

Magnolia

AT GARDENA

Price Range Sheet – Limited Release

Home Type	Indoor SF	Outdoor SF	Starting Price	Buyer Incentive
1 Bed Jr.	400	69 - 74	\$492,900 - \$544,900	\$2,500
1 Bed	468 - 548	66 - 115	\$585,900 - \$627,900	
2 Bed Jr.	593 - 701	44 - 68	\$687,900 - \$749,900	\$5,000 - \$7,500
2 Bed	769 - 964	44 - 482	\$817,900 - \$919,900	
3 Bed	994	67 - 72	\$991,900 - \$999,900	\$10,000
Townhomes	1,237 - 1,386	125 - 160	\$1,209,900 - \$1,259,900	\$15,000
Penthouse Collection	400 - 994	67 - 82	Inquire with Sales	

15% Deposit

For 2 Bed and 3 Bedroom

1st Deposit	Bank Draft of \$10,000*
2nd Deposit	Balance of 5% within 7 days of the Acceptance Date
3rd Deposit	5% after the later of receipt of the Amendment to the Disclosure Statement or 120 days from the Acceptance Date
4th Deposit	5% within 180 days after the Third Deposit

20% Deposit

For 1 Bed Jr., 1 Bedroom, 2 Bed Jr.

1st Deposit	Bank Draft of \$10,000*
2nd Deposit	Balance of 5% within 7 days of the Acceptance Date
3rd Deposit	5% within 60 days after the Acceptance Date
4th Deposit	5% after the later of receipt of the Amendment to the Disclosure Statement or 120 days from the Acceptance Date
5th Deposit	5% within 365 days after the Fourth Deposit

*Payable to Terra Law Corporation "In Trust"

All Parking EV-Ready Assignment Fee \$1,000 Storage \$2,000

Estimated Strata Fees \$0.70/SF Estimated Completion Mid 2026

INTRACORP
Building the Extraordinary

rennie

Presentation Centre Open Daily 12-5pm, Closed Fridays | 1037 Austin Avenue, Coquitlam, BC
604 636 8668 | info@GardenaLiving.com | GardenaLiving.com

September 23rd, 2023

This depiction/description of the development is for illustrative purposes only, and should not be relied upon by purchasers or prospective purchasers as accurately depicting or describing the development or the strata lots, and purchasers and prospective purchasers should rely solely on the information contained in the disclosure statement (when filed) and in the contract of purchase and sale with the developer for a strata lot in the development (once entered into). The developer reserves the right, in its sole discretion, to make modifications and changes to aspects of the development depicted or described herein without notice or compensation to purchasers. Building design and strata lots' room sizes, room layout, square footage, dimensions, finishes, specifications, materials, views and outdoor space may vary from what is depicted or described herein. Any prices referred to herein are subject to change without notice. This is not an offering for sale. An offering for sale can only be made after filing a disclosure statement. E.&O.E. Sales & Marketing by Intracorp Realty Ltd, Intracorp Gardena Limited Partnership and rennie.



Gardena

BY INTRACORP



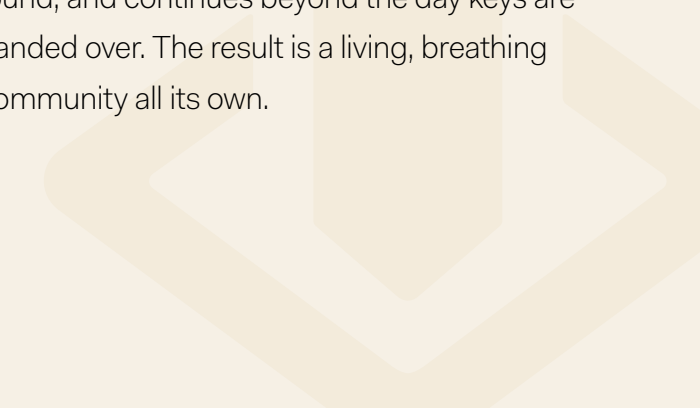


A BURQUITLAM FIRST, FROM AN EXTRAORDINARY DEVELOPER.

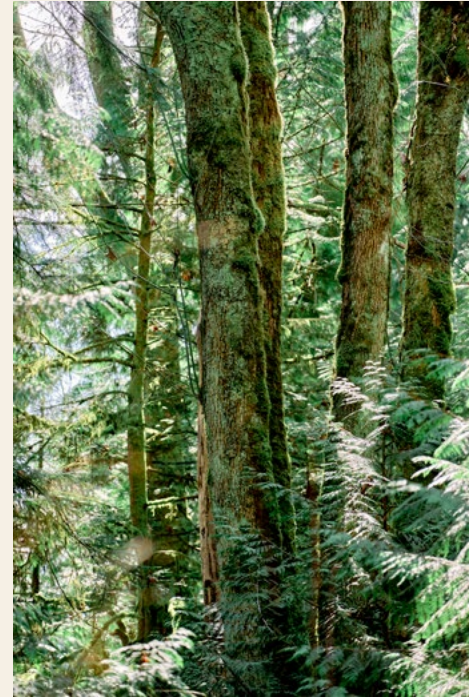
One of Metrotown's largest builders is bringing four decades of experience to Burquitlam. Intracorp's history of Building the Extraordinary has delivered over 25,000 homes across 180 communities. Their range of projects expands from Vancouver to Austin, each with its own vision, architectural character, and distinction.

Abiding by a Philosophy of Design, Intracorp focuses on delivering quality and timeless communities - this is apparent in the functional floorplans, design-driven interiors, and thoughtful amenity programming. But the

heart of each community is really an intentional alignment with homeowner needs and the local context. Their extraordinary experience of delivering on their promise time and again has earned the trust of thousands of homeowners — a trust that begins the moment a home is found, and continues beyond the day keys are handed over. The result is a living, breathing community all its own.



SHAPING BURQUITLAM'S NEWEST COMMUNITY.



Steps to the SkyTrain station and a collage of everyday conveniences, Gardena rises within the urban centre of Burquitlam in the emerging neighbourhood of Oakdale. Bordering the forests of Burnaby Mountain, the Oakdale neighbourhood is both intimate and wide open – where you can get downtown, or get away, and feel like you're in the centre of something special. It is here that Gardena creates unique access to a sophisticated lifestyle. It's a place where people thrive — nature lovers, foodies, commuters, families, students, plant parents, and everyone in between.



Discover layers of culture in family-owned shops and local eateries, explore every shade of green in parks and on trails, and quickly get from A to B on the SkyTrain. Big box favourites are just a 5-minute drive away, classic breweries are on Port Moody's shores, and quality schools for all ages and stages are moments away.

CURATED CONVENIENCES

- | | |
|------------------------------|-----------------------------|
| 1 BJORNBAR BAKERY & CAFE | 8 HANNAM SUPERMARKET |
| 2 SAKU JAPANESE PORK CUTLET | 9 KOKORO TOKYO MAZESOBA |
| 3 MARSHALL FLOWER GARDEN | 10 JOEY RESTAURANT |
| 4 SAFEWAY GROCERY & PHARMACY | 11 THE TAPHOUSE RESTAURANT |
| 5 BOSLEY'S PET FOOD STORE | 12 CAFE BONO |
| 6 KATSUYA TONKATSU | 13 LOUGHEED SHOPPING CENTRE |
| 7 H-MART SUPERMARKET | 14 BETTIE ALLARD YMCA |

BURQUITLAM & BEYOND

- | | | |
|--|---|---|
| 5 MINS
SIMON FRASER UNIVERSITY | 5 MINS
BREWER'S ROW & ROCKY POINT PARK WATERFRONT | 5 MINS
IKEA, CINEPLEX, CACTUS CLUB, T&T GROCERY |
| 2 STOPS
SFU GONDOLA (FUTURE) | 2 MINS
COMO LAKE PARK | |

YOUR NEIGHBOURHOOD WITHIN A NEIGHBOURHOOD.



Magnolia

Gardena is an expansive masterplan community — a neighbourhood unto itself. This incredible scale provides residents with access to richer amenities, rejuvenating green spaces, and intricate pathways. Manicured lawns and foliage shape beautiful places for residents and visitors to enjoy throughout the day.

Lotus, the first phase at Gardena, became the fastest selling community in Coquitlam.



Introducing Magnolia, the second phase of Gardena. This boutique collection of 150 design-driven residences is uniquely positioned to connect to the benefits of a masterplan community.





Outdoor Spa, Lotus

DESIGN-DRIVEN AMENITIES.



Dining Lounge, Magnolia



Outdoor Lounge, Lotus



Dog Run, Magnolia

The rich spectrum of amenities at Gardena present new possibilities for wellbeing, performance, entertainment, and social connection. Over 25,000 square feet of indoor and outdoor spaces satisfy the need for both independence and belonging. Every day offers a space and opportunity to make it your own, without compromise.

DISCOVER 50 RITUALS FOR YOUR WELLBEING.

HEALTH & FITNESS



- Guided Mirror™ yoga class
- Battle Ropes session in the CrossFit Studio
- Dog agility training
- Tune up your bike after hitting the Burnaby Mountain trails
- Train for the Gran Fondo bike ride
- Increase your rowing cadence for when you visit the Burrard Inlet
- Weekly RMT session
- Harvest fresh herbs for your green smoothie
- Decompress on the treadmill after work
- Burn some energy with your kids' favourite: Saturday hide 'n seek

RELAXATION



- Morning cold water therapy in the open-air rainfall shower
- Detoxify in the barrel sauna
- "Sanlimyok" (forest bathing)
- Press pause with your breathwork by the fireside
- Set your circadian rhythm light exposure with the sunrise
- Dig into the next chapter of your latest book club read
- Hydrating skin treatment in the steam room
- The meditation of caffeination – enjoy your favourite pourover
- Find a nook in the lounge to journal from a new perspective
- Stop and smell the roses over a dozen varieties of flora

PRODUCTIVITY



- Study before your presentation or school test
- Finish your NYT crossword puzzle while waiting for your Uber
- Set a recurring brainstorm session with your business partner
- Record your weekly podcast for your followers
- Perfect your form from a recent Barre class
- Save time with weekly meal subscription delivery
- Organize the school bake sale in the kitchen
- Grab a booth and take your next Masterclass
- Log your latest birdwatching finds from your walk
- Take some time for an online therapy session

CONNECTION



- Rainy day indoor doggy date
- Family movie night under the stars
- Monthly craft beer tasting session with your closest friends
- Host a regular ice breaker with your coworkers
- New Taco Tuesday recipes on the grill
- Host the family reunion, with a guest suite for the in-laws
- Sunday afternoon board games around a big table
- The annual Lord Of The Rings extended edition movie marathon
- Pick a secret family recipe and make it together with your kids
- A phone-free date night with your partner

CELEBRATION



- Panoramic view of the fireworks on New Year's Eve
- Mother's Day high tea among the flowers
- Trick or treating with the kids and your Gardena neighbours
- Wine & cheese night – just because
- Secret Santa gift exchange with your neighbours
- Catch the NHL Playoffs on the big screen
- Gather to watch the Oscars, then attend your own afterparty
- Birthday puppuccinos & playtime with the other Gardena dogs
- Do your own Dîner En Blanc (or Se Soir Noir) on the terrace
- S'mores over the fire—the ultimate summer glamping treat

Move through your days and nights with a collection of holistic experiences intended to activate, restore, and form. Start your day with a coffee in the Secret Garden, followed by a battle ropes session in the CrossFit Studio. As the sun goes down, circle round the fire table with newfound friends.



VALUE THAT LASTS FOR GENERATIONS.

Driven by a legacy of excellence, Intracorp brings precision and elegance to every collection they create.

The residences at Gardena are designed to hold relevance far into the future and support your ever-evolving lifestyle. Interiors are clean and cohesive, with the highest levels of livability, spacious living areas, gourmet kitchens, inspired outdoor living, and quality materials. With renowned Ste. Marie Studio at the helm of Gardena's interior design, style, sophistication, and function are a focus throughout. Home is a comfort for many years to come.



Suite Interior, Magnolia



Suite Interior, Magnolia

MAGNOLIA FEATURES

At Intracorp, we believe in "Building the Extraordinary." This philosophy is our daily reminder to create homes that are "beyond what is ordinary." It's our promise to give Homeowners the features that make life more comfortable, more beautiful, and offer lasting quality. Look for the Intracorp Extraordinary Logo highlighting extraordinary features you won't easily find elsewhere.

FIRST IMPRESSION

True to Intracorp's reputation, the homes at Gardena are created with care, attention to detail, and high-quality construction and building technology

Striking architecture by internationally recognized Arcadis IBI Group

Green-wrapped columns and a five-storey, illuminated green wall grace the side of neighbouring Lotus at Gardena, enclosing a stunning secret garden amenity for Lotus and Magnolia residents only

Extensive landscaping throughout public spaces and resident amenities ties the community together and beautifully integrates into the surrounding neighbourhood

Gardena's interiors and common areas are designed by Ste. Marie Studio, known for creating immersive residences and hospitality spaces — no detail is overlooked and every space tells a story

The double-height lobby is an elevated welcome home, with statement finishes, a water station, concierge, and leads you to the amenity spaces beyond

INTERIORS

Choose between two designer-selected colour schemes by Ste. Marie Studio

Laminate flooring flows throughout the home's main living areas

8'8" ceilings invite light to circulate

Pot lighting illuminates the corridors, kitchen, and bathrooms, and a rosette gives you the opportunity to add custom lighting over the kitchen island

Roller shades maintain privacy and atmosphere throughout

Contemporary-styled, flat-slab interior doors with brushed-chrome hardware

Built-in media conduit for TV/electrical outlet combination to conceal wires in living room

Low-E, glare-reducing windows

Heating and cooling climate control system keeps your home comfortable year-round

An HRV system keeps your home healthier, cleaner, and more comfortable by continuously replacing stale indoor air with fresh outdoor air

Private patios and balconies extend living space outdoors

KITCHENS

Flat-panel, contemporary cabinetry with integrated door pulls and soft-close doors and drawers

Contemporary pull hardware for refrigerator and dishwasher

Under-cabinet LED strip lighting illuminates the backsplash and countertop

Engineered-stone countertops complement the single-slab porcelain backsplash

Spacious island with microwave, storage, and dining-style seating offers a variety of uses

Undermount stainless steel sink with single-lever Grohe faucet in chrome finish

Built-in garbage and recycling receptacles

Appliance Package for Jr. 1-Bed, 1-Bed, and Jr. 2-Bed homes:

Bosch 24" stainless steel 4-burner gas cooktop

Bosch 24" stainless steel wall oven with touch display

Fulgor Milano 24" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

24" hood fan insert with a 3-speed powerful CFM

Blomberg 24" stacking washer and dryer for the Jr. 1-bed and 1-bed homes

Electrolux 27" stacking washer and dryer for the Jr. 2-bed homes

Microwave with trim kit

Appliance Package for 2-Bed and 3-Bed homes:

Bosch 30" stainless steel 5-burner gas cooktop

Bosch 30" stainless steel oven with touch display

Fulgor Milano 30" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

30" hood fan insert with a 3-speed powerful CFM

Electrolux 27" washer and dryer

Microwave with trim kit

Appliance Package for Townhomes:

Bosch 30" stainless steel 5-burner gas cooktop

Bosch 30" stainless steel oven with touch display

Fulgor Milano 30" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

30" hood fan insert with a 3-speed powerful CFM

Electrolux 27" washer and dryer

Microwave with trim kit

PRIMARY BEDROOM ENSUITE

Contemporary cabinets with integrated drawers and soft-close mechanisms

Custom medicine cabinet with integrated LED strip lighting

Engineered-stone countertop offers space for two

Undermount Kohler basin with Grohe faucet

Matte porcelain 24" x 24" tile flooring and shower surround

Frameless-glass shower with Grohe fixtures and a shower wand

Washlet-ready Kohler toilet

Electrical outlet for a washlet with additional features

Built-in millwork linen closet for extra storage space (select homes)

MAIN BATHROOM

Contemporary cabinets with integrated drawers and soft-close mechanisms

Custom mirror with millwork frame and convenient shelf

Engineered-stone countertop

Undermount Kohler basin with Grohe faucet

Bathtub with Grohe fixtures and a shower wand

Matte porcelain 24" x 24" tile flooring and bathtub surround

Washlet-ready Kohler toilet

Electrical outlet for a washlet with additional features (for Jr. 1-Bed, 1-Bed, and Jr. 2-Bed homes)

BUILDING DETAILS

Secure lobby and parkade entry access by fob

Limited-access elevator security to each level

Hard-wired smoke and carbon monoxide detectors

Parking stalls equipped with EV charging rough-in

Third-Party Warranty Insurance providing coverage up to 2/5/10 years

B3 1 BED
TOTAL: 582 SF
INTERIOR: 511 SF
EXTERIOR: 71 SF

E 2 BED
TOTAL: 898 SF
INTERIOR: 816 SF
EXTERIOR: 82 SF

C JUNIOR 2 BED
TOTAL: 661 SF
INTERIOR: 593 SF
EXTERIOR: 68 SF

D 2 BED
TOTAL: 840 SF
INTERIOR: 769 SF
EXTERIOR: 71 SF

B 1 BED
TOTAL: 538 SF
INTERIOR: 468 SF
EXTERIOR: 70 SF

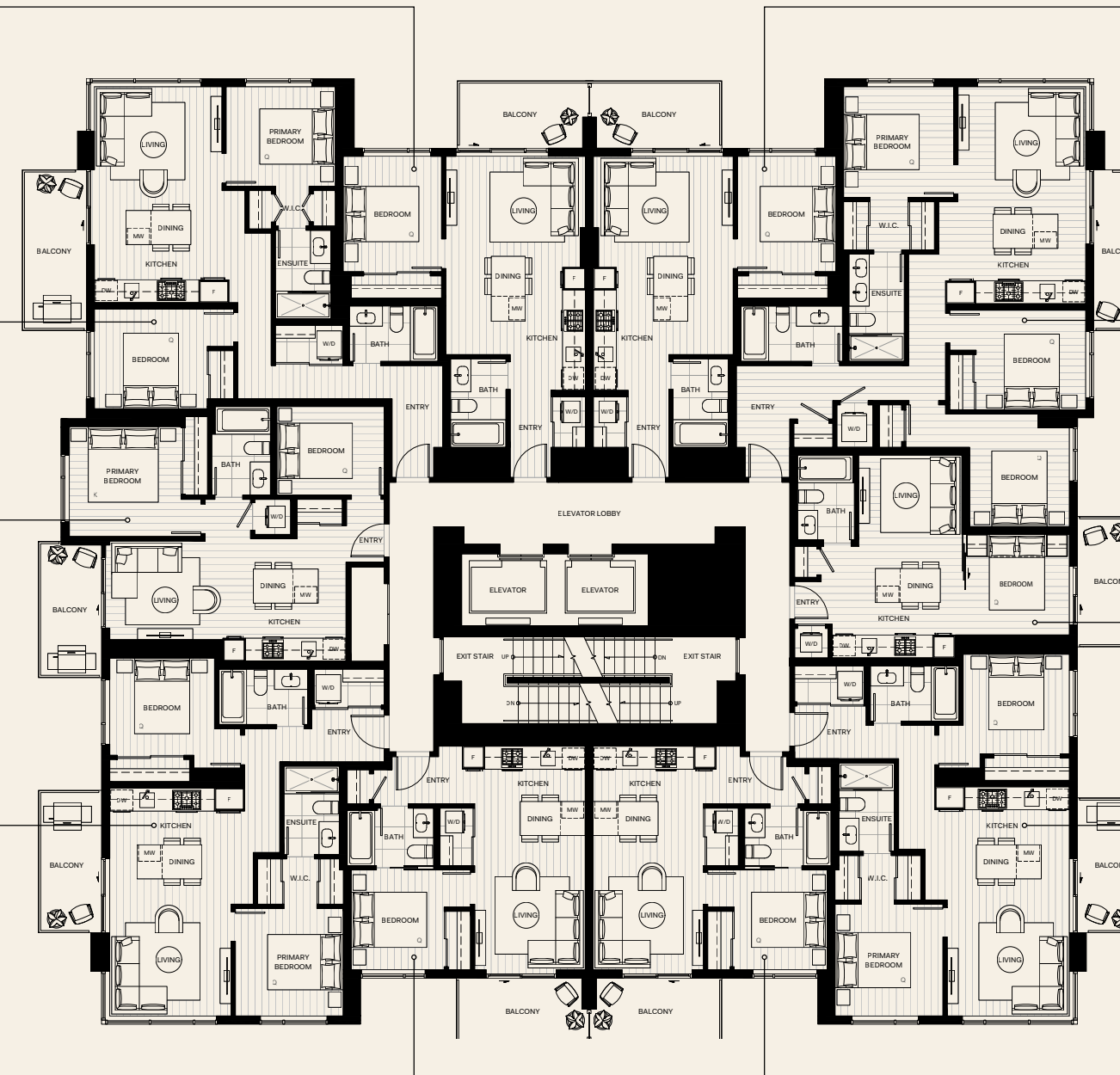
B4 1 BED
TOTAL: 582 SF
INTERIOR: 511 SF
EXTERIOR: 71 SF

G 3 BED
TOTAL: 1,061 SF
INTERIOR: 994 SF
EXTERIOR: 67 SF

A JR 1 BED
TOTAL: 469 SF
INTERIOR: 400 SF
EXTERIOR: 69 SF

D1 2 BED
TOTAL: 851 SF
INTERIOR: 778 SF
EXTERIOR: 73 SF

B1 1 BED
TOTAL: 539 SF
INTERIOR: 469 SF
EXTERIOR: 70 SF



BUILDING THE EXTRAORDINARY.



For over forty-six years, Intracorp has been dedicated to building extraordinary homes and experiences for our homeowners, earning a reputation as one of North America's leading real estate developers in the process.

From intimate townhome communities to iconic gateway towers, we work with the best local design and architecture talent to create striking spaces that evolve with their neighbourhoods—gaining value over time.

IntracorpHomes.com



Who we are.
What we do.
Where we do it.



Your extraordinary
homeowner experience
begins here.



Maywood on the Park – Metrotown, Burnaby



Belpark – West Side, Vancouver



44 East Ave – Austin, Texas

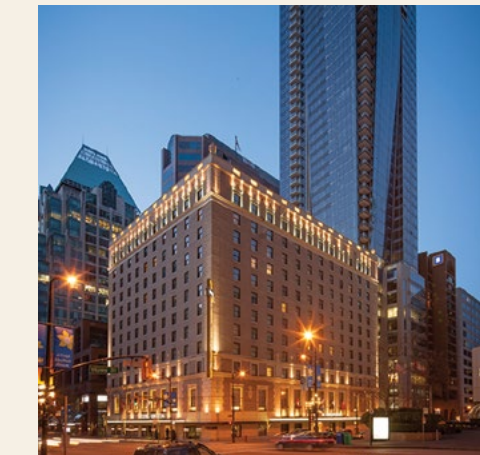
A DESIGN-DRIVEN VISION.

ARCADIS IBI GROUP

Arcadis IBI Group is a digitally driven design firm with global architecture, engineering, planning, and technology expertise. They work across disciplines to define the cities of tomorrow through intelligent systems, sustainable buildings, and efficient infrastructure, shaping the way people live, move, learn, and heal.

Arcadis IBI's architecture practice is known as Living+ and specializes in creating healthy and dynamic buildings that implement global best practice, cutting-edge technology and hands-on local expertise and knowledge. From high-rises to hotels to seniors living, Arcadis IBI designs outcomes that lead to a better quality of life for the residents of today's smart cities.

IBIGroup.com



Hotel Georgia, Vancouver

STE. MARIE STUDIO

Ste. Marie leads concept development and interior design for mixed-use development, hospitality, and retail projects.

They work with independent hospitality, food, retail, and wellness entrepreneurs, as well as international hotel groups, real estate development firms, and global luxury retail brands. They are committed to connecting these groups, leveraging shared goals to bring concept and narrative to life in the built environment.

Ste. Marie develops concept strategies that inform identity, programming, brand narrative and interior design, while considering the needs of all stakeholders, the project's place in the market and the multifaceted parameters of real-life application. Their intent is to design at the intersection of impact and nuance, giving equal weight to commercial realities and world-building.

SteMarieStudio.com



Savio Volpe, Vancouver

DURANTE KREUK

Durante Kreuk is an award winning landscape architectural firm located in Vancouver. The company has developed a keen sense of clarity and practicality, which helps them reliably deliver unique solutions for private residential, public realm design and development projects.

Over fifty years of project experience has reinforced the premise that an integrated team approach provides the best results and the most cost effective solutions. A broad perspective and diverse thinking are the foundation for creating a wide range of sustainable, people-focused urban places. They work through a style of collaboration that encourages teams to explore new ideas, push boundaries and challenge the status quo. These key ingredients combined with their construction experience, and understanding of maintenance results in outstanding design solutions that meet the clients and community's needs and expectations.

DKL.bc.ca




River District, Vancouver


STUMBLE UPON
A SECRET. NURTURE
YOUR CURIOSITY.

Gardena



GardenaLiving.com

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