

ASHTON

LYNN CREEK VILLAGE

SUITE TYPES:

- 1 Bedroom
- 1 Bed + Den
- 1 Bed + Den + Flex
- 2 Bedroom
- 2 Bedroom + Flex
- 3 Bedroom

STRATA FEES: \$0.59/square foot

WARRANTY: Comprehensive 2-5-10 year warranty backed by Travelers Insurance Company of Canada

ESTIMATED COMPLETION:

Mid 2026

SPECIAL FEATURES:

- Over-height ceilings up to 9'
- Secure bicycle storage lockers located on each floor
- Heat pump heating and cooling system
- Modern soft close cabinets with undermount lighting
- 30" or larger appliance package in all homes, including French door and refrigerator
- Polished quartz countertops

AMENITIES:

- Well-appointed Social Lounge with catering kitchen, two TVs, plush seating, dining area and outdoor patio access
- Coworking Room with meeting table and individual offices
- Designated Dog Wash and Grooming Room
- Bike Wash and Maintenance Room

Type	Indoor Sq Ft.	Plan	Starting Prices
1 Bedroom	534 – 667 SF	A, A1, A2, A3, A4, A5	From high \$600s
1 Bed + Den + Flex	605 – 655 SF	B, B5, B6	From low \$700s
2 Bedroom	784 - 861 SF	C, C2, C3, C4, C5, C6, C7, C8, C9	From mid \$800s
3 Bedroom	963 - 1135 SF	E, E1, F	From high \$1M

DEPOSITS: 15% total for a limited time (save the final 5%)

Initial Deposit: \$10,000 bank draft payable with offer to purchase

2nd Deposit: Further deposit of 10% of the purchase price less the initial deposit, payable within 7 days of the vendor acceptance date

3rd Deposit: Additional 5% deposit payable upon the later of: (i) 10 days from the date upon which the amendment to the disclosure statement is delivered to the purchaser and (ii) 180 days from the execution of the contract by the purchaser and the vendor.

All deposits are payable by bank draft to "Terra Law Corporation", "in trust".

For more information please contact:

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FAIRBORNE

ace Project Marketing Group



E. & O. E. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. The developer reserves the right to modify or change plans, specifications, features, materials and prices without notice and at the developer's sole discretion. While we strive for accuracy, all measurements are approximate and are based on the architectural plans. Renderings are conceptual and are intended as a general reference only.

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ASHTON

Set your life in the heart of a new North Vancouver neighbourhood. Fairborne introduces Ashton, the first chapter in the Lynn Creek Village community. This family-friendly collection of 140 premium residences in two 6-storey buildings exemplify West Coast living while featuring the latest in building envelope technology and energy efficiency.

With the expanded Marie Place Park next door, a lush greenway linear park leading you to a selection of conveniences just steps away, Ashton is closely connected to nature and everyday essentials. This is where people come together to celebrate a true North Shore lifestyle. Lynn Creek – the new place to be on The Shore.

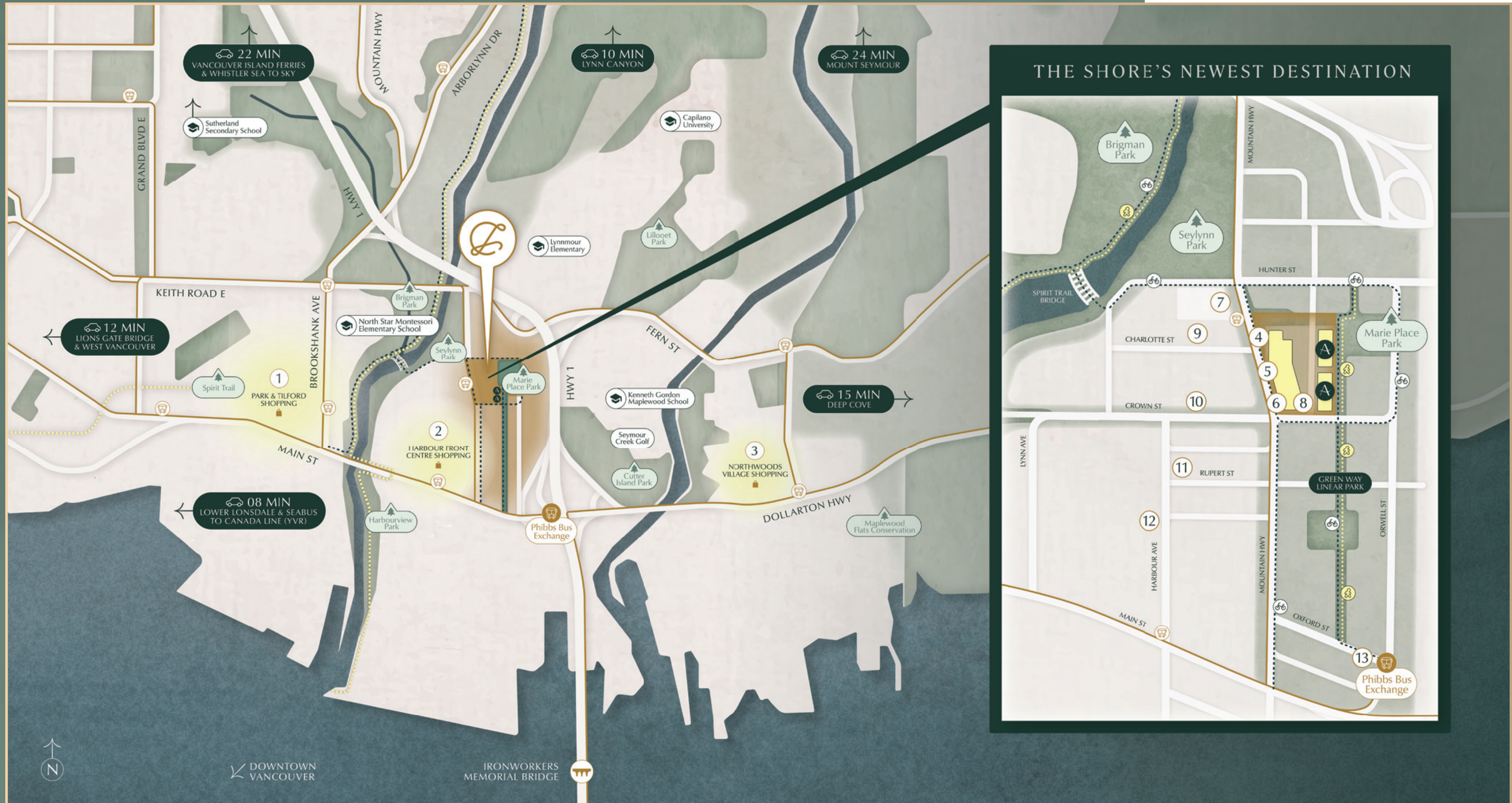
LYNN CREEK – THE SHORE’S NEWEST DESTINATION

COMMUNITY COMES TO LIFE

Years of thoughtful city planning has created a North Shore neighbourhood for tomorrow. Lynn Creek Town Centre will come alive with shops, services, parks, a community centre, childcare, transit connections, and more. Ashton is perfectly situated within the heart of this new sought after community.



- 6,000 residents in 3,000 new homes will complete the new neighbourhood
- \$32.5 million modernization upgrade to the Phibbs Exchange transit hub
- New transit connections along Mountain Highway – service every 15 minutes and east/west rapid bus from Phibbs Exchange
- New state-of-the-art Lynn Creek Community Recreation Centre (completion early 2024) features full size gymnasium, express library with automated book vending machines, day care facility, community spaces and meeting rooms
- Central urban plaza with plans for shops, restaurants, and services
- Outdoor spaces created in new parks and a major expansion of the existing Marie Place Park
- New bridge over Lynn Creek joining Seylynn Park to the recently upgraded Bridgman Park and Park & Tilford shopping
- Lush greenway – the neighbourhood’s main connector happens to be a tranquil pathway – walk through nature to shops, transit connections, parks and more
- Trail enhancements improve safety, access, and enjoyment for both walking and cycling
- Greener and more efficient infrastructure creating a smaller carbon footprint



- 1** Save-on-Foods
JJ Bean Coffee Roaster
Starbucks
Shoppers Drug Mart
The Gull Liquor Store
- Cobs Bread
The Chopped Leaf
White Spot
MEC North Van
Sweat Vancity Studio

- 2** Canadian Tire
Cove Bikes
Michaels
Toby's Social Pub
Vancity
- Tim Hortons
Freshii
McDonald's
Back in Motion Health

- 3** Stong's Market
Good Co.
Buddha-Full
Barcelos Flame Grill
Dollarton Liquor Store
- Starbucks
Arc'teryx Outlet
Anytime Fitness
The Hive North Shore Yoga

- Lynn Creek Town Centre**
- A** Ashton Residences
 - 4. Village Plaza
 - 5. Town Center Retail
 - 6. Grocery at Lynn Creek Village
 - 7. Lynn Creek Recreation Centre
 - 8. Childcare Centre
 - 9. Bridge Brewing Company
 - 10. Sons of Vancouver Distillery
 - 11. Moja Coffee
 - 12. Tour de Feast
 - 13. Stuffies Pastries Café

FIT FOR NORTH VAN

West Coast Contemporary design is showcased with a dramatic overhang along the elegantly pitched roof line and brick facade along the base. Natural wood beam accents are featured at the two distinct over-height lobby entrances.

Energy efficient double glazed Low-E windows coupled with the latest in rain-screen building envelope technology and a fossil-free mechanical system throughout provide for a reduced carbon footprint and greener building.



PARK LIFE INSPIRES

Living next door to a leafy park nourishes your soul and soothes your mind. Take the kids or your pup for playtime in this friendly neighbourhood greenspace. Connect to popular hiking and biking trail network via the Greenway linear park, just outside your door.

DETAILED QUALITY

FORWARD KITCHEN DESIGN

State-of-the-art appliances with smart technology, innovative storage solutions, and stylish finishes create a captivating kitchen setting. Smoothly whip up everyday family meals or gourmet dinners for friends.





AN ELEGANT SANCTUARY

Designed with your wellbeing in mind. A rainfall showerhead is paired with a hand-held fixture and the modern vanity features plenty of storage – and it's all perfectly lit for getting ready or winding down.



MORE THAN FINE HOMES, WE BUILD GREAT COMMUNITIES.

WELCOME HOME



There's something special about a Fairborne home. You see it in our attention to detail, our Complete Homecare guarantee, and our investment in the communities we build. Communities like lower Lonsdale's First Street West, Capstone, Sky, Q and Time. Since 1996 we have created some of the Lower Mainland's most memorable buildings and earned the Urban Development Institute's Award for Excellence.

But what matters most today is delivering your home. A fine home that is part of a great community that will enrich your life now and for years to come.

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