

MARLOW

Advanced Preview Package





Live Large in an Urban Sanctuary

Welcome to Marlow - an exclusive collection of spacious
Jr 1 - 3 bedrooms in the heart of Port Coquitlam's downtown core.

Steps from shopping, transit, dining and entertainment, and
surrounded by nature and a rich community spirit -
Marlow is a naturally curated sanctuary.



Local Energy

SHOPPING & RESTAURANTS

1. Coquitlam Centre Mall
2. Shaughnessy Station Mall
3. Costco
4. Walmart Supercentre
5. Patina Brewing
6. Safeway
7. Save-On-Foods
8. No Frills
9. Earls Kitchen + Bar
10. Cactus Club Cafe Coquitlam Centre
11. The Keg Steakhouse + Bar
12. Me-n-Eds Pizza
13. Samz Neighbourhood Pub

SERVICES

14. Port Coquitlam Community Centre
15. Terry Fox Library
16. Centennial Outdoor Pool

EDUCATION

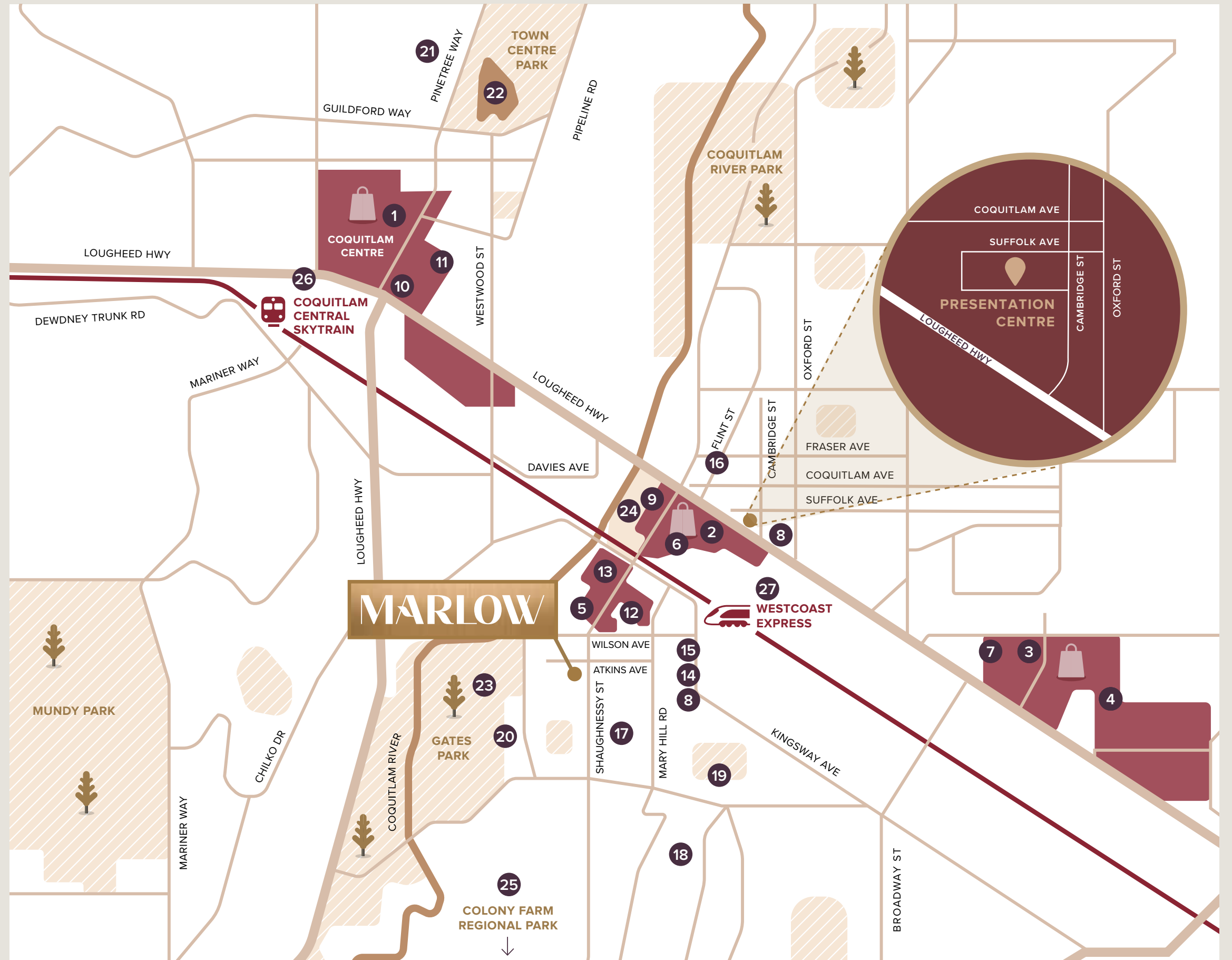
17. Central Community Elementary
18. École Mary Hill Elementary
19. École Pitt River Community Middle School
20. Riverside Secondary School
21. Douglas College Coquitlam Campus

PARKS & RECREATION

22. Lafarge Lake Park
23. Gates Park
24. Lions Park
25. Colony Farm Regional Park

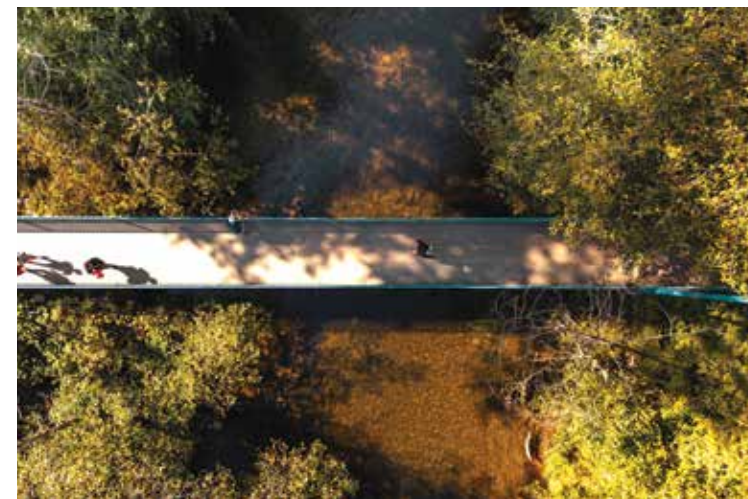
TRANSIT

26. Coquitlam Central Skytrain
27. West Coast Express, Port Coquitlam Station



Curated Sanctuary

Port Coquitlam offers an ideal blend of urban comforts and conveniences while being surrounded by stunning West Coast nature. Stroll outside your home and find yourself within walking distance from large parks, restaurants, shopping, cafes and transportation—it's everything you need to live the good life in style.





Spaciously at Home

Come home to living spaces that have been designed to give you more interior space than anyone else. Marlow gives you a home where you have room to live life on a more expansive scale.





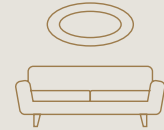


Statement Living

Bedrooms have been created as havens with oversized proportions emphasised by neutral tones. Refined sophistication prevails across the bathroom and ensuite design with large luxury ceramic tiling and designer selected glass shower doors.



Features That Impress



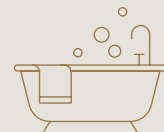
Statement living
with timeless design



Smart home integration



Oversized outdoor
living spaces



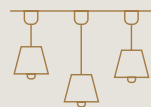
Spa like bathrooms with large
luxury ceramic tiling and
contemporary sliding glass
shower doors



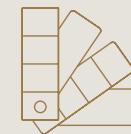
KitchenAid® Appliances
Package includes state of the
art induction cooktop and
Kohler fixtures



Air-conditioning and
programmable thermostats for
optimal temperature control



Energy efficient LED
lighting throughout



High-end
designer finishes

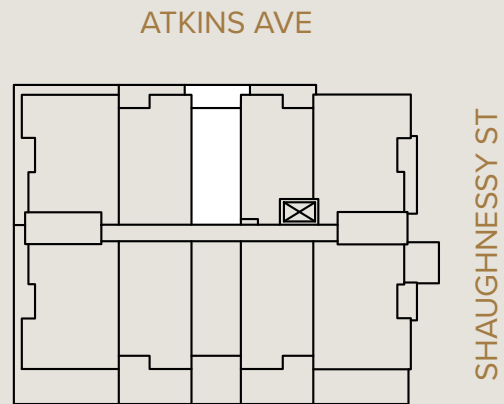


Floorplans

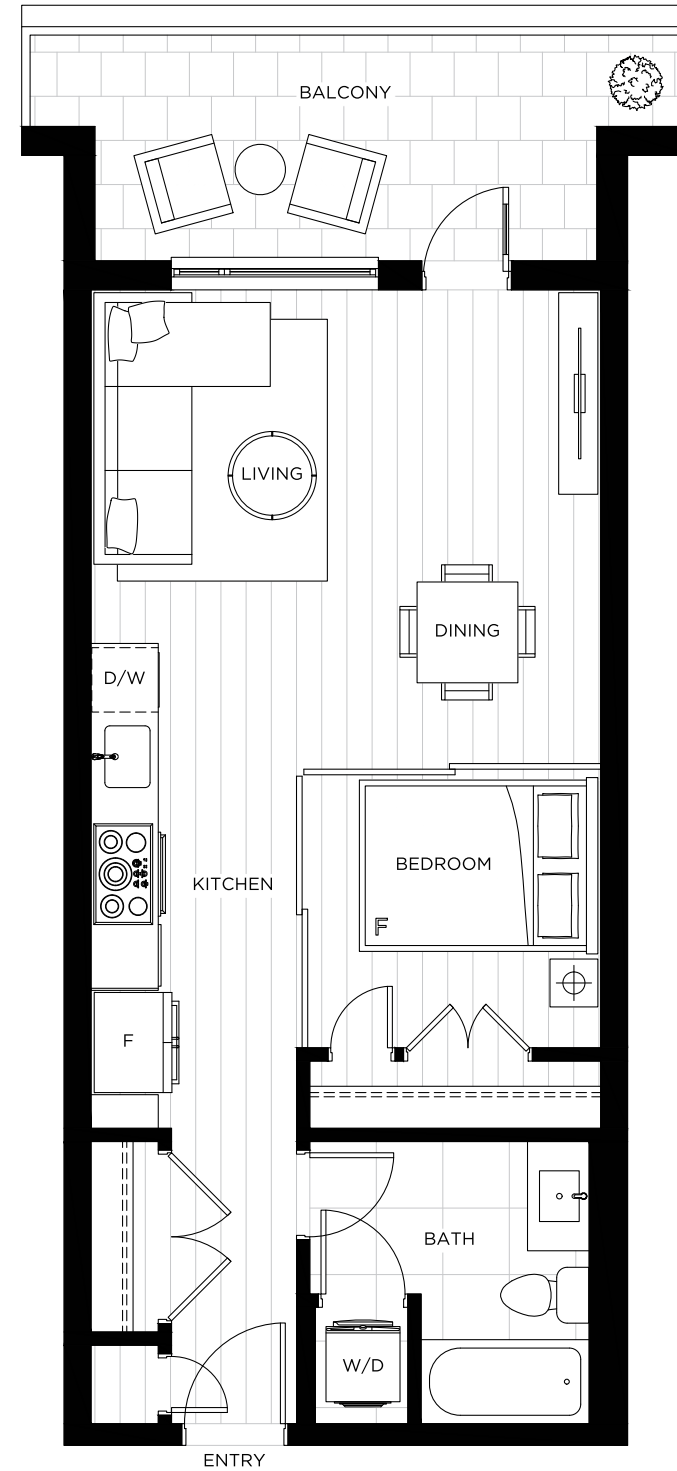
Plan J1

JR 1 BED + 1 BATH

Interior	553 SF
Exterior	112 SF
Total	665 SF



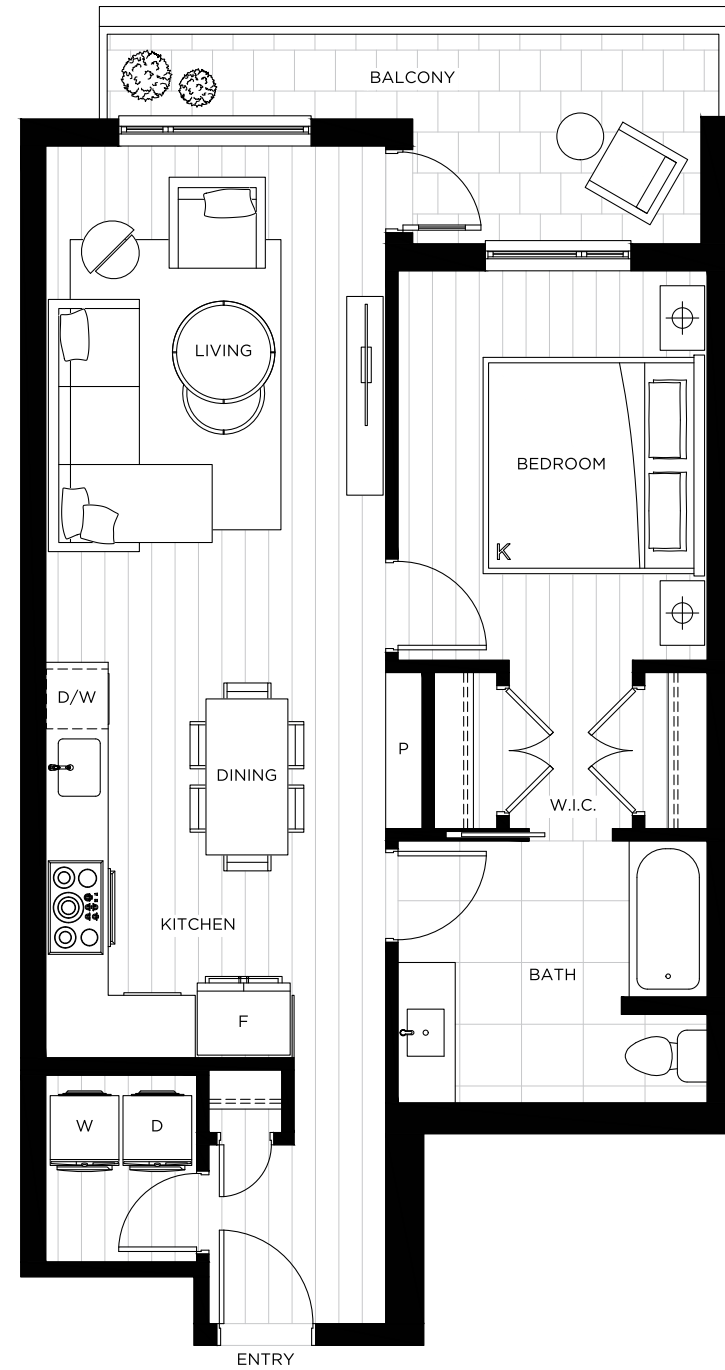
LEVEL 2



Plan A1

1 BED + 1 BATH

Interior	733 SF
Exterior	90 SF
Total	823 SF



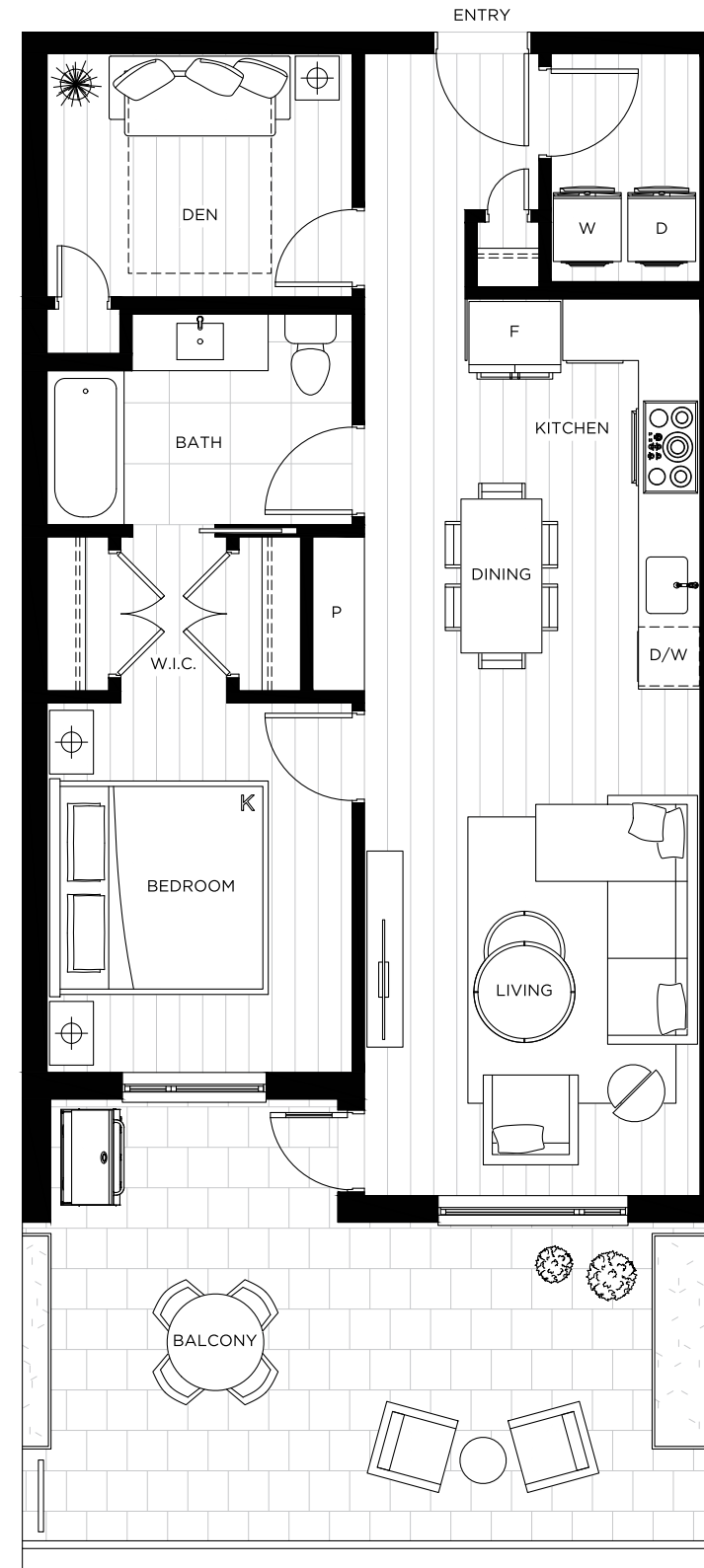
Plan B2

1 BED + DEN + 1 BATH

Interior	797 SF
Exterior	246 SF
Total	1,043 SF



LEVEL 2



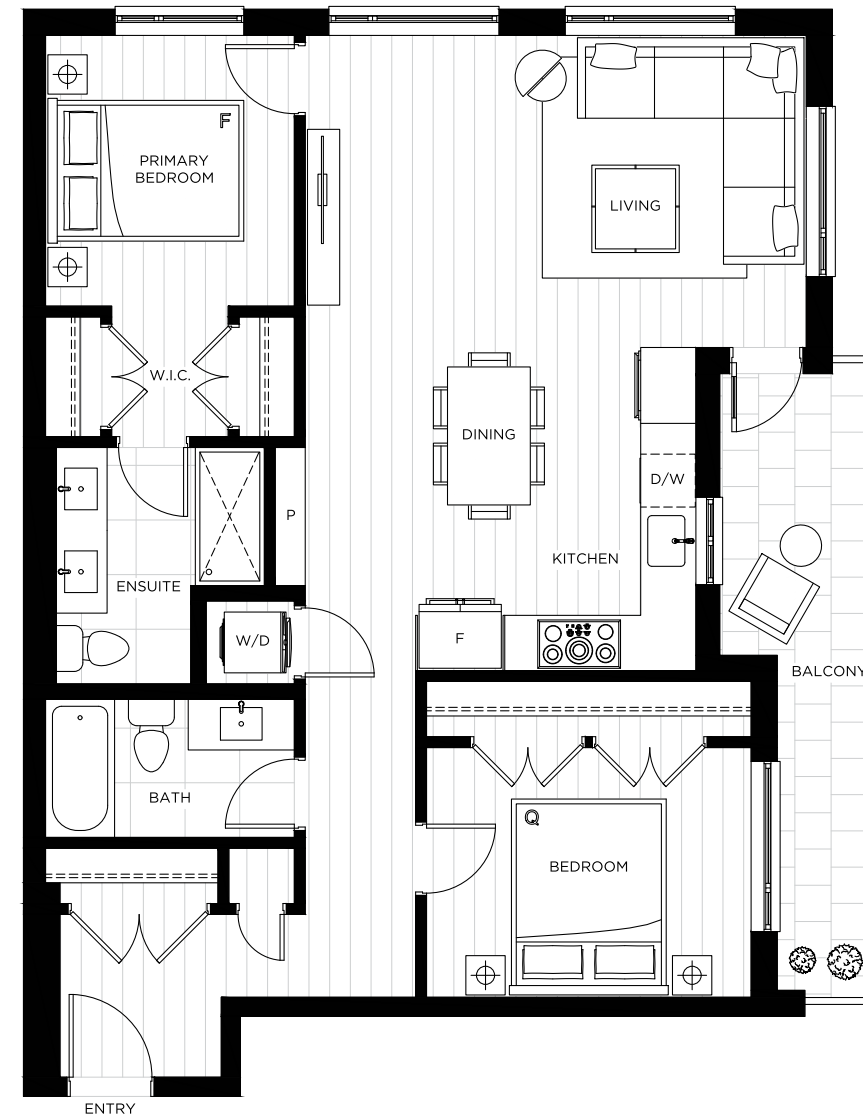
Plan C1

2 BED + 2 BATH

Interior	972 SF
Exterior	103 SF
Total	1,075 SF



LEVEL 2

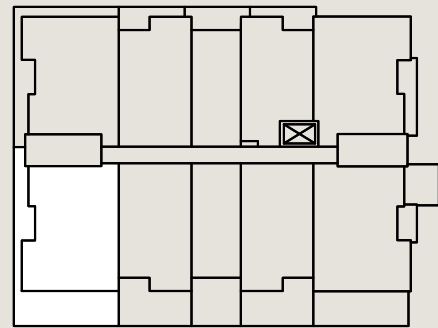


Plan D2

2 BED + DEN + 2 BATH

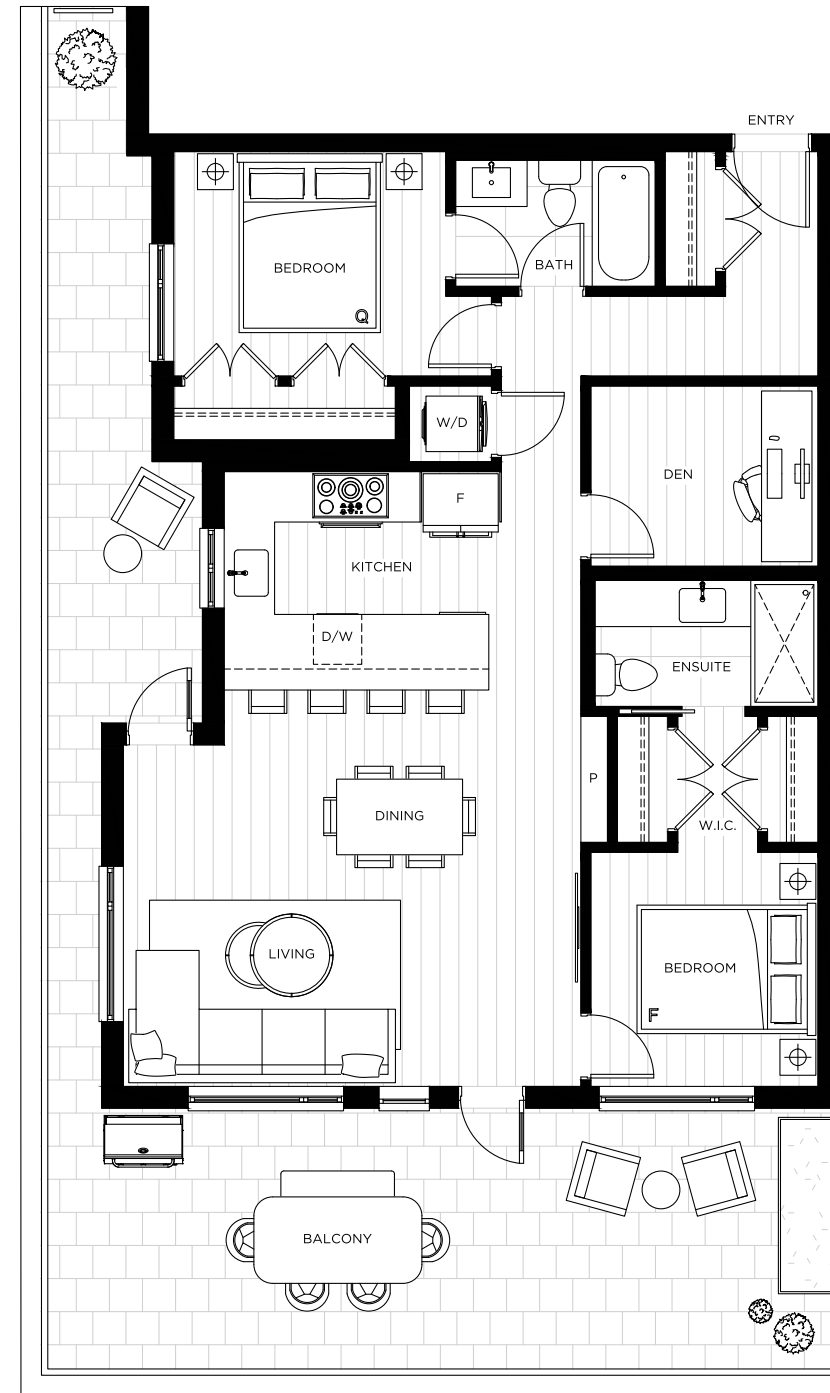
Interior	1,016 SF
Exterior	472 SF
Total	1,488 SF

ATKINS AVE



SHAUGHNESSY ST

LEVEL 2



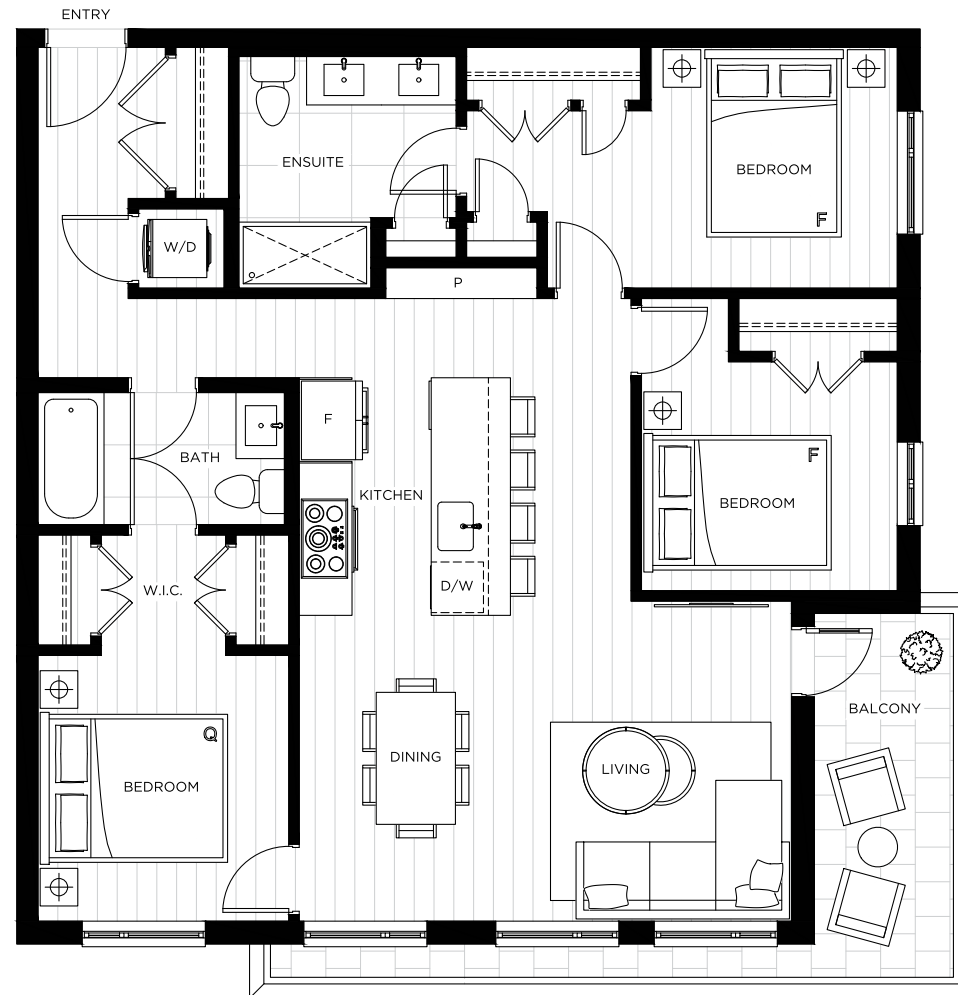
Plan E

3 BED + 2 BATH

Interior	1,089 SF
Exterior	98 SF
Total	1,187 SF



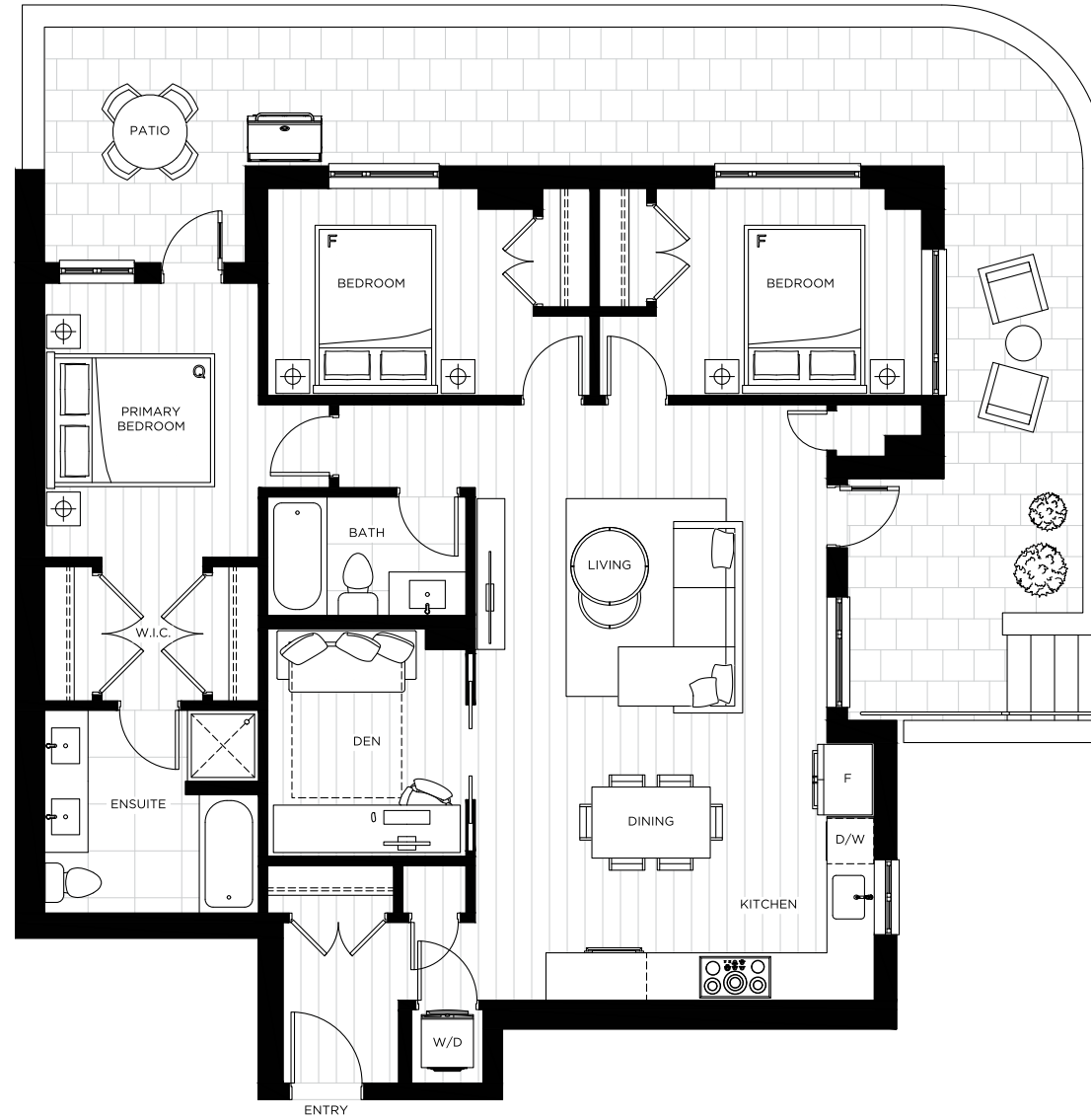
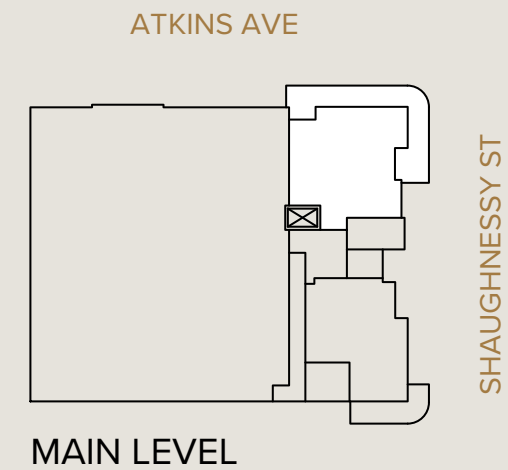
LEVEL 6



Plan F

3 BED + DEN + 2 BATH

Interior	1,253 SF
Exterior	447 SF
Total	1,700 SF



Quality: The Cornerstone Of All That We Do



DEVELOPER | enrichdevelopments.com

Our homes and multi-family residences have become synonymous with building principles and practices that go beyond the accepted standards. This unwavering commitment to quality has enabled us to achieve success across Vancouver's many desirable neighbourhoods. We are building communities and homes with excellence as their hallmark and, in doing so, are enriching the lives of many along the way.



DEVELOPER | vanada.ca

VANADA Developments is a developer based in Vancouver, BC. VANADA strives to create new vibrant communities by designing the highest standard homes utilizing the newest technology and products. We design homes with people in mind, and build homes that people can enjoy their lifestyle in. Each project we develop represents a new opportunity to further our vision and contributes to the fabric of the society.



MARKETING | theagencyrem.com

Focusing on the marketing of residential, commercial, and mixed-use real estate developments, The Agency is dedicated to obtaining the most profitable result for our client, the Developer. At The Agency, we conduct our business in a fair and honourable manner, and achieve superior results based on client goals, through detailed market knowledge and analysis combined with highly effective yet cost-efficient marketing management and sales. The Agency strives to exceed the expectations of each client by providing the highest levels of integrity, professionalism and service.

MARLOW

604-229-7919 | MarlowPOCO.com



MARLOW:
2433 SHAUGHNESSY ST.,
PORT COQUITLAM, BC

PRESENTATION CENTRE:
#1150-2961 CAMBRIDGE ST
PORT COQUITLAM, BC



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MARLOW

Price Range Sheet

Plan	Home Type	Interior SF	Outdoor SF	Starting From
J	1 Bedroom Jr.	485-553	44-214	\$484,900
A	1 Bedroom	710-797	54-90	\$654,900
B	1 Bedroom+Den	664-811	40-246	\$634,900
C	2 Bedroom	821-981	78-104	\$704,900
D	2 Bedroom+Den	968-1,016	103-472	\$739,900
E	3 Bedroom	1,016-1,089	98	\$859,900
F	3 Bedroom+Den	1,253	447	\$919,900

**Every home includes 1 - parking stall*

15% DEPOSIT*

- 1st Deposit** Initial \$1, 000 due at Signing
- 2nd Deposit** Balance of 5% within 7 days of Acceptance Date
- 3rd Deposit** 5% after the earlier of 7 days of receipt of the Amendment to the Disclosure Statement or 180 days from the Acceptance Date
- 4th Deposit** 5% within 180 days after third deposit

**All deposits payable by bank draft or certified cheque to "PLLR Lawyers, In Trust"*

All Parking EV-Compatible Estimated Strata Fees \$0.45 per sqft.

Presentation Centre Open via Appointment | 1150 – 2961 Cambridge St., Port Coquitlam

MARLOW

604-229-7919 | MarlowPOCO.com

October 5th, 2023
Prices subject to change without notice. E. & O.E.

THE AGENCY
TRG Downtown Realty