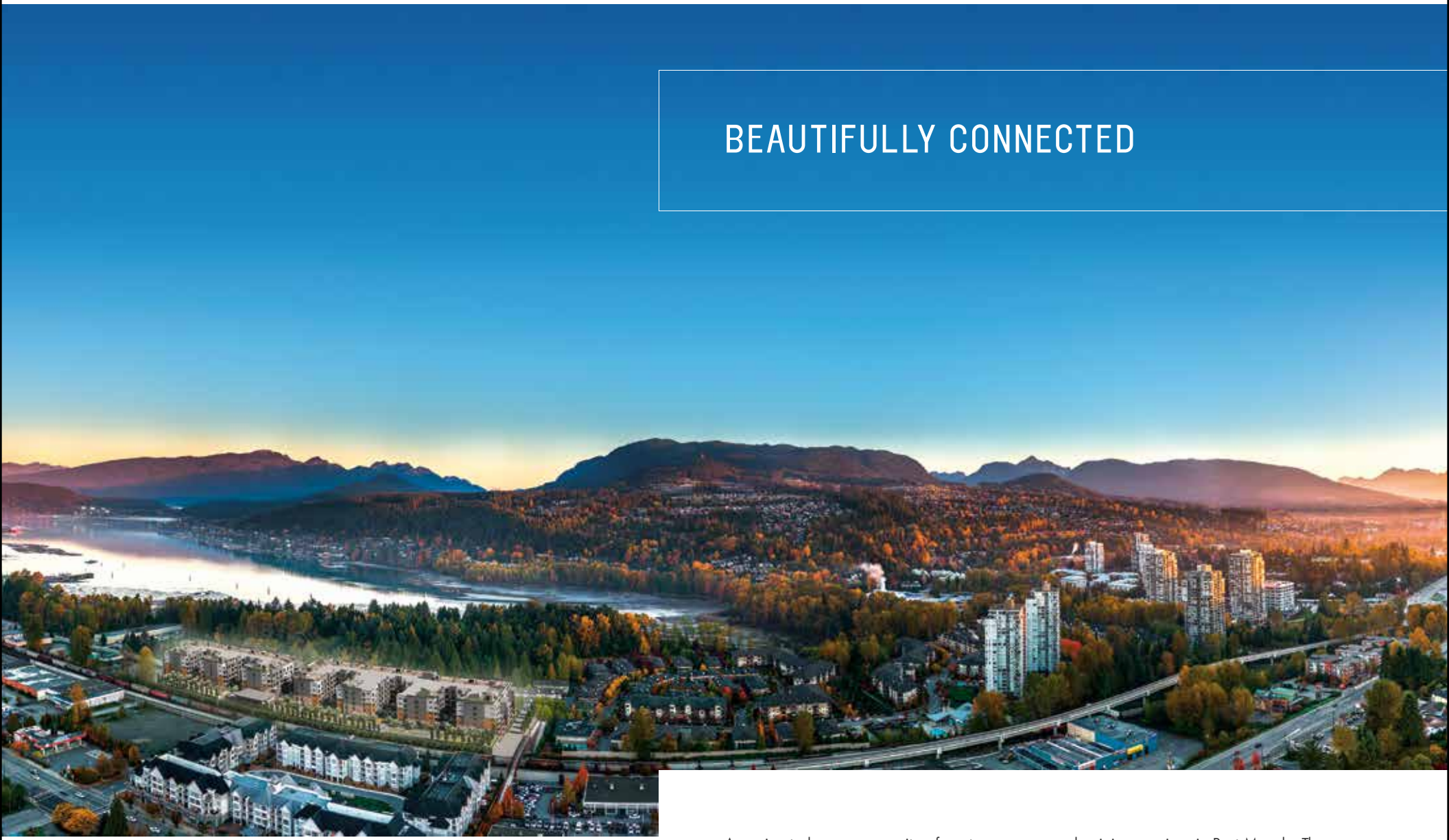
50

ELECTRONIC AVENUE

PORT MOODY

WHERE CITY
MEETS NATURE

BEAUTIFULLY CONNECTED



An animated new community of contemporary condominiums arrives in Port Moody. The well-crafted homes are situated directly across the street from Rocky Point Park, where over 9 acres of nature include hiking and biking trails, a playground and spray park, an outdoor pool, a boat launch, and a recreational pier. Live just steps away from shops, restaurants, Brewers Row, the West Coast Express, and two Evergreen SkyTrain stations. Connect to all this right from home, where your views span across Burrard Inlet to the north and to Burnaby Mountain in the west. With so many choices, your life will find the perfect balance.

HISTORIC LOCATION









50 ELECTRONIC AVENUE'S MODERN ARCHITECTURE IS INSPIRED BY THE PROPERTY'S INDUSTRIAL HERITAGE

For decades, 50 Electronic Avenue was home to Chisholm Industries Ltd., a manufacturer of radios, black and white televisions, HiFi sets, and assorted electronic equipment. In its day, the company was the largest employer in Port Moody and a true technology innovator. The street adjacent to the manufacturing plant was named 'Electronic Avenue' to honour the company's contribution to the growth of the area. 50 Electronic Avenue pays homage to this 20th century pioneer.











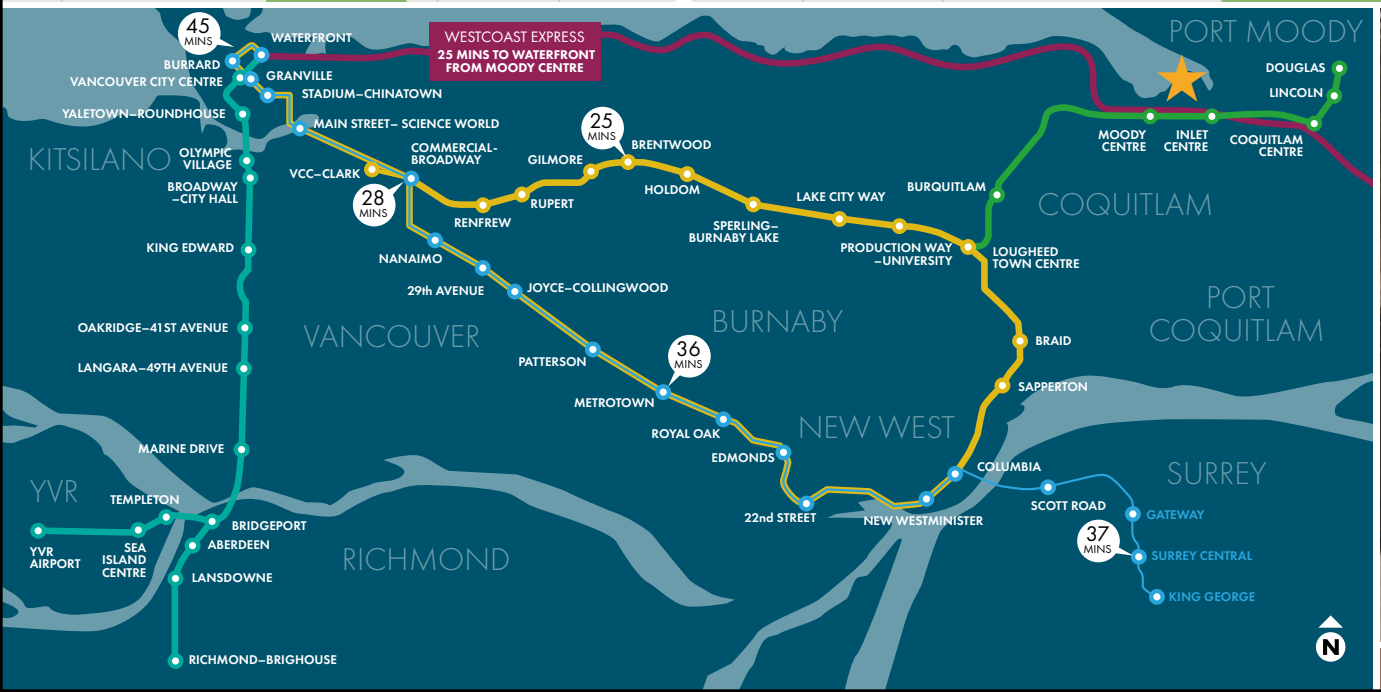
WELCOME TO PORT MOODY

THE CITY OF THE ARTS IN AN IMPRESSIVE NATURAL SETTING

Wrapped around the eastern end of Burrard Inlet and backed by forested parklands and mountain trails, Port Moody's stunning setting is quintessentially West Coast. The protected harbour invites boating, kayaking, and paddle boarding, and Rocky Point Park along the shoreline offers walking and cycling pathways and a variety of recreational amenities. Complementing this natural ambiance is a modern urban centre with great shopping and dining, including a lively craft brewery scene. Trademarked as the City of the Arts, Port Moody celebrates creativity and culture year-round, with ever-changing gallery exhibitions, theatre productions, festivals, and public art in local parks. There is something for everyone here.

IN YOUR NEIGHBOURHOOD













MODERN ARCHITECTURE, INVITING SETTING

LIVE IN STYLE, CONNECTED TO EVERYTHING

Step from your spacious 1, 2, 3, or 4 bedroom home directly into a vibrant community. Street level shops, cafés, and services will be integrated into 50 Electronic Avenue to add enjoyment and convenience to everyday life. Just east of the community, a pedestrian overpass connects you to Moody Centre Station, where the Evergreen Line links to Burnaby, Surrey, Coquitlam, Richmond, and Vancouver, and the West Coast Express provides quick access to downtown Vancouver.



A brand-new community has been created at 50 Electronic Avenue – and a great deal of it is focused on the outdoors. Anchored by the indoor amenities at Club 50, five distinct courtyards stretch across a one-acre elevated, private backyard. With water features, plants, and trees, the space is beautifully landscaped to complement Port Moody's nature-rich locale. Deepening your connection to the fresh air, select homes feature rooftop decks, your ultimate private sanctuary.

THE NATURE OF HOME



AN INSPIRING BACKYARD

THE OUTDOOR AMENITIES CREATE A SENSE OF PLACE

The tranquil outdoor space, exclusive to residents, has been thoughtfully designed and landscaped to bring people together. The five courtyards create separate areas for relaxing or socializing, and there is always somewhere quiet to unwind. Play games with other families on the great lawn and watch your kids make new friends on the playground. Grow vegetables together in the urban gardens and share stories over dinner at the communal long table. Even your dogs will get to know each other, in the off-leash area. It's the perfect setting to make lasting connections with family, friends, and neighbours.









CLUB 50
YOUR OWN PRIVATE CLUB

THE COLLECTION OF SOCIAL, FITNESS, AND FAMILY AMENITIES IS BEYOND COMPARE

A dedicated three-storey clubhouse, Club 50, offers over 9,000 square feet of spectacular amenities that will enhance any lifestyle. The ground floor features a fitness facility, peaceful yoga studio, dog wash room, bicycle repair room, and workshop. Venture to the second level and find an arcade, media room, co-working space with two boardrooms, and indoor/outdoor youth activity area. On the third level, a luxurious lounge opens onto a large patio, and a guest suite welcomes visiting friends and family. Throughout the spaces high-end finishes achieve a warmth and sophistication that will keep you coming back for more.







9,000-SQUARE-FOOT CLUBHOUSE ADDS RESORT-STYLE QUALITY AND COMFORT

01. LOUNGE AND TERRACE
02. PRIVATE GUEST SUITE
03. INDOOR / OUTDOOR YOUTH ACTIVITY AREA
04. ARCADE
05. MEDIA ROOM
06. CO-WORKING SPACE WITH TWO BOARDROOMS
07. YOGA STUDIO
08. FITNESS CENTRE
09. BIKE REPAIR ROOM AND WORKSHOP
10. DOG WASH ROOM
11. LOBBY LOUNGE







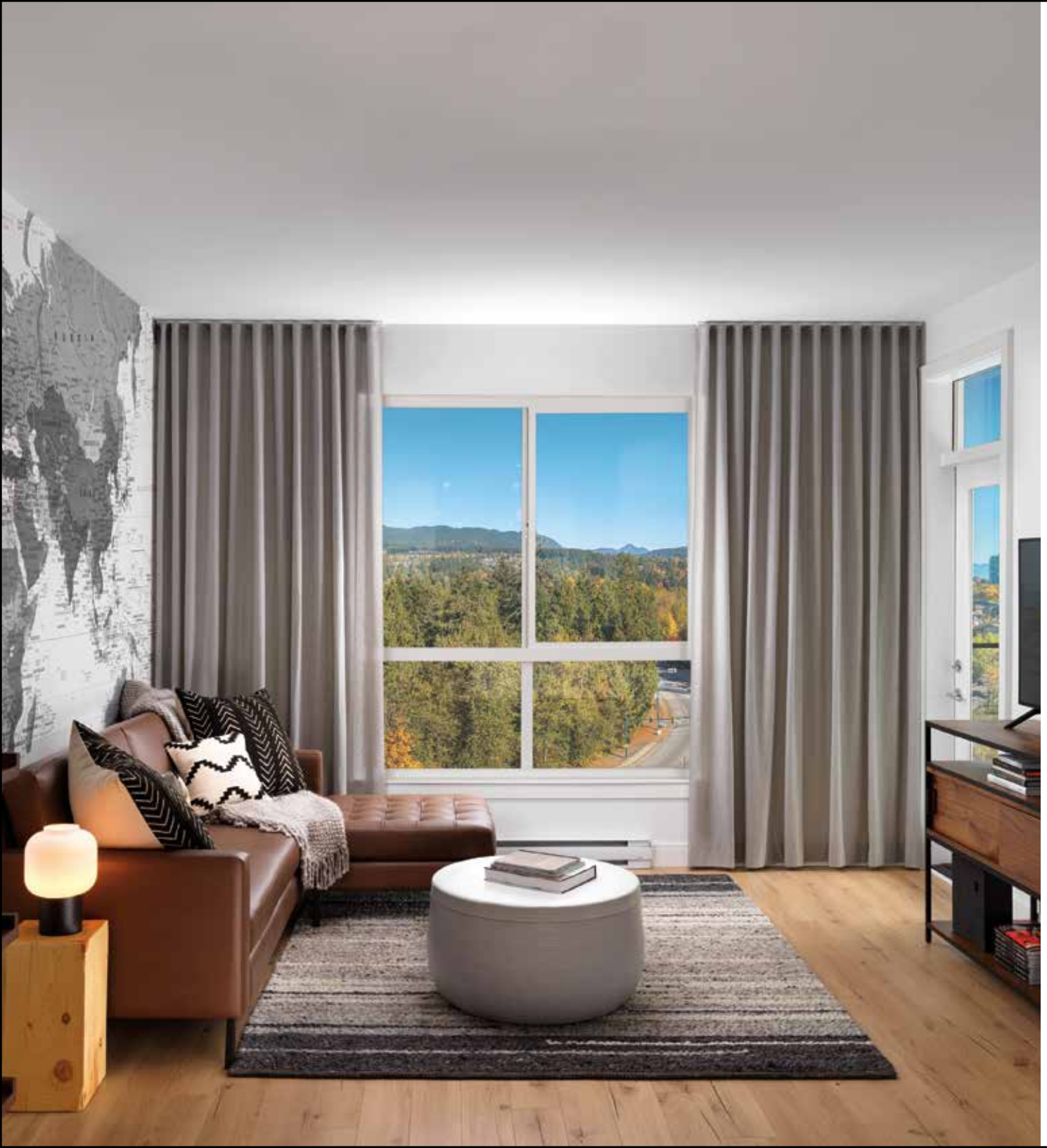




A CHEF'S KITCHEN

CREATE MEMORIES AND MEALS IN STYLISH KITCHEN SPACES

Modern kitchens are a focal point in every home, with elegant finishes and purposeful design. Details are in place to make an impact, such as waterfall edges on polished quartz countertops and custom millwork pantries. The collection of high-end appliances includes Bosch wall ovens and Fisher & Paykel integrated refrigerators – each selected for optimal performance. These are the kinds of kitchens you've coveted in design magazines.







HOME LIFESTYLE

COMFORT IS ALIGNED WITH FUNCTION IN SPACIOUS HOMES

Every need and lifestyle is addressed in a variety of floorplans, each with 9-foot ceilings and featuring plenty of natural light and space. Once you have found an ideal layout, personalize it for your tastes by selecting from two beautiful colour palettes. Interior living seamlessly transitions to private outdoor decks, where views and fresh air are always enjoyable. Appreciate the art of entertaining or a quiet afternoon watching Netflix – homes are designed for all elements of life.

ALL IN THE DETAILS

A lot of consideration is injected into these homes, from quality materials to unexpected features, with the goal of creating comfortable interiors that endure. Extra-thick insulation and double pane windows lead to an even cozier environment. Handy USB outlets keep all your devices charged, while air conditioning, in select homes, maintains a desired climate. Storage is abundant, and it's easy to organize your belongings with custom millwork closets – you will especially appreciate the walk-ins. Every inch of the home is designed for your wellbeing.





RELAXATION COMES EASY

Distinctive design continues in master ensuites and bathrooms, where hexagon porcelain tile flooring and framed mirrors make an impact. Custom designer medicine cabinets and additional millwork cabinetry keep everything you need discreetly at hand. Feel the refreshing spray of the shower or sink into a soothing bath. The experience is nothing short of indulgaent.

FEATURES LIST

50 ELECTRONIC AVENUE
PORT MOODY

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

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 by Richelieu
- 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
- In-house construction and after-sales customer service by Panatch Group maintain excellence throughout
- 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

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FREQUENTLY ASKED QUESTIONS

50 ELECTRONIC AVENUE
PORT MOODY

WHEN IS COMPLETION FOR 50 ELECTRONIC AVENUE?

The first phase of 50 Electronic Avenue will complete Spring of 2021, while the second phase will complete late 2021.

WHAT WILL THE DEPOSIT STRUCTURE BE?

The total deposit structure is 10% 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

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, a bike repair room/workshop, social lounge, co-working space with two board rooms, a multimedia room, a childrens play area and a preteen arcade, and a guest suite. Plus, there is a 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.

WHAT WILL THE STRATA FEES BE?

Our strata fees are estimated to be $0.36 per square foot. The fees will be confirmed in the strata budget, included in our 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 storage locker. Each 3-bedroom home will come with two parking stalls and one storage locker.

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 compliment the residents of 50 Electronic Avenue and the local community.

WHERE IS THE NEAREST SKYTRAIN?

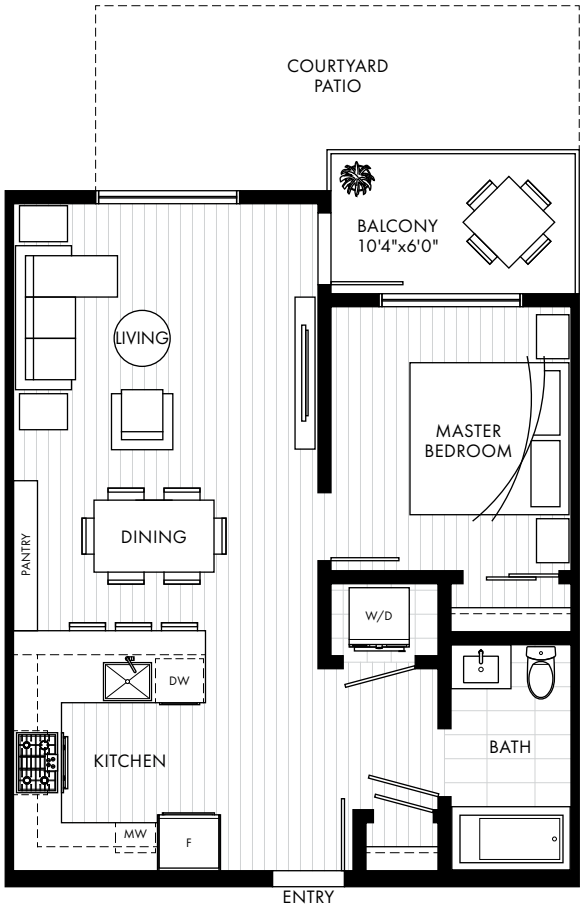
50 Electronic Avenue has two SkyTrain stations within 5-10 minutes walking distance: Inlet Centre Station and Moody Centre Station. You can also catch the West Coast Express at Moody Centre Station which takes you to downtown Vancouver in just 20 minutes. Modo car sharing is also available in the neighbourhood.

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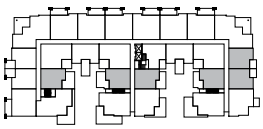
A4*

1 BEDROOM, 1 BATHROOM
643 SF INTERIOR
177-233 SF PATIO
62 SF BALCONY

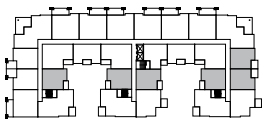
50 ELECTRONIC AVENUE
PORT MOODY



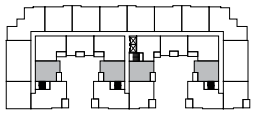
*INDICATES ADAPTABLE PLAN



LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

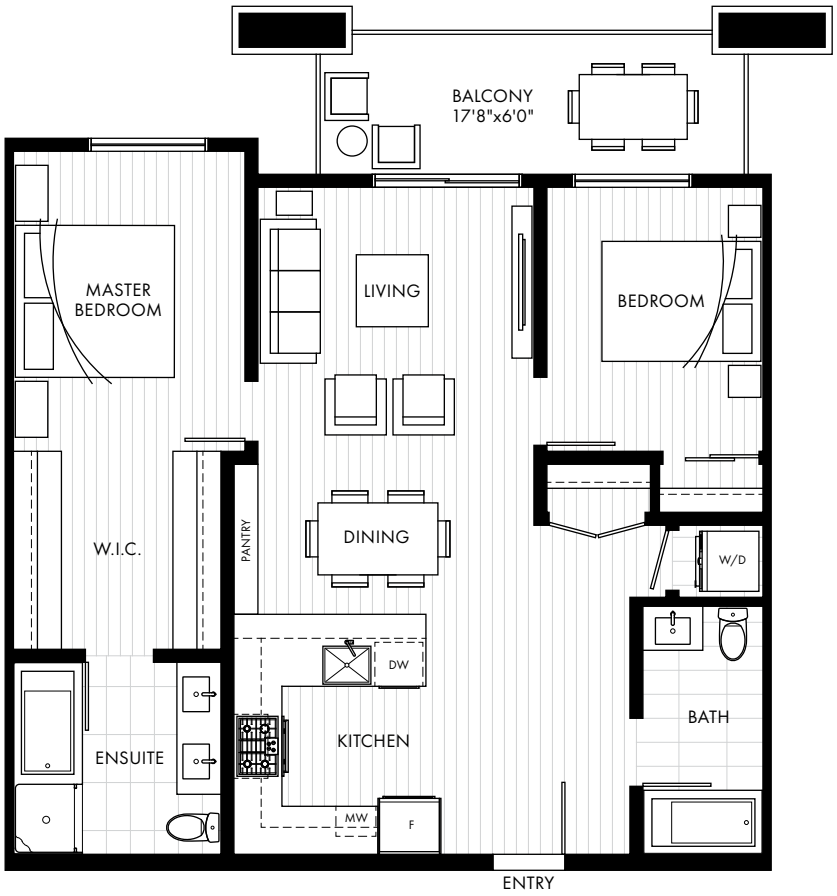
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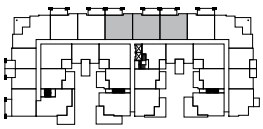
C5*

2 BEDROOM
2 BATHROOM
933 SF INTERIOR
112 SF BALCONY

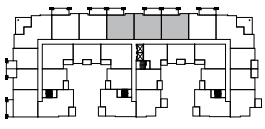
50 ELECTRONIC AVENUE
PORT MOODY



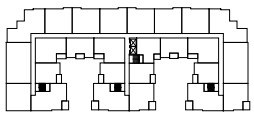
*INDICATES ADAPTABLE PLAN



LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

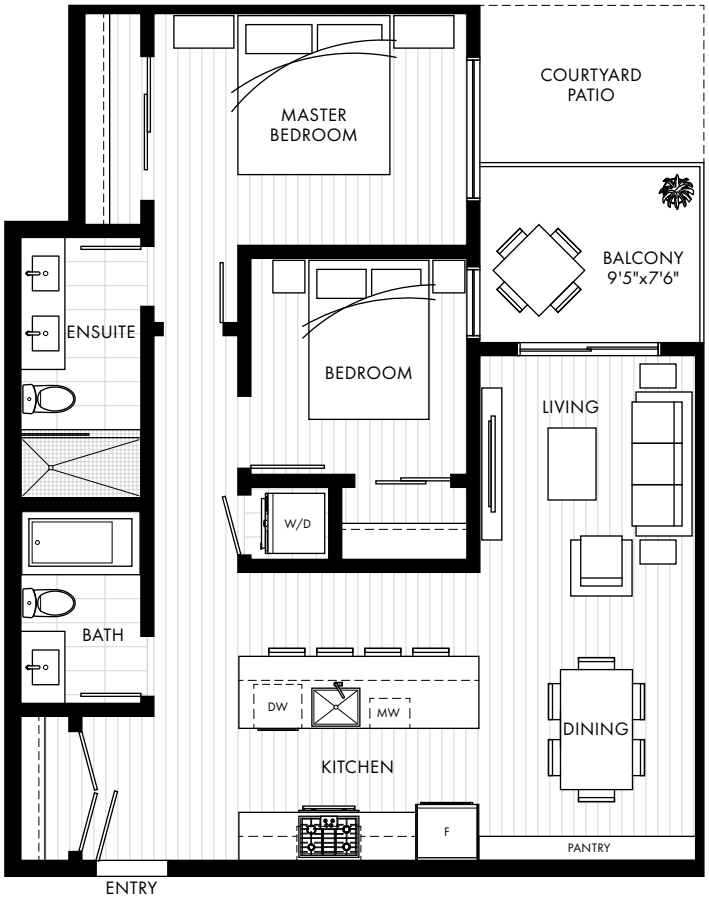
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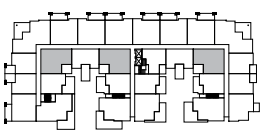
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C8

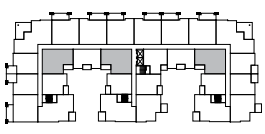
2 BEDROOM, 2 BATHROOM
891 SF INTERIOR
130 SF PATIO
71 SF BALCONY

50 ELECTRONIC AVENUE
PORT MOODY

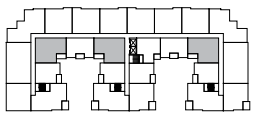




LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

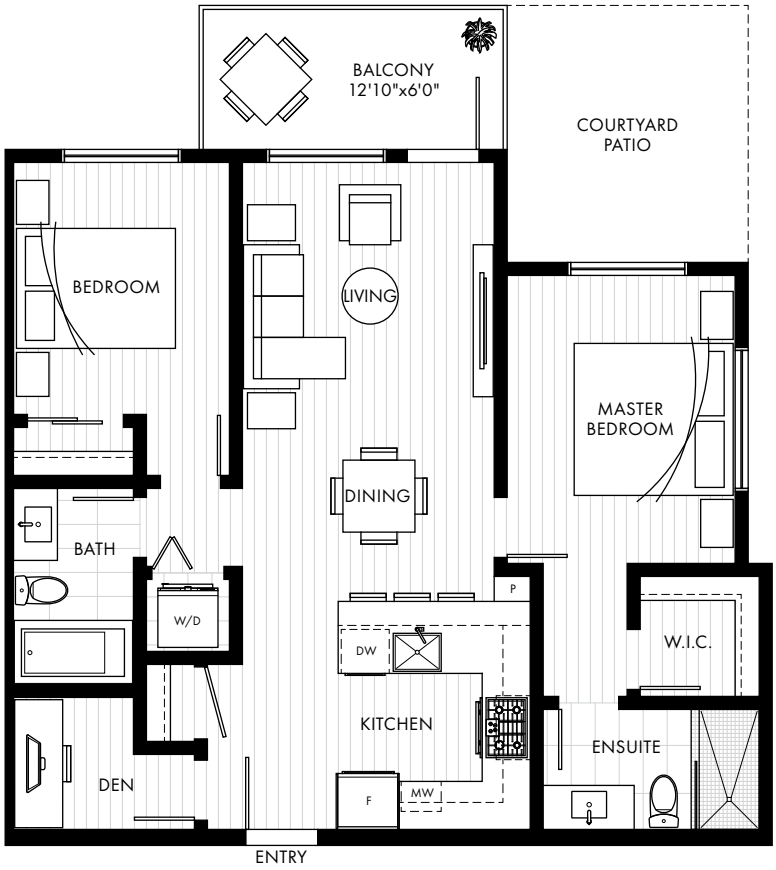
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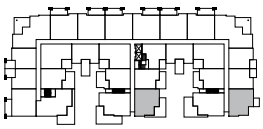
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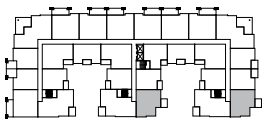
2 BEDROOM + DEN, 2 BATHROOM
842 SF INTERIOR
204-265 SF PATIO
77 SF BALCONY

50 ELECTRONIC AVENUE
PORT MOODY

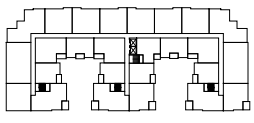




LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

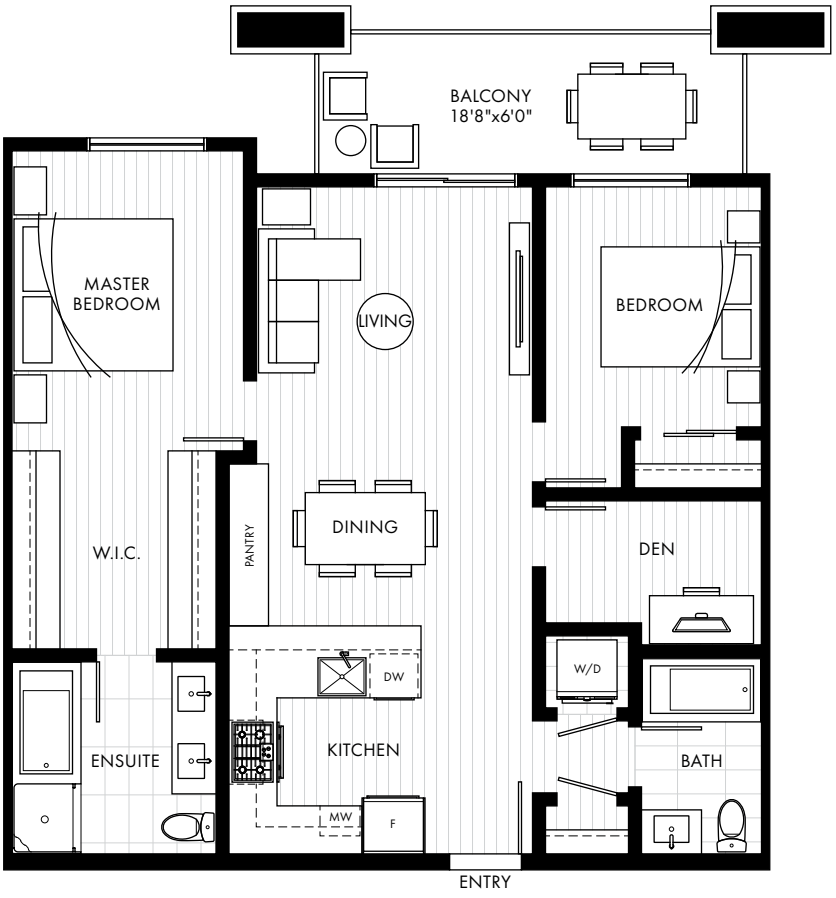
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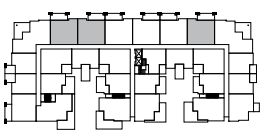
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D2

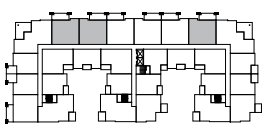
2 BEDROOM + DEN
2 BATHROOM
933 SF INTERIOR
112 SF BALCONY

50 ELECTRONIC AVENUE
PORT MOODY

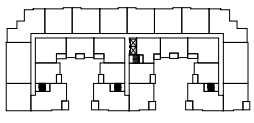




LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

N

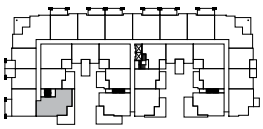
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D3

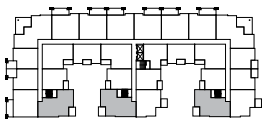
2 BEDROOM + DEN, 2 BATHROOM
983 SF INTERIOR
358 SF PATIO
61 SF BALCONY

50 ELECTRONIC AVENUE
PORT MOODY

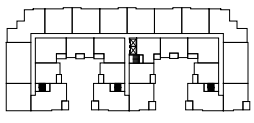




LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 6 WEST BUILDING

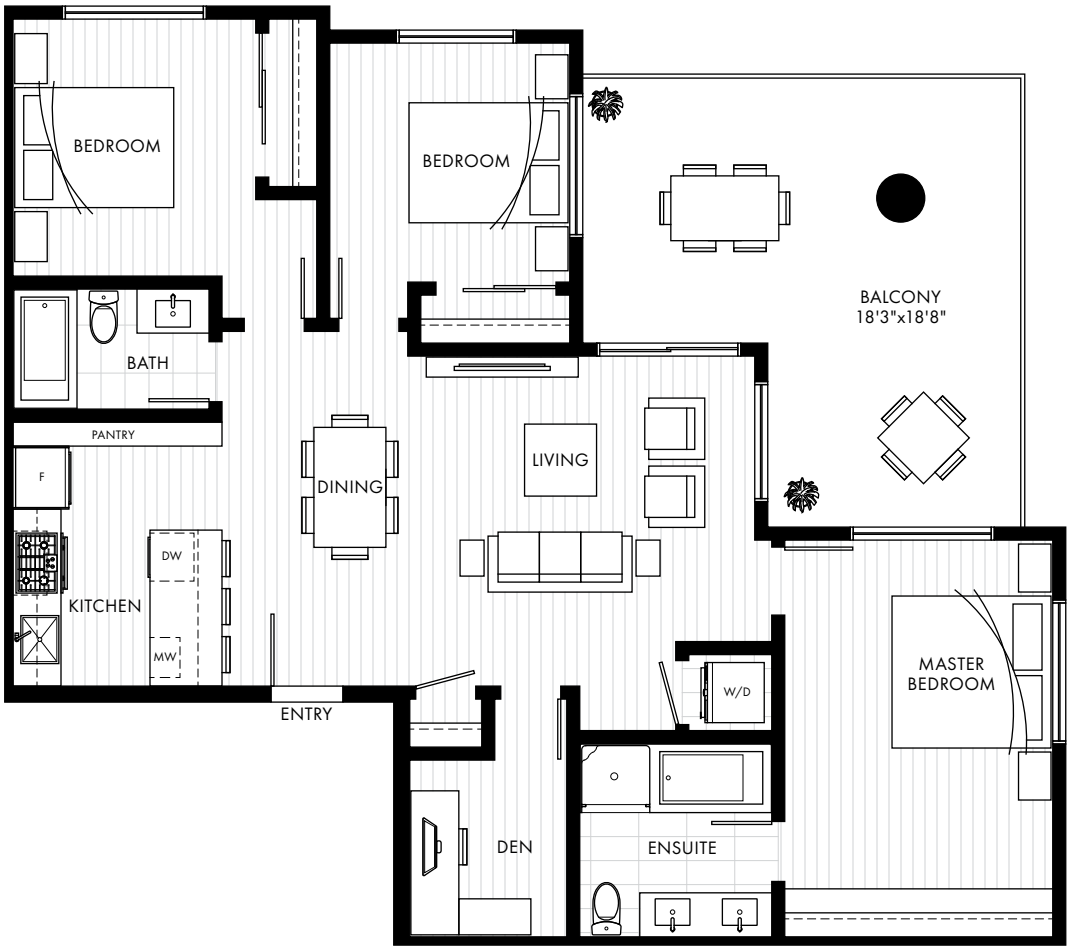
N

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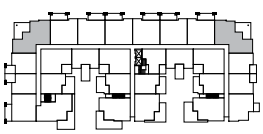
F1*

3 BEDROOM + DEN
2 BATHROOM
1165 SF INTERIOR
275 SF BALCONY

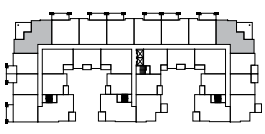
50 ELECTRONIC AVENUE
PORT MOODY



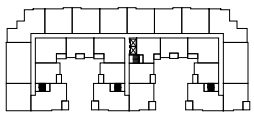
*INDICATES ADAPTABLE PLAN



LEVEL 2 WEST BUILDING



LEVEL 3-5 WEST BUILDING



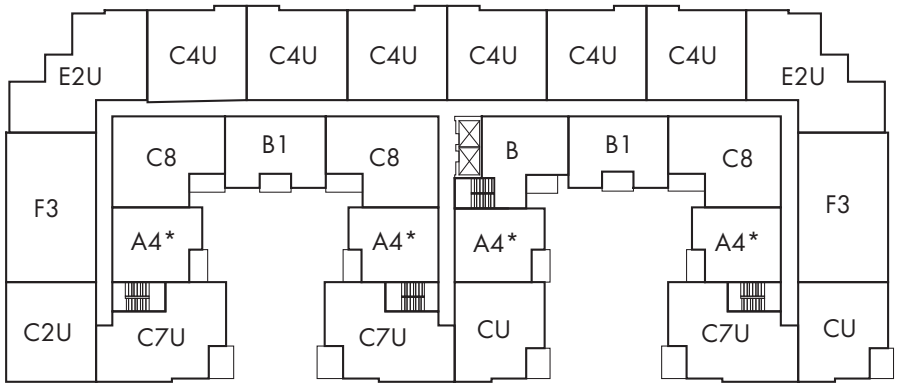
LEVEL 6 WEST BUILDING

N

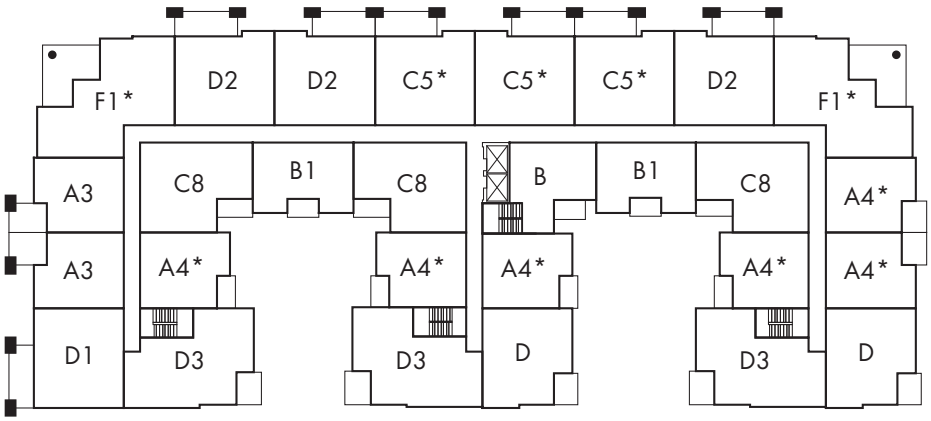
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WEST BUILDING

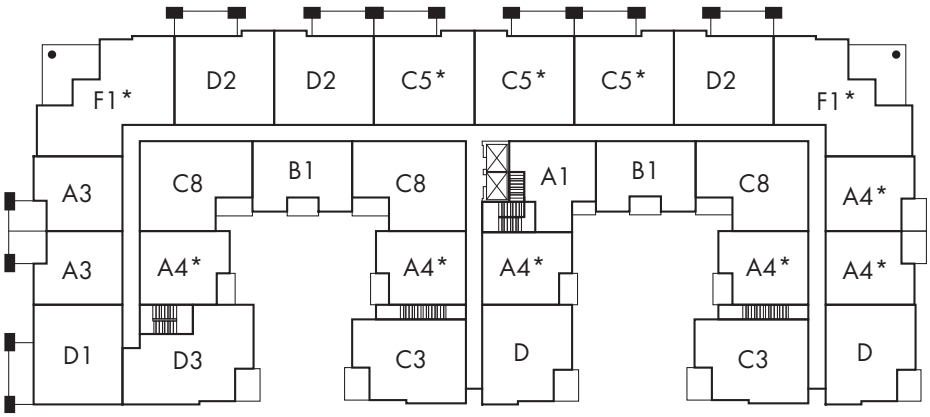
50 ELECTRONIC AVENUE
PORT MOODY



LEVEL 6 WEST BUILDING



LEVEL 3-5 WEST BUILDING



LEVEL 2 WEST BUILDING

*INDICATES ADAPTABLE PLAN

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BUILDING WITH VISION

Panatch Group began as a family business dedicated to real estate. As we have grown over the past 30 years, we have maintained our family values of putting people first. Every home we build is done so with passion, attention, and pride to create spaces and experiences that add value to homeowners' lives. We devote ample time and resources at the start of each development to exceed expectations upon completion. Our family builds homes to enrich your family and create lasting memories – they are homes we would be proud to live in ourselves.

We envision a world where communities take care of one another, which is why we founded the Panatch Family Foundation. A portion of the proceeds from each home will be contributed to causes that support health, education, and inclusive community-based projects, both locally and around the world.





PANATCH GROUP

PROPERTIES · CAPITAL · FOUNDATION

50 ELECTRONIC AVENUE
PORT MOODY

BY PANATCH GROUP

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604.492.2202

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