

TOWER THREE FEATURE SHEET

AWARD-WINNING MASTER PLAN*

- 37-acre Tier-A master plan in Burnaby, spanning 16 city blocks
- \$7 billion destination with 20+ residential towers, 1.3 million SF of shopping, dining & culture and 5-acres of parks and plazas at completion
- World-class master plan design by James K.M. Cheng Architects
- The only master plan in Metro Vancouver with three SkyTrain lines, a major bus loop, cycling and walking trails on-site
- Multiple character neighbourhoods and lush landscaped, pedestrian-friendly boulevards
- *Awarded Gold for Excellence in Planning Practice from the Planning Institute of British Columbia (PIBC)

NEIGHBOURHOOD ONE: A COMPLETE COMMUNITY

- Designed by award-winning GBL Architects
- Interior design by award-winning Bob's Your Uncle Design
- A five-acre neighbourhood with four soaring towers and over 1,500 homes
- Over 110,000 SF of new retail including shops, cafes, services and PriceSmart Foods grocery
- A \$1 billion neighbourhood, the first to complete in a visionary 37-acre master plan
- A residential podium effortlessly connecting residential lobbies with central amenity space, offering tranquil water features, green space and more

TOWER THREE AT THE CITY OF LOUGHEED

- The first move-in ready sales offering at The City of Lougheed
- A 37-storey tower offering 1- to 3-bedroom + den homes
- 262 timelessly designed homes with air conditioning
- Tower THREE LEED Silver certified

HOMES & DESIGN

- Choose from two timeless colour schemes: Modern Grey and Polished White
- Open-concept layouts and over-height ceilings up to 8'-6" ceilings in main living areas offer an abundance of natural light
- Individual unit-controlled air conditioning system for personalized comfort
- European laminate wood flooring throughout the home (including bathrooms)
- Bosch side-by-side washer/dryer laundry room with quartz countertops, built-in storage space, hanging rod and work surface
- Thoughtfully placed, convenient USB and 4-plug outlets throughout each home
- Flexible nook space that can easily convert into a home office, beverage station or storage space
- Sleep roller shades with 3% opacity in living areas and 1% opacity in bedrooms for added privacy and light control
- Secure backing pre-built into the living room and main bedroom walls for easy TV wall-mount installation
- Wall sconces included in all bedrooms to create a warm and inviting space
- Walk-in closets to store and organize your items**
- Expansive terraces and balconies for seamless indoor- outdoor living
- Electrical outlet on all balconies for additional lighting and convenience

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EUROPEAN KITCHENS

- Premium stainless steel appliance package***:
 - Integrated 24" Bosch convection oven and 4-burner gas cooktop with pull-out hood fan
 - Integrated 24" Bosch dishwasher
 - Integrated 24" Bosch refrigerator and bottom mount freezer
 - Panasonic under-counter microwave with trim kit
- L-shaped kitchens offering up to 30% more storage space
- Generous kitchen island provides added counter and storage space
- Luxury soft-close Italian cabinetry with integrated pulls for a seamless aesthetic
- Polished Caesarstone® quartz countertops complemented by a porcelain tile backsplash
- Sleek-profile stainless steel single-bowl sink
- Grohe polished chrome faucet with swivel spout and pull-out spray
- Sophisticated recessed under-cabinet task lighting throughout the kitchen
- Convenient in-cabinet and pull-out recycling station
- Integrated Panasonic stainless steel microwave in island
- Aluminum kick for effortless maintenance and cleaning

MODERN BATHROOMS

- Frameless mirrored medicine cabinet with hidden storage
- Bathroom, tub and shower surround floor-to-ceiling 12" x 24" porcelain wall tile
- Luxurious large format 12" X 24" porcelain floor tile in the bathroom and laundry closets
- Polished Caesarstone® quartz countertops
- Kohler reclined soaker tub with a spa-like feel
- Kohler water-efficient dual flush toilets
- Grohe polished chrome bathroom fixtures
- Elegant undermount sink and floating European cabinetry with soft-close hardware
- Mirrored medicine cabinet with storage
- Double vanity** in ensuite for enhanced personal space and organization

AMENITIES

Amenities exclusively for Tower THREE residents.

- Impressive double-height Lobby Lounge with a fireplace and soft seating
- Secure meeting room
- Level 32 Sky Garden includes lounge seating, picnic tables and an overhead trellis

NEIGHBOURHOOD ONE

Interspersed amenities throughout Neighbourhood ONE.

- Six fully-furnished bookable guest suites for out-of-town family and friends
- Pocket park with serene water feature
- Outdoor children's playground with a slide
- Dedicated pet wash station and outdoor dog run
- Bike maintenance room and convenient bike wash station
- Car wash station for convenient cleaning and maintenance

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CENTRAL AMENITY FACILITY

Over 22,000 SF of world-class indoor & outdoor amenities extended across three levels.

Lower Level

- Multimedia lounge for movies, karaoke and music
- Two entertainment lounges with kitchen, bar and open seating area for group entertaining and socializing
- Two games lounges with tables for Mahjong and poker
- Designated family space featuring a children's playroom and craft room
- Dining lounge with full chef-style kitchen, bar and dining area for private catered events
- Two open lounges with soft seating, one overlooking a full-height green wall
- Open games room with arcade games

Main Level

- Dedicated concierge to assist with amenity bookings or inquiries
- 6,000 SF state-of-the-art fitness centre with commercial grade equipment
- Cardio room with a variety of machines
- Wellness studio space with wall-to-wall mirrors for yoga, Pilates and dance
- Dedicated table tennis room and billiards lounge
- Privacy pods offer a quiet spot to study or work remotely
- Common lounge with a double-sided fireplace, soft seating and floor-to-ceiling windows

Rooftop Level

- A children's playground climbing structure for endless play and adventure
- Elevate your outdoor leisure time with artificial turf putting green and bocce ball area
- Nine community garden plots for growing fresh fruits and vegetables
- Host friends and family on the outdoor dining terrace, complete with BBQ area and harvest tables
- Gather and socialize around the warm fire pit in the open-air lounge

5-STAR SERVICE & SECURITY AMENITIES

- A snowmelt system on Cross Creek that prevents snow and ice build up on the driveway ensuring year-round safety
- A full-time building concierge to greet visitors, receive deliveries and enhance building security
- Fob-controlled lobby, parkade and floor entry access for added security
- All homes are backed by National Home Warranty 2-5-10 year coverage
- On-site Customer Care team to handle homeowner requests and warranty items
- The SHAPE Homeowner Dashboard keeps you connected to online home services and the community
- Secure underground parking stalls with EV capabilities
- Access to ample safe and secure visitor parking stalls
- Car share program for additional transportation options
- Parcel lockers for seamless package delivery and pick-up

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FUTURE FRIENDLY HOMES

- Clear circulation space in the suite entry as well as one bedroom and bathroom
- Dual-height peepholes on entry door for greater accessibility
- Easy-to-reach electrical outlets and switches throughout
- Bathroom reinforcement to accommodate grab rail within the adaptable bathroom
- Lowered sill threshold for easy balcony and terrace access

**Select plan types only

***Appliance package varies for CC1, SPH and PH

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