

A large, light gray, stylized letter 'A' graphic that serves as a background element on the left side of the page. It has a thick, geometric design with a central triangular void.

Alba
PORT COQUITLAM

PREVIEW PACKAGE



Beautiful Homes. Vibrant Living.

An architectural expression of balance. Exteriors boast an innovative façade while interiors merge comfort and Danish-inspired design. Thoughtful amenities, central to the building's design, create a community within a community.





Danish-Inspired

ALBA's design inspiration balances Danish design with West Coast elements.

Our homes are modern, timeless, and beautifully crafted, striking the optimum balance between form and function, materials, texture, and durability.

Beautifully designed homes that enhance and inspire your living experience. Featuring open floor plans for easy living and gathering, ALBA's one, two and three-bedroom homes are configured to maximize the flexible use of space day-to-day.

Beautiful and Functional

Interiors have a contemporary feel with welcoming accents drawn from Danish-inspired influences and natural materials.

Over-height ceilings and extra-large windows fill homes with an abundance of natural light while enhancing cross ventilation and air flow.

ALBA's design focuses on beauty, simplicity, and functionality, while emphasizing an elegant minimalist aesthetic.





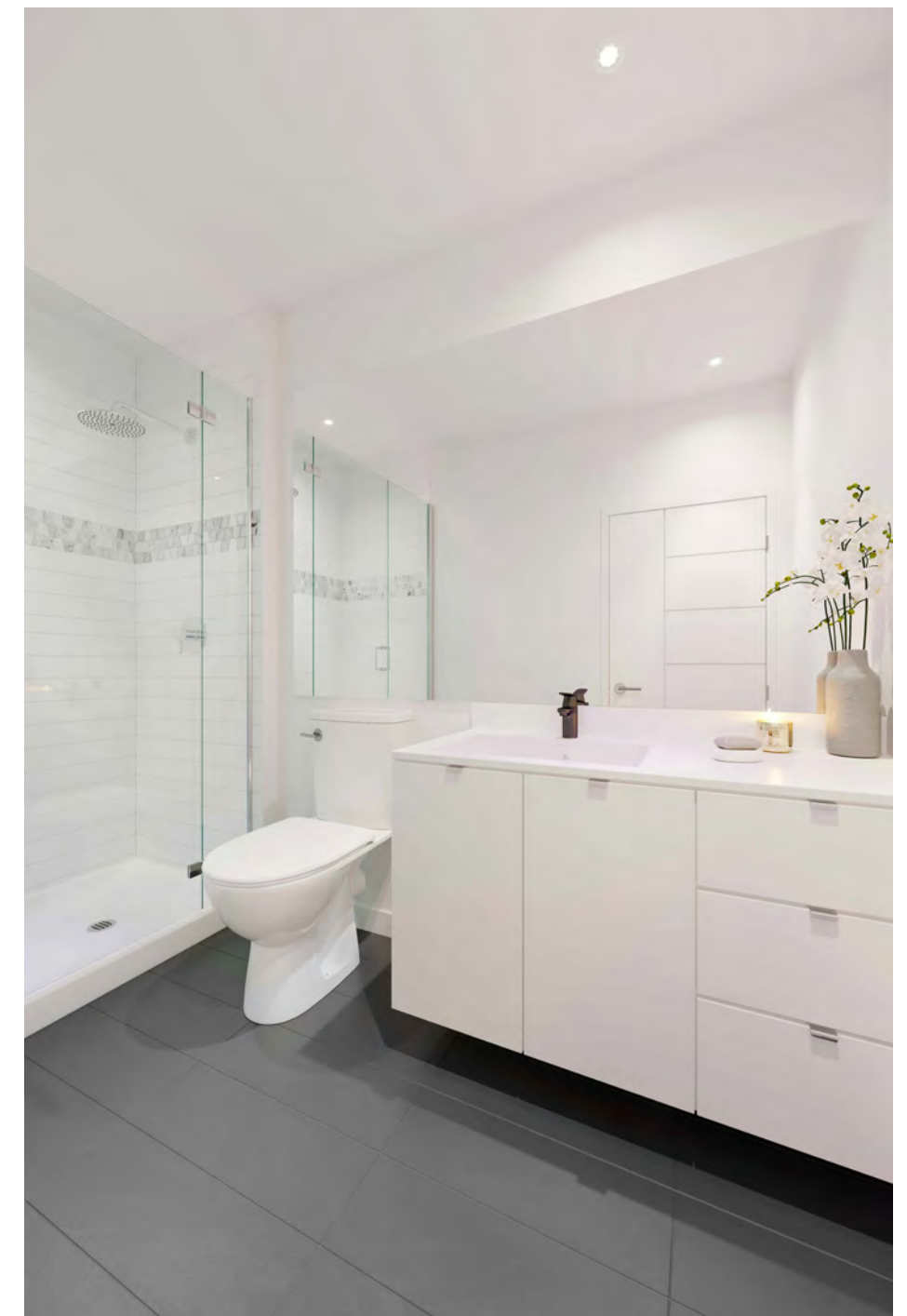


Finely Crafted Kitchens

Perfectly suited for everyday cooking as well as entertaining, kitchens come equipped with quality appliances featuring gas ranges. We see these thoroughly modern spaces as having a positive influence on the way daily life unfolds. Plenty of storage and clever details make this the ideal spot to cook and enjoy meals together. Choose from contemporary Light or Dark colour schemes.

Relaxing Bathrooms

Ample space to get ready for the day with ease and room to relax and recharge when you're back at home. Inviting bathrooms feature sleek black satin faucets, paired with accented wall tiles for a contemporary look and feel.





Thoughtful Amenities

Designed with a form-follows-function approach, ALBA's amenities truly enhance the way you live, work and play.

The inner courtyard is shaped for sharing and interacting. The Workhub provides privacy when you need to get work done without leaving home.

The Amenity Lounge with a billiards table and kids' play area provides ample room to gather and celebrate, while the Guest Suite allows friends and family to stay close while visiting.





An Extension of Home

You'll find plenty of extras that go above and beyond what you would expect. We've assembled a set of amenities for an enhanced living experience and an exceptional place to call home.

Featured Amenities at ALBA:

Amenity Lounge, including children's play area and outdoor patio

Landscaped inner courtyard

Furnished Workhub

Guest Suite

Car and dog wash station

Stroller lockers

Bicycle storage rooms and repair station





Gates Park

Central Park
& Community Gardens

City Centre

New Community
Recreation Complex

West Coast
Express

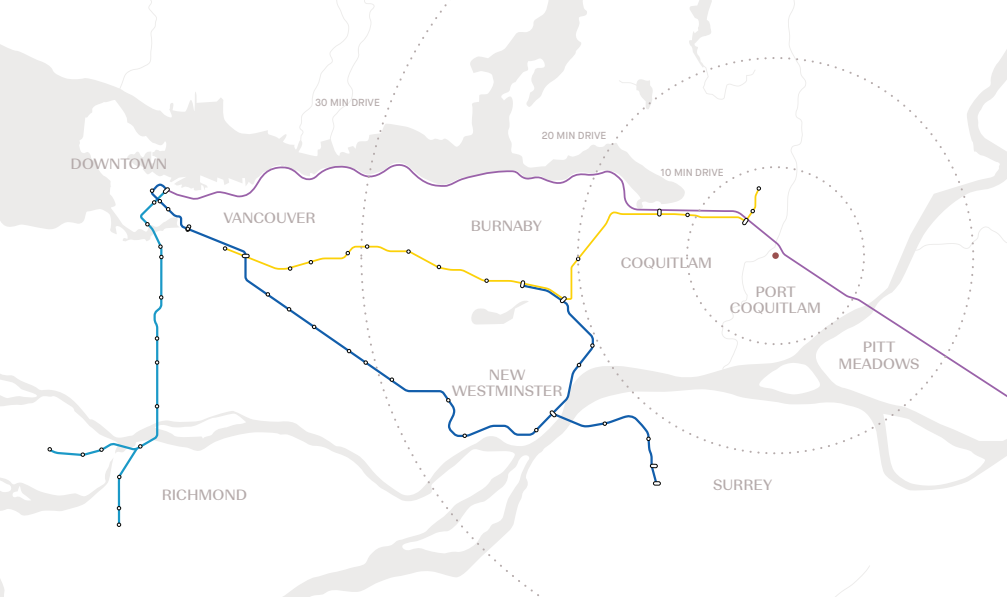
Central Elementary
School

Alba

This location has it all: nestled on a quiet cul-de-sac on Rindall Avenue, your home is steps from Central Park and minutes from the new Recreation Complex and the shops and restaurants of Port Coquitlam's historic downtown City Centre.



Urban transportation means no bridges or tunnels on your way to Vancouver. Access the Lower Mainland with the West Coast Express and Evergreen Line nearby.



DRIVING DISTANCES

- 30 Min to Vancouver
- 20 Min to Maple Ridge
- 18 Min to Port Moody
- 15 Min to Surrey
- 13 Min to Pitt Meadows
- 10 Min to Coquitlam Central Station
- 6 Min to Mary Hill Bypass
- 3 Min to West Coast Express

SHOP

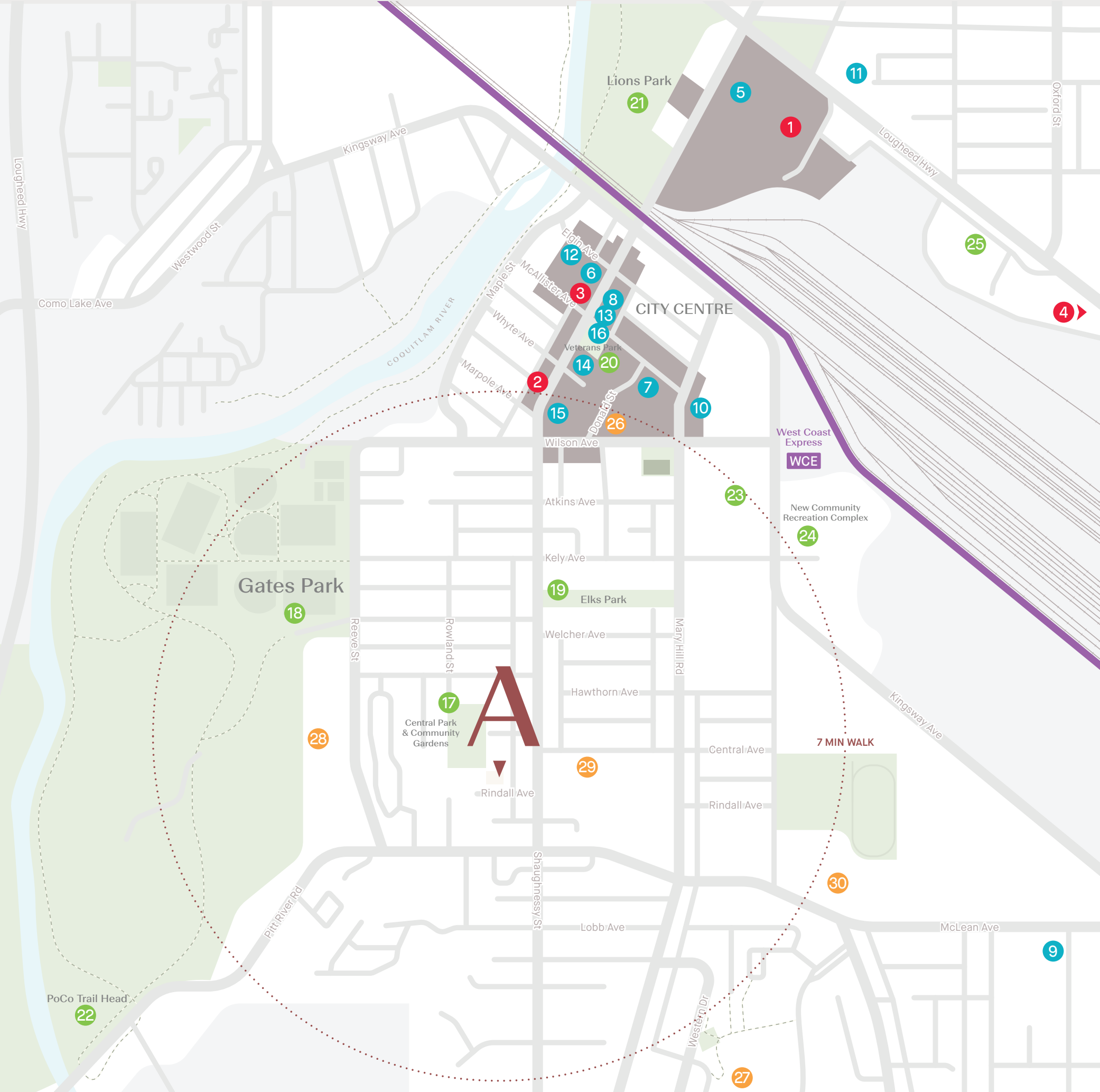
- 1. Safeway
- 2. PoCo Freshmart
- 3. Donald's Market
- 4. Costco
- 5. Earls Kitchen + Bar
- 6. 808 Pizza and Donut
- 7. Sparta Greek Taverna
- 8. Omega Pizza & Wings
- 9. Cat & Fiddle Sports Bar & Grill
- 10. Asahi Sushi
- 11. The Bennett Craft & Kitchen
- 12. Samz Neighbourhood Pub
- 13. Giggle Dam Dinner Theatre
- 14. Europe Bakery & Deli
- 15. A&W Canada
- 16. Starbucks

PARKS + RECREATION

- 17. Central Park & Community Garden
- 18. Gates Park
- 19. Elks Park
- 20. Veterans Park
- 21. Lions Park
- 22. Traboulay PoCo Trail
- 23. New Community Recreation Complex
- 24. Peak Synergy Fitness
- 25. Gold's Gym

SCHOOLS

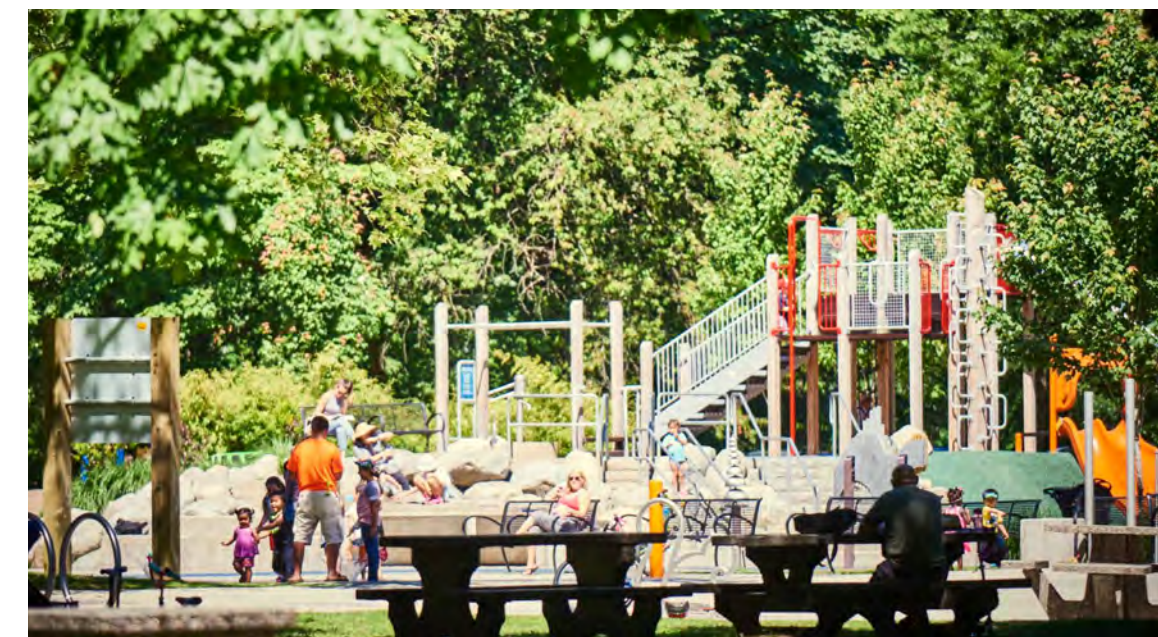
- 26. Bramblewood Montessori Daycare
- 27. Mary Hill Elementary
- 28. Riverside Secondary School
- 29. Central Elementary School
- 30. École Pitt River Middle School





Walking trails encircling Gates Park and the Coquitlam River are just a short stroll away.

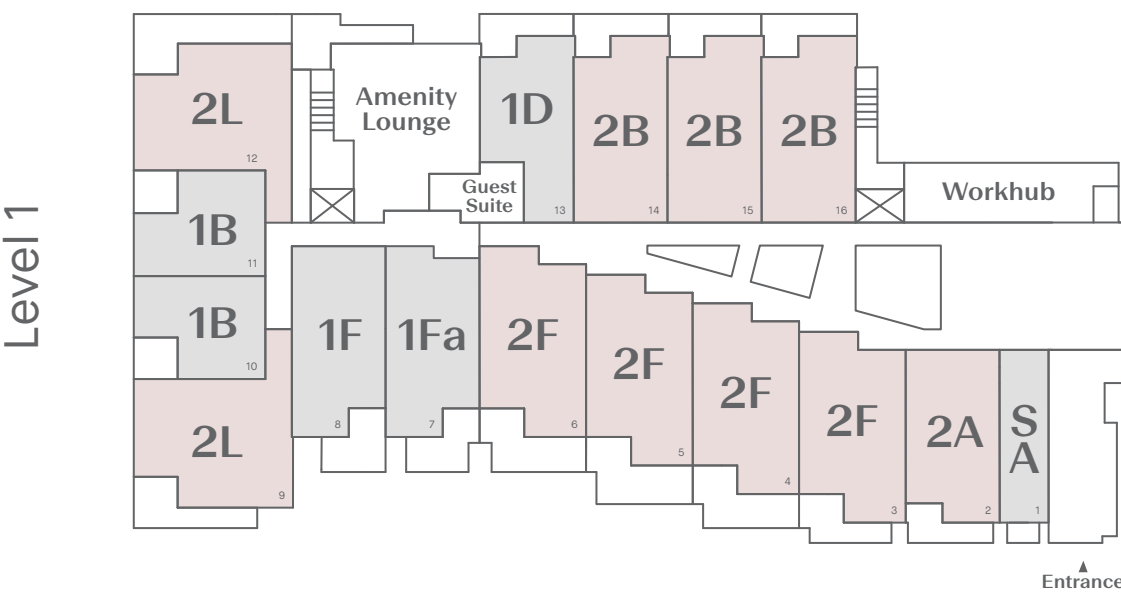
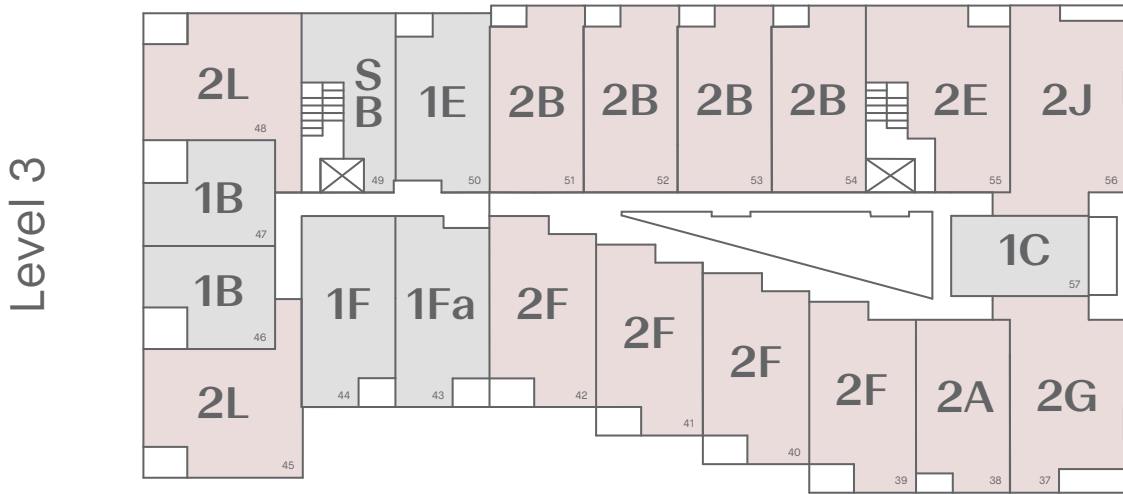
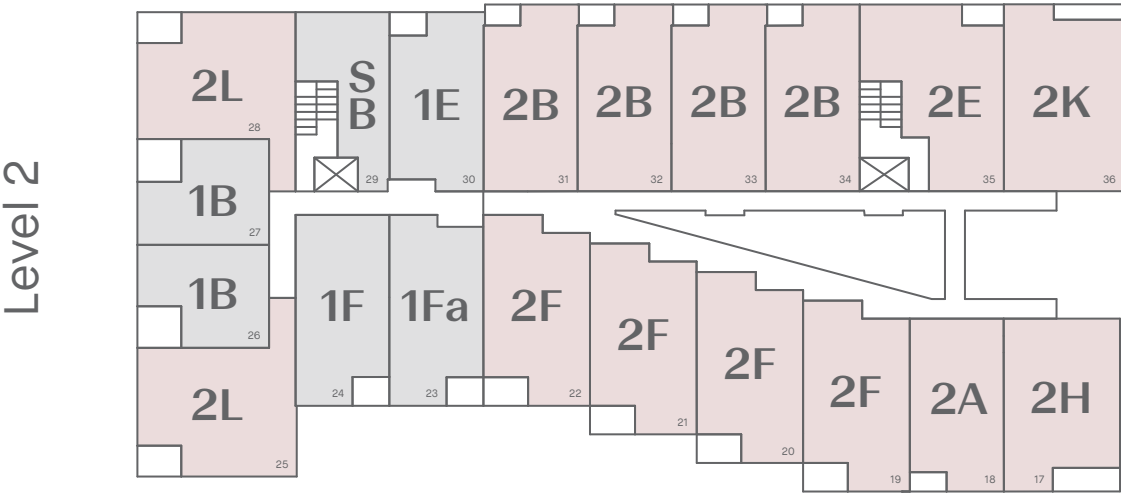
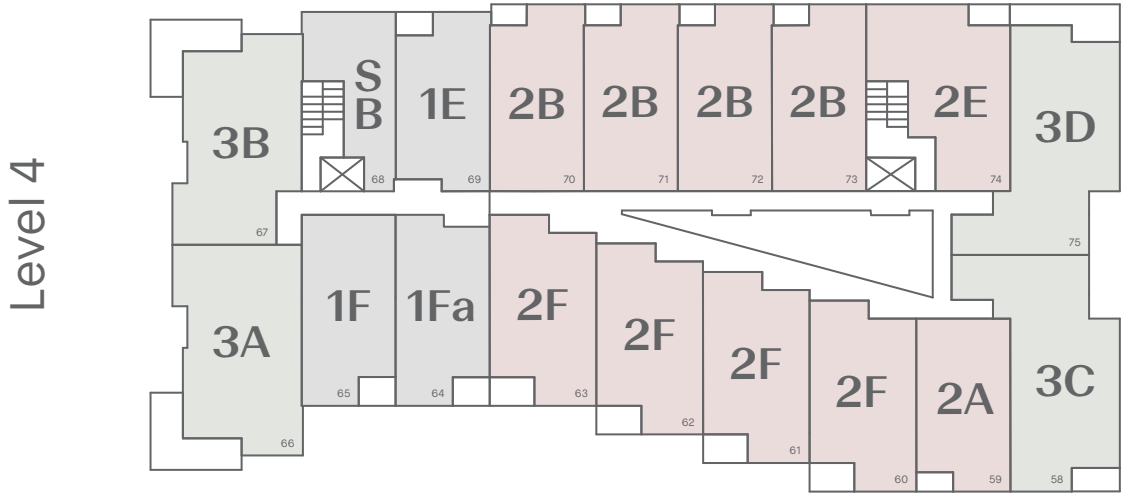
Just a 3 minute bike ride to the new highly-anticipated Recreation Complex.



Traboulay PoCo Trail and Lions Park are a pleasant riverside walk from Gates Park.

Building Plan

Alba



- 1 Bedrooms
- 2 Bedrooms
- 3 Bedrooms



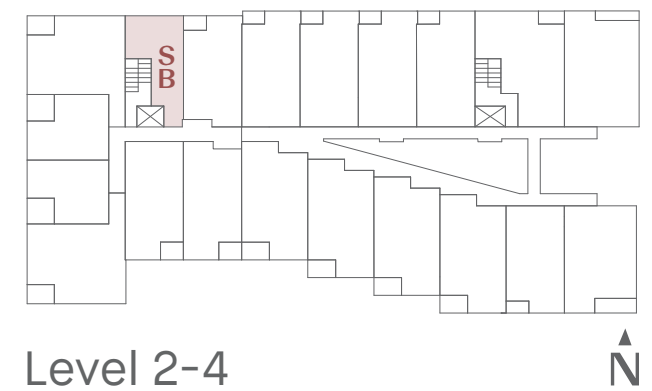
Rindall Ave

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SB*

1 Bed + 1 Bath

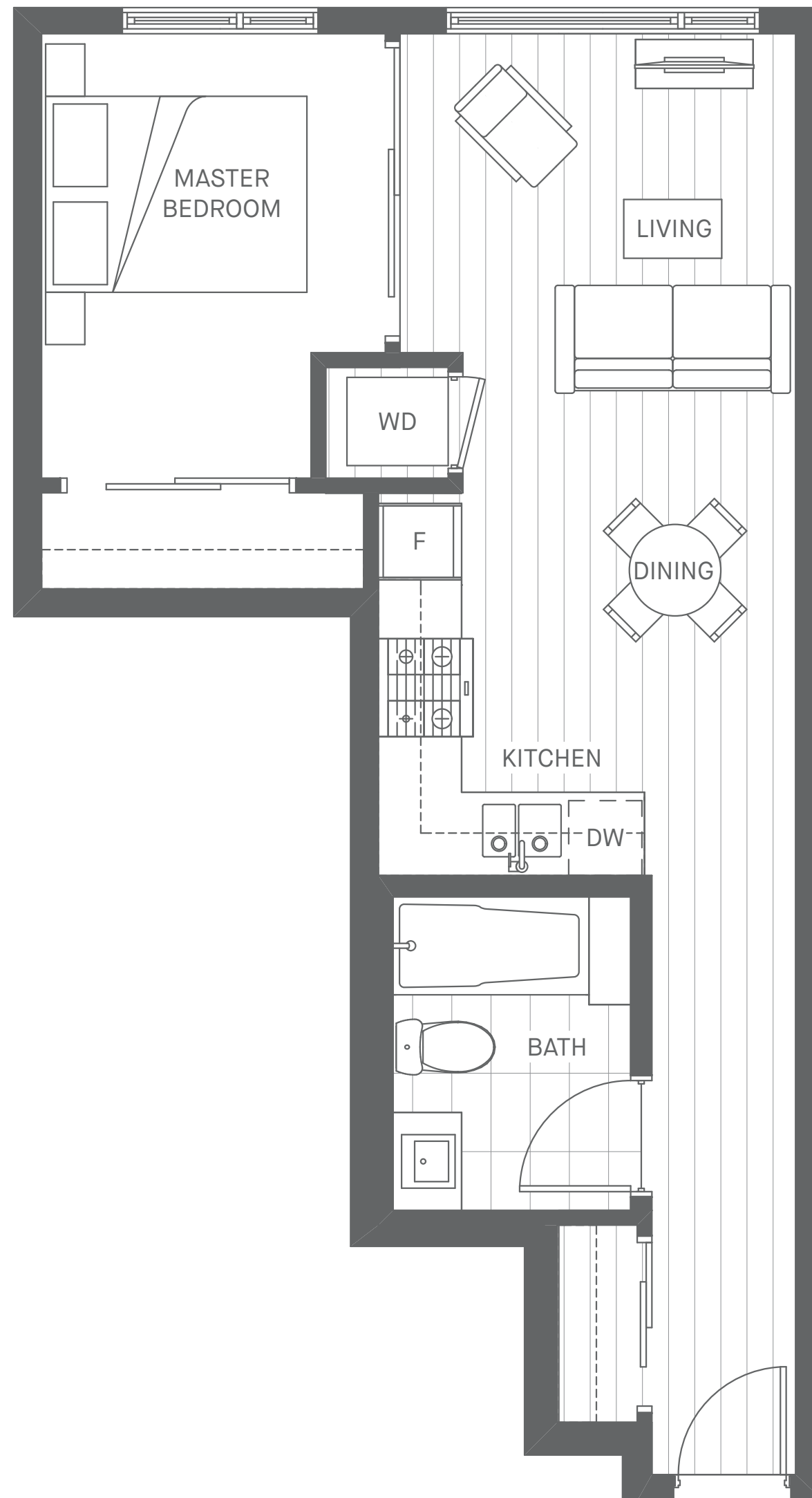
Total 543 sq. ft.



Level 2-4

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*Adaptable Units: As defined by the City of Port Coquitlam Bylaw.



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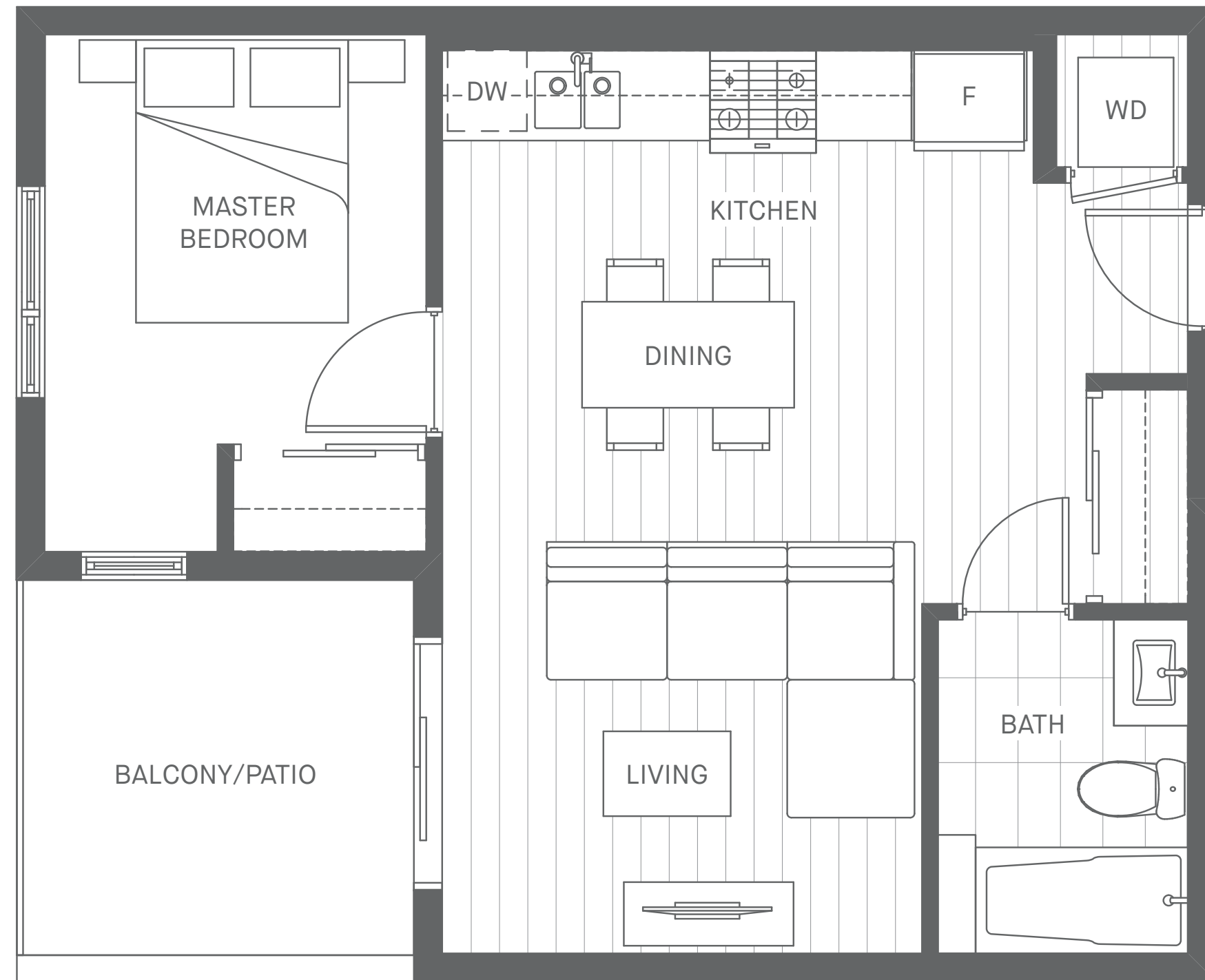
 MONDEVO

1B

Alba

1 Bed + 1 Bath

Interior	546 sq. ft.
Exterior	82 sq. ft.
Total	628 sq. ft.



Level 1-3



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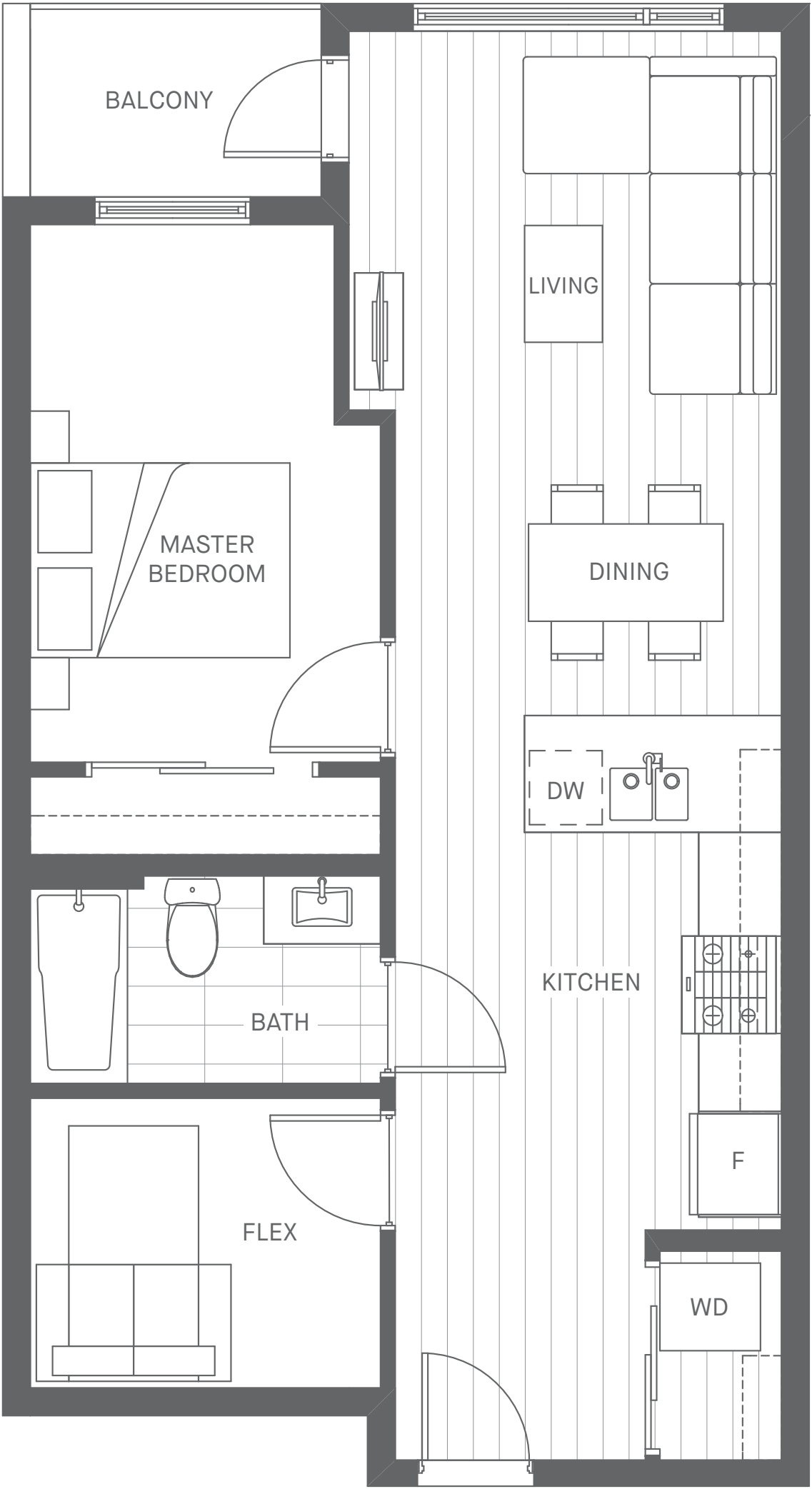
1E

1 Bed + 1 Bath + Flex

Interior	706 sq. ft.
Exterior	38 sq. ft.
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Total	744 sq. ft.



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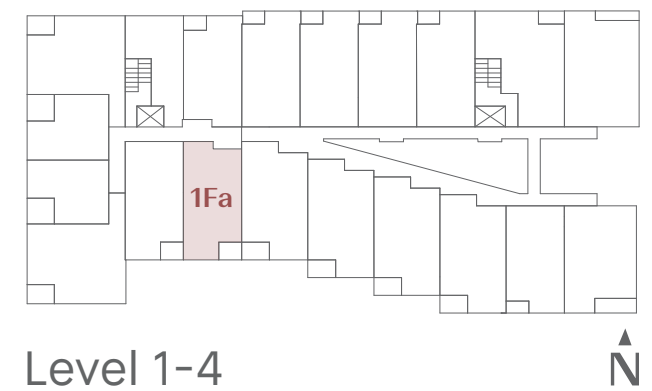


Alba

1Fa*

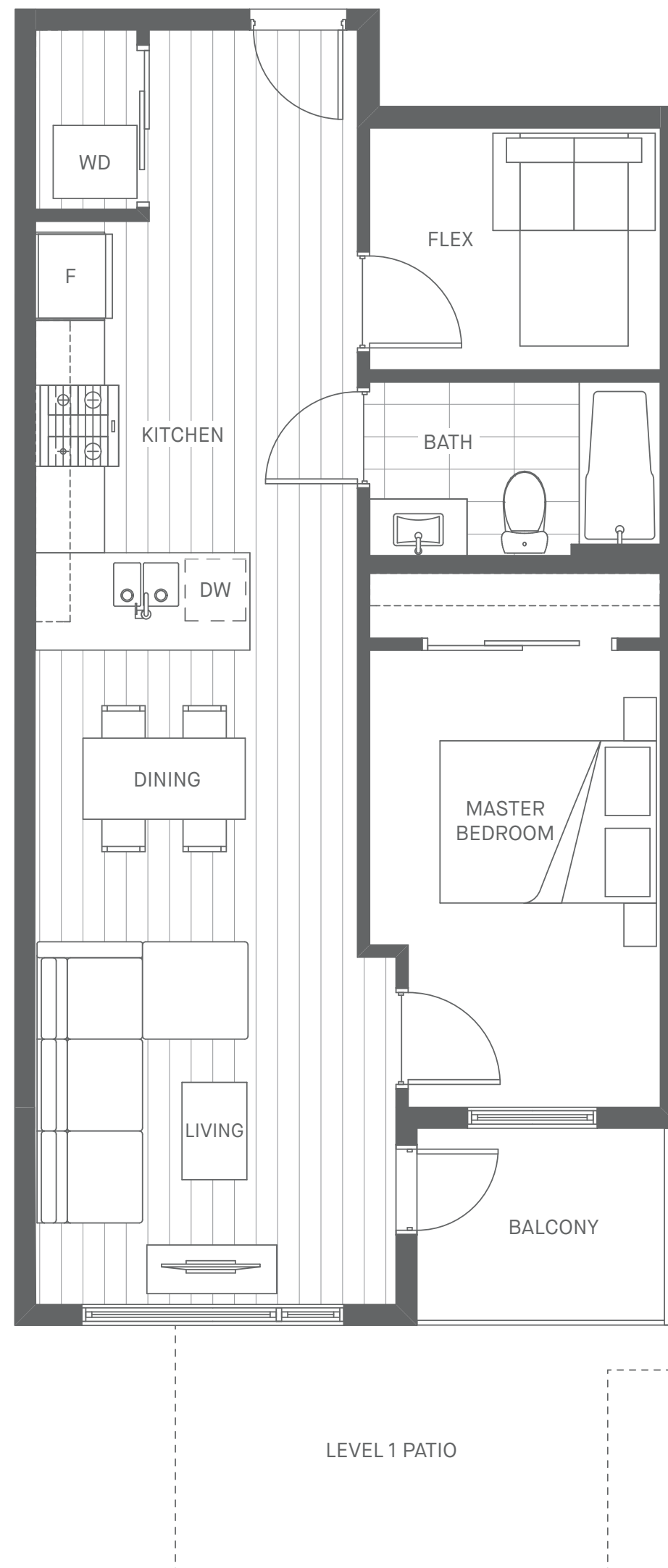
1 Bed + 1 Bath + Flex

Interior	738 sq. ft.
Exterior	46 - 144 sq. ft.
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Total	784 - 882 sq. ft.



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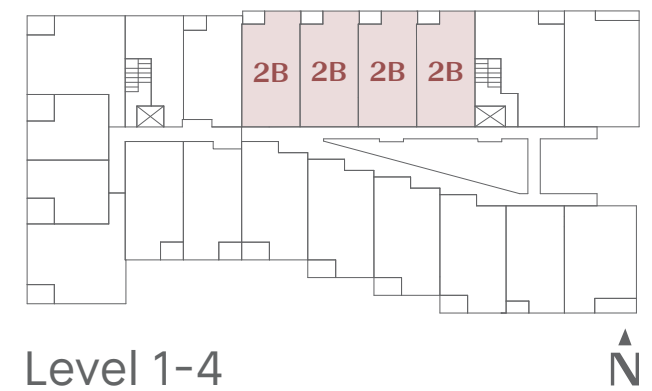


Alba

2B*

2 Bed + 1 Bath

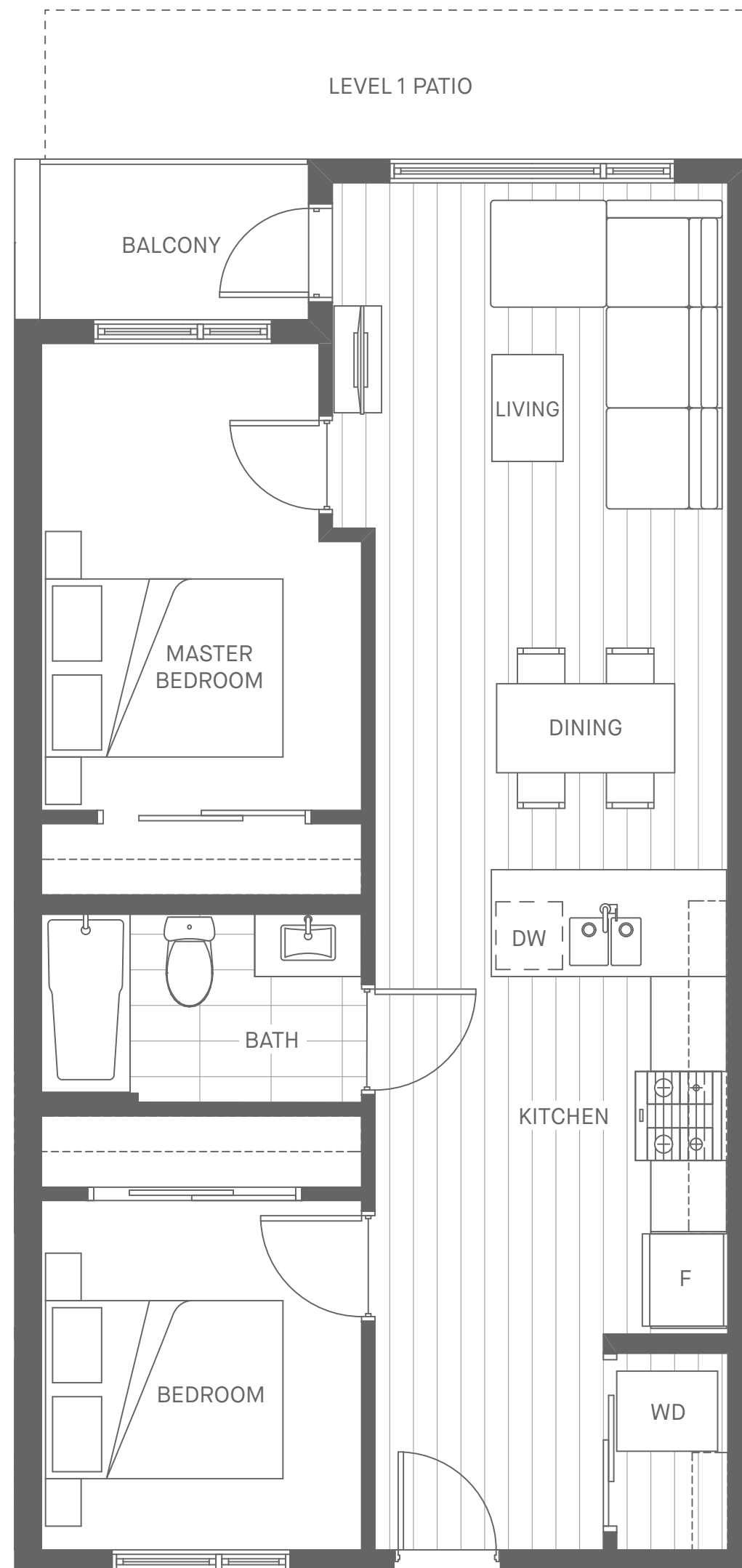
Interior	760 sq. ft.
Exterior	34 - 115 sq. ft.
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Total	875 sq. ft.



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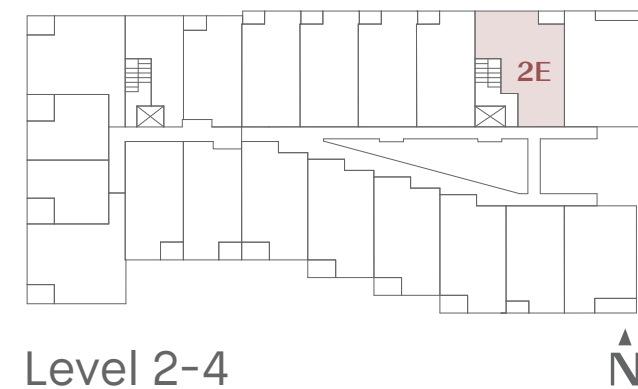
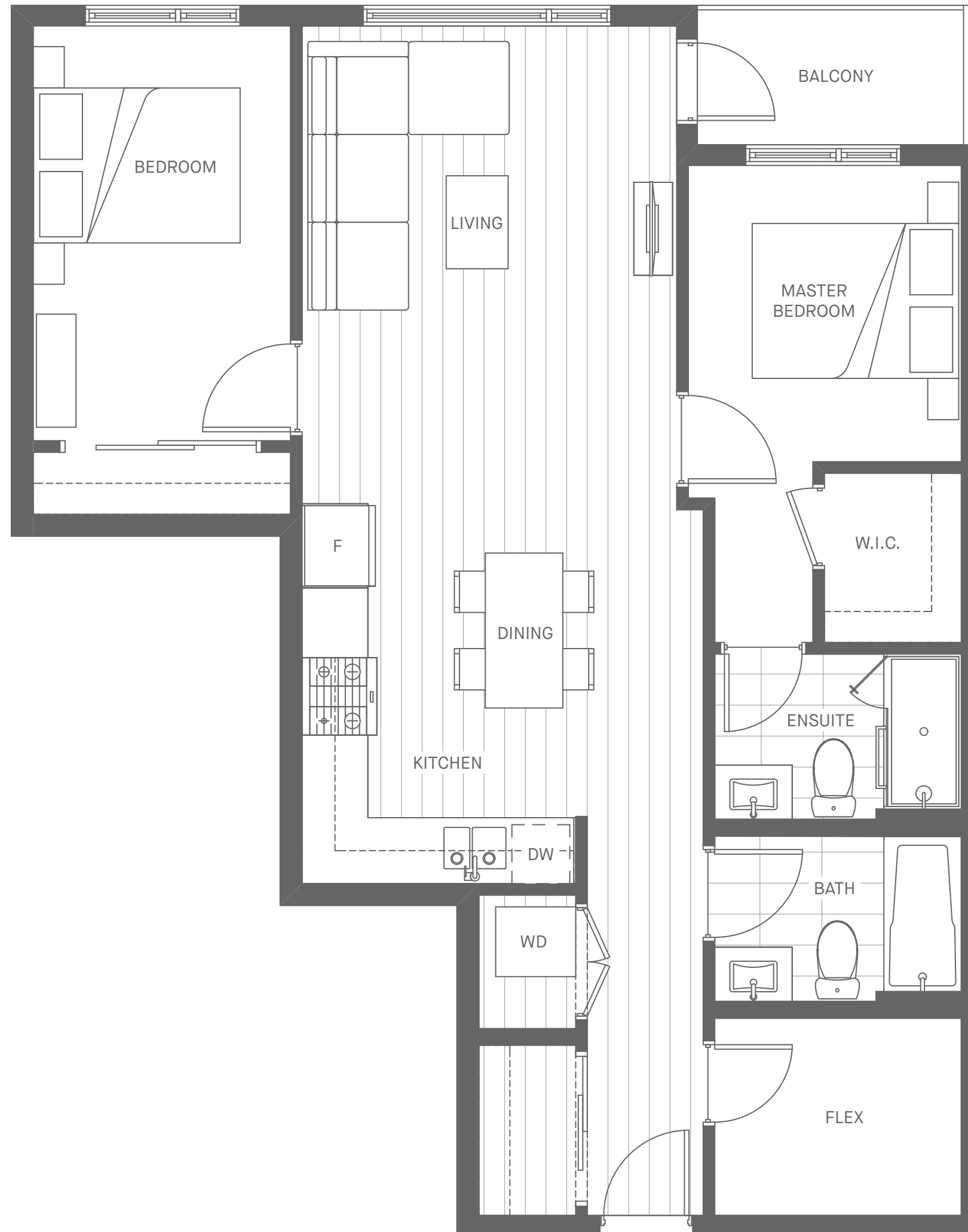


 MONDEVO

2E

2 Bed + 2 Bath + Flex

Interior	928 sq. ft.
Exterior	39 sq. ft.
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Total	967 sq. ft.



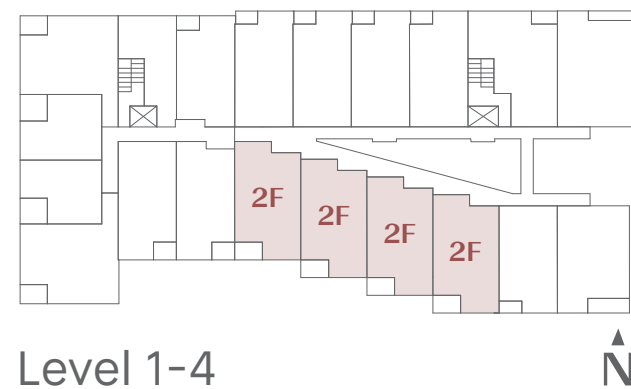
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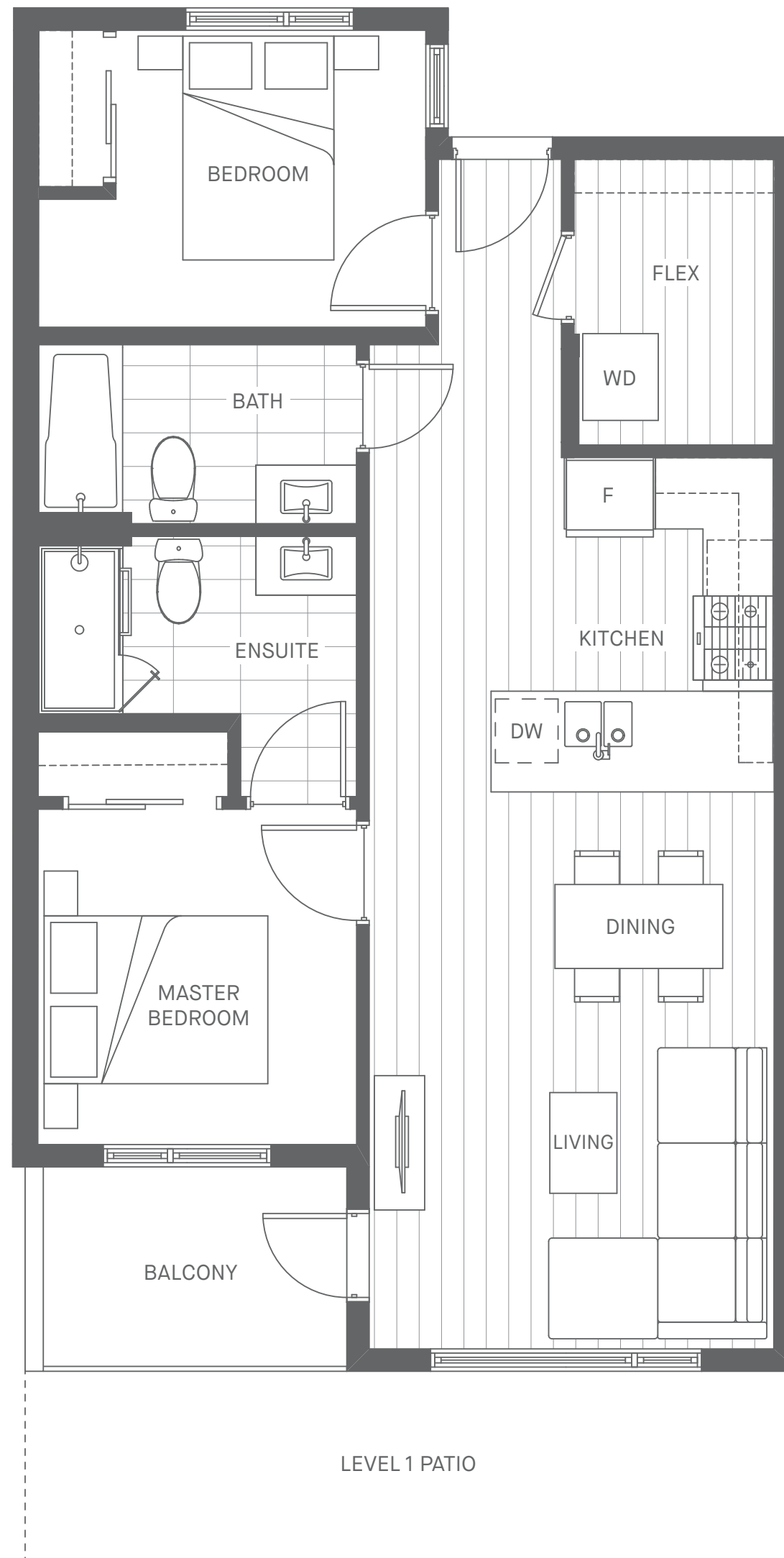
2F

2 Bed + 2 Bath + Flex

Interior	825 sq. ft.
Exterior	58 - 231 sq. ft.
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Total	961 - 1,056 sq. ft.



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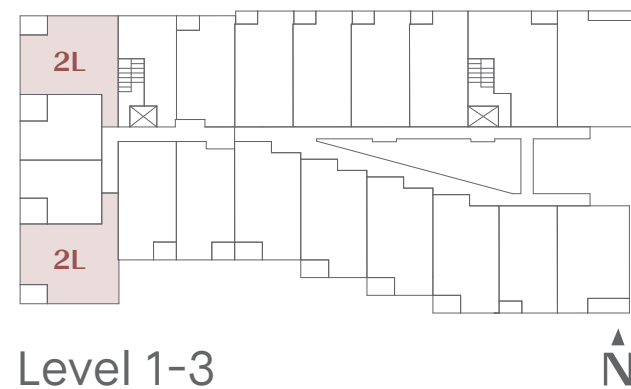
Alba

2L

Alba

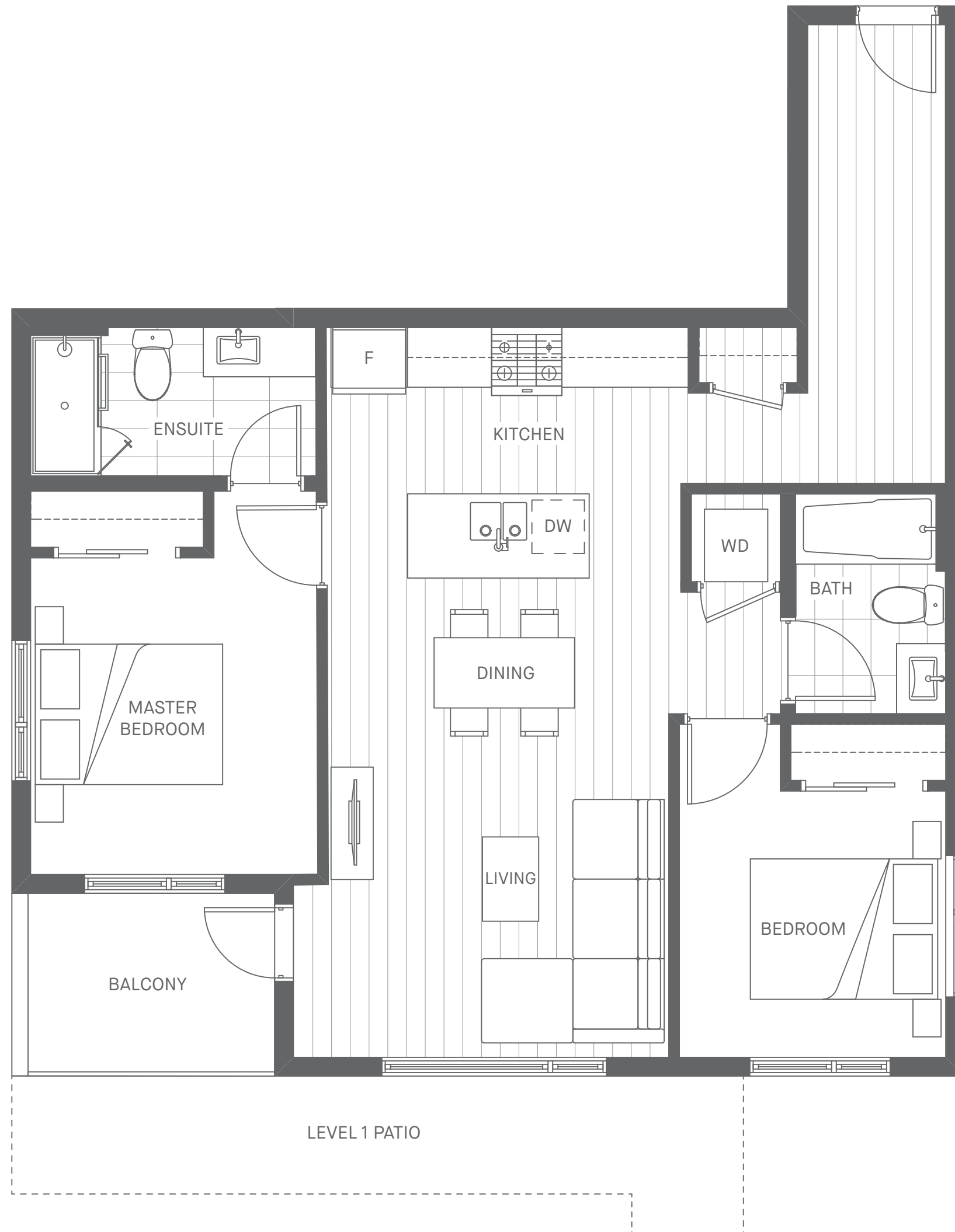
2 Bed + 2 Bath

Interior	917 sq. ft.
Exterior	60 - 257 sq. ft.
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Total	977 - 1,174 sq. ft.



Level 1-3

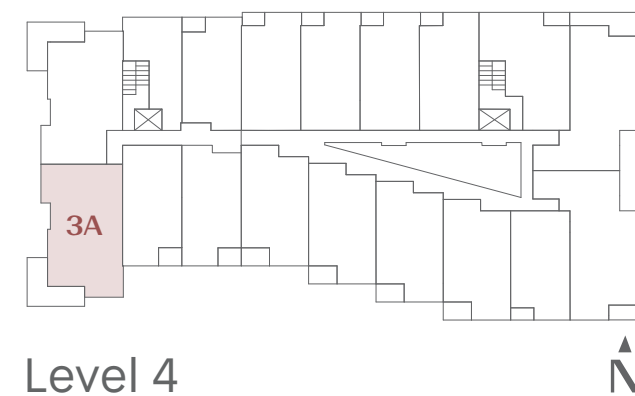
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3A

3 Bed + 2 Bath

Interior	1,114 sq. ft.
Exterior	196 sq. ft.
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Total	1,310 sq. ft.



Level 4

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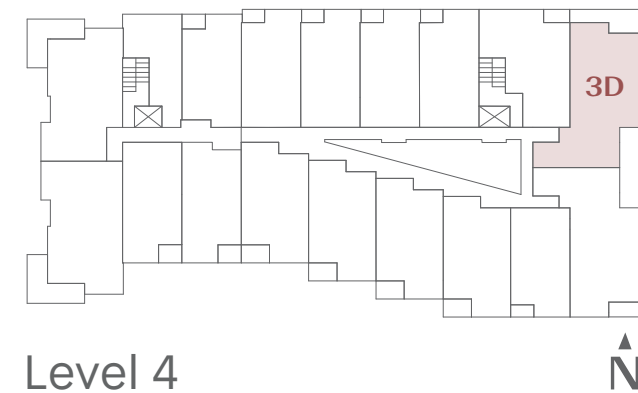


Alba

3D

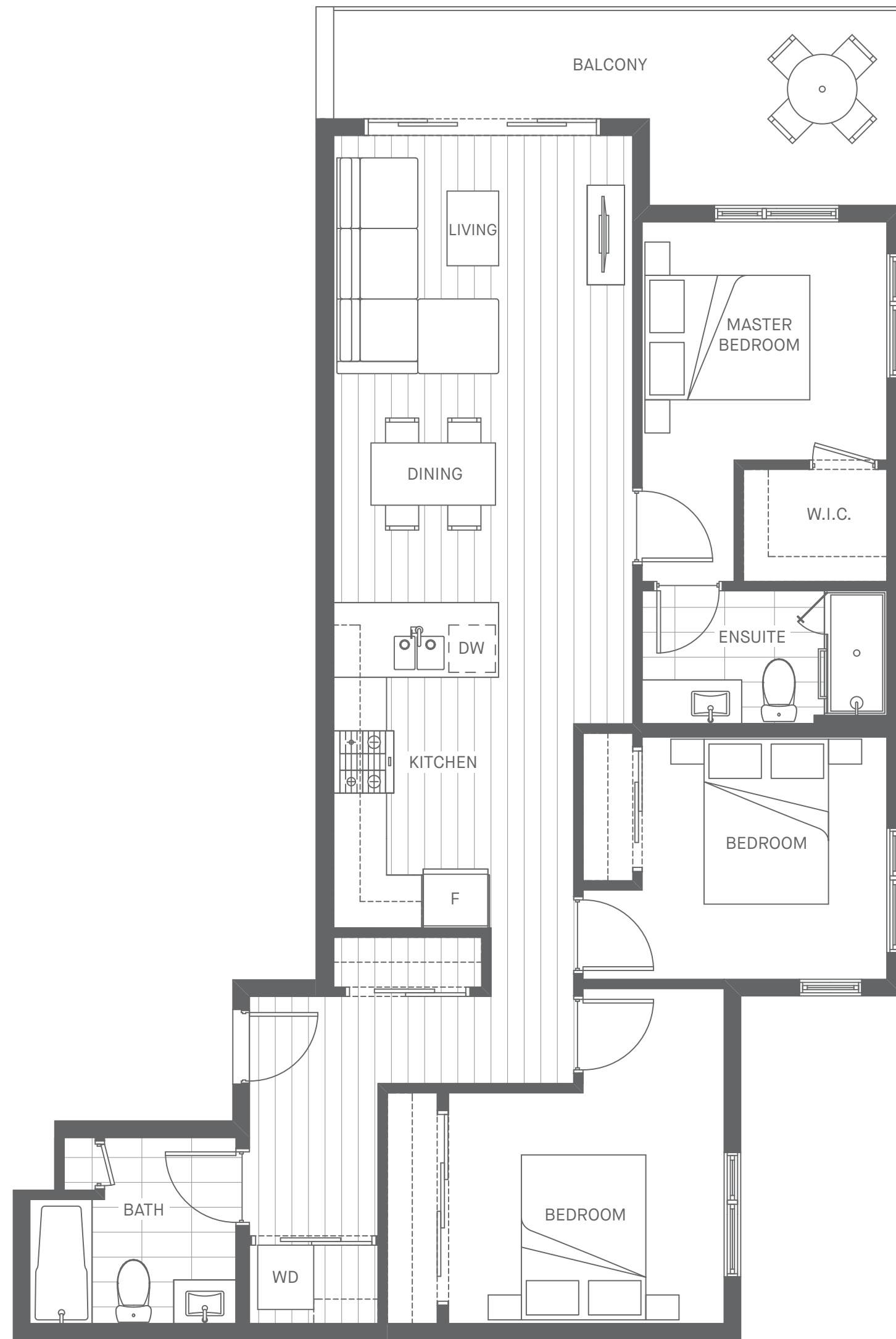
3 Bed + 2 Bath

Interior	1,132 sq. ft.
Exterior	140 sq. ft.
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Total	1,272 sq. ft.



Level 4

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Features

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URBAN LIVING

- A collection of 75 Danish-inspired homes combining innovative design and outdoor living
- Contemporary architecture featuring thoughtful building amenities
- Spacious 1, 2 & 3 bedroom homes with private balconies* or patios
- Situated on a quiet residential street by Central Park and its community gardens
- A short walk to schools, grocery stores, restaurants and shopping
- Easy access to local transit, West Coast Express and SkyTrain Stations

THOUGHTFUL AMENITIES

- Amenity Lounge, including kitchen, children's play area and outdoor patio
- Furnished Workhub providing a convenient and collaborative office-like environment
- Landscaped inner courtyard to engage, share and grow
- Guest Suite for out-of-town visitors
- Electric vehicle charging capabilities in the parkade
- Car and dog wash station
- Ground level stroller lockers
- Bicycle storage rooms and repair station

CONTEMPORARY INTERIORS

- Open interiors with over-height ceilings
- Extra-large low-E window glazing to reduce UV-light damage and improve energy efficiency
- Flexible floor plans with abundant natural light
- Choose from two carefully selected colour schemes: Light & Dark
- Durable wood-style wide-plank laminate flooring throughout main living areas for easy care
- Plush carpet in bedrooms and flex space for warmth and comfort
- Modern panelled interior doors accented by polished chrome levers
- High performance acoustic underlay and concrete topping between homes to reduce sound transfer
- Front-loading 27" washer/dryer by Whirlpool
- Contemporary roller blinds on all windows for privacy and shade

BATHROOMS

- Contemporary white flat-panel cabinetry with engineered stone countertops
- Distinctive large format porcelain tile flooring
- Bathrooms with relaxing deep soaker tub and white surround ceramic tile
- Ensuites with spacious walk-in shower and glass door
- Elegant polished chrome shower fixtures and cabinet pulls
- Black satin single-lever faucets

INSPIRING KITCHENS

- Extra-tall flat-panel cabinetry, complemented by polished chrome or black pulls and under-cabinet lighting
- Cabinets including a Lazy Susan (most homes) and soft-close hardware on doors and drawers
- Engineered stone countertops and horizontal ceramic tile backsplash
- Sleek undermount sink with black satin single-lever faucet and pull down spray head
- Modern luxury stainless steel appliances:
 - 30" gas stove by Whirlpool
 - 24" multi-cycle dishwasher by Whirlpool
 - 30" counter-depth bottom mount freezer/fridge by Fisher & Paykel (most homes)
 - 30" microwave/hood fan by Whirlpool

PIECE OF MIND

- Security entry-phone system
- Secure double-gated underground parking
- Comprehensive 2/5/10 New Home Warranty
- Pre-wired for security alarm system on ground level homes
- Pre-wired for Internet, cable and phone
- Fire sprinklers and hard-wired smoke and carbon monoxide detectors in all homes

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*SB unit does not include a balcony.



We develop thoughtfully designed projects which enhance and inspire lives while creating value for our homeowners.

Community building is at the core of what we do. We deliver outstanding quality by partnering with the best designers, builders and tradespeople in the industry. Through accountability and transparency, we build lasting relationships with homeowners and communities as we create exceptional homes.



ARNE - Mount Pleasant, Vancouver



SKALA - Mount Pleasant, Vancouver

