

LIFE

CONNECTED

SOCO TWO
BY ANTHEM O

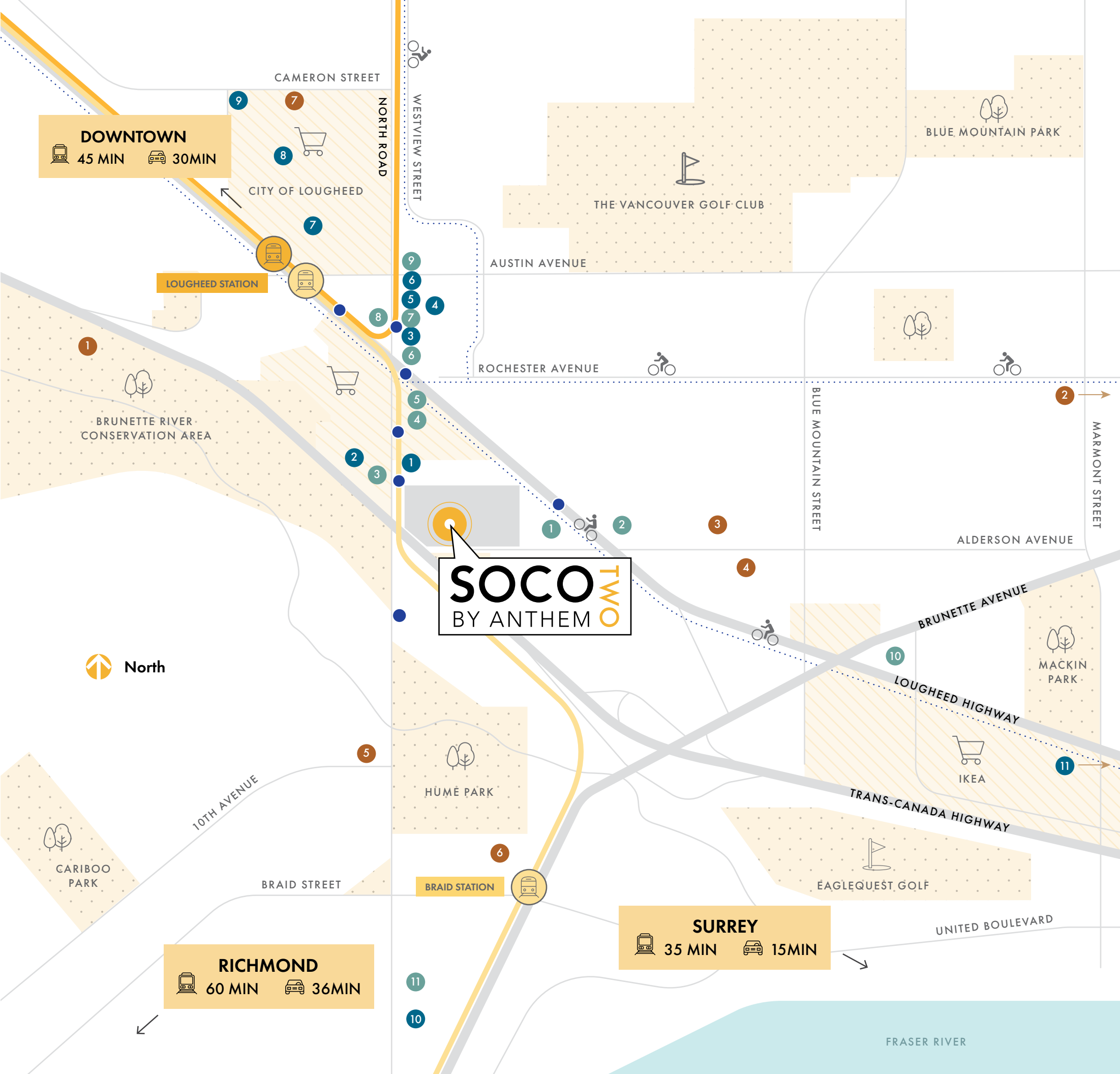
With more than 30 years of experience designing and building over 17,000 homes, we know what it takes to make a great master planned community, and SOCO checks all the boxes. It is these qualities that will connect you with the vibrant neighbourhood of South Coquitlam.

SOUTH COQUITLAM



A VIBRANT NEIGHBOURHOOD

Being in the centre of South Coquitlam has many advantages; the SkyTrain is only a 5-minute walk away, which is super convenient (unless you are training for a marathon). Want to take a drive? Jump on the nearby highway network — getting literally anywhere, is easy. Feeling hangry or maybe just snackish? With an extensive variety of food options, the only challenge will be deciding what to eat.



THE HOT SPOTS

- **LEARN**
 1. Propel Montessori Preschool
 2. École Rochester Elementary
 3. Our Lady of Fatima School
 4. Alderson Elementary
 5. St Michael's School
 6. Urban Academy School
 7. Cameron Elementary

- **EAT**
 1. Joey Coquitlam
 2. Sun Star Restaurant
 3. ARISU Authentic Korean BBQ
 4. Pho Capital
 5. Wings Coquitlam
 6. The Wild Fig Restaurant
 7. Hee Rae Deung Restaurant
 8. White Spot
 9. Sushi California
 10. My Greek Taverna
 11. The Taco Factory

- **SERVICES**
 1. TD Bank
 2. Hana Bank Canada
 3. HSBC Bank
 4. North Road Animal Hospital
 5. RBC Royal Bank
 6. Scotia Bank
 7. CIBC Bank
 8. BMO Bank
 9. Elicare Lougheed Family Practice
 10. Royal Columbian Hospital
 11. Cineplex Cinemas Coquitlam and VIP

- **SHOPPING**
- **PARKS + REC**
- **SKYTRAIN LINES**
- **BUS STOPS**
- ⋯ **BIKE PATHWAY**

NEIGHBOURHOOD



MASTERPLAN

A NEW URBAN HUB

SOCO is a new urban community hub, combining a premium location with vast amenities and tons of local conveniences. We designed SOCO to make life effortless – by that we mean “less effort”, because let’s be honest, life can be hard work. With plenty of retail and office space, a daycare for your tiny humans, as well as local shops and restaurants, SOCO offers everything you need all in one place.

PHASE 1
TOWER A
32 Storeys

PHASE 1
TOWER B
28 Storeys

PHASE 2
28 Storeys

PHASE 3
38 Storeys

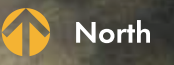
PHASE 4
47 Storeys

PHASE 5
TOWER A
40 Storeys

PHASE 5
TOWER B
31 Storeys



1,800+
Homes
72,500 SQ. FT.
of Retail and Office



MASTERPLAN





SOCO TWO

LIFE, CONNECTED.

SOCO Two is not just a place to live, it's home, it's a place where you connect with what matters most. The modern exterior focuses on clean lines and expansive glazing, creating bright interior spaces (that invite the sunshine in) – it is the perfect blend of form and function.




WELCOME HOME


Arrive home from work, or play, to a welcoming double-height lobby that's connected to a multi-purpose co-working space and outdoor lounge. Meet with friends and neighbours in one of the many gathering spaces designed to inspire connection. The intentionally minimalist yet functional design creates an aesthetic that is easy going, yet sophisticated.



NOBODY FORGETS A FIRST IMPRESSION



It can be the simplest things that make the biggest impact. Conveniences like personal bike storage for every home, a bike tune up area, a dog run and pup groom room make inconvenient tasks a cinch. The DIY workshop and hobby room, music studios and co-working space connect your lifestyle to your home. The resident only amenities at SOCO Two are not only designed to impress, they're designed to leave an impression.







ABUNDANT AMENITIES

Spoil your friends and family by hosting a celebration in the entertaining lounge complete with a kitchen and private dining room. Then spill over into the games and theatre room and compete on the virtual golf simulator – loser gets dish duty!

Work out whenever you feel like it (or don't). Sweat it out in the infrared sauna. Get work done in the co-work lounge. Tinker on your bike or go riding right from your front door on the multi-use bike path. Do whatever your heart desires, because at SOCO Two, you have it all.

12,000 SQ. FT. OF RESIDENTS ONLY AMENITIES

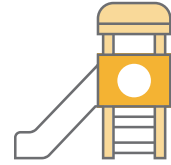
LEVEL 1



LOBBY LOUNGE
+ CO-WORK SPACE



OUTDOOR TERRACE
+ LOUNGE



TINY TOTS
PLAY AREA

LEVEL 2



MUSIC ROOMS



DIY WORKSHOP
+ HOBBY ROOM



BIKE TUNE-UP +
WASH STATION

LEVEL 3



ENTERTAINING LOUNGE
WITH KITCHEN AND PRIVATE
DINING AREA



OUTDOOR TERRACE
WITH BBQ AREA +
FIREPITS



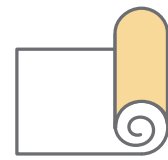
PUP GROOM
ROOM



DOG RUN



GYM + RECOVERY ZONE



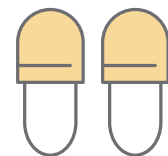
YOGA + DANCE STUDIO



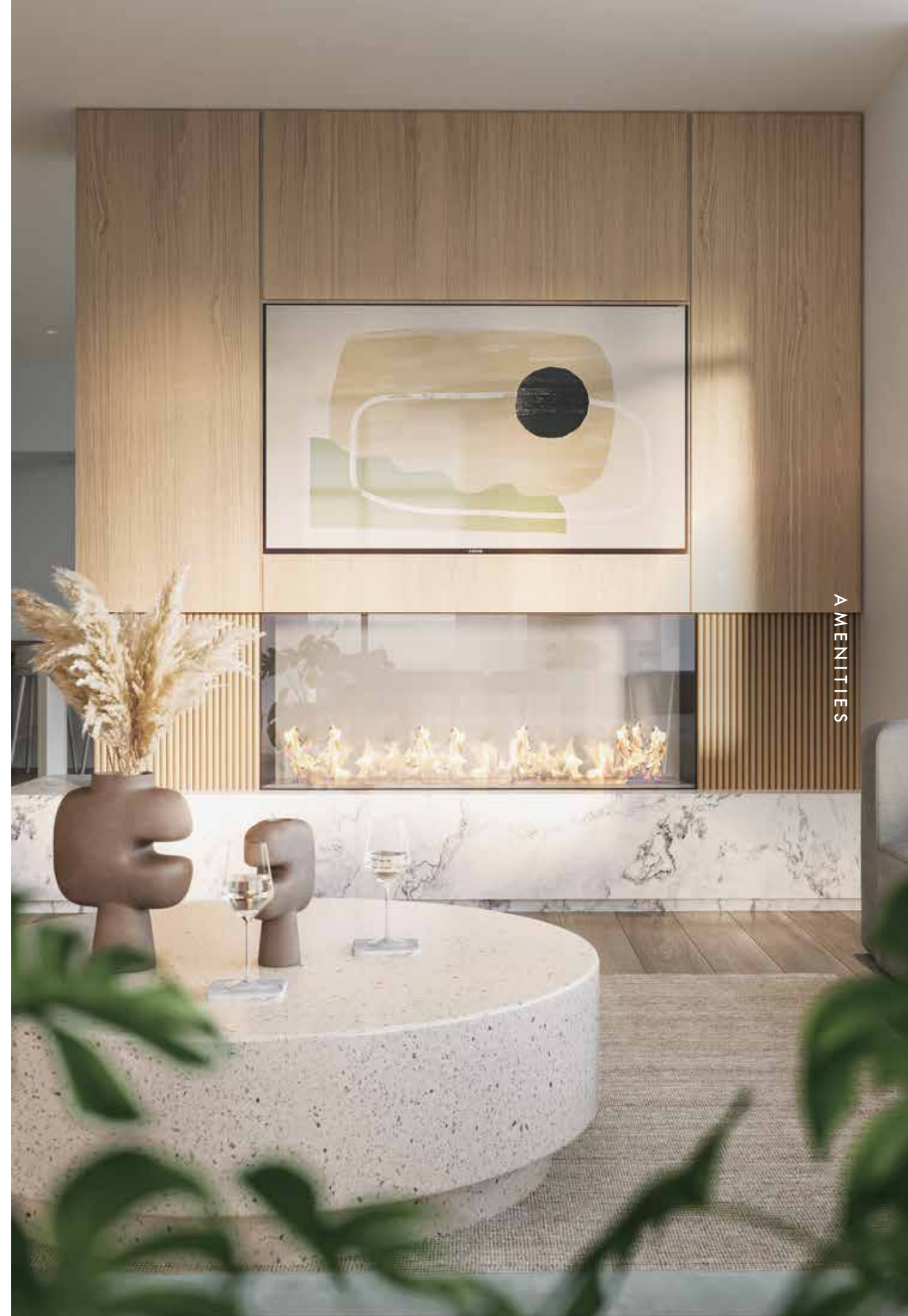
GOLF SIMULATOR



GAMES + THEATRE ROOM



INFRARED SAUNA



AMENITIES

INTERIORS





FORM AND FUNCTION

When we say functional design features, we mean it. A millwork tech niche is included at the entrance of every home. Energy-efficient heat pumps provide cooling and heating to keep you comfortable year round. Modern tiled showers feature a custom storage niche. Designer vanities offer extra shelving to hold all 10 steps of your skincare routine. You have stuff, and we've thought about where you'll put it.





MODERN DESIGN FOR YOUR URBAN LIFESTYLE

In the kitchen you'll find quartz countertops that are in perfect symmetry with the two colour-scheme choices, Oak or Ash. Whether you are a Michelin star chef or capable of burning water, the integrated appliance package will inspire all of your culinary pursuits.



FEATURES

IMPRESSIVE ARRIVAL

- Standing 28 storeys, with a striking design that features clean lines and a monochromatic colour palette, IBI Group Architects exceeds their award-winning reputation
- Experience the welcoming reception of a double-height lobby with an integrated co-working space that connects you to an outdoor terrace

SMART INTERIORS

- Choose from two designer colour schemes: Oak or Ash
- Well laid out floorplans maximize your space, and plenty of windows invite natural light into your home
- Thoughtful to the last detail, there is a millwork entry tech niche included in every home
- Durable laminate wood flooring throughout the living areas and bedrooms give you piece of mind during those “oops” moments
- Energy-efficient heat pumps provide both heating and cooling, keeping you comfy in every season
- Front-loading LG washer/dryer (24” in studios to 1-bedroom + den and 30” in 2-bedroom to 3-bedroom homes)
- Convenient roller blinds throughout give you control of your privacy and desired light
- Generous balconies on all homes extend your living space

MODERN KITCHENS

- Sleek and durable quartz countertops perfectly match the full-height porcelain tile backsplash
- Work in ease with a stainless steel undermount sink, Baril faucet, and a two-function pull down spray wand

- Recessed under cabinet lighting illuminates your workspace while bringing a warm ambiance to your home
- An integrated pull-out garbage + recycling storage system is included in all homes
- A custom pantry system is offered in select homes
- Integrated 24” or 30” appliance package:
 - Bosch gas cooktop
 - Bosch single wall oven
 - Bosch dishwasher
 - 24” Liebherr or 30” Fisher Paykel refrigerator with bottom mount freezer (home dependant)
 - AEG Perfekt Glide built-in slide-out hood fan
 - Panasonic microwave with trim kit

LUXURIOUS BATHROOMS

- Oversized medicine cabinets in primary bathrooms with feature shelving
- Modern vanities include soft close functionality and plenty of storage
- Quartz countertops are sleek and durable with Laufen undermount sinks
- Porcelain wall and floor tiles are enhanced with a secondary feature wall tile
- Each shower has a tiled niche included, giving you built-in space for all your products
- Fixtures are luxurious and functional including a Baril rain showerhead and handheld wand
- Laufen dual flush toilet

ABUNDANT AMENITIES

- 12,000 sq. ft. of resident only indoor and outdoor amenities
- Fully equipped gym and yoga + dance studio, with exercise bikes and a stretching recovery zone connected to an infrared sauna
- Co-working lounge connected to an outdoor patio
- Secure parcel delivery and storage system
- Indoor entertaining lounge and dining area connected to an expansive outdoor terrace
- Two dedicated music rooms for private practice or a friendly jam session
- DIY workspace for “crafternoons” and hands-on projects
- Dedicated bike tune up + wash station
- Theatre and games lounge connected to the virtual golf simulator
- Outdoor dog run connected to a dedicated pup grooming room
- Outdoor terrace and entertainment lounge with firepits, lounge seating, a BBQ, and dining area surrounded by lush landscaping
- Tiny tots children’s play area

PEACE OF MIND

- 2-5-10 New Home Warranty
- Secure building entry system with enterphone, security cameras, and key-fob entry
- Secure and well-lit residential parkade
- One personal bicycle storage locker for every home
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem



INTERIORS

THE SKYLINE



VIEWS · LEVEL 28



▲
E

▲
S



VIEWS · LEVEL 28

ANTHEM



SOCO ONE, COQUITLAM

ANTHEM IN COQUITLAM

A central core of Metro Vancouver, Coquitlam is an active city anchored by connectivity, diversity and transformation. From the revitalization of Coquitlam Centre to the progressive urban core rising in West Coquitlam, monumental growth has been driven by the SkyTrain's 2016 expansion, which saw the Evergreen Line weave from Burnaby through to Coquitlam and Port Moody, integrating how people in all cycles of life live, grow, work, play and learn. Active urban landscapes, the best of West Coast hiking, first class education and two shopping epicentres – the City of Coquitlam is a dynamic community on the rise.

Mirroring Coquitlam's transition of growth, Anthem's commitment to the city will span at least 20 years, leading to the creation of thousands of homes through diverse types of housing, including hundreds of rental homes, and making up almost 20% of Anthem's entire multifamily residential portfolio.

With decades of real estate development experience, every Anthem community is an evolution of the last, anchored by a steadfast vision to create great space and vibrant, synergistic communities for all its intended users: homeowners, tenants, retailers and the broader community.

We are driven by a tireless effort to deliver on our promises and build quality homes designed to maximize livability. Like the City of Coquitlam, we are constantly improving and innovating the way things are done.

Building on the legacy and success of Wynwood Green and SOCO, Anthem's focus in Coquitlam includes a diversity of residential and mixed use developments, from townhomes to woodframe mid-rises to concrete towers, each placed in well-connected neighbourhoods, surrounded by amenities and nature, and in close proximity to transit. We build communities where people can put down roots.

To further reinforce the vision of our communities and the company mission, Anthem looks at each municipality as a partner, supporting initiatives that give back to the city's residents. In alignment with Anthem's Giving strategy, we seek to strengthen the communities we build in and assist those in need to reach their full potential. Anthem proudly honours Coquitlam's community legacy.

We are Growing Places.



JINJU, COQUITLAM



WYNWOOD GREEN, COQUITLAM



Anthem

Founded in 1991, Anthem is a team of 450 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 310 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 17,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 8.5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 7,400 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.





SOCO TWO BY ANTHEM

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