NAVÍO

at the creek®



MORE BREATHING ROOM

The Creek –
A Vision of Vancouver

Throughout the world, when people imagine living in Vancouver, they see a walkable waterfront community on a park with views of the city skyline in front of mountains that graze the sky. A location where the finer things in life are at your doorstep and other celebrated neighbourhoods are a walk away. And where an evening ends with the scenic route, following the Seawall home.

People think of Vancouver and imagine The Creek.





On the Water, Inspired by Water

At the edge of False Creek on Vancouver's renowned Seawall, NAVÍO's dramatic sweeping balcony and façade expressions emulate the grand proportions of an ocean liner. Together the two 12 and 14-storey buildings create a gentle curve following the shape of the expansive 2.7-acre park that is NAVÍO's front yard. At the heart of The Creek lies a peaceful, central courtyard NAVÍO overlooks, featuring a lush landscape, water feature and plaza.

Follow the Seawall Home to The Creek

NAVÍO claims an enviable location on the Seawall in one of Vancouver's most desirable neighbourhoods. Southeast False Creek is a vibrant community with its own gourmet grocery store and an eclectic array of specialty shops, cafés, restaurants and entertainment. Quietly removed from the city centre, it's still connected to the best the city has to offer. Enjoy your commute on the Seawall into downtown. Cycle to Granville Island for farm fresh produce. Or stroll to Gastown for an evening out.








Vancouver, Your Views Take Our Breath Away...



More Breathing Room –
Inside & Out

NAVÍO premium homes offer urban refinement and room to breathe. To accommodate the full spectrum of life's occasions, the large, open floorplans make brilliant use of space. The colour palette and rich natural materials are inspired by the waterfront and park setting. Large windows bathe your rooms in sunlight and air-conditioning enhances your comfort. Celebrate outdoor living all year round with generous balconies, terraces and patios sized for entertaining.



More Kitchen –
Epicurean Elegance

As the focal point of your home, the open kitchen blends seamlessly with the living spaces. Exquisite design combines with unparalleled function to inspire entertaining. Rich wood veneer and contemporary high-gloss white acrylic cabinetry complement quartz slab countertops with matching backsplash to contribute to a distinctly modern design. Islands showcase sophisticated granite slab countertops with waterfall gables. High-performance Bosch appliances evolve your entertaining to a fine art.









More Bathroom –
Refined & Relaxing

A truly refined bathroom is the ultimate in luxury. NAVÍO makes extensive use of impressive, large-format porcelain tiles. The floating vanity's wood veneer is a rich complement to the quartz slab countertops and backsplash. Other thoughtful details include deep soaker tub, frameless glass shower door, in-floor heating and premium fixtures. An elevated way to begin each day.

More Home –
Townhomes as Unique as They are Rare

NAVÍO's townhomes are a limited collection of 18 distinct Two to Three Bedroom with Den floorplans. Spacious, two-storey townhomes are rare in the city – and virtually unheard-of parkside and waterfront. These impressive homes are accessed through private gated patios and individual front doors from the park or a private, tree-lined street. With an array of building amenities and no maintenance required, these townhomes merge the convenience of condominium living with the cachet of a single-family home.



More Room to Lounge –
A Distinguished Lobby, Social Spaces and Terraces

Bookend your day with an elegant experience. NAVÍO's intimate double-height lobby and lounge, with striking interior design and concierge, evokes the ambiance of a fine hotel. Offering a stately sense of arrival, these are impressive spaces to greet guests and connect with friends.

No more gym membership required – NAVÍO's fitness room features state-of-the-art equipment. Both buildings have a social lounge with kitchen, opening to landscaped rooftop terraces, ideal for larger parties.



More Attention to Detail –
Features & Finishes

NAVÍO at The Creek

- NAVÍO comprises two boutique buildings – 12 and 14-storey. At the edge of False Creek on Vancouver's celebrated Seawall, overlooking an expansive 2.7-acre park, NAVÍO is defined by superior design, quality and construction.
- Architecture by Rafii Architects Inc. in collaboration with Richard Henry Architect Inc.
- Interiors by BBA Design Consultants Inc.
- Energy-efficient, sustainable and liveable building design targeting LEED Gold certification.
- Distinguished double-height lobby with concierge and adjoining lounge offers a stately sense of arrival.
- Fully-equipped fitness room with cardio machines and weights, including indoor and outdoor space for stretching.
- Two private rooftop Resident Lounges with entertainment rooms and kitchens opening to expansive landscaped terraces featuring seating and an urban rooftop garden.
- Extensive bike parking plus Bike Hub for DIY tune-ups and maintenance.
- Secured underground parkade complete with electric vehicle parking, on-site car-sharing and visitor parking.
- Full-time, live-in resident caretaker.

Sophisticated Homes

- Quarter-cut, solid-core wood veneer entry doors with Colombo Italian-made mortise lock set and elegant quartz entrance threshold.
- Townhomes feature impressive two-storey stone façade entrance with gated patio, contemporary fiberglass door with frosted glass insets and Colombo Italian-made mortise lock set.
- Smartly designed great room spaces with lofty 8′8″ to 10′ ceilings and expansive windows overlooking a landscaped park or courtyard.*
- Spacious balconies, patios or terraces for relaxed outdoor living and entertaining.*
- Wide-plank engineered hardwood flooring throughout living spaces.
- Year-round comfort with in-suite controlled, energy-efficient air-conditioning, heating and ventilation system.
- Solid-core interior doors throughout for added peace and privacy.
- Full-height sliding glass den doors for maximum space and flexibility.*
- Spacious closets with recessed lighting and flat-panel contemporary swing doors.*
- Generous in-suite storage rooms.*
- Stacking, high-efficiency 24″ Blomberg front-loading washer and dryer.*
- Contemporary custom roller blinds on all exterior windows.
- Smooth-finish ceilings and flat-profile baseboards throughout.
- Ceiling light fixtures included in all bedrooms.

Elegant Kitchens

- Elegant wood veneer and contemporary high-gloss white acrylic cabinetry.
- Seamless quartz slab countertop and matching backsplash.
- Kitchen island features sophisticated granite slab countertop with waterfall gables and wood veneer cabinetry.*
- Single-basin undermount stainless steel sink and polished chrome pull-down faucet.
- German-engineered, top-of-the-line Bosch appliance package includes:
  - Integrated, paneled bottom-mount 24″ or 30″ refrigerator.*
  - Integrated, ultra-quiet dishwasher in 18″ or 24″ width.*
  - Built-in, touch-control electric cooktop in black ceramic and glass.
  - Built-in, double wall oven with speed oven or built-in wall oven and under-counter mounted microwave.*
- Integrated, low-profile slide-out Faber hood fan for a clean, contemporary look.
- Full-height, pantry for added storage.*
- Polished chrome tab pulls and soft-close drawers.
- Functional details include under-sink pull-out recycling compartments and recessed under-cabinet lighting.

Refined Bathrooms

- Sophisticated wood veneer floating vanity with under lighting.
- Custom wood veneer upper cabinet with mirrored door and wall sconce.
- Seamless quartz slab countertops with undermount sink and polished chrome single-lever faucet.
- Impressive, large-format 24″ x 24″ Sandstone or Carrera-patterned porcelain tiles – includes flooring, tub front and accent wall.
- Matching Sandstone or Carrera-patterned porcelain mosaic tile shower flooring.
- NuHeat in-floor heating in main bath or ensuite with programmable touchscreen control.*
- Frameless glass shower doors in main bath or ensuite.*
- Ensuites feature separate soaker tub and shower combination.*
- Solid-core, flat-panel doors for added privacy.

Sustainability-Minded Design

- Registered for LEED certification and targeting LEED Gold accreditation.
- Situated in a pedestrian and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Select parking stalls equipped with outlets for charging electric vehicles.
- Extensive bicycle parking.
- Connected to the Southeast False Creek Neighbourhood Energy Utility.
- Extensive landscaping includes parks, courtyards, gardens and green roof systems.
- Engineered with systems for capturing and managing storm water.
- Smart sorting Recycling Lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-controlled lighting in common areas.
- Individually-controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.

Peace of Mind: Security and Convenience

- Lobby concierge and full-time live-in resident caretaker.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two elevators.
- Exterior power outlets on balconies, patios and terraces.*
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.

Concert's "Commitment to You" Warranty

- Built-in assurance for you and your home:
  - Ten-year structural coverage.
  - Six-year water penetration coverage.
  - Two full years coverage on workmanship and materials.
  - Backed and matched by Travelers Guarantee, BC's leading government-approved new-home warranty provider.

*As per plan.

NAVÍO™
SOUTH

Pullman Porter Street

B2 08 | **1 BEDROOM + DEN**
Interior | 798 Sq.Ft.
Exterior | 57 Sq.Ft.

A3 09 | **1 BEDROOM**
Interior | 590 Sq.Ft.
Exterior | 57 Sq.Ft.

A1 01 | **1 BEDROOM**
Interior | 562 Sq.Ft.
Exterior | 53 Sq.Ft.

A2 02 | **1 BEDROOM**
Interior | 584 Sq.Ft.
Exterior | 53 Sq.Ft.

A4 03 | **1 BEDROOM**
Interior | 674 Sq.Ft.
Exterior | 189 Sq.Ft.



OUTLINE OF TERRACES AT LEVEL 3 ONLY

C5 07 | **2 BEDROOM**
Interior | 1358 Sq.Ft.
Exterior | 133 Sq.Ft.

C4 06 | **2 BEDROOM**
Interior | 1197 Sq.Ft.
Exterior | 211 Sq.Ft.

C2 05 | **2 BEDROOM**
Interior | 940 Sq.Ft.
Exterior | 151 Sq.Ft.

C1 04 | **2 BEDROOM**
Interior | 875 Sq.Ft.
Exterior | 299 Sq.Ft.

Park

1st Avenue

N

NAVÍO™ SOUTH

Pullman Porter Street

SPH3 | **2 BEDROOM**
Interior | 1192 Sq.Ft.
Exterior | 855 Sq.Ft.

SPH1 | **2 BEDROOM**
Interior | 1078 Sq.Ft.
Exterior | 485 Sq.Ft.



SPH2 | **2 BEDROOM**
Interior | 1377 Sq.Ft.
Exterior | 965 Sq.Ft.

1st Avenue

Park

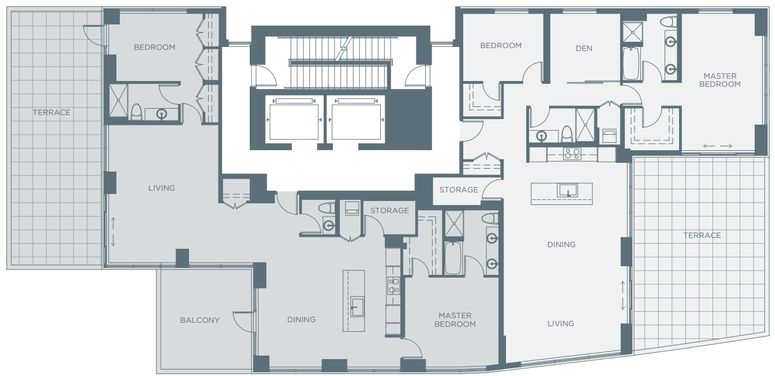
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NAVÍO™ SOUTH

Pullman Porter Street

PH2 | **2 BEDROOM**
Interior | 1685 Sq.Ft.
Exterior | 498 + 196 Sq.Ft.

PH1 | **2 BEDROOM + DEN**
Interior | 1670 Sq.Ft.
Exterior | 520 Sq.Ft.



1st Avenue

Park

N

NAVÍO™
NORTH

Pullman Porter Street

Seawall

C4 06 | **2 BEDROOM**
Interior | 1203 Sq.Ft.
Exterior | 106 Sq.Ft.

C1 07 | **2 BEDROOM**
Interior | 805 Sq.Ft.
Exterior | 130 Sq.Ft.

A1 01 | **1 BEDROOM**
Interior | 597 Sq.Ft.
Exterior | 66 Sq.Ft.

B1 02 | **1 BEDROOM + DEN**
Interior | 808 Sq.Ft.
Exterior | 66 Sq.Ft.



D1 05 | **2 BEDROOM + DEN**
Interior | 1616 Sq.Ft.
Exterior | 267 + 190 Sq.Ft.

C3 04 | **2 BEDROOM**
Interior | 1176 Sq.Ft.
Exterior | 198 Sq.Ft.

C5 03 | **2 BEDROOM**
Interior | 1382 Sq.Ft.
Exterior | 149 Sq.Ft.

OUTLINE OF TERRACES AT LEVEL 3 ONLY

N

Park

NAVÍO™
NORTH

Pullman Porter Street

SPH2 | **2 BEDROOM**
Interior | 1668 Sq.Ft.
Exterior | 1166 Sq.Ft.



SPH1 | **2 BEDROOM + FAMILY**
Interior | 1749 Sq.Ft.
Exterior | 1135 Sq.Ft.

N

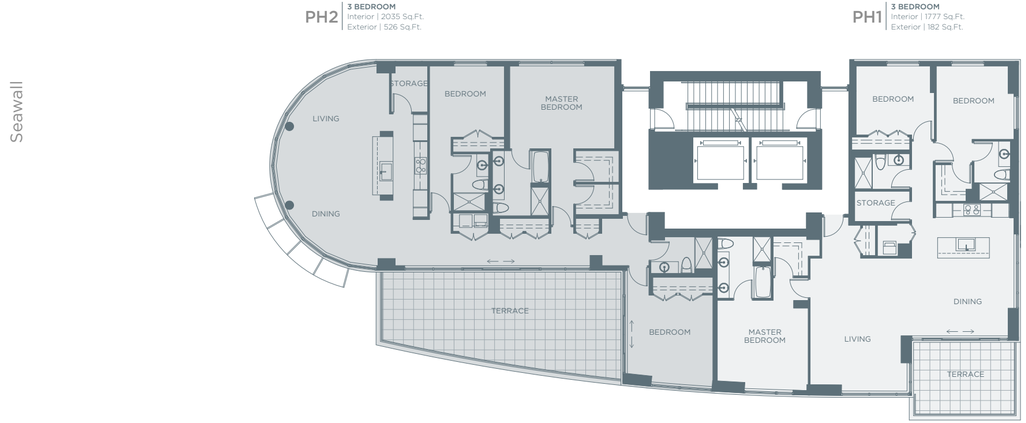
Park

NAVÍO™
NORTH

Pullman Porter Street

PH2 | **3 BEDROOM**
Interior | 2035 Sq.Ft.
Exterior | 526 Sq.Ft.

PH1 | **3 BEDROOM**
Interior | 1777 Sq.Ft.
Exterior | 182 Sq.Ft.



N

Park

NAVÍO™

TOWNHOMES

NAVÍO™ SOUTH

Pullman Porter Street

TH1690 | 2 BEDROOM | Interior | 1086 Sq.Ft. | Exterior | 146 Sq.Ft.

TH1692 | 2 BEDROOM | Interior | 1065 Sq.Ft. | Exterior | 150 Sq.Ft.

B1 1694 | 1 BEDROOM + DEN | Interior | 676 Sq.Ft. | Exterior | 271 Sq.Ft.



1st Avenue

TH1 | 2 BEDROOM | Interior | 1250 Sq.Ft. | Exterior | 417 Sq.Ft.

TH2 | 2 BEDROOM | Interior | 1235 Sq.Ft. | Exterior | 153 Sq.Ft.

TH3 | 2 BEDROOM | Interior | 1299 Sq.Ft. | Exterior | 192 Sq.Ft.

TH4 | 2 BEDROOM | Interior | 1200 Sq.Ft. | Exterior | 270 Sq.Ft.

TH5 | 2 BEDROOM | Interior | 1137 Sq.Ft. | Exterior | 300 Sq.Ft.

TH6 | 2 BEDROOM | Interior | 1449 Sq.Ft. | Exterior | 180 Sq.Ft.

TH7 | 3 BEDROOM + DEN | Interior | 1766 Sq.Ft. | Exterior | 319 Sq.Ft.

Park

NAVÍO™ SOUTH

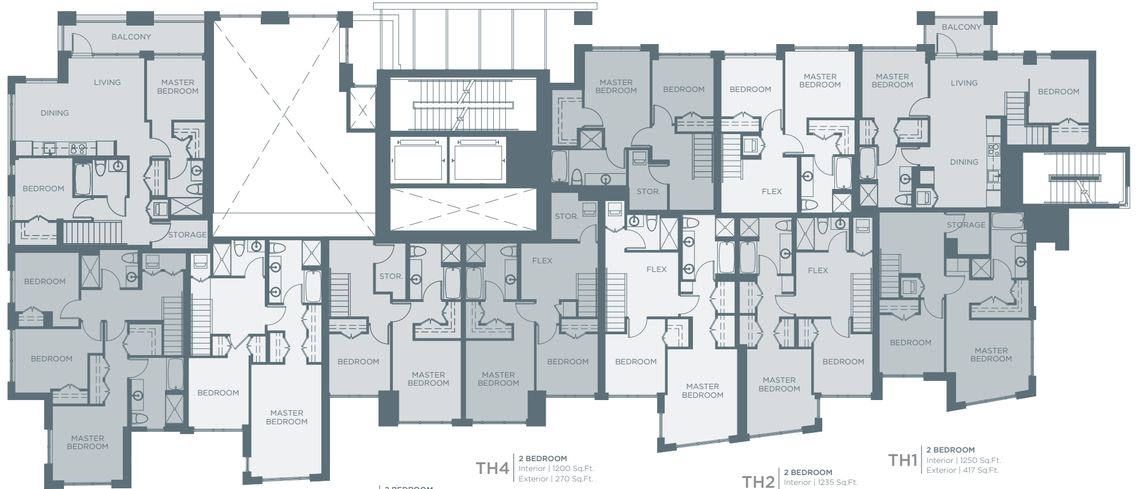
Pullman Porter Street

C3 1682 | 2 BEDROOM | Interior | 1016 Sq.Ft. | Exterior | 97 Sq.Ft.

TH1690 | 2 BEDROOM | Interior | 1086 Sq.Ft. | Exterior | 146 Sq.Ft.

TH1692 | 2 BEDROOM | Interior | 1065 Sq.Ft. | Exterior | 150 Sq.Ft.

C 1696 | 2 BEDROOM | Interior | 849 Sq.Ft. | Exterior | 41 Sq.Ft.



1st Avenue

TH1 | 2 BEDROOM | Interior | 1250 Sq.Ft. | Exterior | 417 Sq.Ft.

TH2 | 2 BEDROOM | Interior | 1235 Sq.Ft. | Exterior | 153 Sq.Ft.

TH3 | 2 BEDROOM | Interior | 1299 Sq.Ft. | Exterior | 192 Sq.Ft.

TH4 | 2 BEDROOM | Interior | 1200 Sq.Ft. | Exterior | 270 Sq.Ft.

TH5 | 2 BEDROOM | Interior | 1137 Sq.Ft. | Exterior | 300 Sq.Ft.

TH6 | 2 BEDROOM | Interior | 1449 Sq.Ft. | Exterior | 180 Sq.Ft.

TH7 | 3 BEDROOM + DEN | Interior | 1766 Sq.Ft. | Exterior | 319 Sq.Ft.

Park

NAVÍO™ NORTH

Pullman Porter Street

TH1672 | 3 BEDROOM | Interior | 1582 Sq.Ft. | Exterior | 78 Sq.Ft.

TH1674 | 2 BEDROOM | Interior | 1154 Sq.Ft. | Exterior | 167 Sq.Ft.

TH1676 | 2 BEDROOM | INTERIOR | 1138 SQ.FT. | EXTERIOR | 158 SQ.FT.

Seawall



TH6 | 3 BEDROOM | Interior | 2138 Sq.Ft. | Exterior | 540 Sq.Ft.

TH5 | 2 BEDROOM + DEN | Interior | 1565 Sq.Ft. | Exterior | 295 Sq.Ft.

TH4 | 2 BEDROOM | Interior | 1221 Sq.Ft. | Exterior | 220 Sq.Ft.

TH3 | 2 BEDROOM | Interior | 1183 Sq.Ft. | Exterior | 273 Sq.Ft.

TH2 | 2 BEDROOM | Interior | 1401 Sq.Ft. | Exterior | 179 Sq.Ft.

TH1 | 3 BEDROOM + DEN | Interior | 1679 Sq.Ft. | Exterior | 209 Sq.Ft.

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Park

NAVÍO™ NORTH

Pullman Porter Street

TH1672 | 3 BEDROOM | Interior | 1582 Sq.Ft. | Exterior | 78 Sq.Ft.

TH1676 | 2 BEDROOM | INTERIOR | 1138 SQ.FT. | EXTERIOR | 158 SQ.FT.

C2 1680 | 2 BEDROOM | Interior | 963 Sq.Ft. | Exterior | 93 Sq.Ft.

TH1674 | 2 BEDROOM | Interior | 1154 Sq.Ft. | Exterior | 167 Sq.Ft.

Seawall



TH6 | 3 BEDROOM | Interior | 2138 Sq.Ft. | Exterior | 540 Sq.Ft.

TH5 | 2 BEDROOM + DEN | Interior | 1565 Sq.Ft. | Exterior | 295 Sq.Ft.

TH4 | 2 BEDROOM | Interior | 1221 Sq.Ft. | Exterior | 220 Sq.Ft.

TH3 | 2 BEDROOM | Interior | 1183 Sq.Ft. | Exterior | 273 Sq.Ft.

TH2 | 2 BEDROOM | Interior | 1401 Sq.Ft. | Exterior | 179 Sq.Ft.

TH1 | 3 BEDROOM + DEN | Interior | 1679 Sq.Ft. | Exterior | 209 Sq.Ft.

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Park

More Community –
Walkable, Liveable, Enviable

On behalf of the entire Concert team, I am pleased to introduce NAVÍO at The Creek. With the first phase already under construction, NAVÍO will join Voda in representing the superior quality Concert has become synonymous with over the past 27 years.

Building on our reputation as a community developer, Concert has a longstanding dedication to creating exceptional master-planned communities. The company has now completed four master-planned communities and has a further six in development across Greater Vancouver, Victoria and Toronto.

Concert takes customer satisfaction seriously. Our efforts have been recognized by the BC Chapter of the Canadian Home Builders' Association through their Grand Georgie Award for best-in-class customer satisfaction six times since 2008. An award based on satisfaction surveys sent to each and every one of our condominium homebuyers.

NAVÍO at The Creek represents a unique opportunity to own a home in one of Vancouver's most desirable locations. Combined with the care and attention to detail put into each home by our consultants, trades and Concert staff, there is no doubt you will be pleased with your purchase for years to come.



Sincerely yours,

Brian McCauley
President &
Chief Operating Officer,
Concert Real Estate Corporation


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More Trust –
A Developer with a Difference

Founded in BC in 1989, Concert is an award-winning real estate enterprise with a well-earned reputation as one of the country's most respected developers. Concert is nationally recognized for superior standards of construction, exceptional customer service and an unwavering commitment to building strong and sustainable communities. Committed to integrity, service and sustainability in all that we do, we are "a developer with a difference," and that difference elevates our communities and our value.

1. *365 Waterfront*
2. *Patina*
3. *Salt*
4. *88 Scott*
5. *Tapestry at Wesbrook Village*
6. *The Berczy*

5 Reasons
To Choose Concert

EXPERIENCE Since 1989, Concert has developed more than 10,500 quality homes for the people of British Columbia and Ontario. Each Concert home is built by a team of experienced, highly-skilled architects, engineers and tradespeople who share our commitment to superior quality.

INTEGRITY Backed by the strength of the more than 200,000 Canadians represented by the union and management pension plans who own Concert, we have always been committed to community betterment and environmental stewardship. We are dedicated to the principles of honesty and integrity in all of our business dealings — a claim that is well-supported by an ever-increasing number of repeat Concert homebuyers.

QUALITY Every detail of a Concert home — from state-of-the-art building technologies to the furnishings in our amenity spaces — is thoughtfully considered and carefully selected to ensure the utmost in quality, durability and design excellence.

ASSURANCE At Concert, we stand firmly behind every home we build, providing the highest level of homeowner assurance and customer service. Your Concert home is fully protected by the Concert "Commitment to You" Warranty, which includes a ten-year structural guarantee, six-year water penetration protection and two full years coverage for workmanship and materials.

SUPPORT Our commitment to your comfort and that of your neighbours continues through our dedicated customer service system. Your Concert On-Call Service Representative is a phone call away — 24 hours a day, seven days a week.

CONCERT®

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t 604.681.8282

TheCreek@ConcertProperties.com

NAVÍO
at the creek®

TheCreekbyConcert.com

Concert reserves the right to make changes to floorplans, project design, specifications, finishes and features. Suite sizes, dimensions and floorplan layout may vary. Views and interior renderings shown are for general illustration purposes only and should not be relied upon to accurately represent the actual views that may be available or the actual interiors of the completed building. E.&O.E. June 2016
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