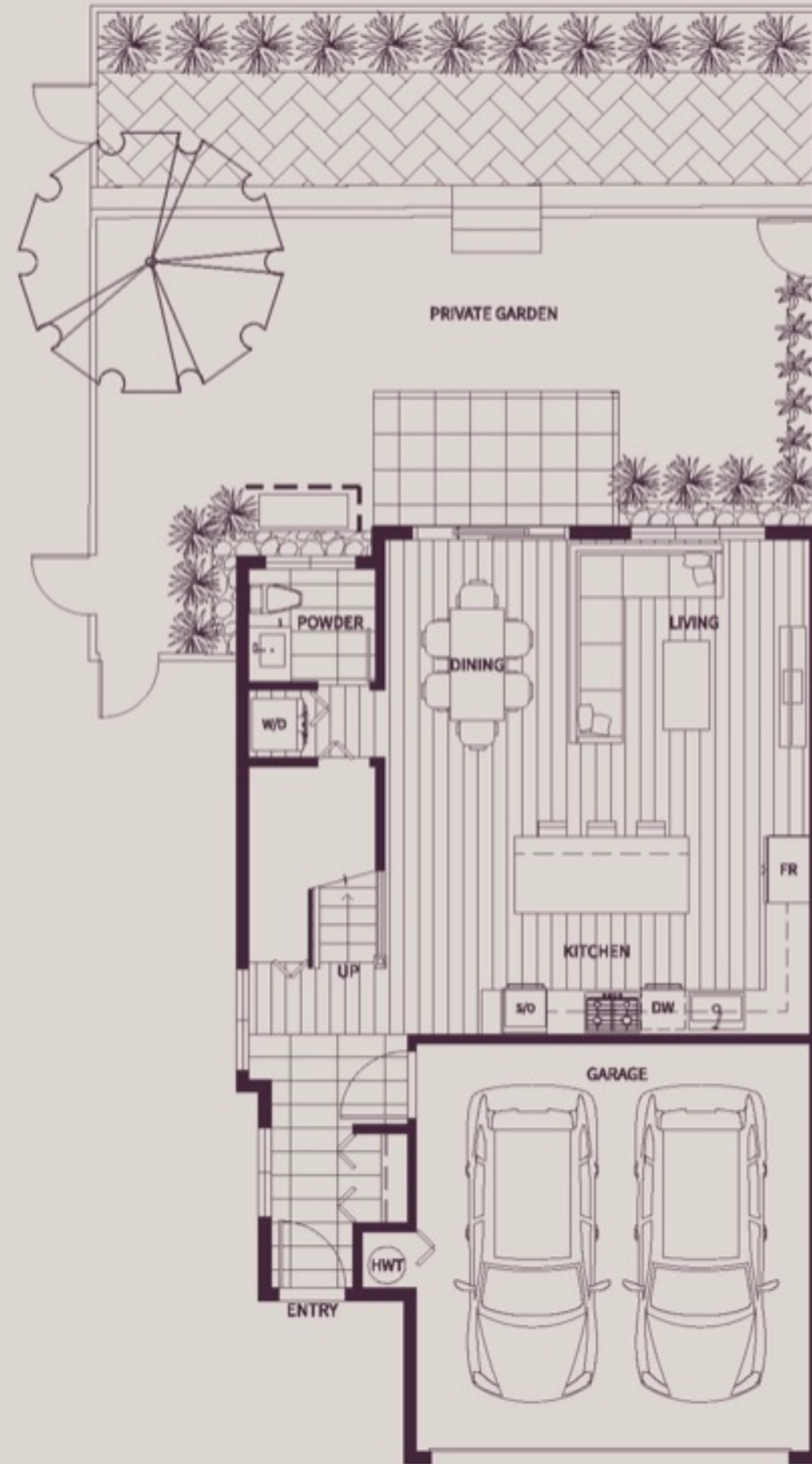
4 BEDROOM + 3.5 BATH

INTERIOR: 1,543 SQ FT (APPROX.)

EXTERIOR: 799 SQ FT (APPROX.)



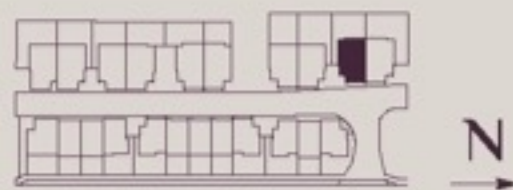
ROSE GARDEN



Main Floor



Upper Floor



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# G5

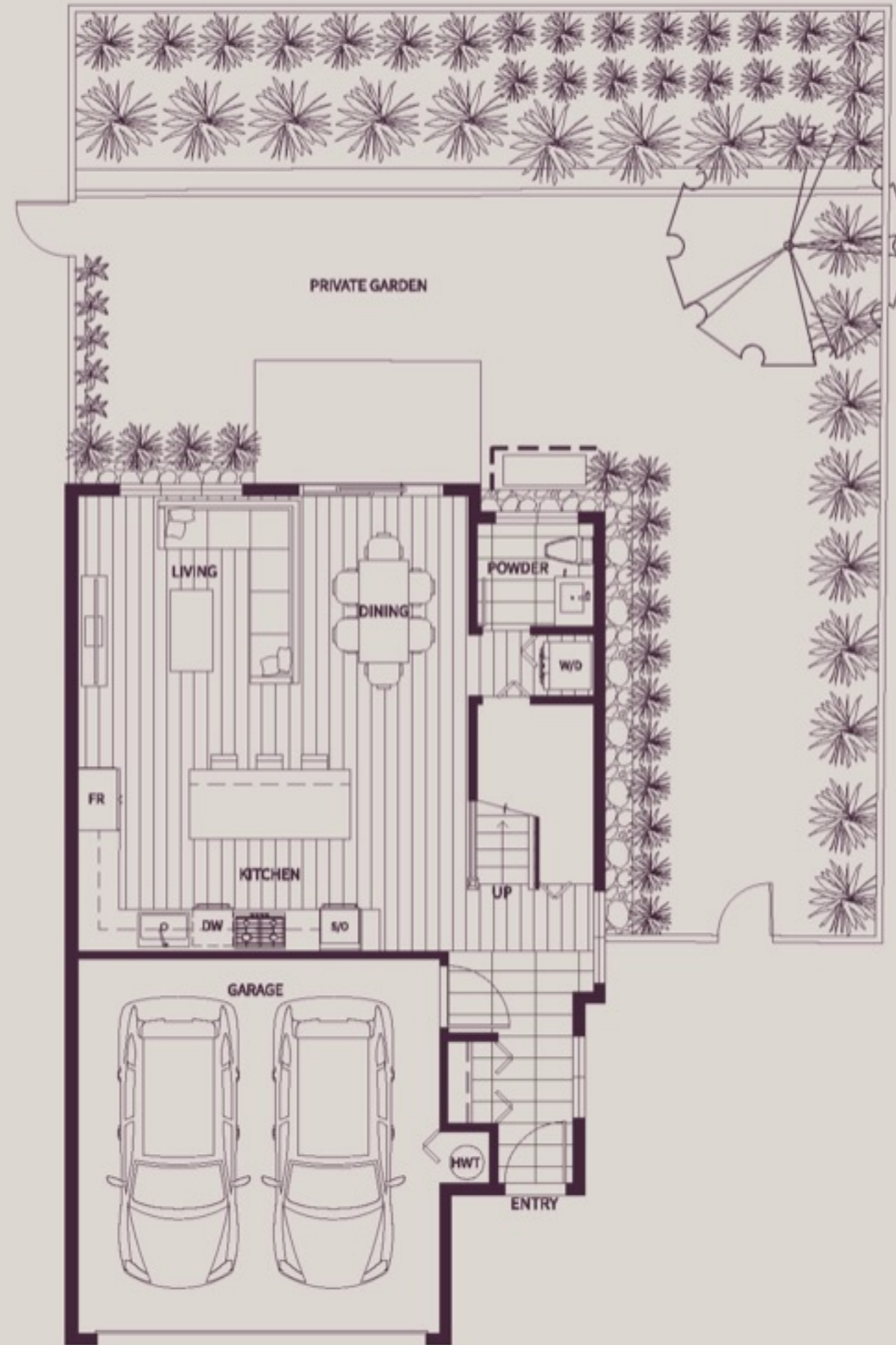
4 BEDROOM + 3.5 BATH

INTERIOR: 1,543 SQ FT (APPROX.)

EXTERIOR: 1,214 SQ FT (APPROX.)



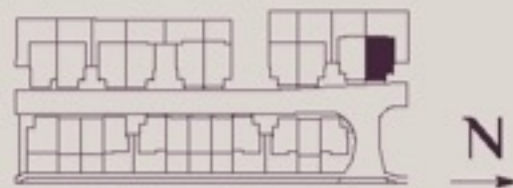
ROSE GARDEN



Main Floor



Upper Floor



No. 2 Rd

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# H1

3 BEDROOM + 3.5 BATH

INTERIOR: 1,413 SQ FT (APPROX.)

EXTERIOR: 508 SQ FT (APPROX.)



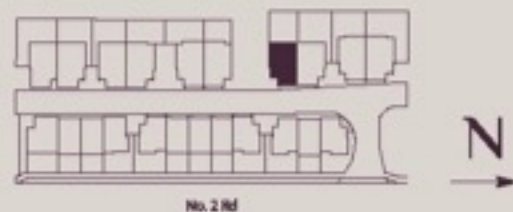
ROSE GARDEN



Main Floor



Upper Floor



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# H2

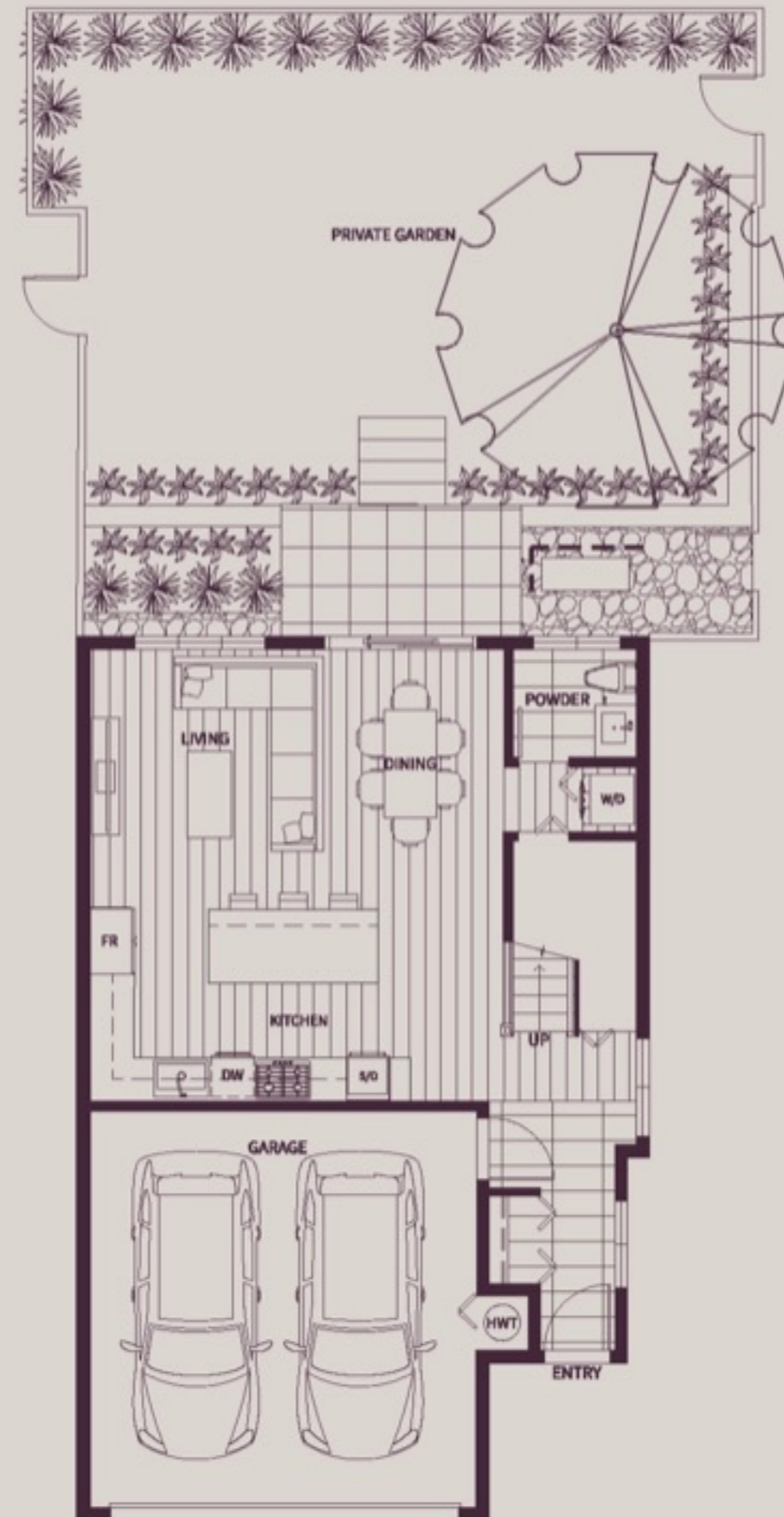
3 BEDROOM + 3.5 BATH

INTERIOR: 1,374 SQ FT (APPROX.)

EXTERIOR: 913 SQ FT (APPROX.)



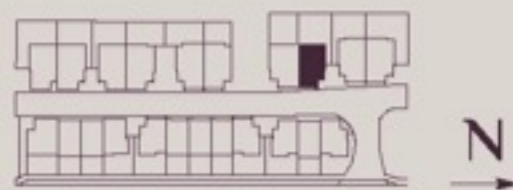
ROSE GARDEN



Main Floor



Upper Floor



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# G2

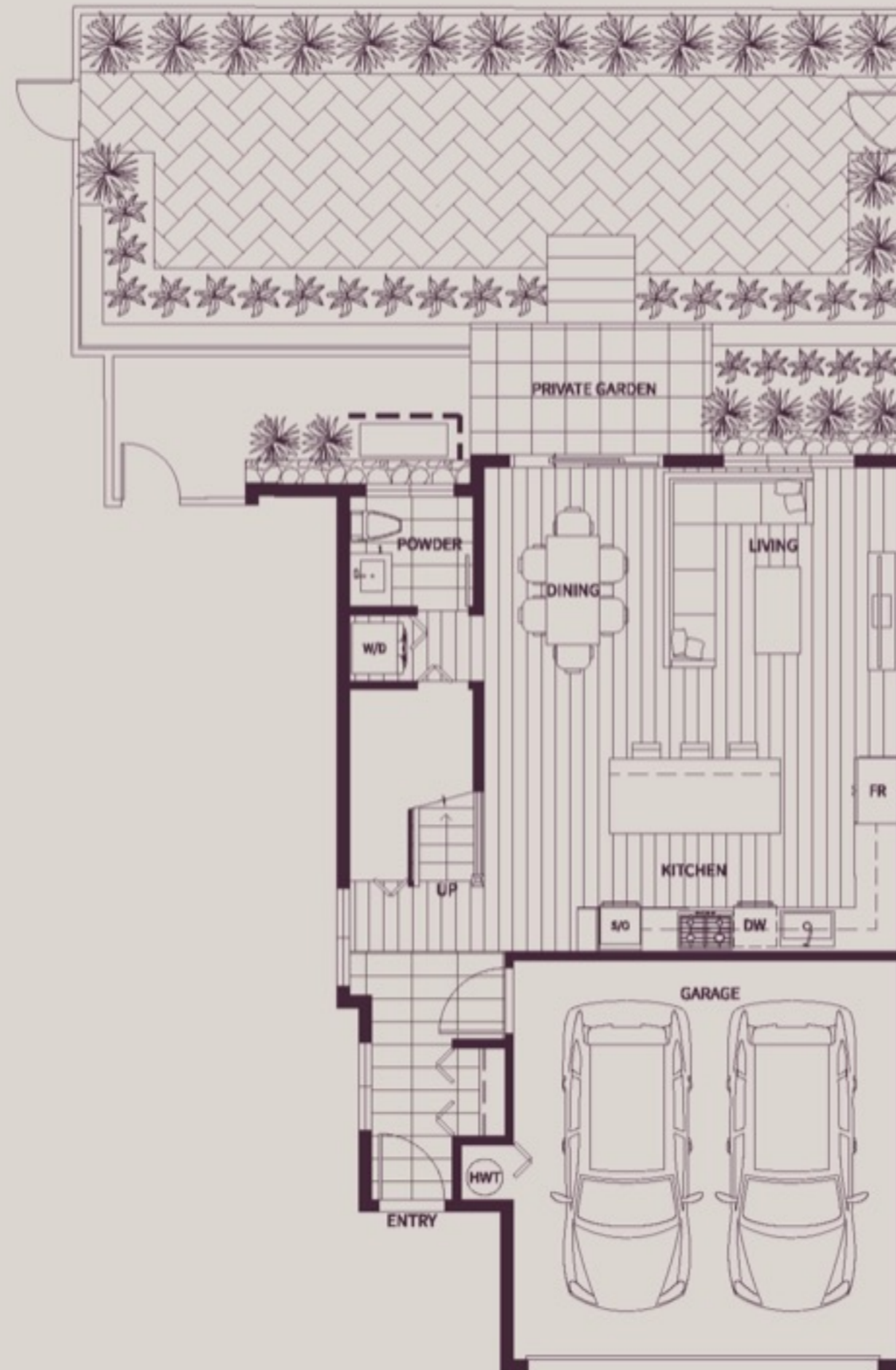
4 BEDROOM + 3.5 BATH

INTERIOR: 1,534 SQ FT (APPROX.)

EXTERIOR: 797 SQ FT (APPROX.)



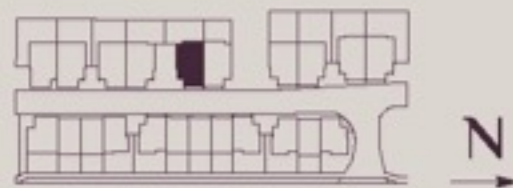
ROSE GARDEN



Main Floor



Upper Floor



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A TRANQUIL  
HOME, DESIGNED  
FOR ELEVATED  
LIVING



Visit [Rosegardenrichmond.ca](https://Rosegardenrichmond.ca)

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# THE TEAM



## Developer

### FOREST INTERNATIONAL REAL ESTATE INVESTMENT COMPANY LTD.

Forest Investment brings 20 years' experience in real estate development. Our focus is on thoughtful design and intentional planning that puts modern living at the centre. With every project, we pride ourselves on our attention to detail and to placing our customers' needs and aspirations first.

## Sales Gallery

### KONIC HOMES PRESENTATION CENTER

- Konic Homes Presentation Center  
1415-4771 McClelland Road,  
Richmond, British Columbia  
V6X 0M5

## Marketing Partner

### KONIC HOMES

- Konic Homes is an industry leader with a reputation for "creating a brighter future, together". Under the guidance of our team of architects and development professionals have cultivated a successful formula for site selection, architecture and interior design, construction management, marketing and sales, and customer care that is second to none.

## Project Management

### IFORTUNE DEVELOPMENT INC.

- iFortune Homes offers a complete range of real estate development and construction services to advance projects from concept to completion. These services are for projects by iFortune Homes and as project managers or general contractors on behalf of development investors.

## Interior Design

### IDO DESIGN INC.

- IDO Design is a Vancouver based interior design firm offering cutting-edge design for luxury residential spaces, top-notch single house architecture and high-end commercial units. Design is being redefined by sustainability. We are continually evolving our organization and design processes to deliver innovation aimed at helping clients and communities become more resourceful, resilient and regenerative.



PRESENTATION CENTER

1415-4771 McClelland Road,  
Richmond BC  
778.896.7330  
604.446.9569

[ROSEGARDENRICHMOND.CA](http://ROSEGARDENRICHMOND.CA)

Project Management

**iFORTUNE**

Developed By

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