FEATURES LIST

50 ELECTRONIC AVENUE PORT MOODY PHASE 2

A PORT MOODY COMMUNITY

- Modern architecture inspired by the property's industrial heritage designed by award-winning Ciccozzi Architecture
- Street level retail shops, cafes, and services integrated for everyday convenience
- Situated directly across the street from the 9-acre Rocky Point Park
- Within easy walking distance to shops, restaurants, and Brewers Row
- Moody Centre Station, servicing the West Coast Express and Evergreen Line, is only a 10-minute walk away

MODERN INTERIORS

- Contemporary collection of 1, 2, 3, and 4 bedroom homes
- Choice of two professionally designed colour palettes
- Open floorplans with 9-foot ceilings
- Laminate oak wood flooring throughout
- Whirlpool front-load washer and dryer
- Integrated designer wardrobe with drawers in master bedroom
- All closets include custom millwork organizers
- Private deck features power outlet and gas connection
- Conveniently placed USB outlets throughout
- Solar reflective roller shades on all windows
- Contemporary ceiling light fixtures and energy efficient LED lighting throughout
- Polished chrome or black single-lever handles on interior doors
- Air conditioning for climate control (select homes)
- Spacious rooftop patio (select homes)
- White opal glass and brushed nickel wall sconces in stairway to rooftop patio (select homes)

ELEGANT KITCHENS

- Premium appliances include:
  - Bosch high performance, stainless steel wall oven with black glass and 30" gas cooktop
  - 36" Fisher & Paykel ActiveSmart™ French door refrigerator with ice-maker paneled to match cabinetry
  - Bosch ultra-quiet dishwasher with custom panel
  - Panasonic stainless steel microwave with black glass
  - Sleek stainless steel Venmar hood fan
- Polished quartz countertops with graceful waterfall edge
- Square-edge cabinetry with integrated handle and soft close drawers, includes a thoughtfully integrated cutlery tray
- Full-height, custom millwork pantries
- Built-in "Smart Corner" cabinet organizer
- Slide-out spice rack cabinet
- Immaculate porcelain tile backsplash
- Under-cabinet LED lighting
- Stainless steel undermount kitchen sink
- Polished chrome or black faucet with dual function pull-down spray

REFINED BATHROOMS

- Designer floating vanity
- Large framed mirror with medicine cabinet
- Custom designer millwork for extra cabinet storage
- Soho white hexagon porcelain tile flooring
- 12" x 24" ceramic wall tiles
- Polished quartz countertop
- Kohler under-mount rectangle sink
- Frameless, clear tempered glass shower with handheld showerhead in ensuite
- Relaxing deep bathtub with handheld showerhead
- Toto Aquia dual-flush, two-piece toilet
- Bathroom accessories (towel bar, robe hook) in matte black

AMENITY COLLECTION

- Club 50, a three-storey, 9,000-square-foot building with social, fitness, and family amenities exclusively for residents, includes:
  - Fitness facility
  - Yoga studio
  - Dog wash room
  - Bicycle repair room and workshop
  - Indoor and outdoor youth activity area
  - Arcade
  - Media room
  - Co-working space complete with two boardrooms
  - Social lounge with a large patio
  - Guest suite for visiting friends and family
- One-acre elevated, private backyard, featuring green lawns, quiet courtyards, urban gardens, water features, long table dining, a dog park, and a children's playground
- Personal storage locker for each home

PEACE OF MIND

- Conscientious green initiatives are equivalent to LEED silver status
- Quality construction with superior exterior materials
- Cozy homes are achieved with double pane glass windows and extra wall insulation
- Free BlueSky TV and Internet 150 for first 6 months
- Secured underground parking with fob access
- Restricted floor access on elevators
- Fire protection includes sprinklers, along with smoke and CO2 detectors
- Travelers 2-5-10 New Home Warranty

The material provided herein is for general information purposes only and is not intended to depict as-built construction designs. The developer reserves the right in its sole discretion to make modifications or changes to the building design, floor plans, specifications, finishes, features, prices, materials, equipment (including appliances) and dimensions. Dimensions are approximate and have been calculated from preliminary survey measurements. Actual final dimensions of construction may vary from those set out herein. As reverse, flipped and/or mirrored plans occur throughout the development please see architectural plans if this is material to your decision to purchase. Please see disclosure statement for specific offering details. E&O.E.

FREQUENTLY ASKED QUESTIONS

50 ELECTRONIC AVENUE PORT MOODY PHASE 2

WHEN IS COMPLETION FOR 50 ELECTRONIC AVENUE?
The first phase of 50 Electronic Avenue will complete late 2021, while the second phase will complete late 2022.

WHAT WILL THE DEPOSIT STRUCTURE BE?
The total deposit structure is 15% of the purchase price:

- Initial deposit – $10,000 bank draft upon writing your purchase contract
- Second deposit – Increased to 10% of the purchase price within 7 days
- Third deposit – Additional 5% by the later of 6 months after acceptance of the purchase contract or 10 days after receipt of the Financing Amendment

WHAT ARE THE AMENITIES AT 50 ELECTRONIC AVENUE?
The residents-only Club 50 is 50 Electronic Avenue's 3-level clubhouse with over 9000 sq.ft. of amenity space including a fitness centre and yoga room, bike repair room/workshop, social lounge, co-working space with two boardrooms, a media room, a children's play area, and guest suite. Plus, there is a one-acre, elevated, private "backyard" featuring an open lawn, quiet courtyards, urban gardens, water features, long table dining, a dog park, and a children's playground.

WHAT WILL THE STRATA FEES BE?
Our strata fees are estimated to be $0.39 per square foot. The fees are set out in the strata budget, included in the Disclosure Statement.

WHAT ARE 50 ELECTRONIC AVENUE'S RENTAL RESTRICTIONS?
There are no rental restrictions on monthly or yearly rentals but there is a minimum rental period of at least 30 days.

ARE PETS ALLOWED?
Yes! 50 Electronic Avenue is a pet friendly building. Our bylaws allow for two dogs, two cats, or one dog and one cat, with restrictions on aggressive breeds. Please see the Disclosure Statement for more details.

WILL THERE BE PARKING AND STORAGE INCLUDED WITH EACH HOME?
Each 1 and 2-bedroom home will come with one parking stall and one bicycle storage locker. Each 3 and 4-bedroom home will come with two parking stalls and two bicycle storage lockers.

IS THERE A NEW HOME BUILDING WARRANTY?
Yes, the buildings and homes are covered by Travelers Canada 2-5-10 New Home Warranty program.

DOES 50 ELECTRONIC AVENUE HAVE FINANCING OPTIONS AVAILABLE?
Yes, we have preferred lenders offering excellent financing options.

WILL 50 ELECTRONIC AVENUE ALLOW ASSIGNMENTS?
Purchasers at 50 Electronic Avenue may assign their contract with the developer's approval at an assignment fee of 2% of the purchase price plus GST, plus the Vendor's costs in connection to the assignment. Restrictions do apply, and certain conditions need to be met, therefore if you believe you might want to assign your contract, you should discuss this with a member of the 50 Electronic Avenue Sales Team prior to writing your purchase contract.

WHAT ARE THE TOTAL NUMBER OF HOMES IN EACH PHASE?
Phase 1 of 50 Electronic Avenue will consist of 138 homes ranging from 1-3 bedrooms. Phase 2 of the development will consist of 220 homes ranging from 1-4 bedrooms.

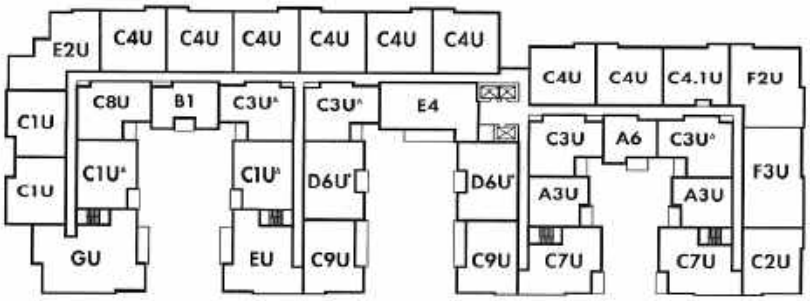
WILL 50 ELECTRONIC AVENUE HAVE COMMERCIAL SPACE WITHIN THE BUILDING?
Yes, the first level of Phase 1 will have over 18,000 sq.ft. of commercial space with specific tenants selected to complement the residents of 50 Electronic Avenue and the local community.

WHERE IS THE NEAREST SKYTRAIN?
50 Electronic Avenue has two SkyTrain stations within 5-10 minutes walking distance: Inlet Centre Station and Moody Centre Station. You can also catch the West Coast Express at Moody Centre Station which takes you to downtown Vancouver in just 20 minutes. Modo car sharing is also available in the neighbourhood.

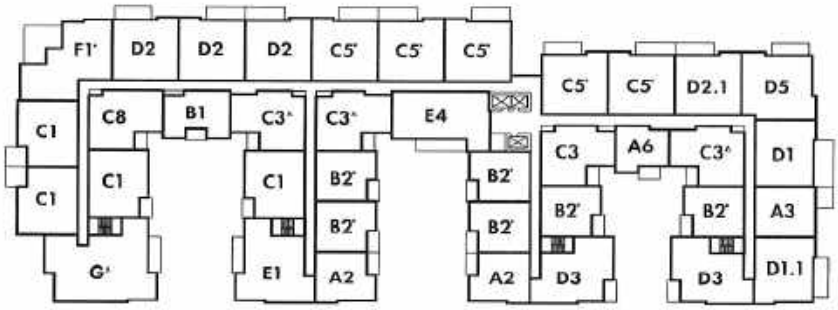
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EAST BUILDING

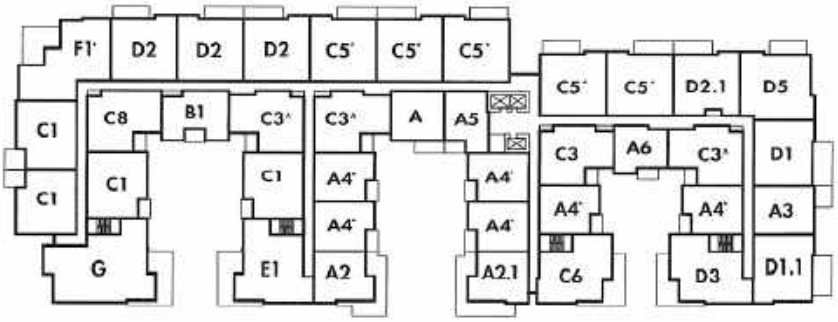
50 ELECTRONIC AVENUE
PORT MOODY
PHASE 2



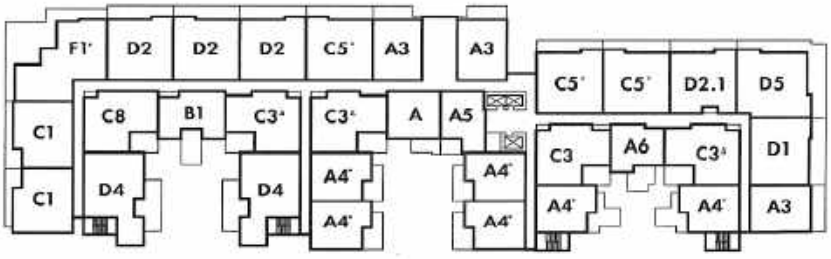
LEVEL 6 EAST BUILDING



LEVEL 3-5 EAST BUILDING



LEVEL 2 EAST BUILDING



LEVEL 1 EAST BUILDING

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*INDICATES ADAPTABLE PLAN ^INDICATES PLAN VARIATION

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