

# DEBUT

## *REALTORS – SALES OFFERING*

Home Description	Home Size	Starting From Price
1 Bedroom	593 - 625	Mid \$500,000s
1 Bedroom + Den	641 - 722	Low \$600,000s
2 Bedroom	894 - 992	Mid \$800,000s
2 Bedroom + Den	906 - 961	High \$800,000s
Townhouses	1242 - 1731	From \$1,079,900
Penthouses	Ask Sales Team	Ask Sales Team

**Sina Almasi PREC\***

604-440-5444

[sina@almasi.ca](mailto:sina@almasi.ca)

### DEPOSIT STRUCTURE

#### 20% Deposit

- 5% – upon writing
- 5% – within 3 months from writing
- 5% – upon the later of 14 calendar days after receiving BP / 12 months from writing
- 5% - within 6 months from the 3<sup>rd</sup> deposit

Please make bank drafts payable to:

**McCarthy Tétrault LLP, In Trust**

### ASSIGNMENT FEE

- 2.5% for 3<sup>rd</sup> party assignment and \$2,500 for immediate family or whole owned company

### PARKING

- All homes include 1 parking stall
- Penthouses include 2 parking stalls
- Additional parking selling at \$45,000
- All parking is EV ready

### LOCKERS

- All homes include 1 storage locker
- Additional lockers selling at \$5,000

### ESTIMATED COMPLETION DATE

- Early 2028

### ESTIMATED STRATA FEES

- \$0.51/SF

# DEBUT

Fraser Mills



*A NEW  
BEGINNING  
FOR FRASER  
MILLS*



## THE DEBUT FOR FRASER MILLS

Standing as the pillar and the entrance to this new community, Debut is a 36-storey tower that embraces its roots and steps toward the future vision of the waterfront. Debut unites urban lifestyle, valued history and natural beauty in one-, two- and three-bedroom homes, with 286 condominiums and 32 townhouses sprawling over an entire city block. Standing as the gateway from the surrounding city to the waterfront, Debut is an invitation to be the foundation of the new, energetic urban centre that is Fraser Mills.

*A DEBUT  
FOR*

# CONNECTION



*DESIGNED  
TO CULTIVATE  
A NEW  
COMMUNITY*



A games room, including pool table and shuffleboard, extends leisure and recreation space outside the home.



A private and communal coworking space is set just off a lively street landscape.

**SPACE TO GATHER**

With 26,000 square feet of amenities, Debut brings more opportunities to gather and connect, to rest and refocus, and to move and breathe. Covering multiple floors, the main amenity area leads to level five with a landscaped rooftop courtyard as a private green space for residents and their visitors.

**BALANCING TRUE LIVEABILITY**

The entrance to a self-sufficient neighbourhood, Debut has a rich mix of spaces that make this a hub for those who seek a harmonious life balance. A lobby lounge and coworking space hosts communal tables, a meeting room and four private pods for shared or focused work. A guest suite allows residents to host their loved ones



**ROOM TO ENTERTAIN**

A shared catering kitchen and dining room, plus a games room and a speakeasy, amplifies the building's commitment to creating a vibrant and community-focused lifestyle. The accompanying indoor-to-outdoor amenity lounge holds sofas and banquette seating, a fireplace, and TVs for entertaining.

A wellness-forward fitness centre holds all essentials, from weights to cardio zones to private workout pods.

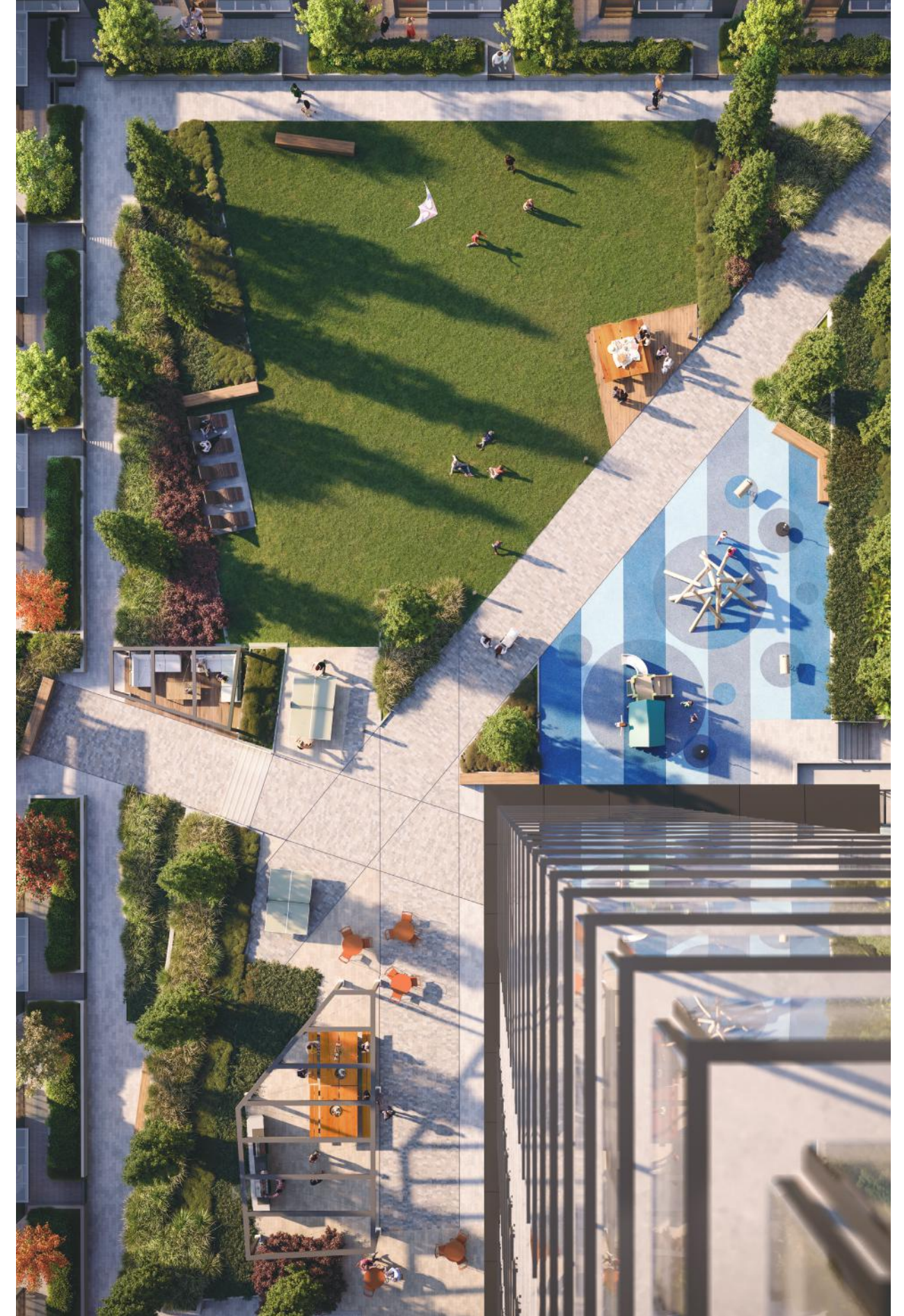


#### HEALTH, HARMONY AND WELLBEING

A focus on health and wellness is seen in a spacious and modern fitness centre. A cardio room sits next to a strength workout zone alongside dedicated space for stretching and yoga. The facilities also feature a mounted barre and dedicated private pods

#### NATURE AT YOUR DOORSTEP

A private landscaped area on the raised podium of the building brings an abundance of social and lawn space featuring a fire bowl, outdoor kitchen, harvest table and lounge seating. A perimeter walking loop and play structures present opportunities to move and play in fresh air and sunlight.



Experience layers of green space, both open and intimate, providing places for gathering, reading and resting.

*A DEBUT  
FOR*

# *LIFESTYLE*





*DESIGNED  
FOR A MODERN  
APPROACH  
TO EVERY STAGE  
OF LIFE*

Using patterns and materials found in nature, the River palette brings soothing lines into the home.



Bright, airy kitchens with stainless steel refrigerators, gas cooktops and wall ovens make meals more enjoyable.



**REDEFINING HOME DIMENSIONS**

In a building and a neighbourhood rich in amenities, homes at Debut extend beyond the front door to redefine the dimensions of the home. An intentional blend from indoor to outdoor enhances livability, bringing connection to the community and to nature. Adding to the space of the home, amenities of the surrounding community will further expand the area residents live in.

**TIMELESS MATERIALS IN NATURAL PALETTES**

Durable, noble materials bring in a natural feel with a polished sophistication. The historical significance of timber is played throughout in materials and forms with enduring appeal. Two colour palettes are offered: Mill, with its updated black fixtures and notable terrazzo patterning, and River, bringing the natural look of limestone.



The bold, stylish Mill palette features a black and grey terrazzo patterned backsplash.

**DESIGNED WITH EFFICIENCY**

Functionality and efficient use of space enhance livability and maximize utility. Full size appliances work with open shelving and hidden storage opportunities to make use of every square inch. Each floor plan thoughtfully matches its aesthetic

**THE LUXURY OF SPACE**

Debut's feeling of expansiveness offers more room to breathe. Homes feature multiple bedroom choices and an outdoor area for each residence, all designed for comfortable living. That sense of airiness extends to the neighbourhood, which moves away from typical urban congestion to a place with more open space.



Quartz countertops and a laminate finish on cabinetry make for durable, usable space.



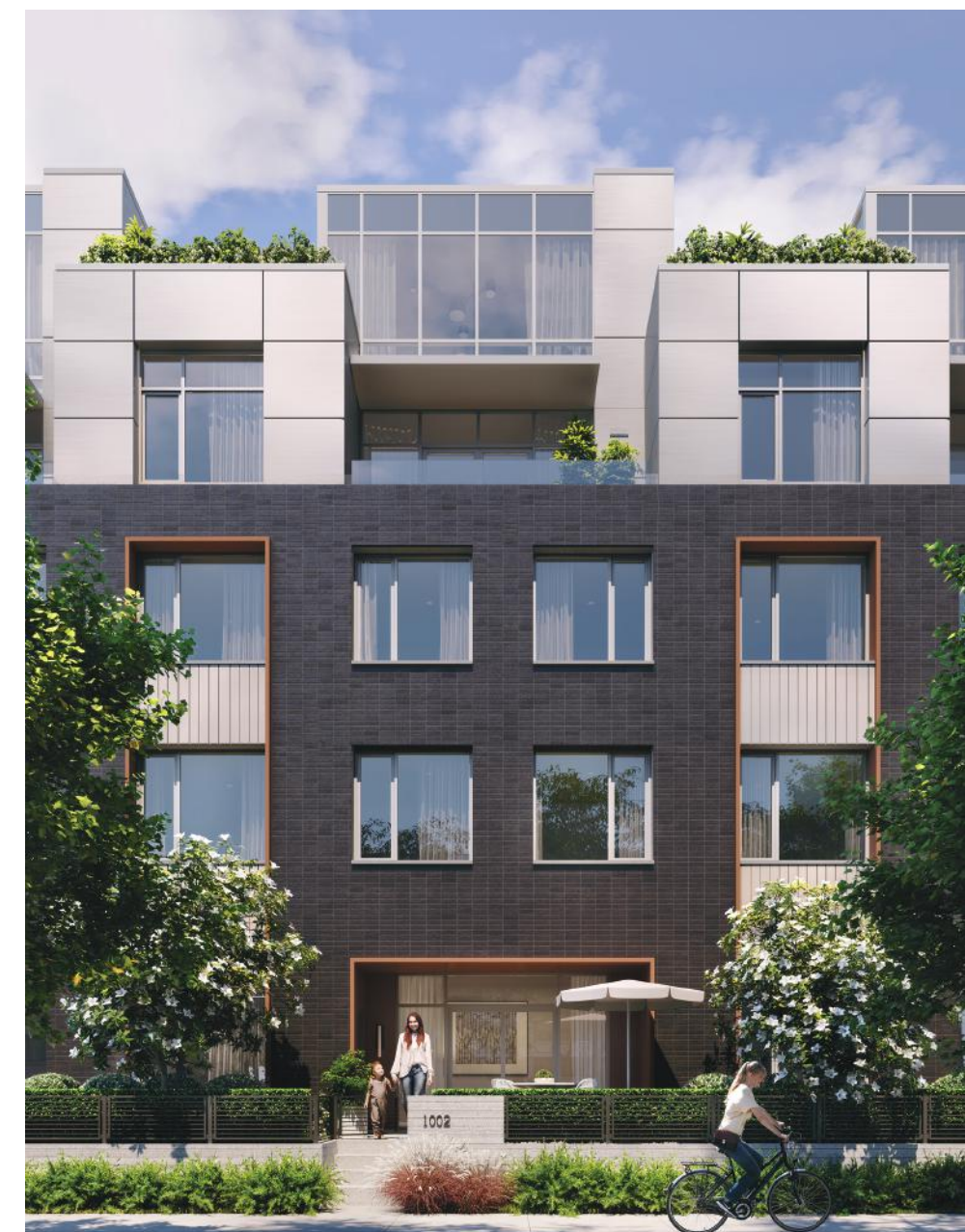
Fisher & Paykel appliances, an undermount sink and a Grohe pull-down spray faucet supplement the modern kitchens.

Open shelving paired with efficient use of cabinetry maximizes storage opportunities.





An exterior that evokes a sense of the past gives way to modern interiors and contemporary spaces.



Debut presents a sense of spaciousness, one with more opportunities for relaxation and connection.

#### TOWNHOUSES

Two perfect townhouse options are nestled within Debut's podium. Townhouses offer easy access from a charming tree-lined streetscape, or are entered through the tower's private green space and topped with a unique and versatile jewel box room. A multi-level design guarantees ample space and an abundance of natural light, creating a warm and inviting home atmosphere.

#### CELEBRATION OF PLACE

An exterior that pays architectural homage to the history of the area gives way to an interior with modern conveniences and design. Debut is an entryway to Fraser Mills, soon to be filled with vibrant places and people. The tower acknowledges the past while celebrating innovation and what lies ahead for this new community on the waterfront.



*A DEBUT  
FOR THE*

# RIVERFRONT



Fraser Mills

*A PLACE  
FOR LIFE  
TO THRIVE*



An all-encompassing  
destination for

# COQUITLAM'S FIRST AND ONLY WATERFRONT COMMUNITY

A community with unlimited possibilities, inviting in a new generation of residents, businesses and visionaries.



A self-sufficient neighbourhood with a rich mix of spaces make this a hub for those who seek a harmonious work-life balance.



Expansive shared outdoor spaces include lively urban plazas and green parkways.

Positioned on the bank of the Fraser River, Fraser Mills is a landmark new chapter for the city of Coquitlam. A complete community providing all opportunities to live, work and explore, Fraser Mills breathes new life into 96 acres of waterfront space. Soon to be a bustling destination for the entire Fraser Region, the community welcomes every stage of life into vibrant homes,

workplaces and public spaces in a new urban centre at the water's edge. A true return to the river, Fraser Mills will reshape the waterfront into a defining cornerstone for the region. Debut leads the way as the first opportunity to be a foundational resident of this brand new community.





Meet friends and family courtside after a game on the tennis courts or enjoy a run along the Historic Como Creek Greenway.

Commute easily with increased rapid access to the entire Lower Mainland or move through the area via extensive bike trails.



Fraser Mills brings unrestricted access to Coquitlam's waterfront and more than 16 acres of recreation, parks and trails.



Fraser Mills is designed as a complete and connected community, one that lets you choose how you want to live. Intentionally optimized to fully embrace life on the river's banks, this neighbourhood is filled with gathering places, green spaces and endless choices for work and play.

The community will combine modern conveniences, shopping and dining, while over 16 acres of outdoor space will host recreational amenities and seasonal activities. Connectivity is key with multi-modal transit options and walking trails, while a growing business sector provides ample job opportunities. A wide range of home offerings will cater to all lifestyles and life stages.



Building bright futures with family-friendly amenities, endless recreation, and future childcare and schooling options.

Recreational facilities will give ample opportunities to play in the form of sport courts, playgrounds, a water park, and more. A keystone of the community is a new 50,000 square foot state-of-the-art aquatic centre.

On-site childcare, estimated to have 400 total spaces available at completion, along with an elementary school are planned for the neighbourhood. A community centre and the range of green spaces bring additional opportunities for extracurricular learning and sport.



A new aquatic centre with cutting-edge design and facilities will serve greater Fraser Mills.



# *BUILDING LEGACY AND IGNITING A REVIVAL*

One of British Columbia's most respected companies, Beedie takes a holistic approach to building accessible and dynamic communities throughout Metro Vancouver with nearly 70 years of experience in residential, industrial and mixed-use projects. A family-owned business, Beedie was built on a foundation of intelligent design, thoughtful details, and craftsmanship.

**Beedie/**

Beedie Construction has been building thriving communities and commercial properties for nearly 70 years. From single-family homes to master-planned communities, the Beedie Construction team merges efficient design with high-quality construction to meet the functional and aesthetic needs of homebuyers.

**Beedie/** CONSTRUCTION

Insight Design Group is an award-winning Vancouver based Interior Design firm with a focus on residential, commercial and hospitality projects. Since 1995, Insight has been involved with some of the most successful developments and projects in Vancouver and throughout Canada.

**IDG**

Now the largest private industrial land owner, developer and property manager in Metro Vancouver, Beedie stands true to these principles today. Fraser Mills will be entirely developed by Beedie, creating a new, activated community built with the spirit of the working river it runs alongside.

Driven by a strong sense of social and environmental responsibility, dys architecture has been creating architecture that has a positive impact on the lives of its' users, the surrounding neighbourhood and the community at large since 1982.

■ **dys** architecture

P+A is a versatile landscape architecture and site-planning firm offering a wide variety of design services. Its range of experience, gained over 35 years of consulting, includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.

**P+A**  
Landscape Architecture  
Site Planning

# DEBUT

DebutAtFraserMills.com 604.312.4216

Beedie/Living

This is not an offering for sale. Any such offering can only be made with a disclosure statement. Details within are subject to change without notice. Renderings are an artist's interpretation only. Images by Binyan. Sales and marketing by Beedie Living Realty Ltd. E. & O.E.



## DESIGNED FOR TRUE LIVABILITY

# DEBUT

### INTENTIONAL DESIGN

- Designed in collaboration with award winning dys Architecture, Insight Design Group and Perry + Associates
- Layouts designed by a team of in-house experts utilizing every square inch
- Two colour palettes to choose from:
  - Mill: bold and modern
  - River: warm and sophisticated
- Designed and built to Energy Step Code 3, going above and beyond for sustainability

### SHARED SPACES

- Lobby lounge with modern seating, double-height ceiling and feature wall
- Secondary parkade lobby for added convenience and separate bicycle access
- Separate parcel and mail rooms for secure deliveries
- Three elevators in the tower and one in the secondary parkade lobby
- Coworking lounge with communal seating, meeting room and individual office pods
- Hotel-style guest suite with kitchenette and private terrace
- State-of-the-art fitness centre with weight room, cardio room, private pods for individual workouts and space for yoga
- Expansive entertainment lounge that can be used as one space or divided, which includes:
  - Catering kitchen with large dining area
  - Game and billiards space
  - Comfortable soft seating throughout
  - Multiple televisions and minibars
  - Cozy fireplace with ample seating
  - Hidden speakeasy for residents to discover
- Outdoor podium greenspace offers areas to relax and play, which includes:
  - Outdoor kitchen with BBQ
  - Children's play area
  - Fireside lounge
  - Ping pong tables
  - Perimeter walking loop
  - Social and intimate seating areas

### COMFORTABLE LIVING

- Ceiling heights soar:
  - Condos: up to 8'8"
  - Townhouses: up to 9'
- Energy saving triple-glazed windows with roller shades
- Durable laminate flooring throughout living, kitchen and bedroom areas
- High-efficiency vertical fan-coil unit provides heating and cooling (horizontal in townhouses)
- Generous outdoor space for every home
- Recessed pot lighting in hallways
- Bedrooms are pre-wired for your own light fixture
- 27" Whirlpool front-load washer and dryer

### GOURMET KITCHENS

- Quartz countertop
- Large format porcelain tile backsplash
- Durable laminate cabinetry
- Well lit with recessed pot lighting, under cabinet LED strip lighting and dining area pre-wired for your own light fixture.
- High performance appliance package

#### One-bedroom homes:

- 25" Fisher & Paykel stainless steel refrigerator
- 24" Fisher & Paykel 4-burner gas cooktop
- 24" Fisher & Paykel wall oven
- 24" Fisher & Paykel hood fan
- 24" Fisher & Paykel dishwasher
- 24" Panasonic microwave with trim kit

#### Two-bedroom homes and townhouses:

- 32" Fisher & Paykel stainless steel refrigerator
- 30" Fisher & Paykel 5-burner gas cooktop
- 30" Fisher & Paykel wall oven
- 30" Fisher & Paykel hood fan
- 24" Fisher & Paykel dishwasher
- 24" Panasonic microwave with trim kit
- Feature millwork accent shelving
- Stainless steel undermount sink and Grohe pull-down faucet
- Hidden recycling centre
- Lazy Susan storage in L-shaped kitchens

### SLEEK BATHROOMS

- Quartz countertop
- Durable laminate cabinetry
- Porcelain floor tile
- Undermount vanity sink and Grohe faucet
- Illuminated with recessed pot lighting and motion activated under-vanity lighting
- Dual flush, water conserving soft close toilet
- Elevated features in primary bedroom ensuite and 1-bedroom bathrooms:
  - Grohe rain shower head
  - Medicine cabinet
  - Shower or bathtub niche

### APPRECIATED EXTRAS

- Emphasis on safety and security with enterphone, cameras and individual fobs
- All residential parking stalls are EV ready Level 2 capable
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus Team ensures expectations are exceeded throughout homeowner orientation, move-in and warranty periods