A New Park Just Steps From Home.
LIVE MODERN. LIVE PARKSIDE.

The modern parkside homes at Belle Isle unite right now with tomorrow, comfort with innovation, and design with nature. Set in North Vancouver’s recently envisioned Lions Gate Village, beside the revitalizing flow of the Capilano River, Belle Isle will belong to a complete, forward-thinking community where everything is brand new. With features like EV chargers available in the parkade and climate control inside homes, architecture and interiors converge original ideas with the tried and true to create sophisticated spaces for progressive families.
Aerial perspective of Belle Isle park and Belle Isle townhomes.
Capilano Series Sky Lounge overlooking Belle Isle Park.
Capilano series (C2) main floor in Alpine colour palette.
Capilano series (C2) main floor in Brook colour palette.
Capria series ensuite bathroom in Alpine colour palette.
WORLD-CLASS LOCATION

Belle Isle’s location is simply world-class. Ideally situated at the intersection between city and nature, the North Shore and downtown, Belle Isle offers the best of everything, all close at hand. Downtown Vancouver is just 5km away via the Lions Gate bridge while the famous Stanley Park seawall is only 3km away. Even closer, fabulous Ambleside Beach, the world-class Park Royal Shopping Centre and the lush trails along the Capilano River are all located within short walking distance from your new home.

Within the new Lions Gate Village there will be so much to see and do that you might be tempted to spend more time near home than you could have ever dreamed of. Radiating in every direction from Belle Isle you’ll enjoy walkways leading to other nearby amenities like the new Lions Gate Community Centre and retail shops located in the surrounding developments.

For commuters there is frequent bus service to downtown Vancouver located just south at Capilano & Marine. When you want to escape the hustle and bustle of city life, Highway 1 is just a few minutes drive up Capilano Road. You’ll be cruising on the scenic Sea-to-Sky Highway to Whistler in no time.

Living at Belle Isle will be like nothing ever seen before on the North Shore.

BELLE ISLE PARK

The future Belle Isle Park, located right outside your new home, is planned to have a children’s playground and splash area, sports court, dog playpark, outdoor seating and plenty of open lawn to relax on. From the park, walkways will connect you south to Marine Drive and north to the Capilano River. Flanking the park will be a large new community centre. A future daycare facility is also planned to be close by.

Even though the townhomes at Belle Isle feature large outdoor spaces you’ll often want to head over to Belle Isle Park to kick a soccer ball or run with your dog. That’s the beauty of living right in the heart of the new Lions Gate Village – there are so many things to see and do without even starting your car.

YEAR-ROUND COMFORT

Belle Isle offers a state of the art heating & cooling system to provide year-round temperature control. Within every home is a water-source heat pump which is connected to the central boiler located on the parkade level. Your home’s heat pump provides heating in the spring, fall and winter, and cooling in summer. The system is controlled by a central Nest smart thermostat – a truly set and forget solution. Set your favourite temperature and get on with enjoying your life. Your home at Belle Isle might be so comfortable you’ll be reluctant to leave.
Features

SPECTACULAR IN EVERY WAY
- A unique collection of 88 modern parkside townhomes in the heart of the brand-new master-planned Lions Gate Village
- Three different home styles to choose from ranging in size from approx. 530 sq. ft. to 2,700 sq. ft.:
  - EDGEMONT & KLAHANIE SERIES HOMES
    - One level + garden patio
  - LIONS SERIES HOMES
    - Two level + Sky Lounge
  - AMBLESIDE & CAPILANO SERIES HOMES
    - Three level + direct entry + Sky Lounge
- Beautiful, open floorplans inspired by the natural surroundings of the Capilano River and North Shore mountains
- Perfect family-friendly setting in the heart of the emerging village with planned parks, trails, community centre, cafe, grocery store, daycare and other amenities all within easy walking distance
- Striking West Coast contemporary architectural design by Integra featuring clean, modern lines accentuated by large windows, ledgestone and metal cladding
- Private entrance for every home makes for a welcoming arrival

Central forced air heating & cooling system via heat pump built into every home
- Choose between two interior colour palettes by Cristina Oberti Design – Alpine and Brook

INDOOR-OUTDOOR LIVING NORTH SHORE STYLE
- The townhomes at Belle Isle have been designed around a seamless blend of indoor-outdoor living. Every home has its own private outdoor space in a variety of different configurations:
  - Edgemont & Klahanie series homes have a garden patio with privacy landscaping
  - Lions series homes have a large Sky Lounge
  - Ambleside & Capilano series homes offer multiple outdoor spaces to enjoy - Ground level patio(s), private deck and a large Sky Lounge
- Just outside your front door, the new Belle Isle Park will be your ultimate backyard. Well over an acre in size, it is planned to have a children's play area, sports court and dog playpark
- Exclusive central courtyard with seating plaza and play area offers fresh air mere steps from your front door

DESIGNED TO IMPRESS
- Overheight ceilings in most rooms for a luxurious feel (extent varies by floorplan)
- Large windows let in an abundance of natural light
- Sleek laminate flooring throughout main level
- Durable carpet in bedrooms, stairs and corridors (varies by floorplan)
- Whirlpool front loading washer & dryer
- Solid shelf and chrome hanging bar in closets
- Pull down roller window coverings
- Modern profile flat panel swing doors
- Energy-efficient LED lighting

KITCHENS WITH BUILT-IN SIZZLE
- Open concept, entertainment-style kitchens, most with large islands
- Italian-made sleek flat panel laminate cabinets including:
  - Overheight upper cabinets
  - Soft close mechanisms
  - Built-in recycling centre
  - Banks of drawers (most homes)
- Premium Bosch stainless steel appliances including:
  - 30” or 36” integrated panel refrigerator with pull out bottom freezer (size varies by floor plan)
  - Gas cooktop
  - 30” built-in wall oven (most homes)
  - Multi-function dishwasher
- Built-in Panasonic microwave
- Chimney-style hoodfan
- Elegant polished quartz composite countertops with matching backsplash
- Undermount stainless steel sink with chrome Grohe faucet
- Recessed pot lighting
- Metal interior hardware
- Under cabinet lighting
- Sleek laminate flooring throughout main level
Features

LUXURIOUS MASTER ENSUITS
· Floating Italian-made laminate vanity with polished quartz composite countertop
· Undermount sink(s) with chrome Grohe faucet
· Frameless glass shower door with Grohe rainshower head and hand wand
· Oversized porcelain tile floor
· All walls tiled floor-to-ceiling
· Medicine cabinet(s)
· Recessed pot lighting
· Water-efficient dual flush toilet

GOING GREEN
· Level 2 electric vehicle charging available
· New walkable, master-planned community with numerous amenities close by
· Bus stop at Capilano and Marine for easy and quick transit access to downtown Vancouver and beyond
· Designed to meet Built Green Gold for:
  - Enhanced energy efficiency
  - Better indoor air quality
  - Reduced water consumption

BEAUTIFUL BATHROOMS
· Floating Italian-made laminate vanity with polished quartz composite countertop
· Undermount sink with chrome Grohe faucet
· Oversized porcelain tile flooring and feature tiled wall
· Deep soaker tub
· Water-efficient dual flush toilet

SAFETY AND SECURITY
· Deadbolt lock on main entry door
· Walkway and common area lighting
· Hard-wired smoke/Carbon monoxide detectors
· Fire sprinkler system
· Comprehensive third-party 2/5/10 New Home Warranty insurance by Travelers Canada:
  - 2 years materials and labour
  - 5 years building envelope
  - 10 years structure

READY FOR THE FUTURE
· Nest smart thermostat
· USB charging port in kitchen
· High speed internet ready
· Home control touchscreen (pre-wire only)
· Smart doorbell (pre-wire only)
· Built-in speakers (pre-wire in select locations only)

UNDERGROUND ESSENTIALS
· Secure gated underground visitor and resident parkade with keyfob access
· One parking stall included with Lions, Edgemont and Klahanie series homes
· Two parking stalls included with Ambleside and Capilano series homes
· Large basements and direct entry into home (Ambleside and Capilano series homes)
· Private storage/bike lockers (Lions, Edgemont and Klahanie series homes only)
· Elevator from parkade to central courtyard
· Carwash/dogwash stall
· Personal Level 2 electric vehicle charging stalls (Limited availability. Location and type varies - ask sales representative for full details)

OPTIONAL UPGRADES
· Additional parking stall (some with Level 2 electric vehicle charging ability)
· Laminate flooring (additional extent)
· Engineered hardwood flooring
· Under counter wine cooler in kitchen (Ambleside and Capilano only)
· Kitchen island with quartz composite waterfall edge
· Speed oven (replaces microwave, Capilano only)
· Control4 smart home package (see separate Control4 options sheet)
Plan A1
3 BEDROOM, 2.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,182 SF / OUTDOOR: 682 SF
Plan A2
3 BEDROOM, 2.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,136 SF / OUTDOOR: 667 SF
Plan C1
3 BEDROOM + DEN, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 1,899 SF / OUTDOOR: 870 SF

*ADDITIONAL PARKING STALL IN PARKADE GATE
1 CAR ENCLOSED GARAGE*

19
Plan C2
3 BEDROOM + DEN, 3.5 BATHROOM + STORAGE / REC ROOM + DIRECT ENTRY
INDOOR: 2,111 SF / OUTDOOR: 867 SF

CAPILANO SERIES

ARCHITECTURAL PLAN: C1

livebelleisle.ca
Plan L1
2 BEDROOM, 2 BATHROOM
INDOOR: 1,151 SF / OUTDOOR: 430 SF
Plan L2
2 BEDROOM, 2 BATHROOM
INDOOR: 1,177 SF / OUTDOOR: 450 SF
Plan L6
2 BEDROOM + DEN, 2.5 BATHROOM
INDOOR: 1,283 SF / OUTDOOR: 441 SF
LIONS SERIES

Plan L7
2 BEDROOM + DEN, 2.5 BATHROOM
INDOOR: 1,215 SF / OUTDOOR: 477 SF

Plan Diagram
LIONS SERIES

Plan L8
2 BEDROOM + DEN, 2.5 BATHROOM
INDOOR: 1,223 SF / OUTDOOR: 480 SF

Main Second Sky Lounge

INDOOR: 1,223 SF / OUTDOOR: 480 SF
**DEVELOPER** With decades of experience, the Citimark team delivers thoughtful, community-driven developments throughout Metro Vancouver and beyond. Citimark is committed to the creation of highly liveable and functional homes designed to meet the needs of families now and in the future. A wealth of knowledge and expertise goes into every project, with each home built with the same care and attention as if it were their own.

In addition to Belle Isle, Citimark is developing other townhouse projects in the Lions Gate Village. It is proud to be instrumental in the creation of this remarkable new community.

**DEVELOPMENT PARTNER** Peterson believes in forging long-lasting relationships to create positive change in communities. With an active portfolio including real estate investment, development, property management, capital lending and private equity, Peterson attributes its growth to its values-driven culture of fostering relationships, integrity, entrepreneurial spirit and gratitude. This collaborative approach has brought life to iconic developments from Fairmont Pacific Rim in Vancouver, to the Shangri-La in Toronto.

**ARCHITECT** Integra Architecture was formed in 1999 by two long-standing, Vancouver-based architects. The partners share a belief in client-centered architecture, teamwork, and long-term working relationships. The firm’s capable staff have extensive experience in all types of residential buildings and mixed-use projects. Through effective communication and high-quality construction drawings Integra bridges the gap between the builder’s reality and the architect’s vision.

**INTERIOR DESIGN** Cristina Oberti Interior Design specializes in multi-family residential developments and commercial designs. Whatever the project, the firm offers clients leading industry experience, extensive knowledge, and a systematic design process. Because each project has its own story, they create interiors that succinctly convey a unique yet stylish message to clients and residents.

**SALES & MARKETING** Pacesetter has been marketing and selling real estate for over 25 years, providing service to Vancouver’s leading developers. The firm prides itself on intense market study to ensure the product offering will be market ready to effectively target relevant buyer profiles. Based where their clients’ projects are developed, they offer a fundamental understanding necessary to successfully market and sell.
2, 3 & 4 Bedroom Parkside Townhomes At Lions Gate Village

604.788.2728  livebelleisle.ca

Visit our off-site Presentation Centre at
101 - 88 Lonsdale Avenue
Open daily 12 - 5pm every day except Friday

The townhomes at Belle Isle are developed by Citimark Belle Isle Project Limited Partnership. The developer reserves the right to make changes to the information contained herein, including floorplans, sizes, layouts and finishes. All renderings, illustrations, photographs, digital renderings of architecture and finishes are produced by or on behalf of the developer and represent an artist’s impression only and may not accurately reflect the final, finished development. The District of North Vancouver’s parks “Belle Isle Park”, if shown, is conceptual only and subject to change at the sole discretion of the developer. ©2019. June 2019