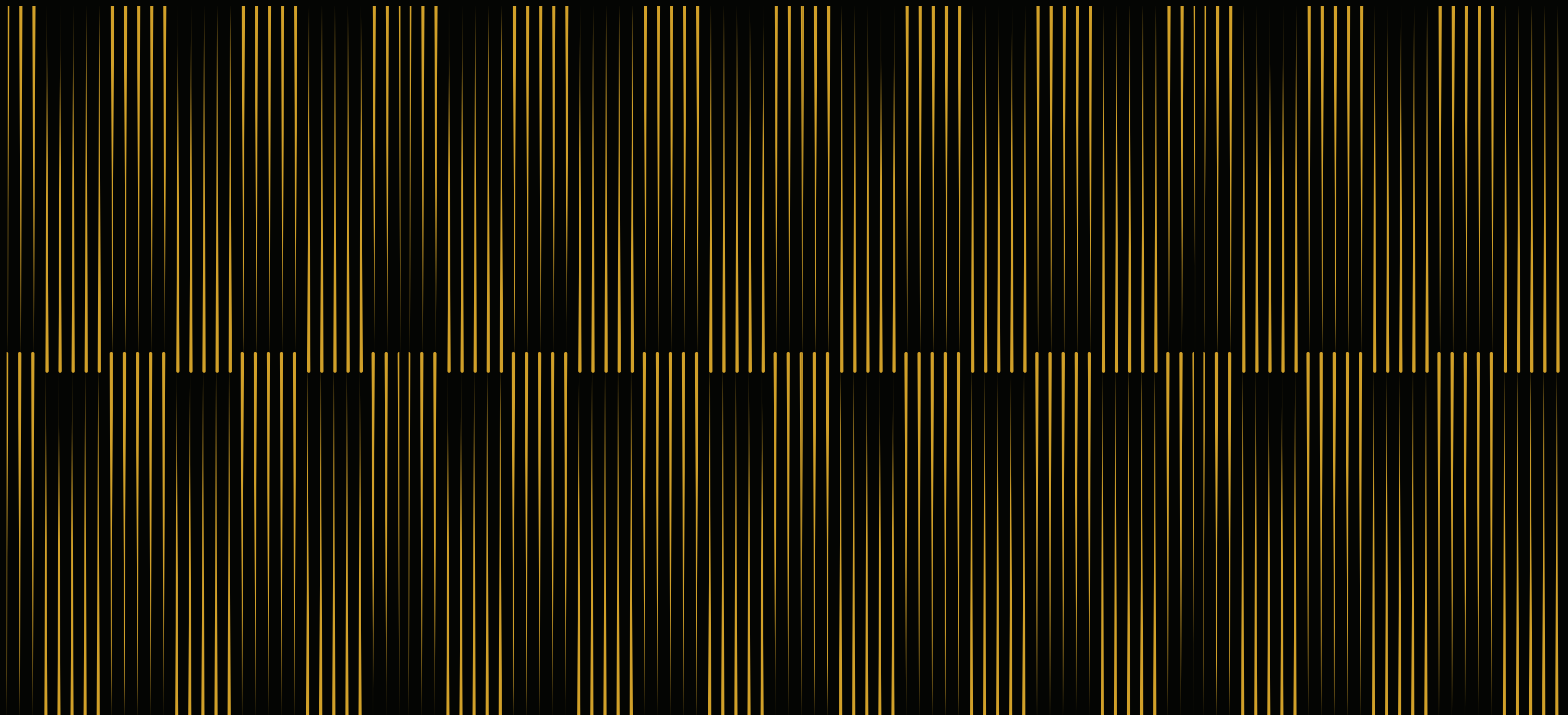
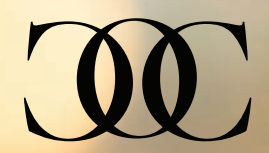




COCO

OAKRIDGE



NEW OAKRIDGE TOWN CENTRE

**THE MOST EXTENSIVE URBAN
GROWTH IN METRO VANCOUVER**



REFINED. ALLURING. MODERN.

The New Oakridge Town Centre will become the epicenter for the most extensive growth in Metro Vancouver. Coco Oakridge is the first residential opportunity to join this ground breaking urban transformation.

An architectural rendering of a modern, multi-story building at dusk. The building features a mix of materials, including dark brick on the lower levels and light-colored concrete on the upper levels. Large glass windows and balconies are prominent, showing interior spaces with warm lighting. The sky is a mix of blue and orange, suggesting sunset. In the foreground, there are trees, a sidewalk with people walking, and a wet street reflecting the building and sky.

A CLEAN AND LINEAR *solid*
CONCRETE BUILD

MODERN

Coco is a solid, concrete build. Its exterior massing is clean and linear with a real feeling of substance. Expansive windows open up the structure offering ample natural light to the interior, and creating reflections that shift with time of day and colour of sunlight. Design is from GBL Architects with refined alluring interiors by Cristina Oberti Interior Design.



18 Storeys up to
Various Future Buildings

33 Storeys
Future Building

28 Storeys
Future Building

28 Storeys
Future Building

44 Storeys up to
10 Future Buildings

28 Storeys
Future Building

✓ Marine Gateway

✓ Langara Golf Course

✓ Columbia Park

✓ Richmond

New Oakridge Centre
luxury shops, music venue and
community learning space
✓

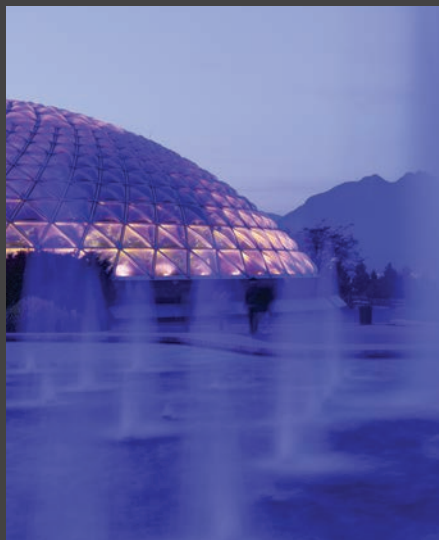
✓ Oakridge 41st Canada Line Station

Downtown Vancouver >

UBC >

THE FIRST OPPORTUNITY TO JOIN *this*
GROUNDBREAKING TRANSFORMATION

CONNECTED. WESTSIDE. PRESTIGIOUS.



NEW OAKRIDGE TOWN CENTRE

The New Oakridge Town Centre will be the epicenter for the most extensive growth in Metro Vancouver. This \$15 Billion urban transformation is the third and final phase of Cambie Corridor Plan - transforming the already famous Oakridge neighbourhood into a vibrant, luxurious community that embodies a new way of urban living.



RESIDENTS AT COCO WILL ENJOY:

- \$15,000,000,000 urban transformation
- 1,200,000 square feet of indoor and outdoor high-end retail
- 28 acres of parks and gathering spaces
- Two major child daycare facilities
- Oakridge 41st Canada Line Station, rapid transportation

A NEW EPICENTER *for*
URBAN LIVING



COCO REFINED

Interiors are striking, modern and refined. Kitchens and baths feature the award-winning Scavolini – Italy's top kitchen brand for over 20 years, and are offered in choice of Light and Dark designs. Appliances packages are from Gaggenau, and fixture accents from Grohe. Quartz countertops are stylish, detailed and illuminated by efficient and integrated LED lighting systems. Engineered brushed oak hardwood runs throughout uniting the sleek and modern space by Cristina Oberti Interior Design.



ITALIAN KITCHENS BY SCAVOLINI OFFERED *in*
CHOICE OF LIGHT AND DARK DESIGNS





ITALIAN SCAVOLINI CABINETRY *with*
ELEGANT MARBLE AND QUARTZ ACCENTS

LEVEL 1

109

PLAN C
1 BEDROOM + DEN
SUITE AREA: 578 SF.

108

PLAN F
2 BEDROOM + DEN
SUITE AREA: 843 SF.

107

PLAN G1
2 BEDROOM + DEN
SUITE AREA: 912 SF.

106

PLAN D3
1 BEDROOM + DEN
SUITE AREA: 658 SF.

104

PLAN TH
TH 3 BEDROOM + DEN
SUITE AREA: 1,244 SF.

105

PLAN TH
TH 3 BEDROOM + DEN
SUITE AREA: 1,224 SF.

110

PLAN C
1 BEDROOM + DEN
SUITE AREA: 583 SF.

111

PLAN C
1 BEDROOM + DEN
SUITE AREA: 586 SF.

112

PLAN D1
1 BEDROOM + DEN
SUITE AREA: 605 SF.

101

PLAN D4
1 BEDROOM + DEN
SUITE AREA: 647 SF.

102

PLAN D2
1 BEDROOM + DEN
SUITE AREA: 618 SF.

103

PLAN TH
TH 3 BEDROOM + DEN
SUITE AREA: 1,250 SF.

AMENITY/
MEETING

1 BEDROOM 2 BEDROOM 3 BEDROOM PH 3 BEDROOM TH

LANE

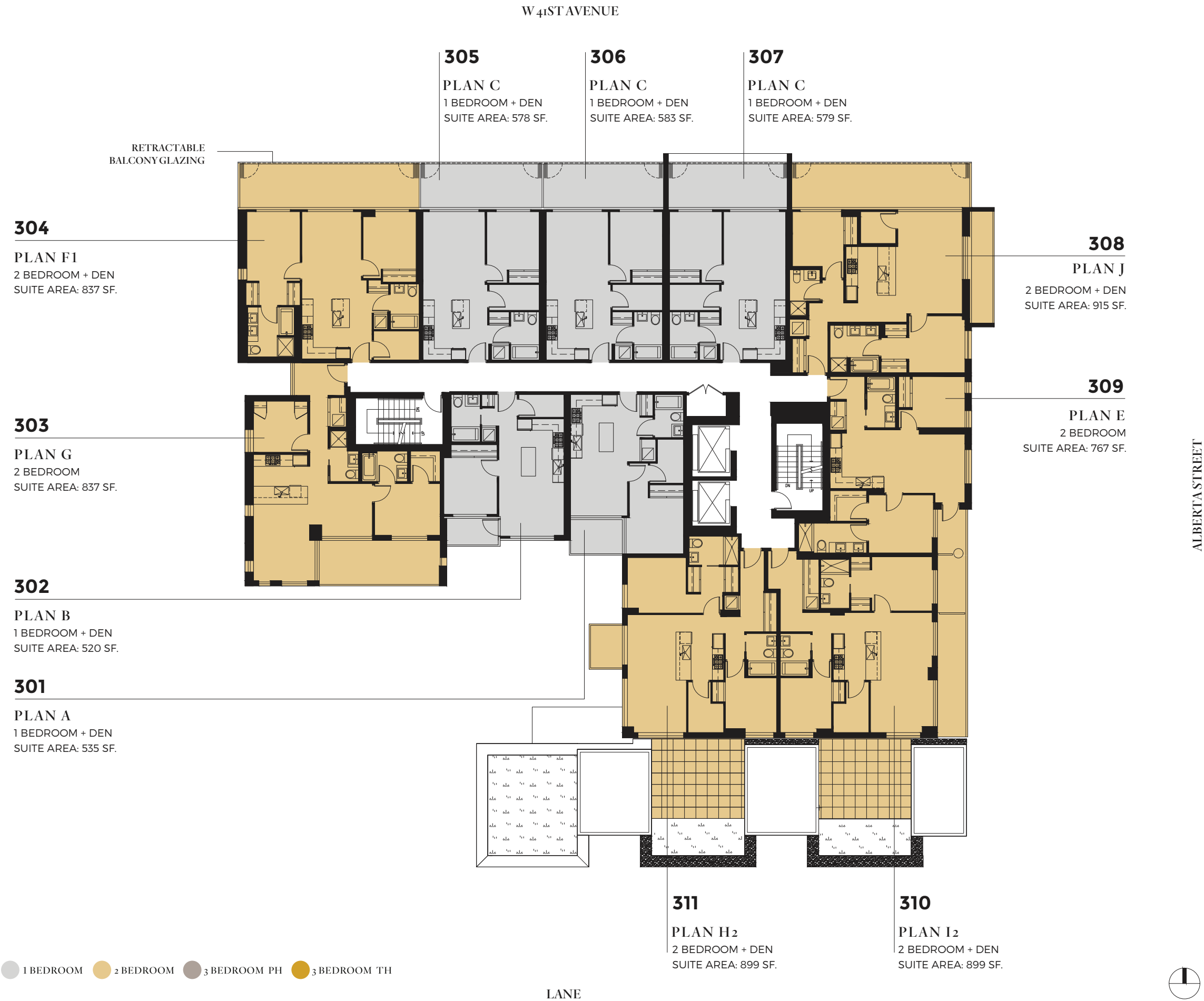
ALBERTA STREET



LEVEL 2



LEVEL 3





LEVEL 5

W 41ST AVENUE

ALBERTA STREET

502

PLAN PH B
2 BEDROOM + DEN
SUITE AREA: 843 SF.

501

PLAN PH A
3 BEDROOM + FLEX + DEN
SUITE AREA: 1,610 SF.

503

PLAN PH B
2 BEDROOM + DEN
SUITE AREA: 831 SF.

504

PLAN PH C
2 BEDROOM
SUITE AREA: 977 SF.

505

PLAN PH D
2 BEDROOM
SUITE AREA: 876 SF.

506

PLAN PH E
3 BEDROOM + DEN
SUITE AREA: 1,093 SF.

1 BEDROOM 2 BEDROOM 3 BEDROOM PH 3 BEDROOM TH

LANE



LEVEL 6

W 41ST AVENUE

ALBERTA STREET

602

PLAN PH B
2 BEDROOM + DEN
SUITE AREA: 843 SF.

603

PLAN PH B
2 BEDROOM + DEN
SUITE AREA: 831 SF.

604

PLAN PH C - RD
2 BEDROOM + ROOF DECK
SUITE AREA: 978 SF.

605

PLAN PH D - RD
2 BEDROOM + ROOF DECK
SUITE AREA: 876 SF.

606

PLAN PH E - RD
3 BEDROOM + ROOF DECK
SUITE AREA: 1,098 SF.

601

PLAN PH A - RD
3 BEDROOM + FLEX + DEN + ROOF DECK
SUITE AREA: 1,610 SF.

1 BEDROOM 2 BEDROOM 3 BEDROOM PH 3 BEDROOM TH

LANE



FEATURES

WESTSIDE LIVING

- Solid concrete building located at the corner of West 41st Avenue and Alberta Street, close to Oakridge Centre and many westside living luxuries
- Cohesive and impressive design by GBL Architects
- Generous amenity space with full kitchen and dining area for entertaining with garden views to the inner courtyard
- Rooftop patios with expansive views to the North Shore mountains or sunny southern exposure in select penthouse homes

INTERIORS

- Refined design by award-winning Cristina Oberti Interior Design
- Two timeless colour palettes to choose from:
 - **Light** – White and quartz with light grey and oak accents
 - **Dark** – Complementary dark and light features with dark grey and oak accents
- Engineered brushed oak hardwood flooring throughout
- Dignified 7' high shaker doors
- Air-conditioning in all homes
- Blomberg ENERGY STAR® certified front load washer and dryer
- Roller blinds for added privacy and UV protection
- Retractable glass balconies to enjoy beautiful outdoor spaces year-round in select homes
- Expansive windows and over-height ceilings up to 9'-6" in upper floors

BATHROOMS

- Stunning Scavolini cabinets in prestigious oak or rich iron grey
- Luxurious Marble Ensuite
 - Marble vanity countertops
 - Marble vanity accent herringbone wall tile
 - Marble shower base to lather in luxury
- Kohler under-mount lavatory in the sleek rectangular vanity
- Grohe chrome faucets and accents
- Modern soaker tub
- Large-format polished porcelain tiles on all walls
- Large-format matte porcelain tiles on floors
- Recessed wall niche with seamless porcelain tile
- Frameless 10mm glass enclosure on all showers

KITCHENS

- Award winning Scavolini branded kitchens – Italy's top kitchen brand for over 20 years
 - **Light** – Prestigious white and oak color cabinetry
 - **Dark** – Rich iron grey shaker style cabinetry
- Modern Kitchen Package:
 - Gaggenau stainless steel gas cooktop
 - 30" five-burner
 - Gaggenau electric wall oven
 - 30" stainless steel finish with glass door for easy viewing
 - Gaggenau fully integrated 30" refrigerator with sleek stainless steel interior
 - Gaggenau fully integrated 24" dishwasher with ENERGY STAR® certified
 - 36" Zephyr Siena stainless steel hood fan
 - 30" sleek stainless-steel undermount sink with Grohe Concetto faucet
 - Built-in Panasonic microwave with stainless steel trim

- Quartz countertops with matching full-height backsplash
- Caesarstone quartz kitchen islands feature stylish detailing and waterfall edge
- Effective kitchen organizer system with magic corner chrome shelving and pull out pantry in select homes
- Integrated LED lighting

SECURITY

- Secure residential underground parking
- Comprehensive warranty protection by Travelers Guarantee Company of Canada:
 - 2 year warranty for materials
 - 5 year warranty for building envelope
 - 10 year warranty for structural defects

TEAM



Keltic Canada Development acquires, develops and constructs residential, commercial and mixed-use projects with nearly \$1 billion of residential communities under development in Metro Vancouver.



GBL Architects is a cohesive and progressive Vancouver based firm providing a full range of architectural services to the public and private sector.



CRISTINA OBERTI INTERIOR DESIGN INC.



Cristina Oberti Interior Design Inc. is an interior design firm that specializes in multi-unit residential developments.



The Magnum Projects team has established an impeccable track record since 1991. Across the Lower Mainland, Magnum Projects consistently delivers impressive results for Developers and Purchasers.