

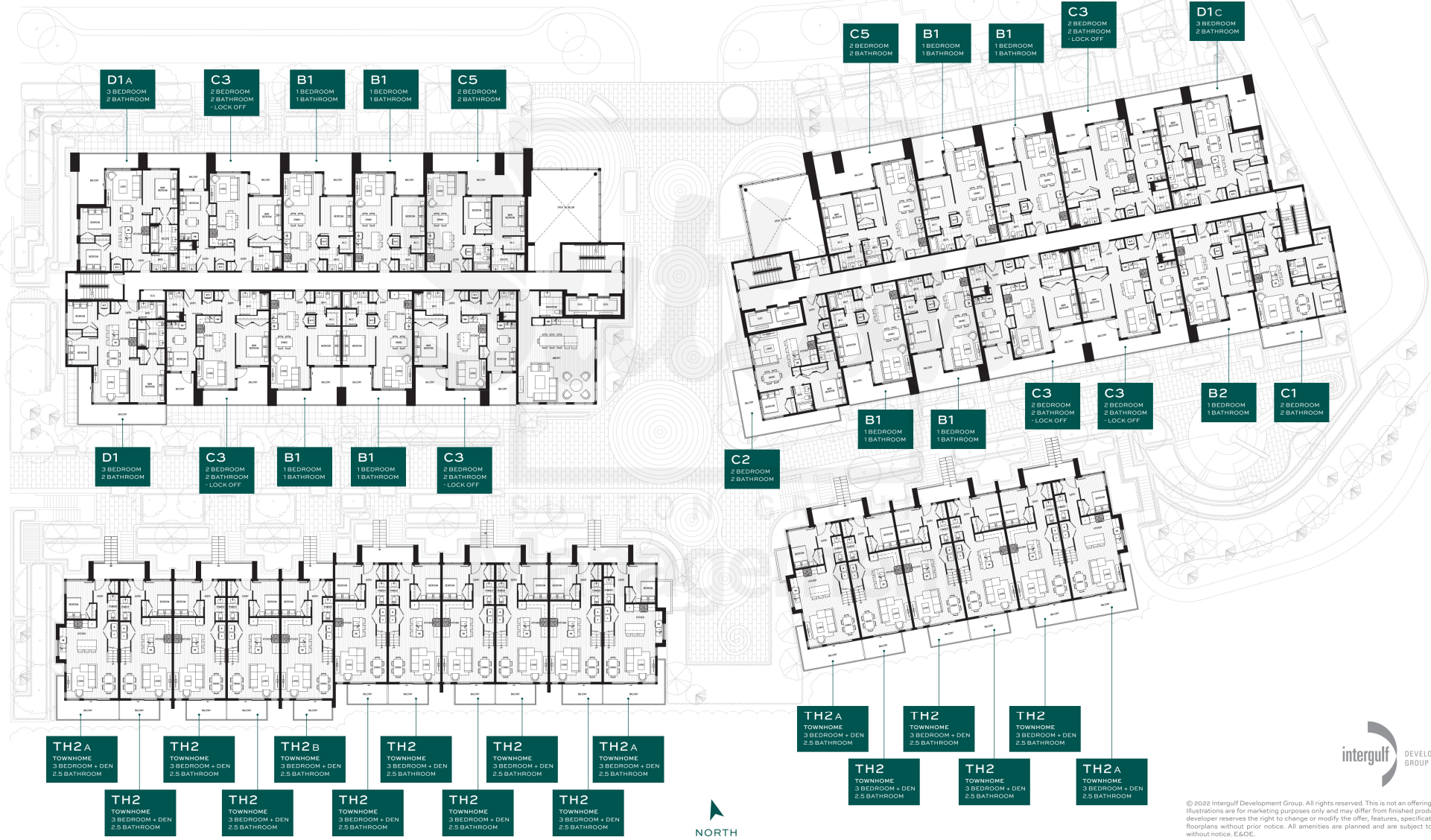


# LEVEL 2 SITE PLAN



# ARBOUR

UNIVERSITY CRESCENT



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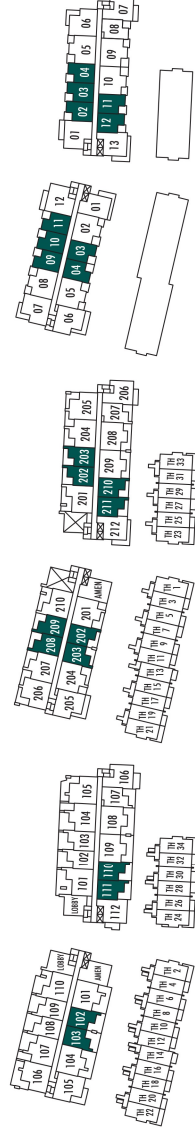
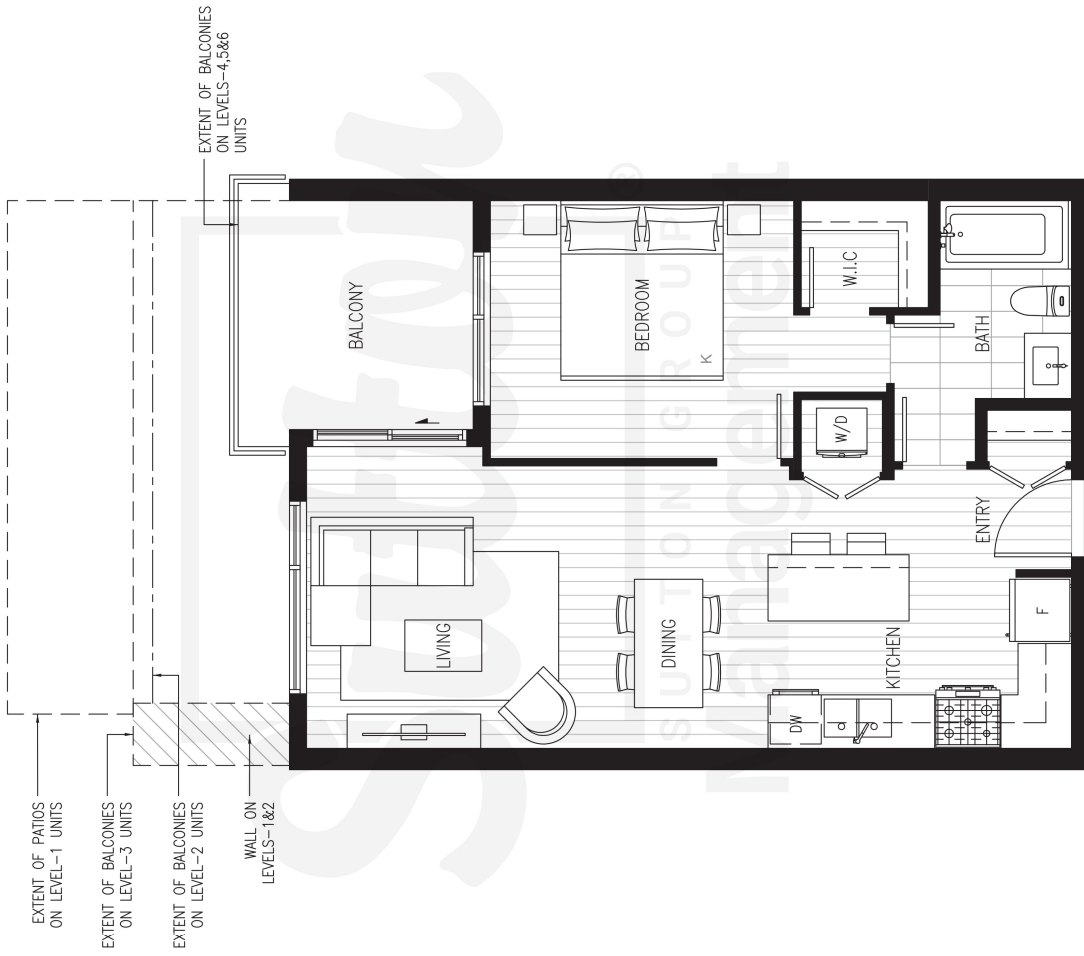




# ARBOUR

**B1**  
1 BEDROOM  
1 BATHROOM

INTERIOR: 617-618 SF  
EXTERIOR: 77-276 SF  
TOTAL: 694-894 SF



LEVEL 1

LEVEL 2

LEVEL 3-6

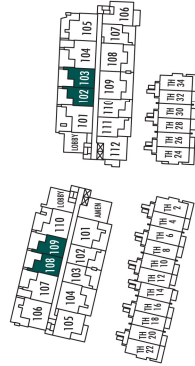
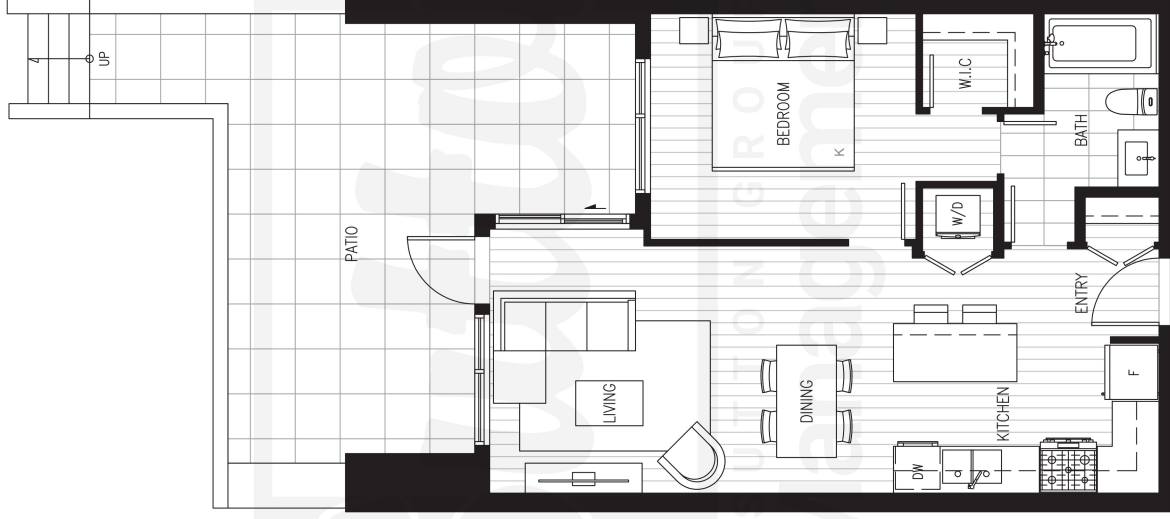
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# ARBOUR

**B1A**  
1 BEDROOM  
1 BATHROOM

INTERIOR: 618 SF  
EXTERIOR: 276 SF  
TOTAL: 894 SF



LEVEL 1



NORTH

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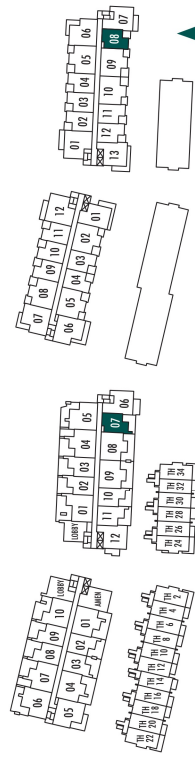
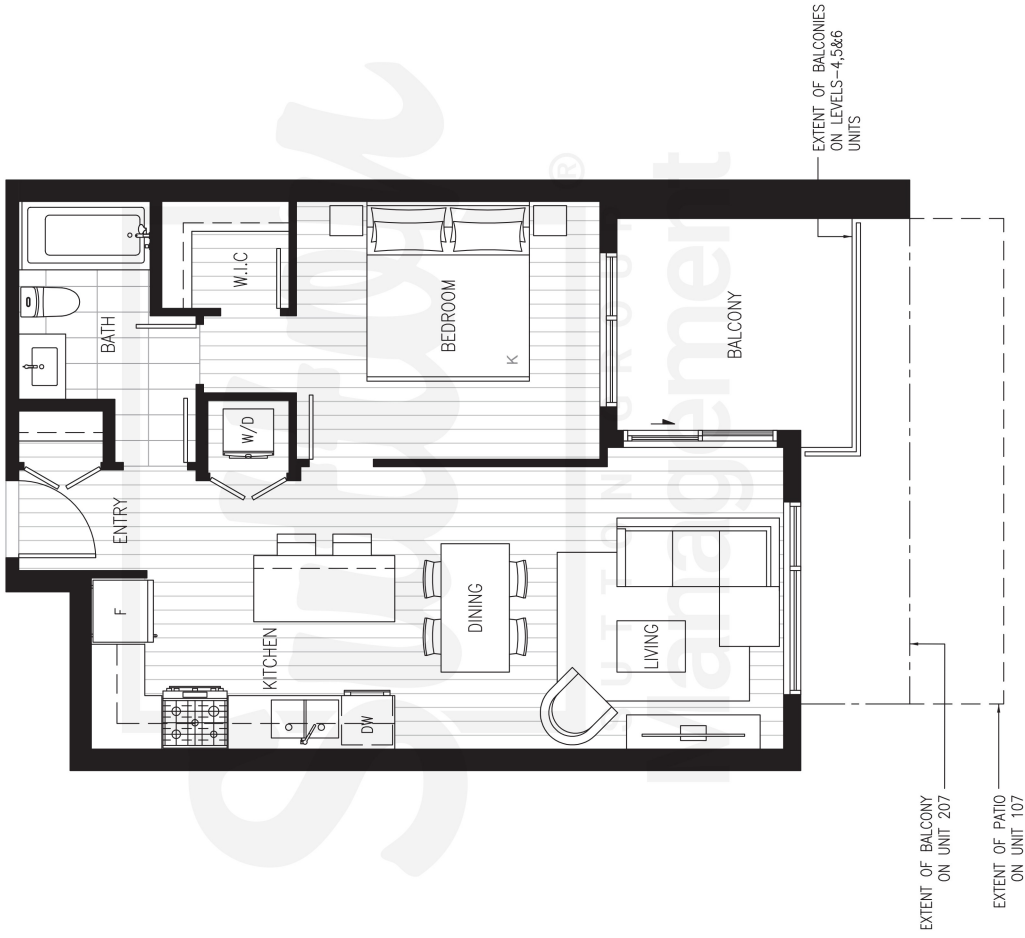




# ARBOUR

**B2**  
1 BEDROOM  
1 BATHROOM

INTERIOR: 598-618 SF  
EXTERIOR: 77-217 SF  
TOTAL: 675-835 SF



LEVEL 1-2

LEVEL 3-6

NORTH

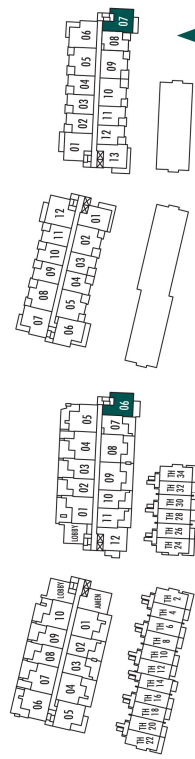
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# ARBOUR

**C1** 2 BEDROOM  
2 BATHROOM

INTERIOR: 773 SF  
EXTERIOR: 108-145 SF  
TOTAL: 881-918 SF



LEVEL 1-2

LEVEL 3-6

NORTH

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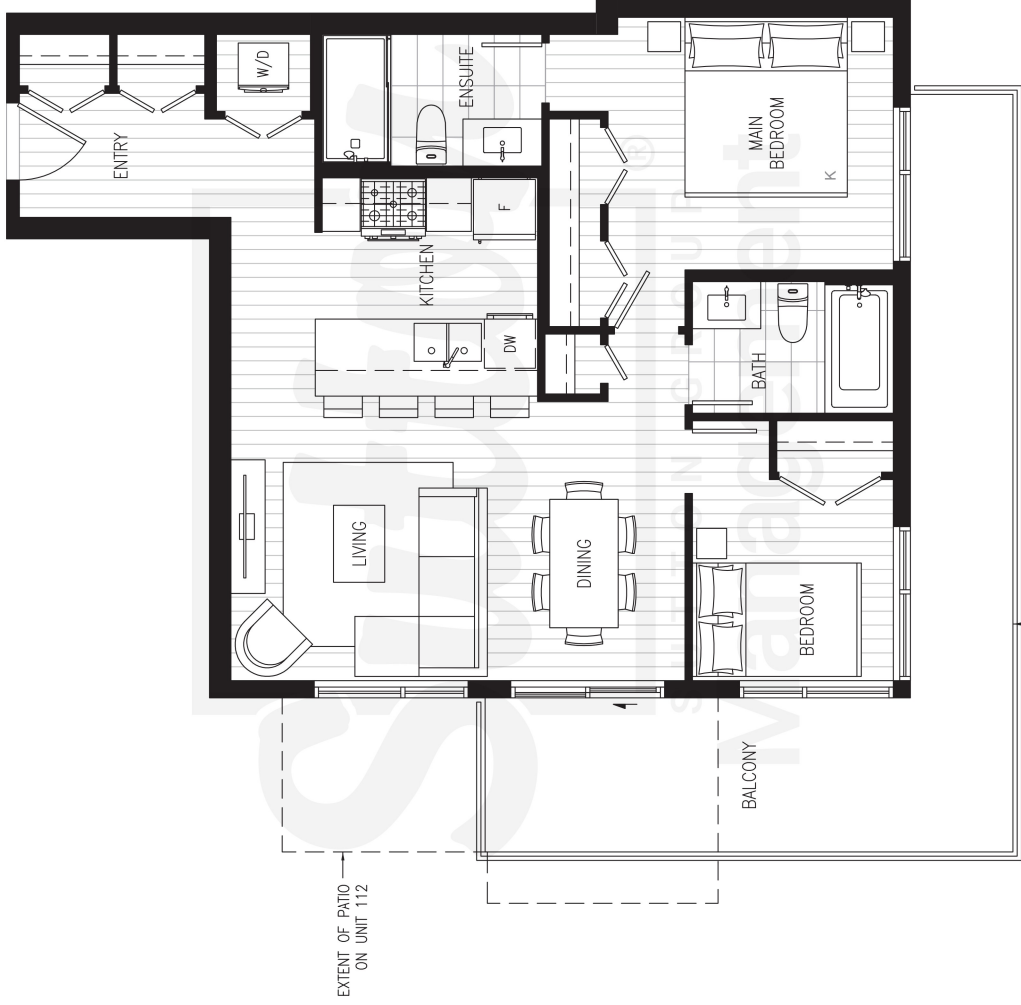




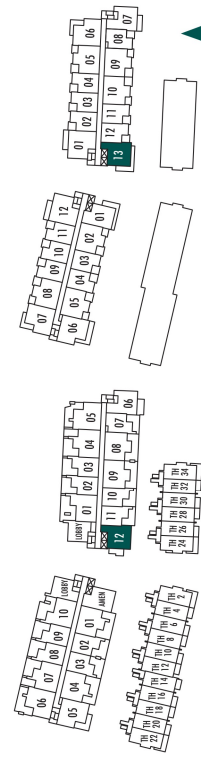
# ARBOUR

**C2**  
2 BEDROOM  
2 BATHROOM

INTERIOR: 786 SF  
EXTERIOR: 120-219 SF  
TOTAL: 906-1,005 SF



EXTENT OF BALCONIES ON LEVELS-2,3,4,5&6 UNITS



LEVEL 1-2

LEVEL 3-6

NORTH

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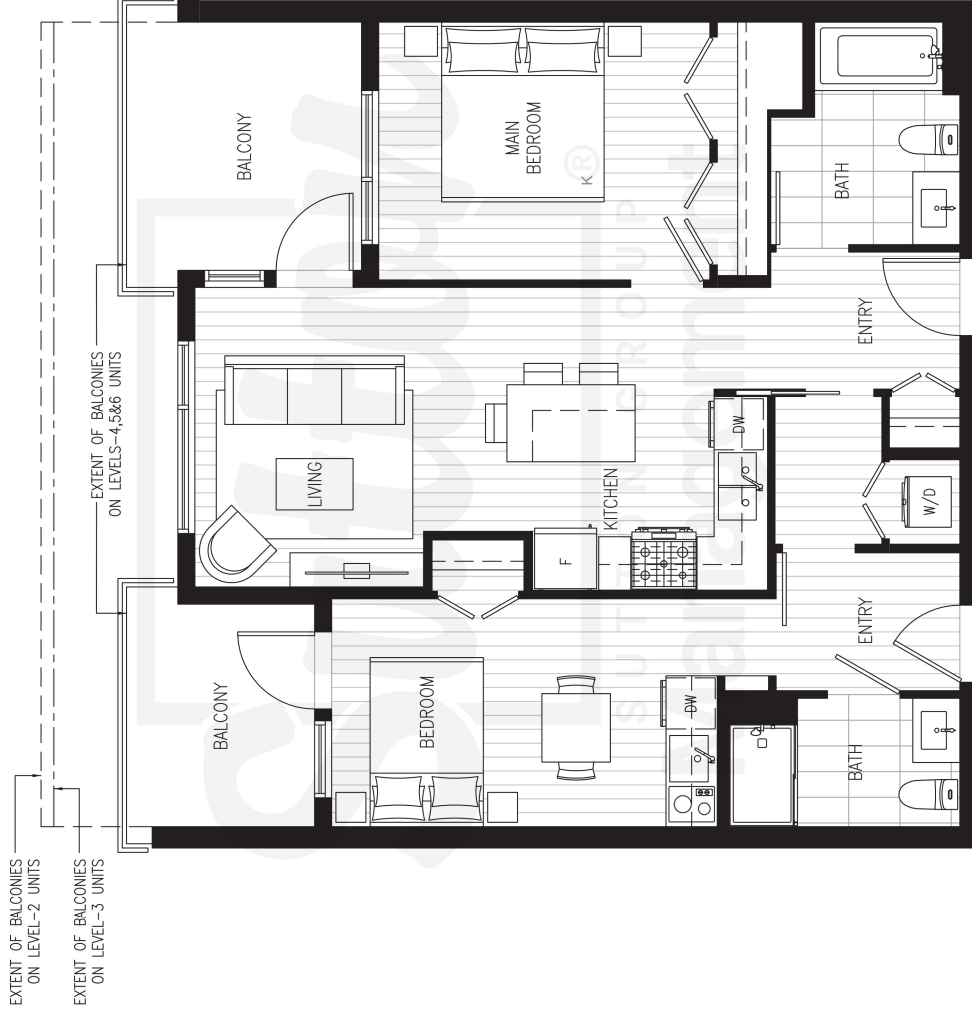




# ARBOUR

**C3** 2 BEDROOM  
2 BATHROOM - LOCK OFF

INTERIOR: 872-880 SF  
EXTERIOR: 156-267 SF  
TOTAL: 1,028-1,147 SF



LEVEL 2

LEVEL 3-6

NORTH

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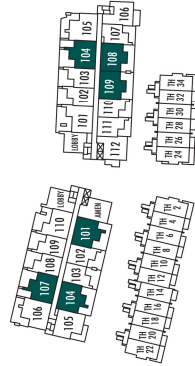
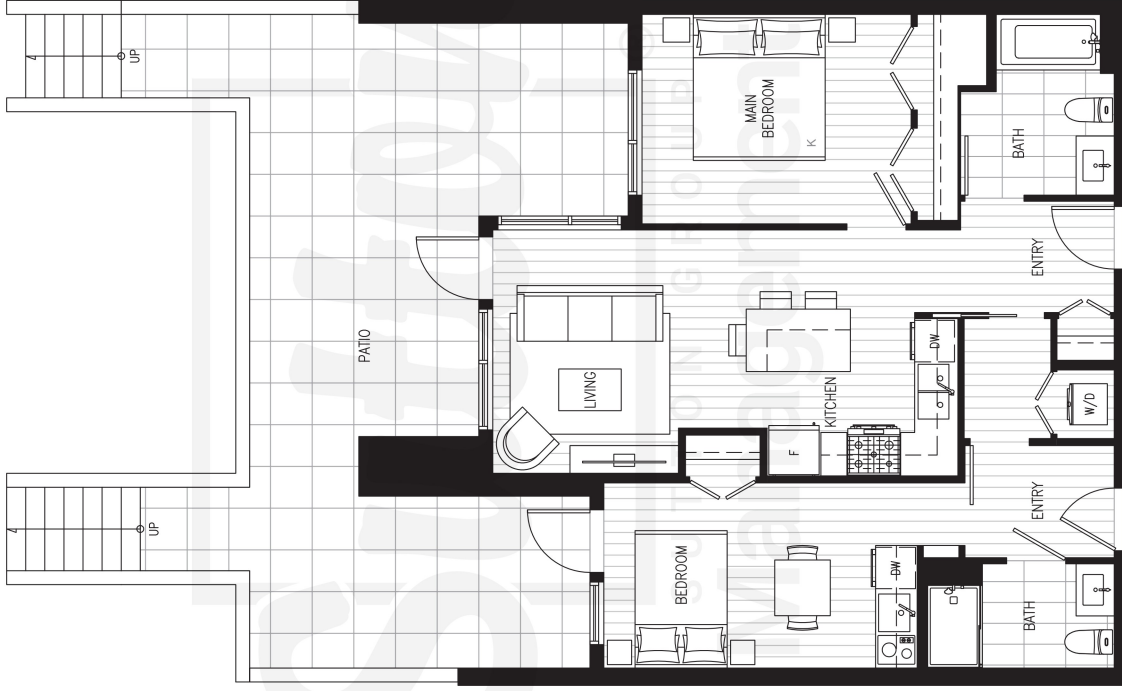


# ARBOUR

## C3A

2 BEDROOM  
2 BATHROOM - LOCK OFF

INTERIOR: 872 SF  
EXTERIOR: 356-426 SF  
TOTAL: 1,228-1,298 SF



LEVEL 1



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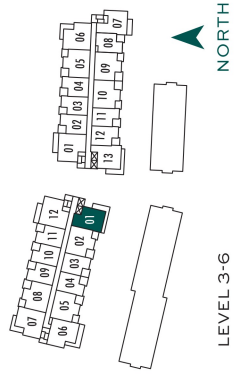




# ARBOUR

**C4** 2 BEDROOM  
2 BATHROOM

INTERIOR: 785 SF  
EXTERIOR: 207 SF  
TOTAL: 992 SF



LEVEL 3-6

NORTH

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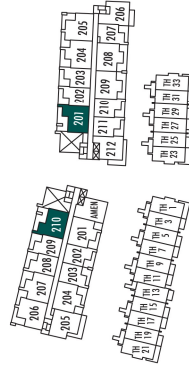




# ARBOUR

**C5** 2 BEDROOM  
2 BATHROOM

INTERIOR: 833-834 SF  
EXTERIOR: 254 SF  
TOTAL: 1,087-1,088 SF



LEVEL 2



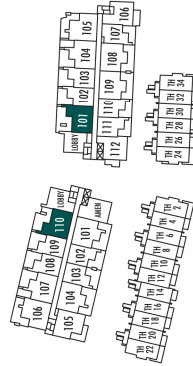
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# ARBOUR

**C5A** 2 BEDROOM  
2 BATHROOM

INTERIOR: 833 SF  
EXTERIOR: 367 SF  
TOTAL: 1,200 SF



LEVEL 1



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# ARBOUR

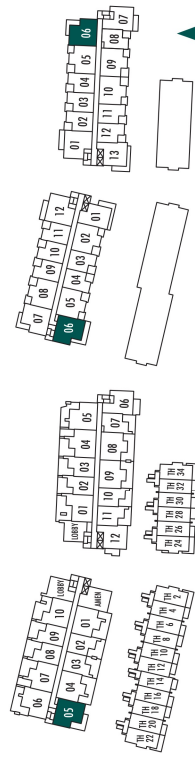
**D1** 3 BEDROOM  
2 BATHROOM

INTERIOR: 894-896 SF  
EXTERIOR: 193-207 SF  
TOTAL: 1,087-1,103 SF



EXTENT OF BALCONIES ON LEVELS--2,3,4,5&6 A UNITS

EXTENT OF BALCONIES ON LEVELS--2,3,4,5&6 B UNITS



LEVEL 1-2

LEVEL 3-6

NORTH

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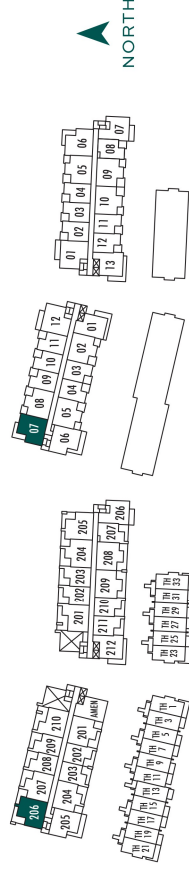
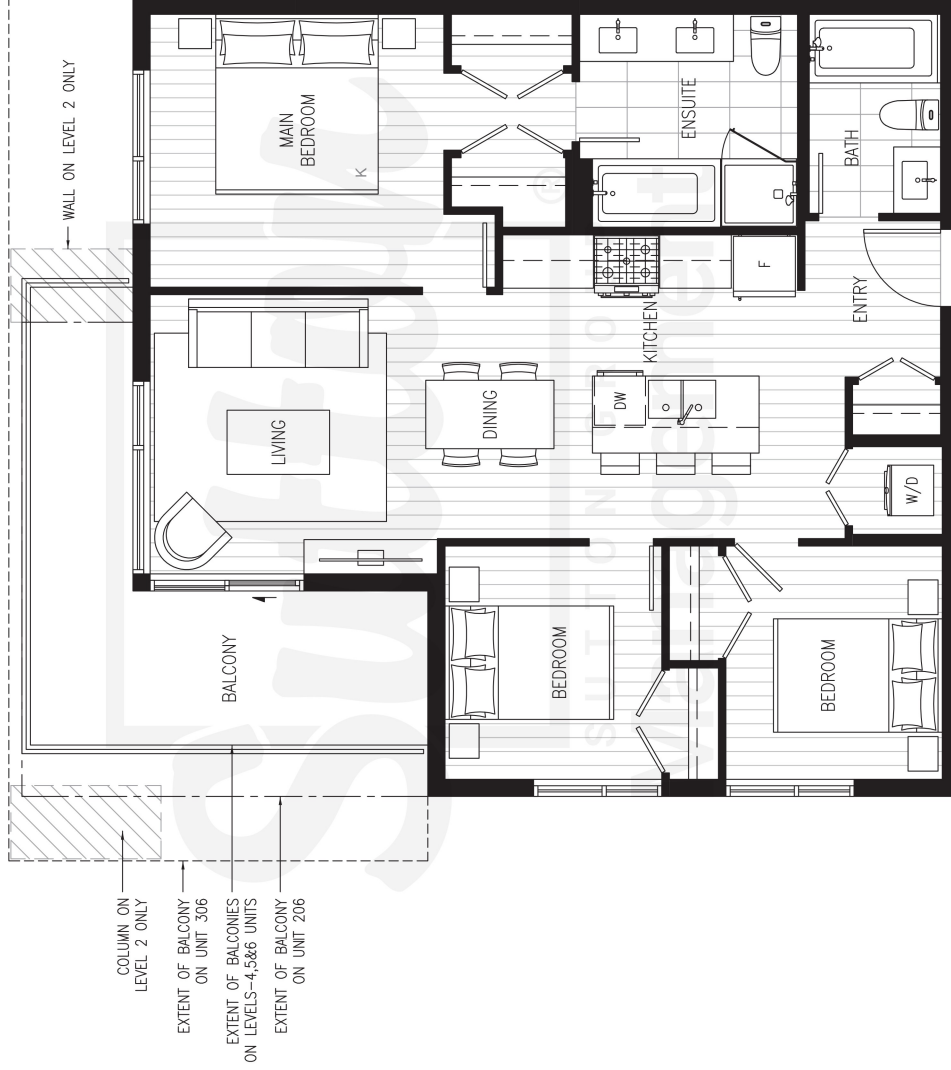




# ARBOUR

**D1A** 3 BEDROOM  
2 BATHROOM

INTERIOR: 893-894 SF  
EXTERIOR: 140-234 SF  
TOTAL: 1,033-1,128 SF



LEVEL 2

LEVEL 3-6

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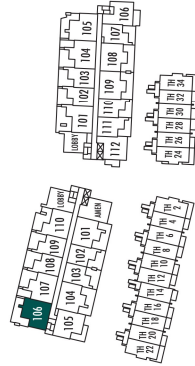


# ARBOUR

## D1A.A

3 BEDROOM  
2 BATHROOM

INTERIOR: 894 SF  
EXTERIOR: 389 SF  
TOTAL: 1,283 SF



LEVEL 1

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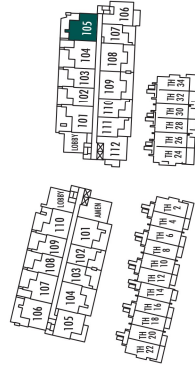


# ARBOUR

**D1B**

3 BEDROOM  
2 BATHROOM

INTERIOR: 896 SF  
EXTERIOR: 325 SF  
TOTAL: 1,221 SF



LEVEL 1



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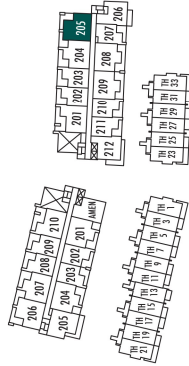


# ARBOUR

## D1C

3 BEDROOM  
2 BATHROOM

INTERIOR: 896 SF  
EXTERIOR: 207 SF  
TOTAL: 1,103 SF



LEVEL 2

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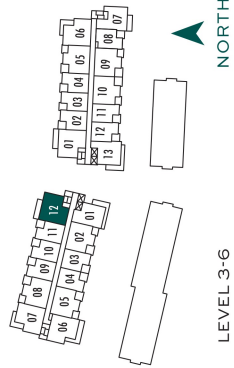




# ARBOUR

**D2** 3 BEDROOM  
2 BATHROOM

INTERIOR: 917 SF  
EXTERIOR: 134-261 SF  
TOTAL: 1,051-1,178 SF



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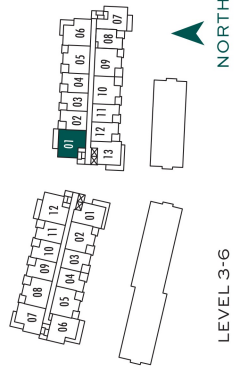




# ARBOUR

**D2A** 3 BEDROOM  
2 BATHROOM

INTERIOR: 917 SF  
EXTERIOR: 134-261 SF  
TOTAL: 1,051-1,178 SF



LEVEL 3-6

NORTH

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# ARBOUR

## TH1

CITY HOME  
3 BEDROOM  
2.5 BATHROOM

INTERIOR: 1,243 SF  
EXTERIOR: 174 SF  
TOTAL: 1,417 SF



LEVEL 1

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# ARBOUR

## THIA

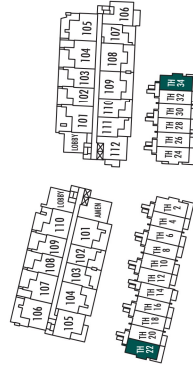
CITY HOME  
3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,316 SF  
EXTERIOR: 230-262 SF  
TOTAL: 1,546-1,578 SF



GARDEN LEVEL

MAIN LEVEL



LEVEL 1

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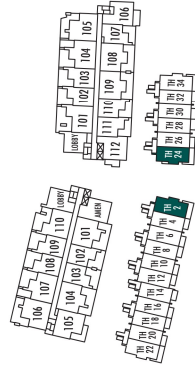


# ARBOUR

## THIC

CITY HOME  
3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,316 SF  
EXTERIOR: 234 SF  
TOTAL: 1,550 SF



LEVEL 1

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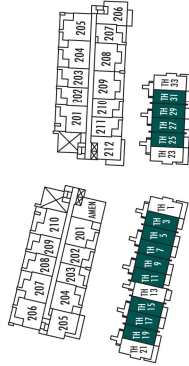
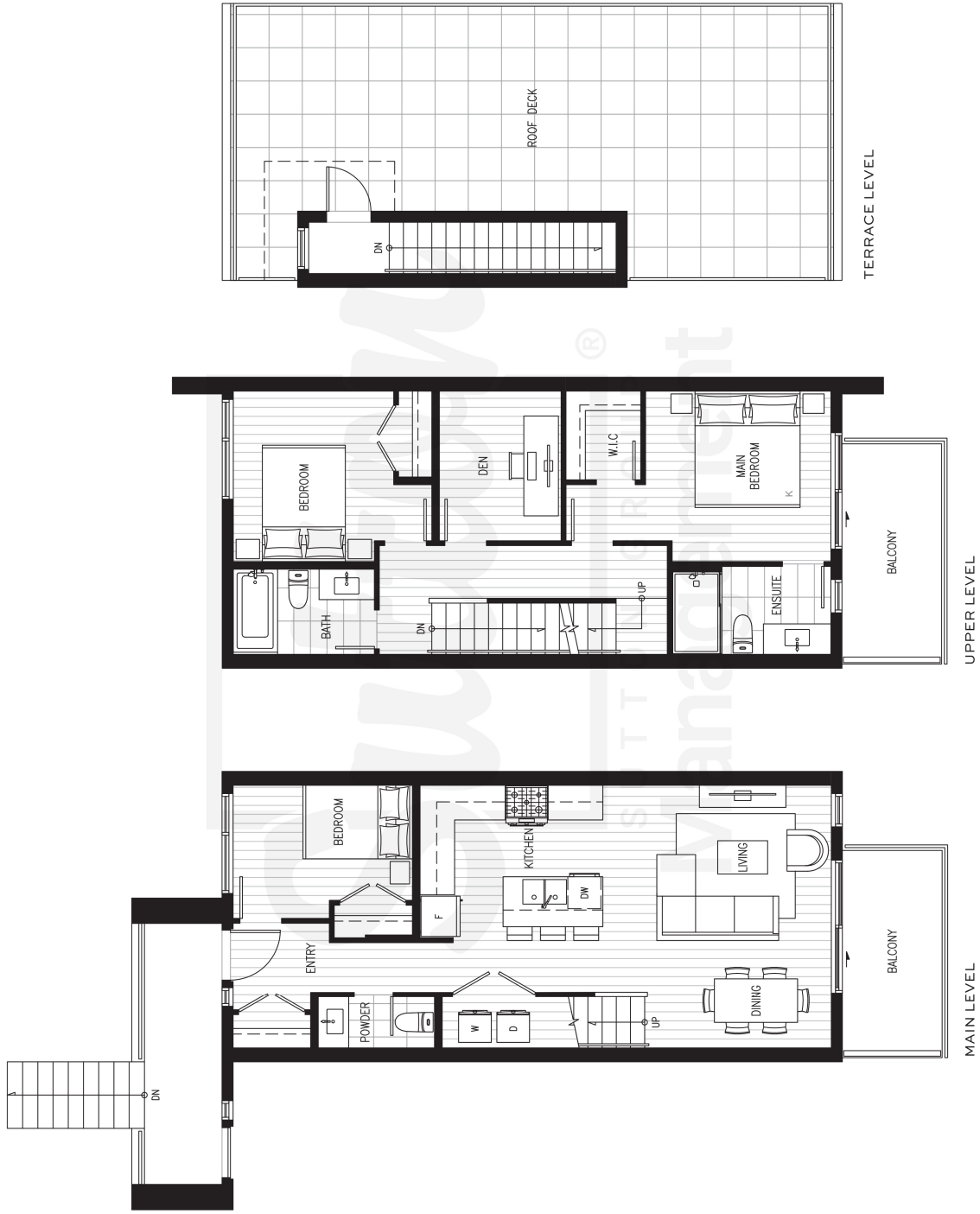


# ARBOUR

## TH2

**TOWNHOME**  
3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,304 SF  
EXTERIOR: 584 SF  
TOTAL: 1,888 SF



LEVEL 2

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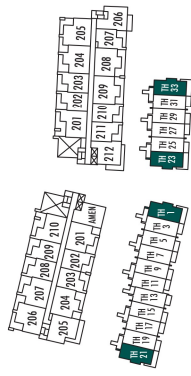
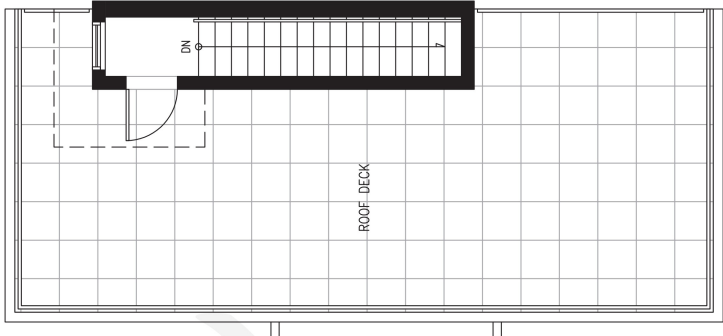


# ARBOUR

## TH2A

TOWNHOME  
3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,377 SF  
EXTERIOR: 640 SF  
TOTAL: 2,017 SF



LEVEL 2

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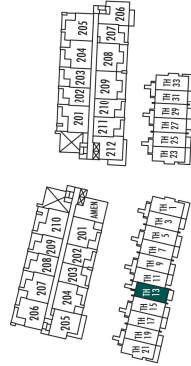
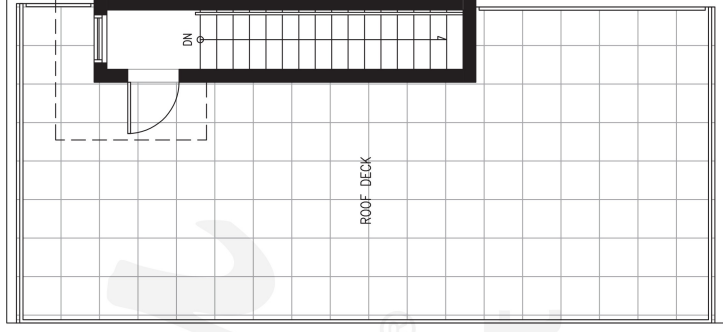
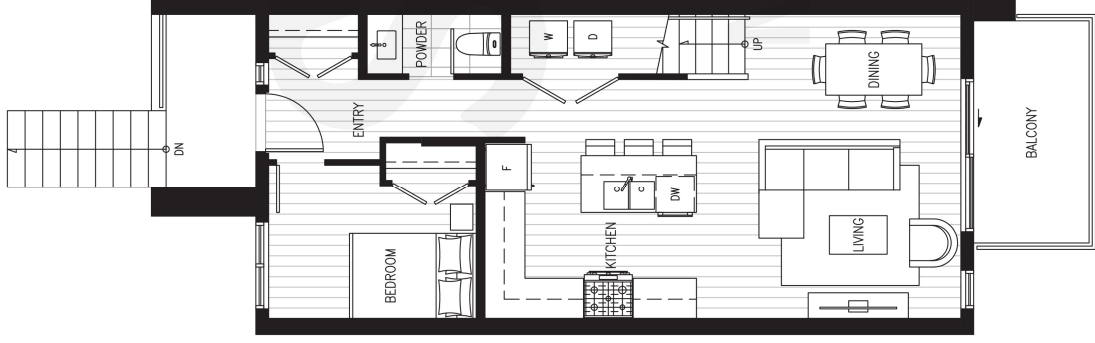


# ARBOUR

## TH2B

TOWNHOME  
3 BEDROOM + DEN  
2.5 BATHROOM

INTERIOR: 1,314 SF  
EXTERIOR: 580 SF  
TOTAL: 1,894 SF



LEVEL 2

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# ARBOUR

## FINISHES & FEATURES

### ARBOUR AT SFU

- A collection of 178 homes in Burnaby Mountain's tranquil South Slopes neighbourhood, Arbour's 4 buildings feature 1, 2 & 3 bedroom cityhomes and 3 bedroom townhomes with expansive rooftop decks
- Designed and built by a trusted developer with over 35 years of experience, Intergulf Development Group was among the first to build in the SFU community with Burnaby Mountain's Novo 1 and Novo 2, The Peak and Terraces at The Peak
- Combined with Integra's architectural design and interior design by BAM Interior, the team behind Arbour is unmatched

### INTERIORS

- Select from two colour schemes, Dusk and Dawn, meticulously and thoughtfully designed by BAM Interior
- Laminate flooring
- 24" Samsung front-loading stacked washer dryer with Smart Care
- Rollershades with blackout feature in all bedrooms

### KITCHENS

- Contemporary laminate upper and lower cabinetry with wood detail accents and LED lighting channel
- Kitchen cabinets with storage solutions in mind, Richelieu swivelling kidney shelving magic corners
- Kitchen islands feature a decorative wood tambour accent
- Modern matte black Moen fixtures
- Engineered quartz countertops and large format 24" x 24" porcelain tile backsplash
- Undermount stainless steel double-bowl kitchen sink
- 28" Samsung stainless steel refrigerator with bottom mount freezer

- Samsung stainless steel appliance package:
  - 30" 5-burner WiFi enabled gas slide-in range
  - 30" over-the-range microwave and 300 CFM hoodfan
  - 24" stainless steel dishwasher

### LOCK-OFF HOMES

- Efficiently designed homes that include private outdoor space
- Danby under counter fridge
- Panasonic stainless steel microwave
- Kitchenaid electric cooktop with 2 radiant elements

### BATHROOMS

- Modern laminate cabinetry
- Porcelain floor tile
- Engineered quartz countertops
- Moen matte black fixtures handheld showers
  - Sleek single handle faucet
  - Ensuites include a handheld shower
- Duval sink and dual flush, low-consumption toilet
- Shower or tub or tub/shower combo in select homes





# ARBOUR

## BUILDING AMENITIES

- Nearly 13,000 sq. ft. of indoor & outdoor amenities
- Fitness Centre 1st Floor Building A includes:
  - Health and wellness space with ample room for stretching and yoga
- Indoor Lounge 2nd Floor Building A includes:
  - Kitchenette for entertaining and gatherings
- Rooftop Outdoor Lounge Building B includes:
  - Life-size chess art piece
  - Entertainment complete with barbeques and seating

## CONVENIENCE & PEACE-OF-MIND

- Secure bike storage
- Gated underground parking & video surveillance
- Electric vehicle enabled charging in select visitor stalls
- Visitor parking
- Car and bike wash stations
- Comprehensive warranty protection by National Home Warranty:
  - 2-year material warranty
  - 5-year building envelope warranty
  - 10-year structural warranty

## UNIVERCITY AMENITIES

- Burnaby Mountain is home to a community of 5,000+ residents, complete with every convenience including shops, services, a grocery store with pharmacy, medical clinic, elementary school and daycare
- Residents also have access to the facilities on the adjacent SFU campus including the art gallery, aquatic centre, library, health and athletic facilities, and a very well-stocked bookstore through the Community Card

## SCHOOL CATCHMENT

- Simon Fraser University has been consistently rated as ‘#1 Comprehensive Canadian University’ for 10+ years by Maclean’s and a leading post-secondary institution
- The award-winning SFU Childcare Society also has your child-minding needs covered with fifteen programs offering quality childcare services for full-and-part-time care to over 350 children aged 3 months to 12 years
- University Highlands Elementary School is located in the heart of UniverCity with space for 40 Kindergarten and 275 elementary school students

## A NETWORK OF TRAILS AT YOUR DOORSTEP

- With over 28 kilometers of hiking and biking trails and 34 multi-use trails, the Burnaby Mountain Conservation Area spans over 578 hectares or mountain network for you and your family. The almost endless trails welcome both beginners and advanced hikers and cyclists
- The Burnaby Mountain Conservation Area is one of the largest and most pristinely protected wilderness areas in the Metro Vancouver Region
- 2.7 acre Richard Bolton Park is the heart of the community, where the East and West Highlands meet and complete with a children’s playground
- Steps from Arbour is a brand new 30,000 square foot multi-use park and play space, Slopes Neighbourhood Park
- The University Highlands Elementary Community Garden is developed and managed by volunteers in our community and in cooperation with the University Highlands Elementary school and UniverCity boasts a beautiful community vegetable garden that enhances the plant diversity of its outdoor environment. For more information, email [highlands.garden@gmail.com](mailto:highlands.garden@gmail.com)