



LAUREL32 FEATURES LIST

Laurel32 neighbours beautiful, spacious parks and green spaces, having a quiet, calm character with tree lined streets.

EVERYTHING WITHIN REACH

- 10 minutes to Downtown Vancouver
- 5 minutes to Oakridge Centre
- 3 minutes to iconic QE Park
- 3 minutes to near future 33rd Ave Skytrain Station
- 2 minutes to Vanden Botanical Garden
- 2 minutes to Safeway King Edward Mall
- 1 minute to Eric Hamber Secondary School

TIMELESS ELEGANT ARCHITECTURE

Laurel32 is a clever piece of architecture that fits perfectly into the neighbourhood. The two buildings create a landscaped, secluded courtyard between them. The finishes are made up of red bricks and beige stucco recalling classical British architecture with its clean and

sophisticated look. Manicured landscaped private rooftop decks and courtyards plus concrete pavers for every home.

LUXURIOUS LIVING

- Open concept layout with contemporary colour palette by premium white & graphite grey
- 9' height ceiling across the main floor
- Large windows that provide ample natural light
- Double-glazed, low-E windows for sound attenuation and energy efficiency
- Courtyard & parking gate & garbage room monitored by security cameras
- Exclusive rooftop gardens with gas connection
- Exclusive private courtyard in garden homes
- Oak brushed engineered hardwood flooring throughout floor
- The high efficient HRV system guarantees the fresh air circulation and energy efficiency
- Intelligent security monitoring system
- The high efficient air-source heat pump for heating and cooling your living space
- Electronically gated underground parking with secure FOB access

- Elevator take you from the underground parking area to the courtyard for increased accessibility
- EV charging rough-in for every parking stall
- Backed by comprehensive 2-5-10 New Home Warranty coverage

GOURMET KITCHEN

- Two elegant colour palettes. One is bright and light, and the other is calm and sophisticated, adorned with champagne bronze faucet by KOHLER.
 - Cabinetry with PT (PerfectSense Topmatt) surface's EGGER panel and hardware from first well-known brand BLUM
 - Soft closing drawers and doors to keep kitchen well-organized.
 - Statement-making full height quartz backsplash & sleek and striking square edge quartz countertop
 - Recycling and garbage cabinet is built into the design.
- APPLIANCE PACKAGES
- One bedroom + den units Premium integrated MIELE appliance package:
 - MIELE 24" 4 burner gas cooktop with wok stand
 - MIELE 24" convection wall oven
 - MIELE 24" dish washer
 - MIELE 24" build in coffee maker in select units
 - LIEBHERR 24" built-in fridge

- 24" concealed hood fan
- Build-in Panasonic Microwave
- Two-bedroom/3-bedroom/4-bedroom units
 - MIELE 30" 4 burner gas cooktop with wok stand
 - MIELE 30" convection wall oven
 - MIELE 24" dish washer
 - MIELE 24" build in coffee maker in select units
 - LIEBHERR 30" built-in fridge offers a luxurious high-end look.
 - 30" concealed hood fan
 - Build-in Panasonic Microwave

STUNNING BATHROOM

- Functional and contemporary floating vanity.
- Solid quartz countertop and porcelain under mounted sink.
- Huge mirrored medicine cabinet with adjacent storage & LED stripe in master bedroom ensuite.
- Porcelain tile flooring & wall tiles imported from Italy
- Deep soaker bathtub provides a spa-like escape.
- Stunning champagne bronze or matte black fixtures by KOHLER in optional upgrade
- Soft lighting sets a warm and inviting vibe.
- Frameless glass-enclosed stand up showers with the Awaken rain head
- Wall hung toilet in select units

PLAN C1 1Br+Den Garden Home

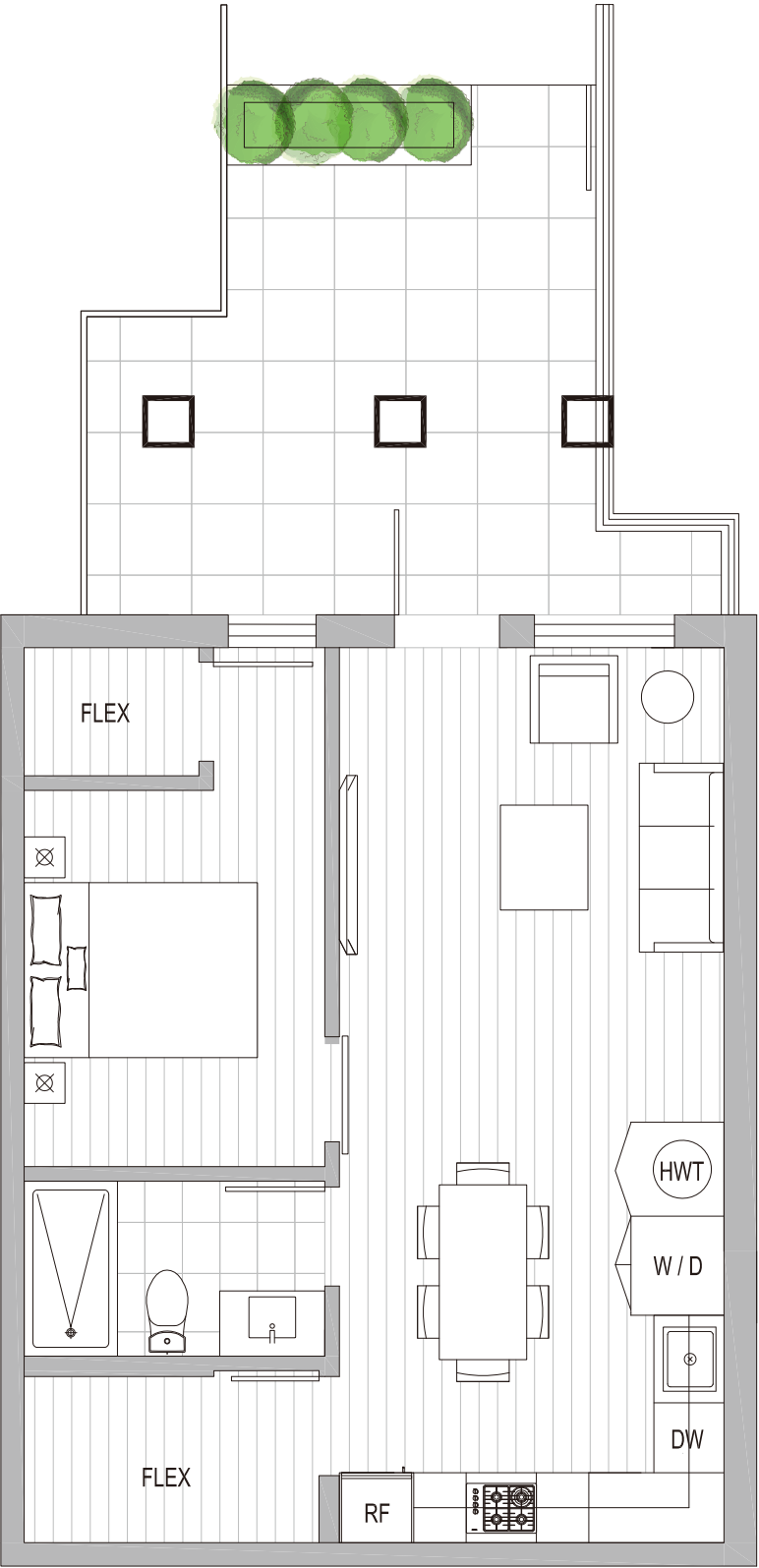
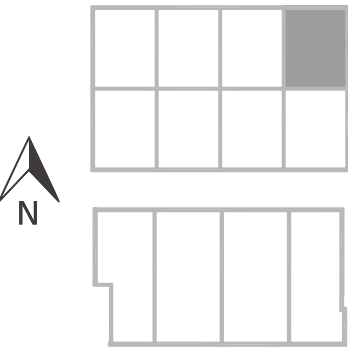
TOTAL AREA
714 SQ FT

LIVING AREA	OUTDOOR SPACE
567 SQ FT	147 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Functional and contemporary layout without wasted space
- 2 Tons of storage space
- 3 Open living space with 9’ft ceilings
- 4 Private gorgeous front courtyard
- 5 L-shape kitchen with easy working triangle great for corner space
- 6 The flex room easy to be converted to a pantry, a study or a guest room



DISCLAIMER:

IN A CONTINUING EFFORT TO MEET THE CHALLENGE OF PRODUCT IMPROVEMENTS, THE DEVELOPER RESERVES THE RIGHT TO MODIFY OR CHANGE PLANS, SPECIFICATIONS, AND FEATURES WITHOUT NOTICE. FLOORPLANS, ELEVATIONS, ROOM SIZES, DECKS, AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY FROM THE ACTUAL BUILT HOME. FLOORPLANS MAY BE ORIENTED DIFFERENTLY THAN DISPLAYED, FURNITURE AND DECOR ITEMS ARE SHOWN AS AN EXAMPLE ONLY AND ARE NOT INCLUDED. REFER TO THE DISCLOSURE STATEMENT FOR SPECIFIC DETAILS. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING CAN ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALES AND MARKETING BY NU STREAM REALTY INC. WWW.LAUREL32.COM E.&O.E.

PLAN C2 1Br+Den Garden Home

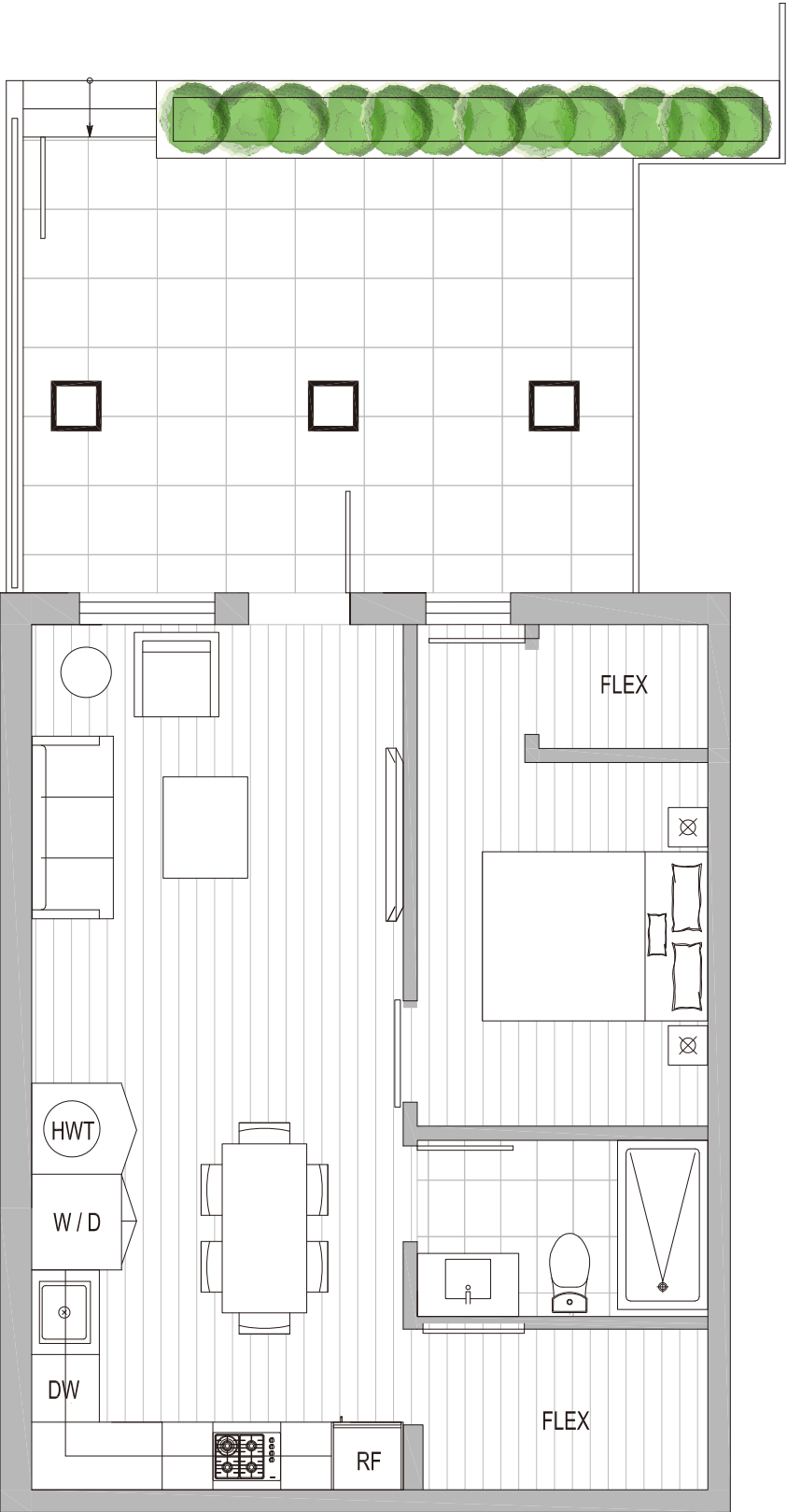
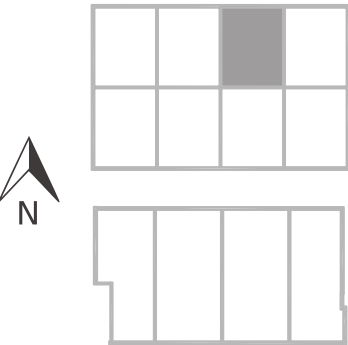
TOTAL AREA
796 SQ FT

LIVING AREA	OUTDOOR SPACE
553 SQ FT	243 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Functional and contemporary layout without wasted space
- 2 Tons of storage space
- 3 Open living space with 9’ft ceilings
- 4 Private gorgeous front courtyard
- 5 L-shape kitchen with easy working triangle great for corner space
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PLAN C3 1Br+Den Garden Home

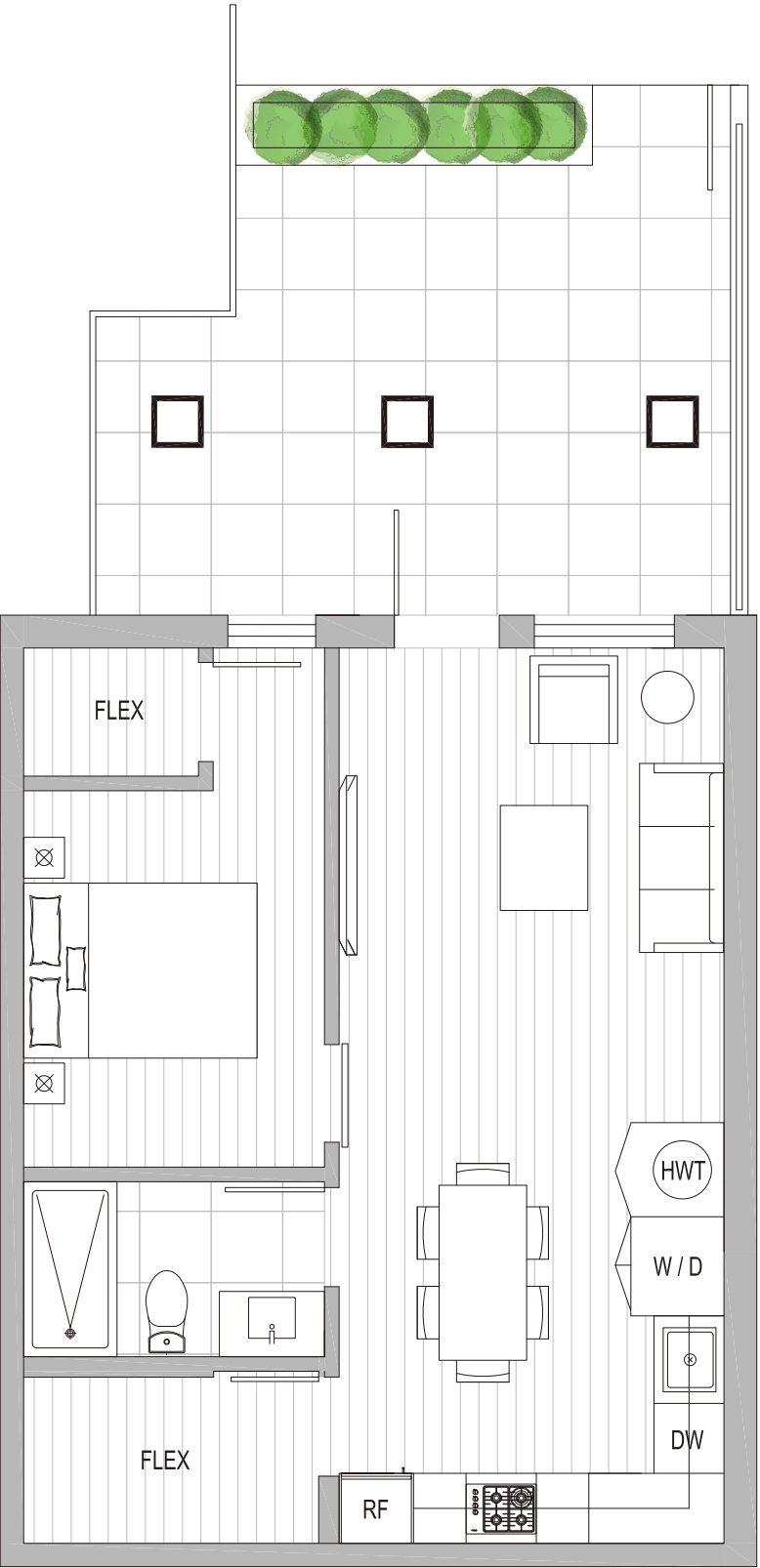
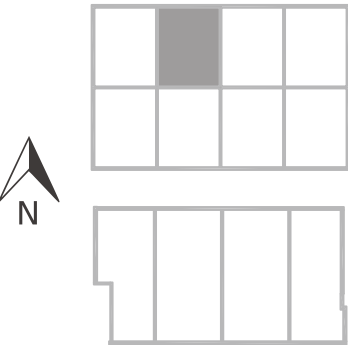
TOTAL AREA
798 SQ FT

LIVING AREA	OUTDOOR SPACE
555 SQ FT	243 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Functional and contemporary layout without wasted space
- 2 Tons of storage space
- 3 Open living space with 9’ft ceilings
- 4 Private gorgeous front courtyard
- 5 L-shape kitchen with easy working triangle great for corner space
- 6 The flex room easy to be converted to a pantry, a study or a guest room



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PLAN C4 1Br+Den Garden Home

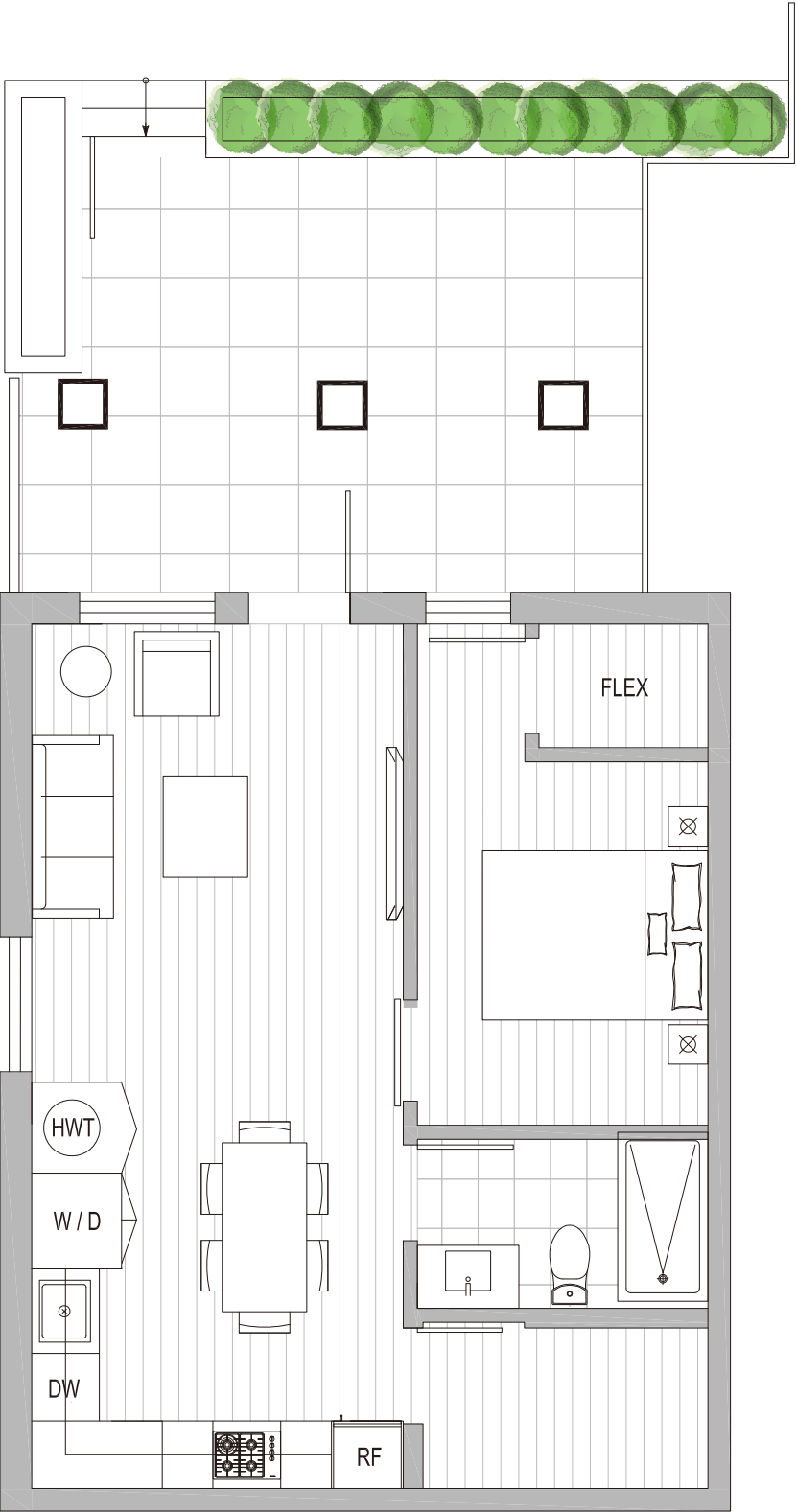
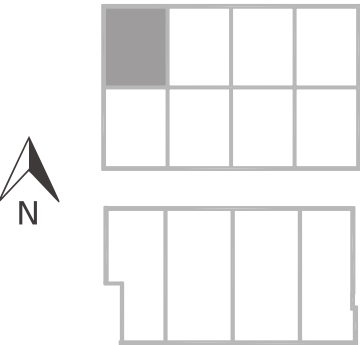
TOTAL AREA
797 SQ FT

LIVING AREA	OUTDOOR SPACE
567 SQ FT	230 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Corner unit with extra window space & ventilation
- 2 Two-side views of your neighbourhood
- 3 Functional and contemporary layout without wasted space
- 4 Tons of storage space
- 5 Open living space with 9’ft ceilings
- 6 Private gorgeous front courtyard
- 7 L-shape kitchen with easy working triangle great for corner space;
- 8 The flex room easy to be converted to a pantry, a study or a guest room



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PLAN C5 1BR+Den Garedn Home

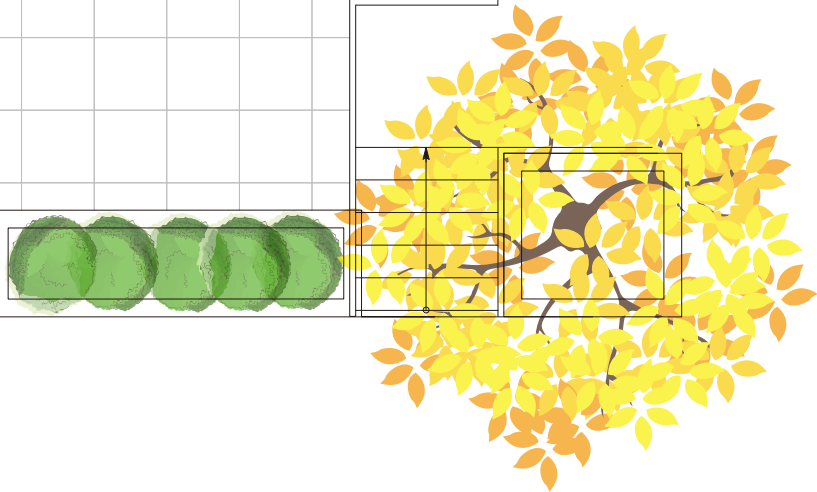
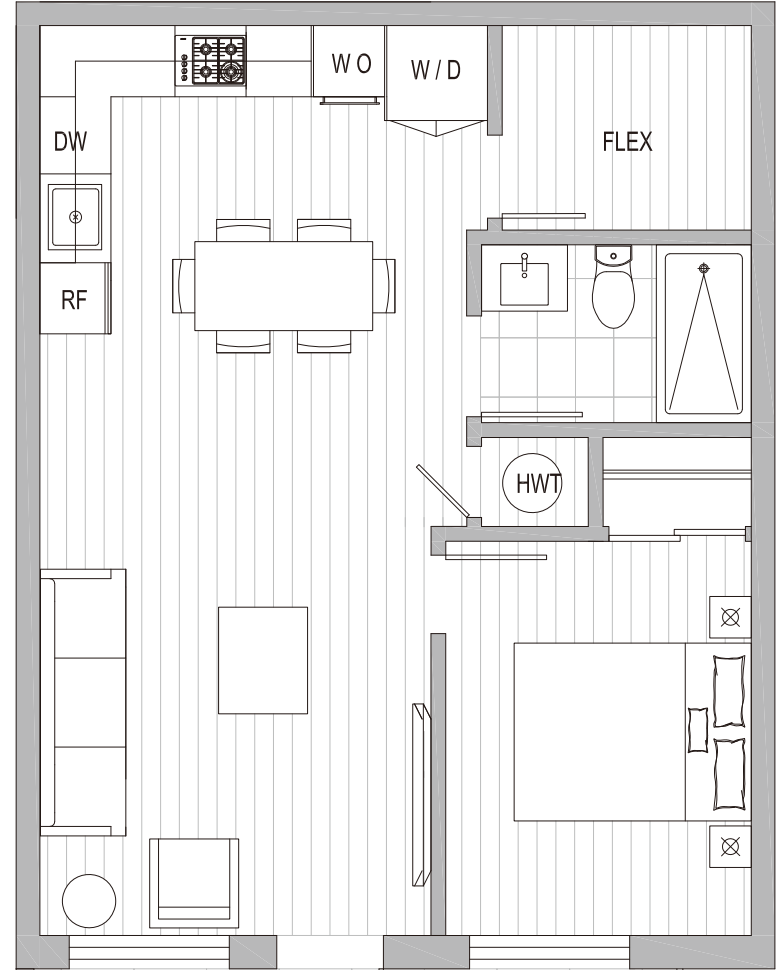
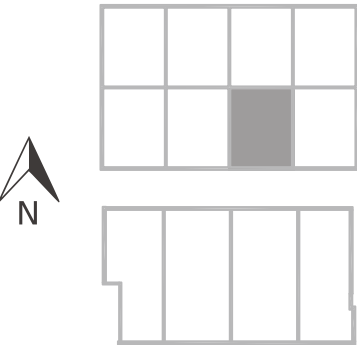
TOTAL AREA
796 SQ FT

LIVING AREA	OUTDOOR SPACE
553 SQ FT	243 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Sunny southern facing front courtyard, living room & bedroom
- 2 Tons of natural light goes across large window space
- 3 L-shaped gourmet open kitchen design
- 4 The flex room easy to be converted to a pantry, a study or a guest room
- 5 Smart layout creates dynamic-static partition line



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PLAN C6 1BR+Den Garedn Home

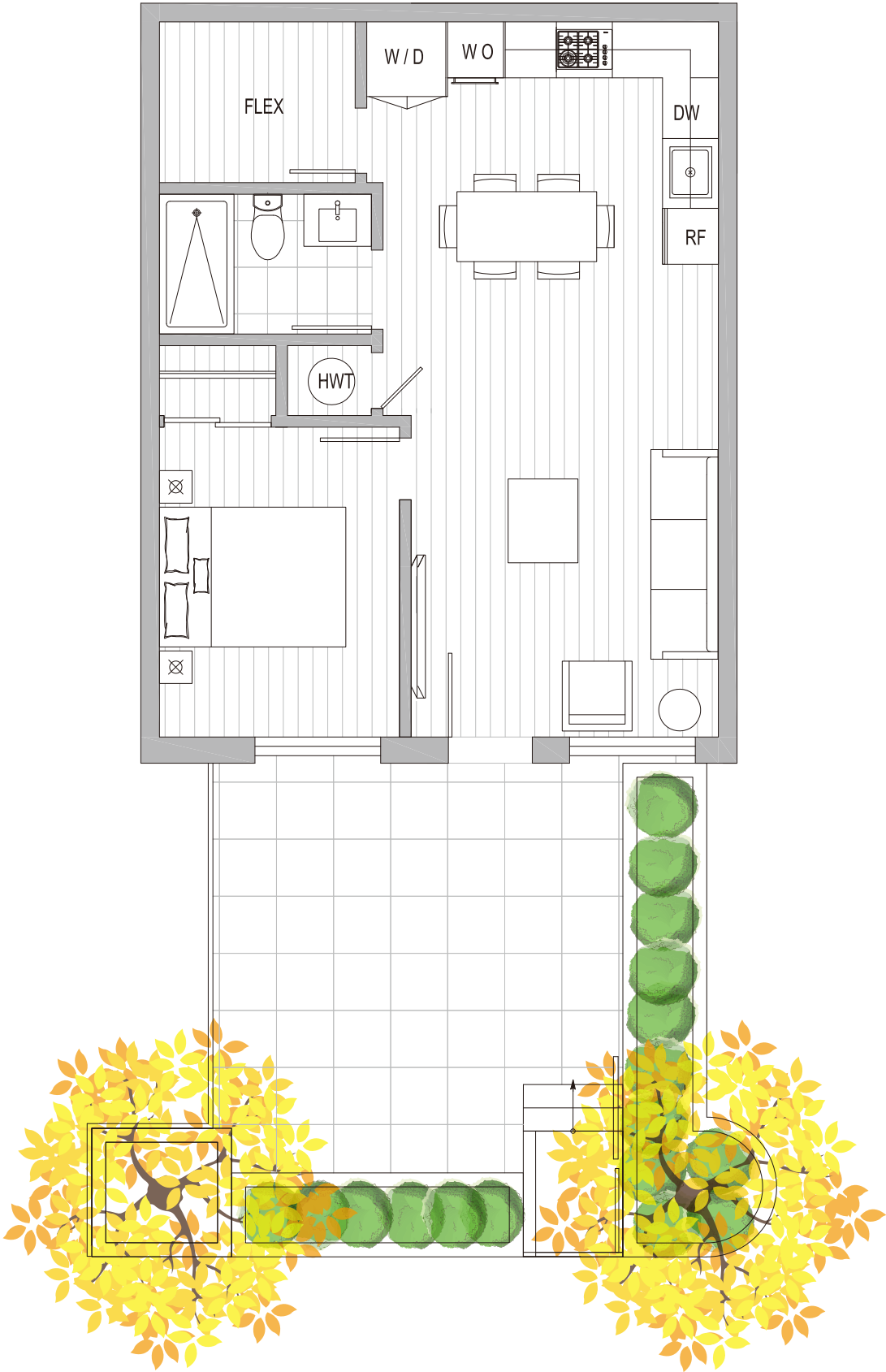
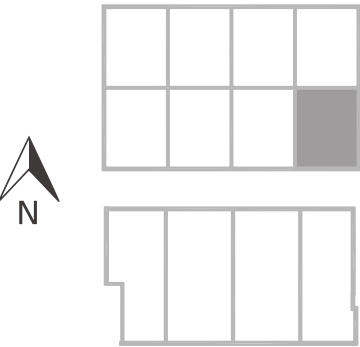
TOTAL AREA
786 SQ FT

LIVING AREA	OUTDOOR SPACE
567 SQ FT	219 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 Sunny southern facing front courtyard, living room & bedroom
- 2 Tons of natural light goes across large window space
- 3 L-shaped gourmet open kitchen design
- 4 The flex room easy to be converted to a pantry, a study or a guest room
- 5 Smart layout creates dynamic-static partition line



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PLAN A1 3Br +2Bath+DenGarden Home

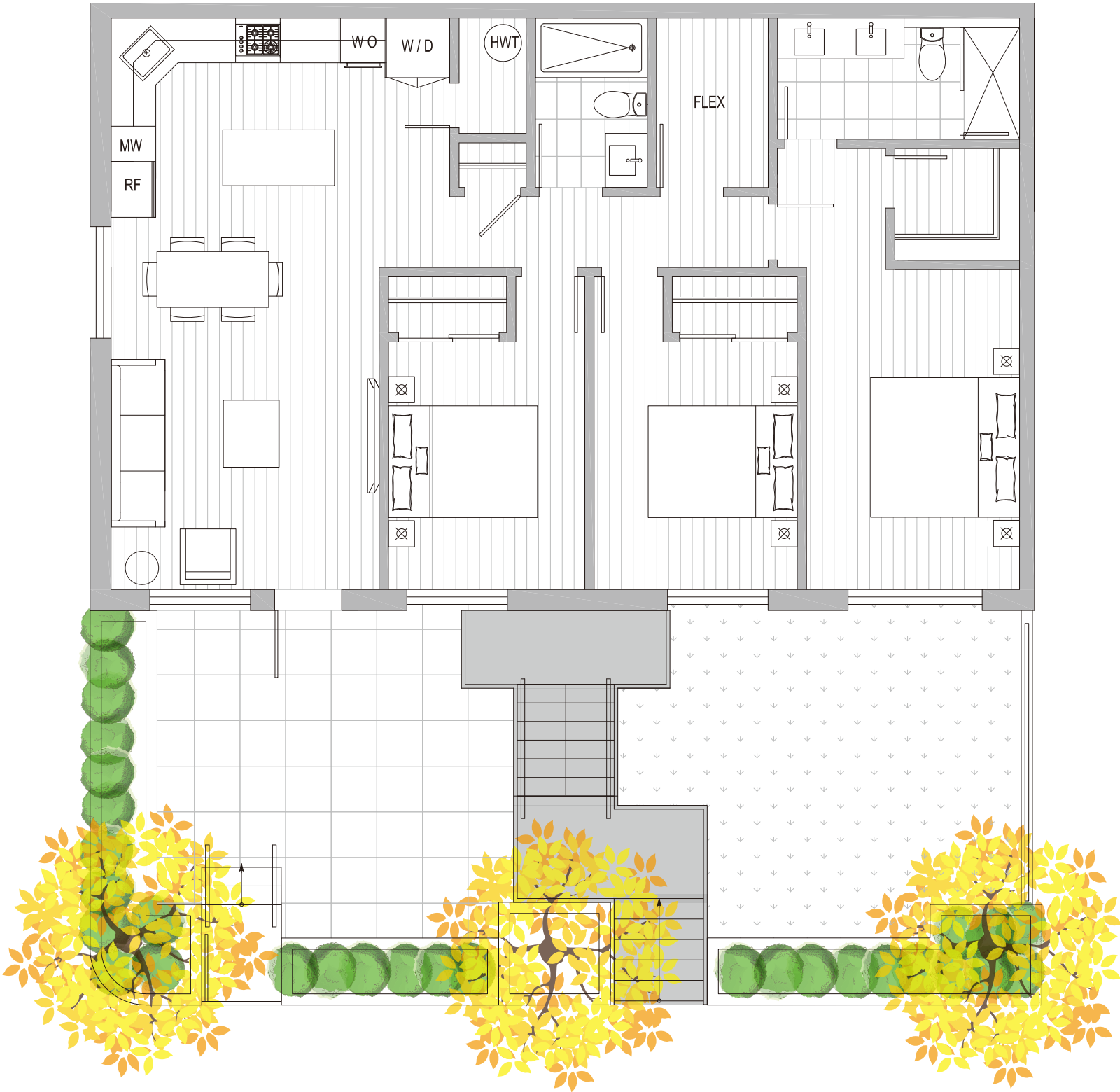
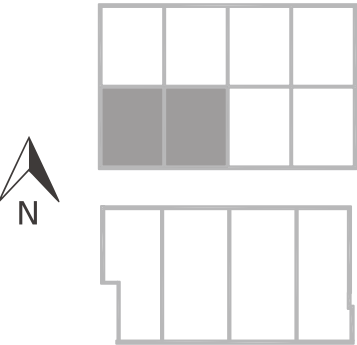
TOTAL AREA
1616 SQ FT

LIVING AREA	OUTDOOR SPACE
1121 SQ FT	495 SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 3 bedrooms end unit remains practical utility
- 2 Extra side window in the dining area
- 3 Features sunny southern facing front courtyard, living room & all 3 bedrooms
- 4 495SF exterior space great for outdoor entertainment
- 5 Efficient L-shape kitchen with easy working triangle great for corner space
- 6 Luxury master bedroom with walk-in closet&double sink washroom
- 7 The flex room easy to be converted to a pantry, a study or A guest room



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PLAN A2

3Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1913

SQ FT

LIVING AREA	OUTDOOR SPACE
1313	600
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Living room with more expansive and sophisticated concept
- 2

Multi-purpose lower level flex room
- 3

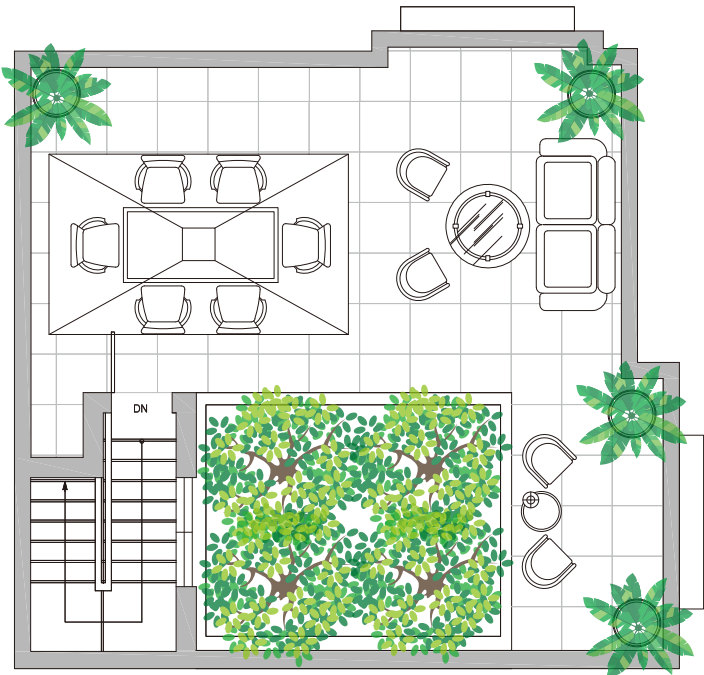
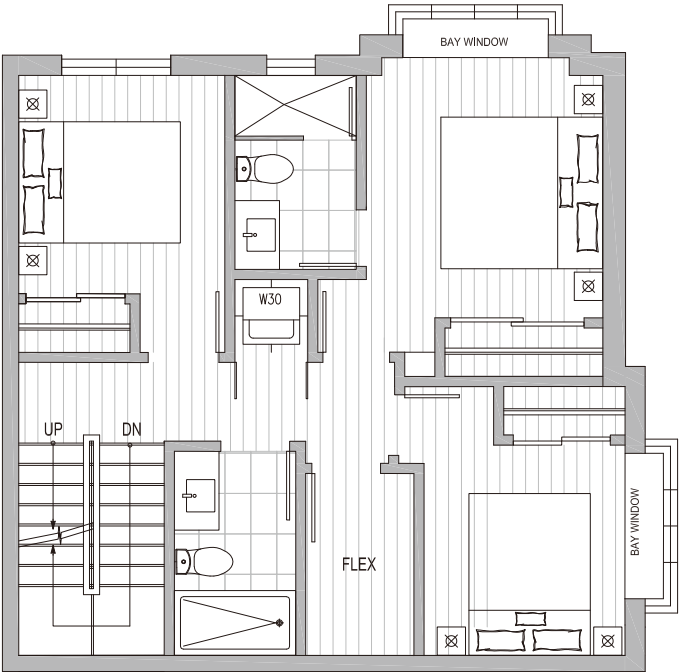
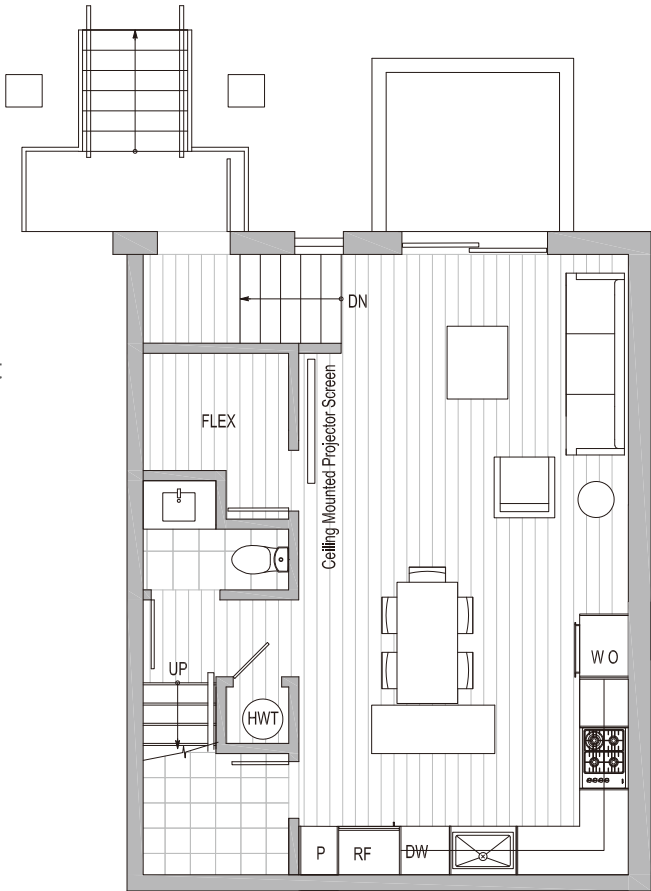
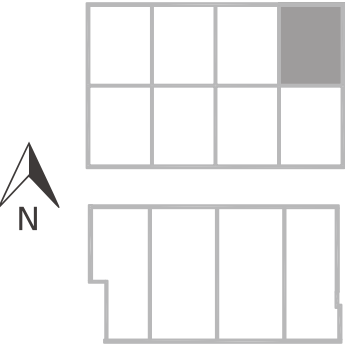
Glass sliding door from the living room easily leading you out to your impressive balcony with expansive city view
- 4

L-shaped open plan kitchen with exquisite kitchen island provides extra working&storage space.
- 5

Switchback staircase with wider landing is more visually appealing.
- 6

Three standard bedrooms, one flex room and full size washer&dryer on the upper level.
- 7

Roof top garden as additional usable space is your valuable private amenity



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LAUREL32

PLAN A3

2Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1632

SQ FT

LIVING AREA	OUTDOOR SPACE
1156	476
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Living room with more expansive and sophisticated concept
- 2

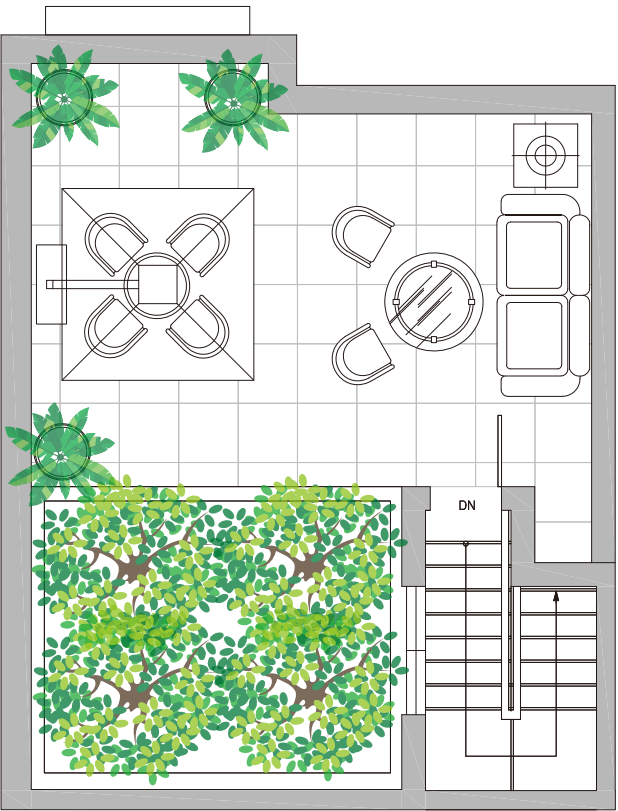
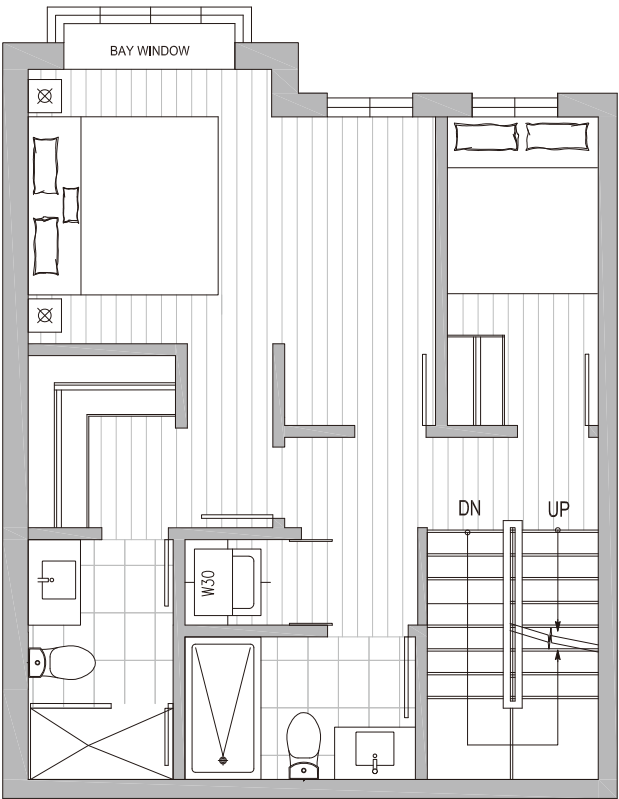
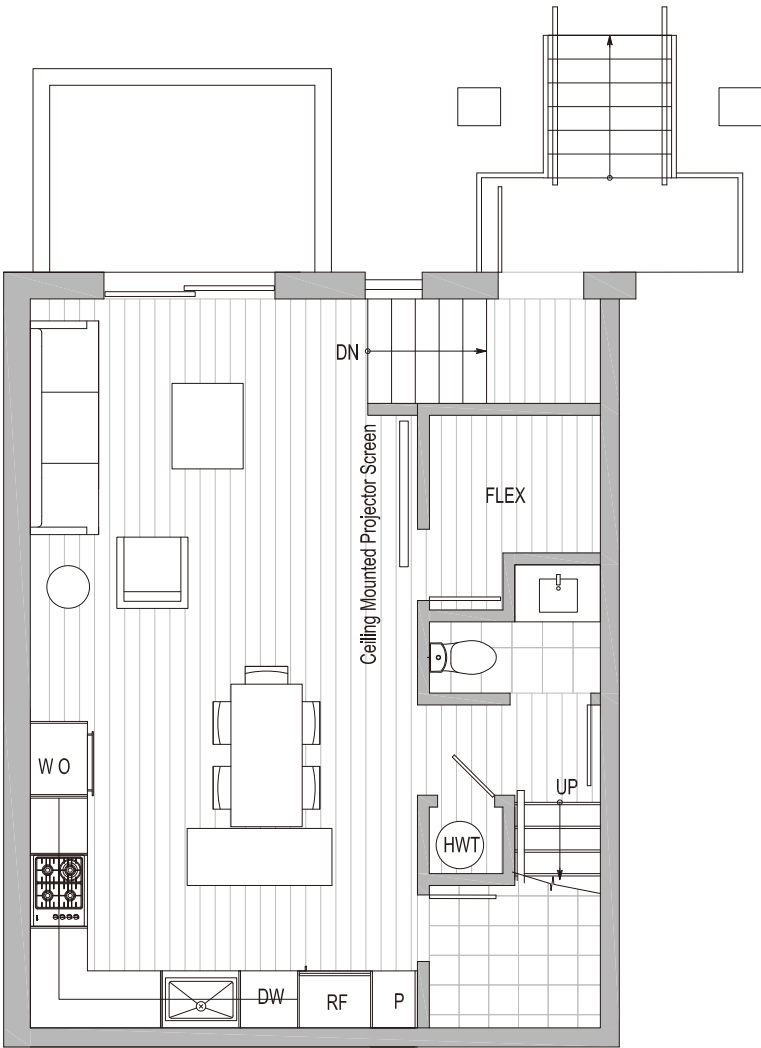
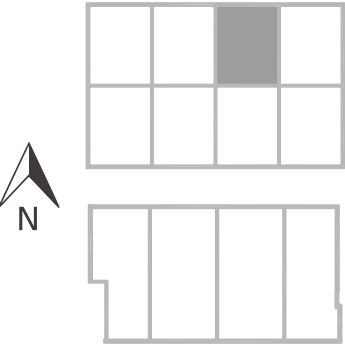
Glass sliding door from the living room easily leading you out to your impressive balcony with expansive city view
- 3

L-shaped open plan kitchen with more storage space is the hallmark of modern homes.
- 4

The master bedroom features enormous-size space.
- 5

Extra master bedroom's square footage can easily accommodate a Baby's crib, or be converted into a third bedroom at your option.
- 6

The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.



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LAUREL32

PLAN A4

2 Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1632

SQ FT

LIVING AREA	OUTDOOR SPACE
1156	476
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Living room with more expansive and sophisticated concept
- 2

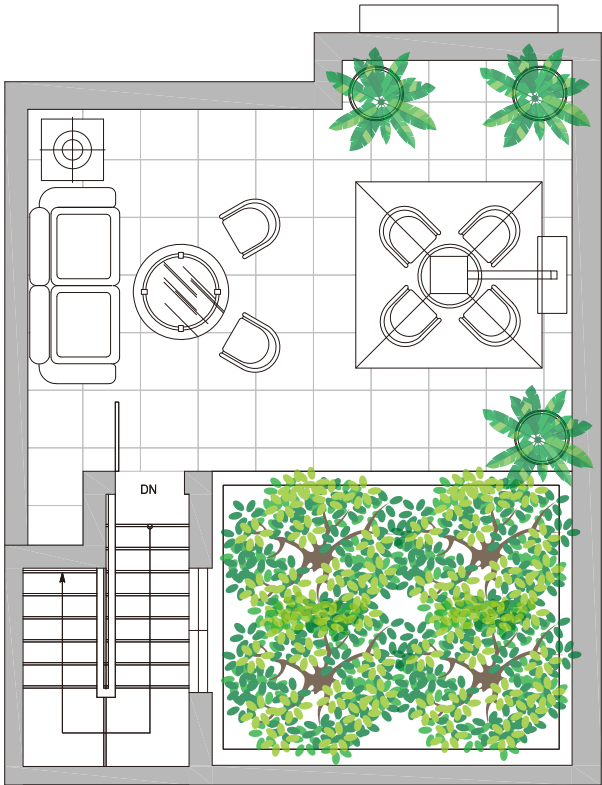
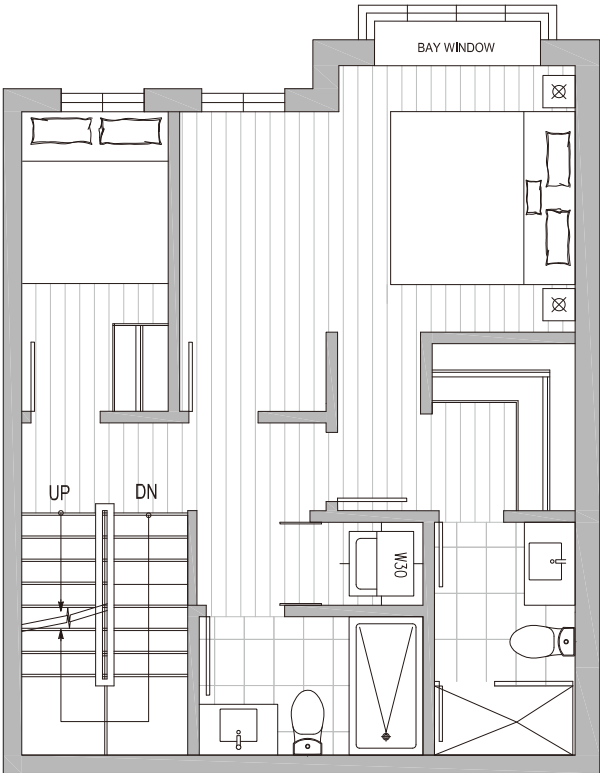
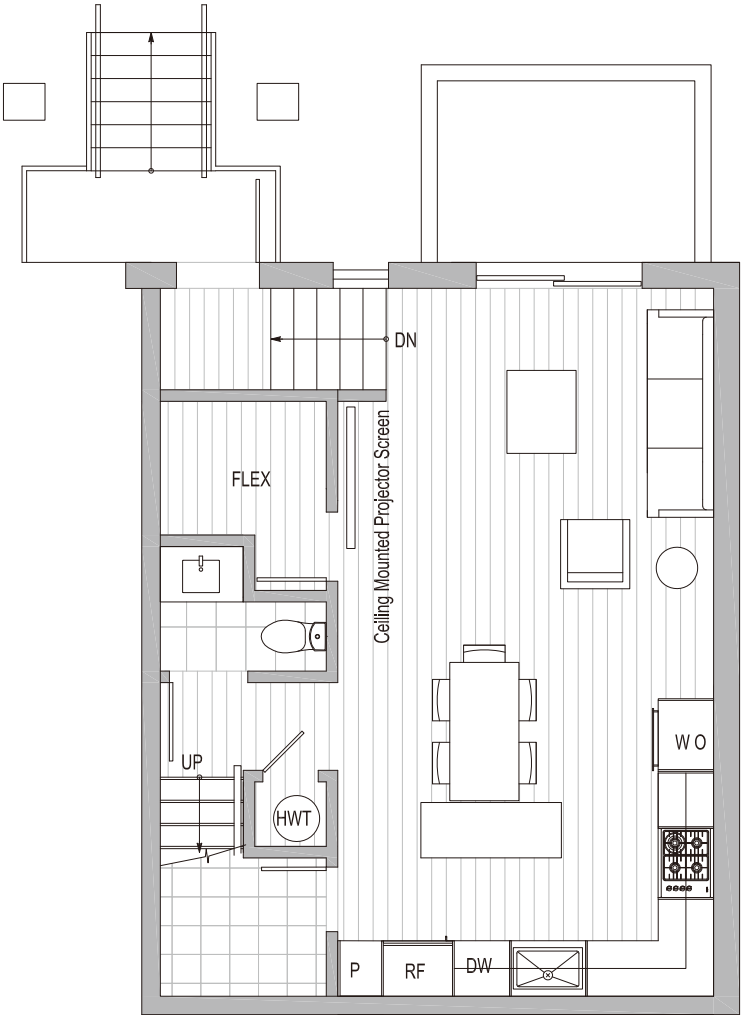
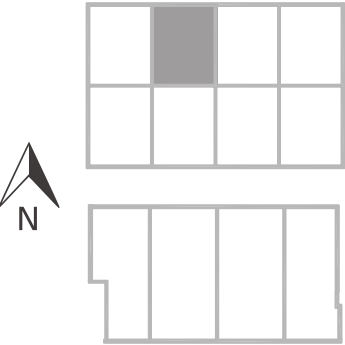
Glass sliding door from the living room easily leading you out to your impressive balcony with expansive city view
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L-shaped open plan kitchen with more storage space is the hallmark of modern homes.
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The master bedroom features enormous-size space.
- 5

Extra master bedroom’s square footage can easily accommodate a Baby’s crib, or be converted into a third bedroom at your option.
- 6

The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.



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LAUREL32

PLAN A5

2Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1659

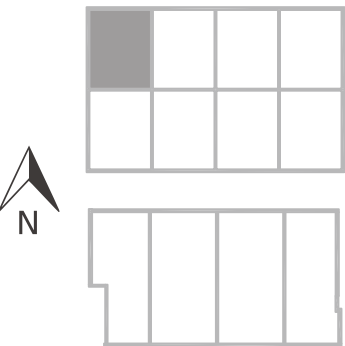
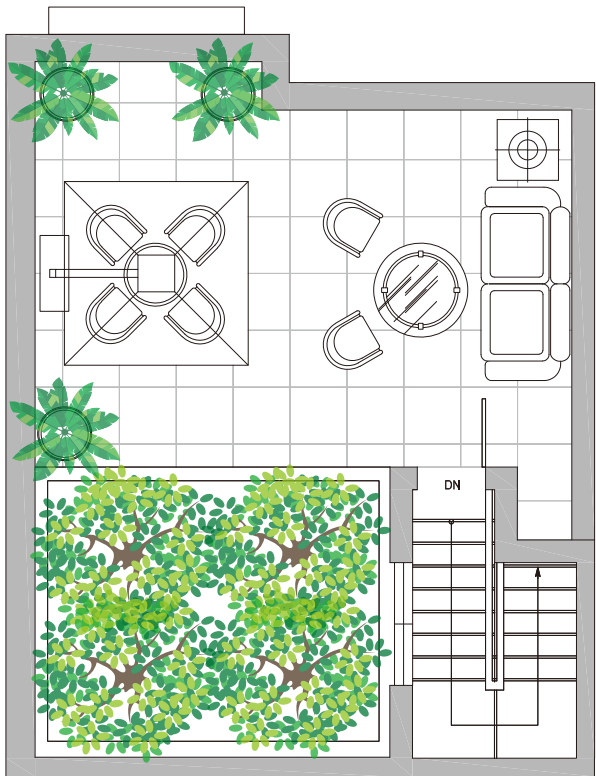
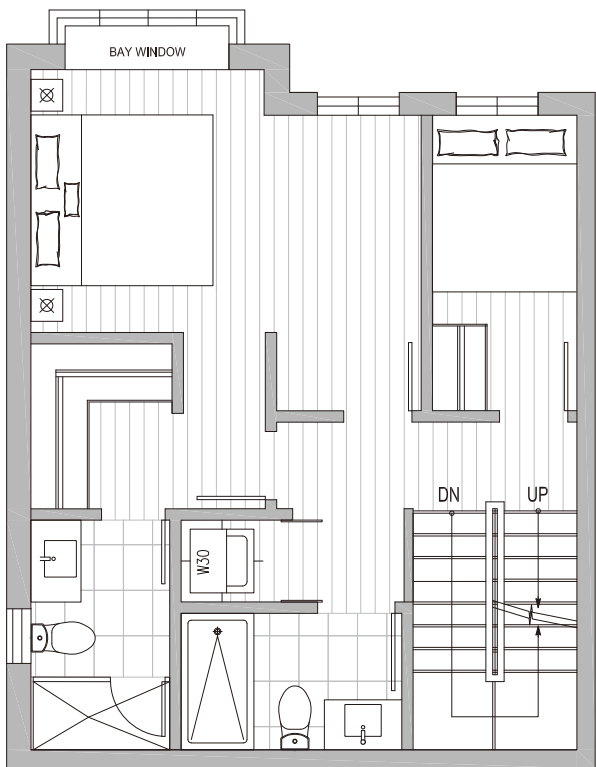
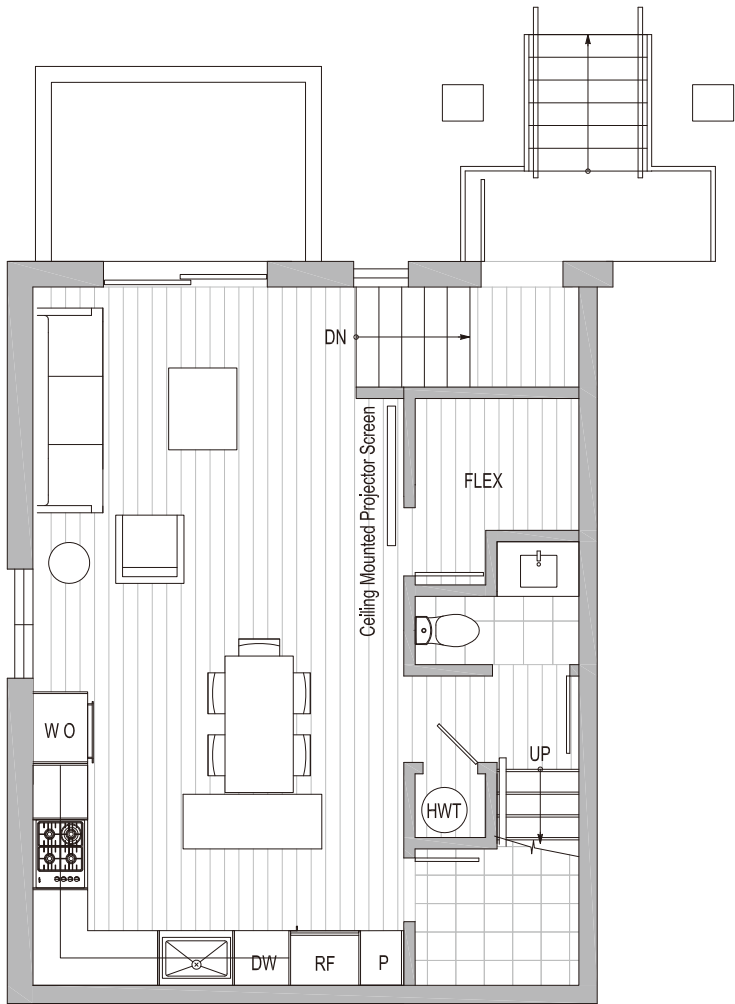
SQ FT

LIVING AREA	OUTDOOR SPACE
1183	476
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1
- Corner unit offers side window for extra view & ventilation.
- 2
- Living room with more expansive and sophisticated concept
- 3
- Glass sliding door from the living room easily leading you out to your impressive balcony with expansive city view hallmark of modern homes.
- 4
- The master bedroom features enormous-size space.
- 5
- Extra master bedroom's square footage can easily accommodate aBaby's crib, or be converted into a thirdbed room at your option.
- 6
- The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.
- 7
- Roof top garden as additional usable space is your valuable private amenity.



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PLAN A6

2Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1599

SQ FT

LIVING AREA	OUTDOOR SPACE
1183	416
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Corner unit offers side window for extra view & ventilation.
- 2

The south-facing floor to ceiling window from living room provides beautifully landscaped courtyard view with bright sun light.
- 3

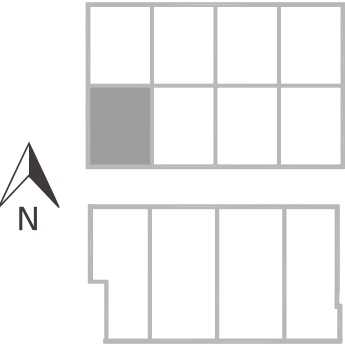
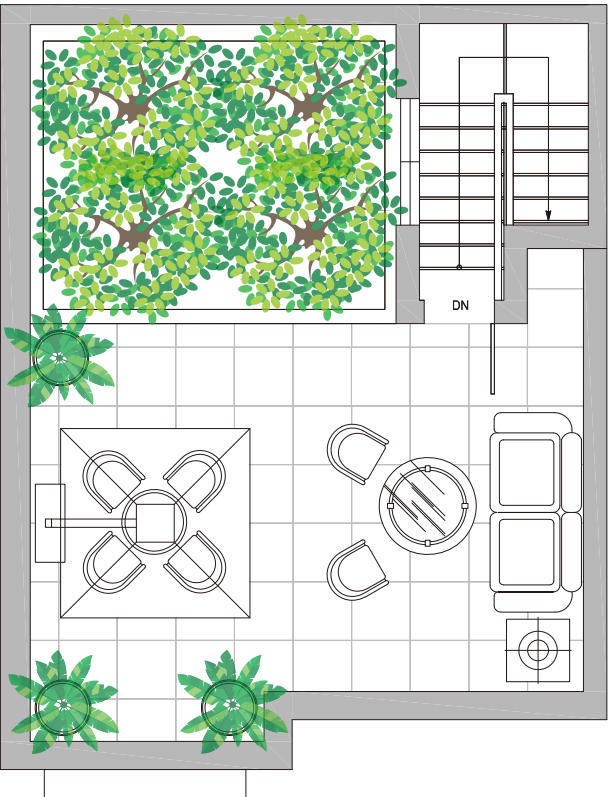
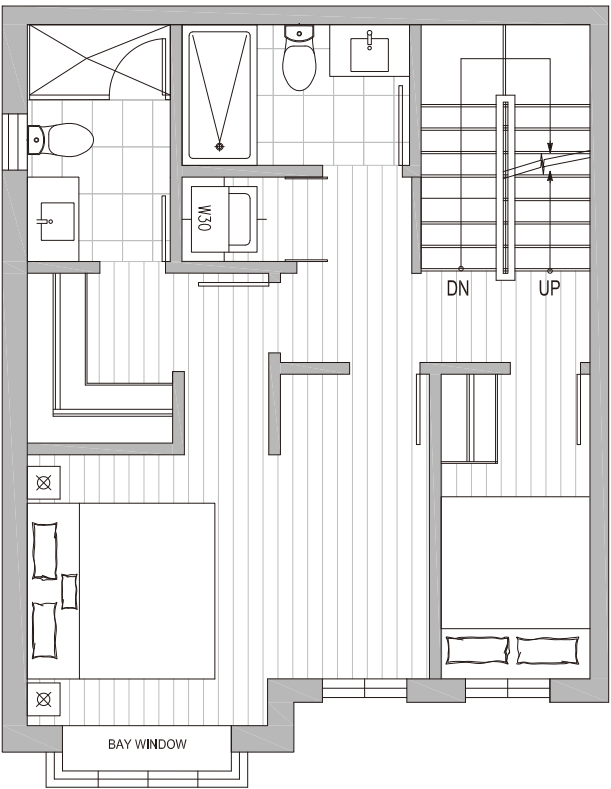
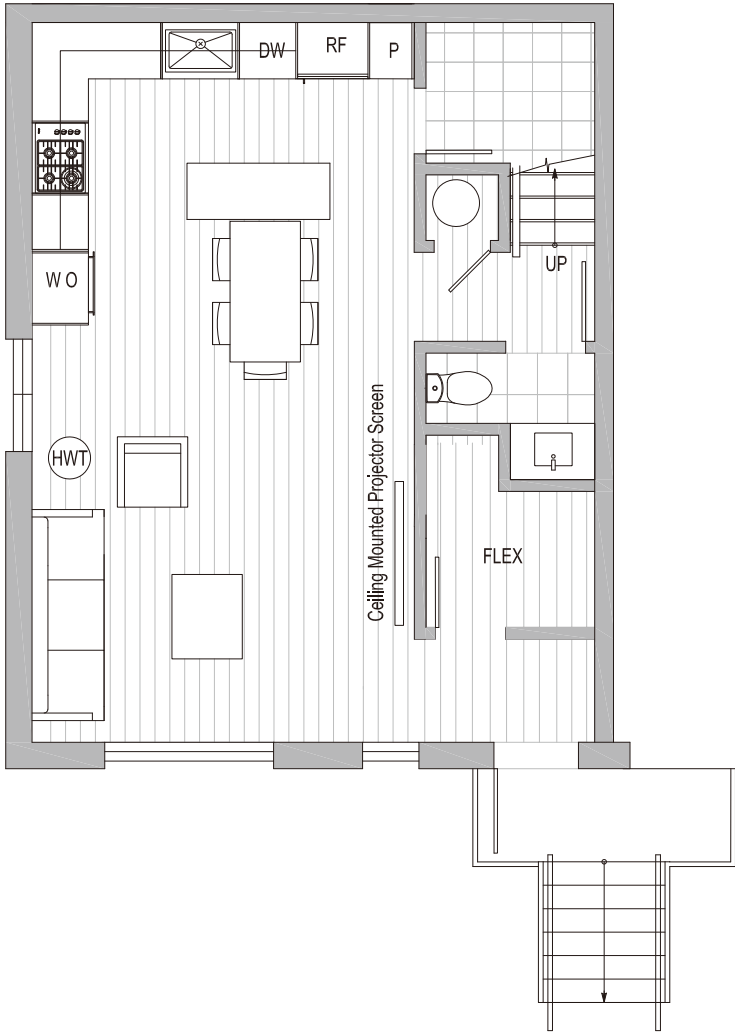
L-shaped open plan kitchen with more storage space is the hallmark of modern homes.
- 4

The master bedroom features enormous-size space.
- 5

Extra master bedroom's square footage can easily accomodate aBaby's crib, or be converted into a third bedroom at your option.
- 6

The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.
- 7

Roof top garden as additional usable space is your valuable private amenity.



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PLAN A7

2Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1572

SQ FT

LIVING AREA	OUTDOOR SPACE
1156	416
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Living room with more expansive and sophisticated concept
- 2

The south-facing floor to ceiling window from living room provides beautifully landscaped courtyard view with bright sun light.
- 3

L-shaped open plan kitchen with more storage space is the hallmark of modern homes.
- 4

The master bedroom features enormous-size space.
- 5

Extra master bedroom's square footage can easily accomodate a Baby's crib, or be converted into a third bedroom at your option.
- 6

The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.
- 7

Roof top garden as additional usable space is your valuable private amenity.



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LAUREL32

PLAN A8

2Plus Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1572

SQ FT

LIVING AREA	OUTDOOR SPACE
1156	416
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

Living room with more expansive and sophisticated concept
- 2

The south-facing floor to ceiling window from living room provides beautifully landscaped courtyard view with bright sun light.
- 3

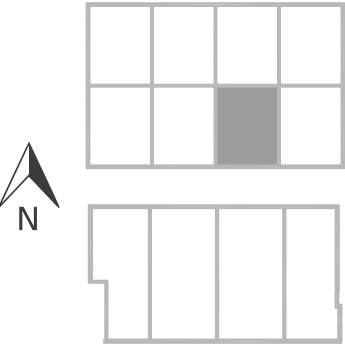
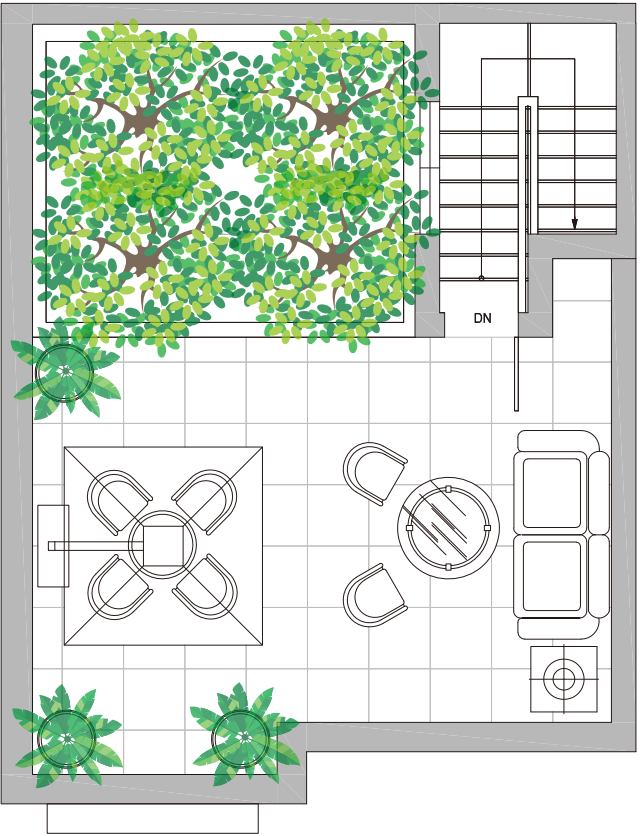
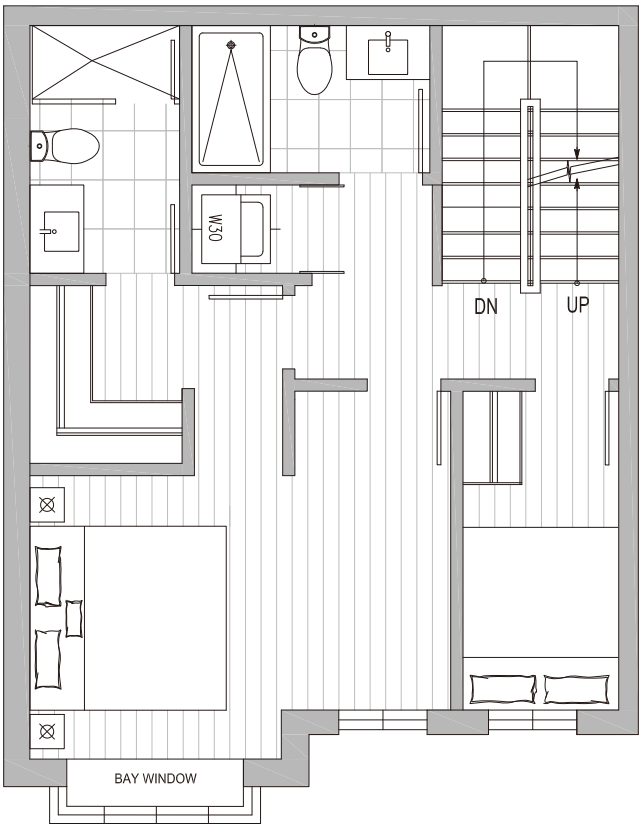
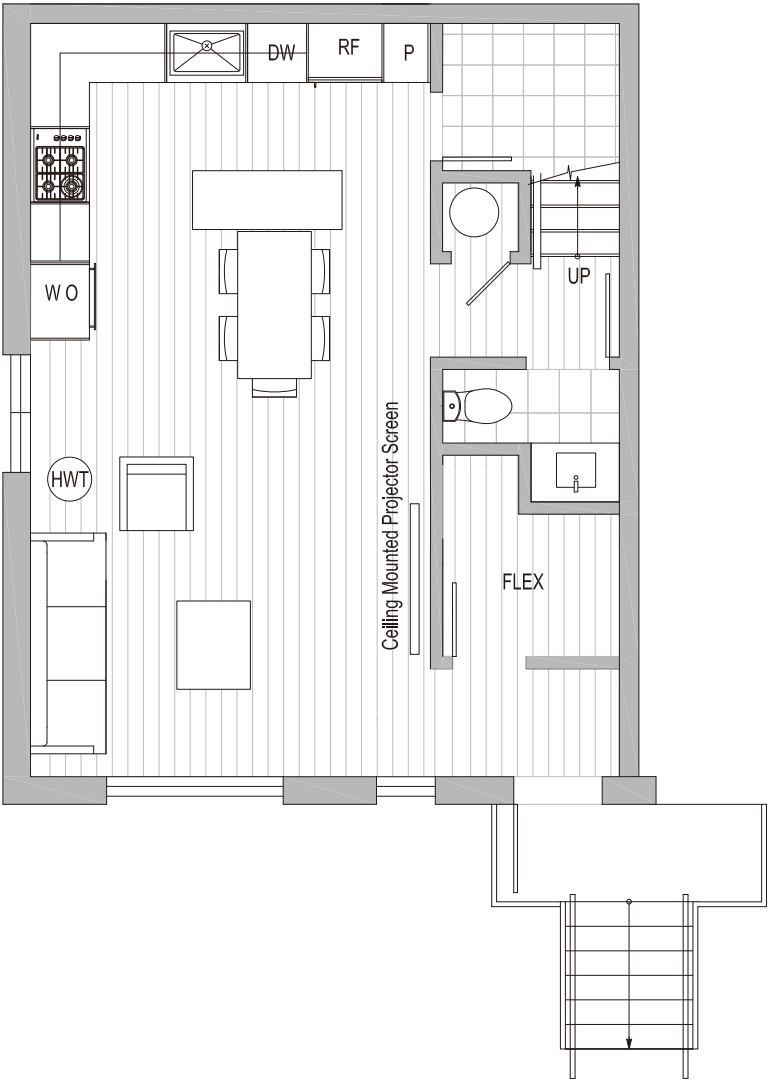
L-shaped open plan kitchen with more storage space is the hallmark of modern homes.
- 4

The master bedroom features enormous-size space.
- 5

Extra master bedroom's square footage can easily accomodate a Baby's crib, or be converted into a third bedroom at your option.
- 6

The second bedroom is able to be designed as build-in nursery to meet the family with kids in demand.
- 7

Roof top garden as additional usable space is your valuable private amenity.



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PLAN A9

3Br+2.5Bath+Den+Roof Deck

Townhome

TOTAL AREA

1863

SQ FT

LIVING AREA	OUTDOOR SPACE
1313	550
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

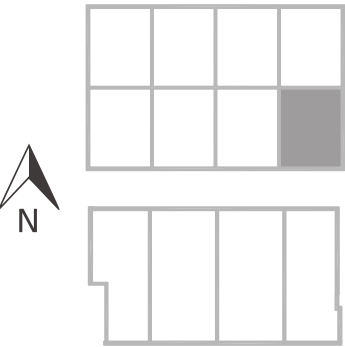
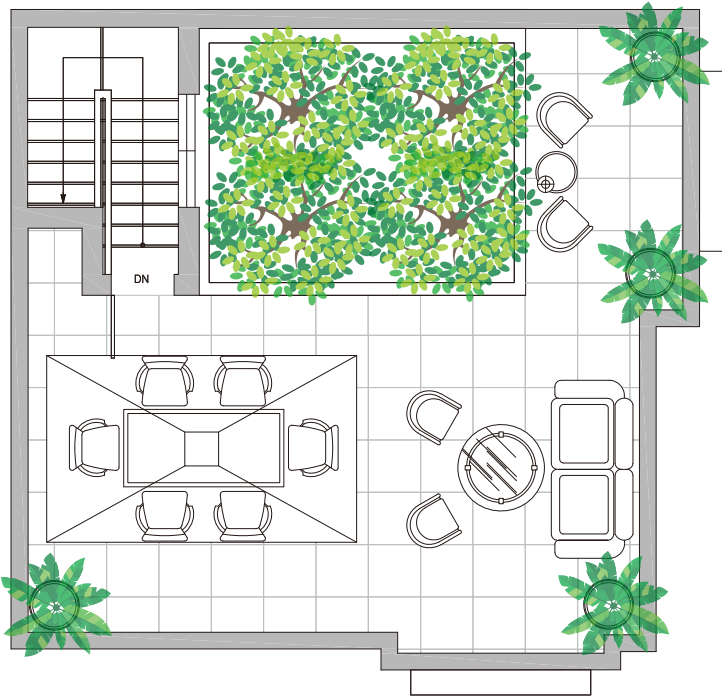
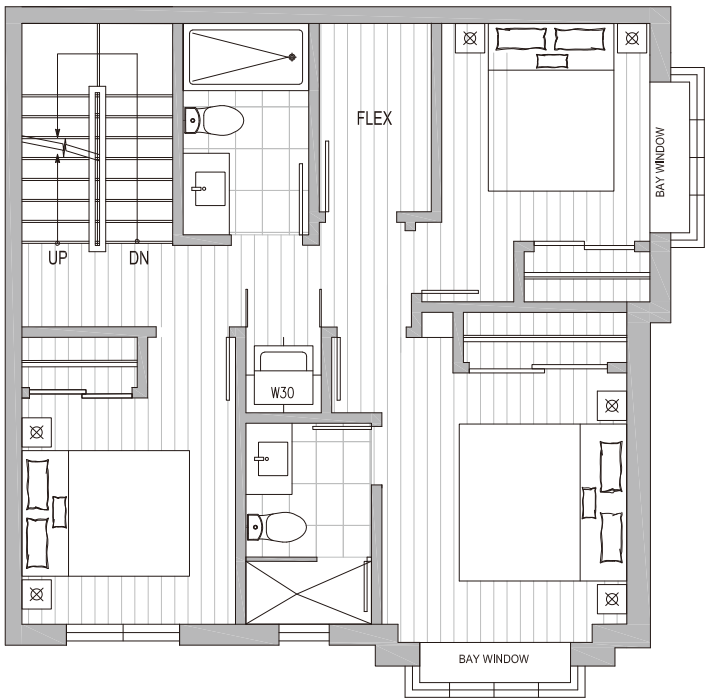
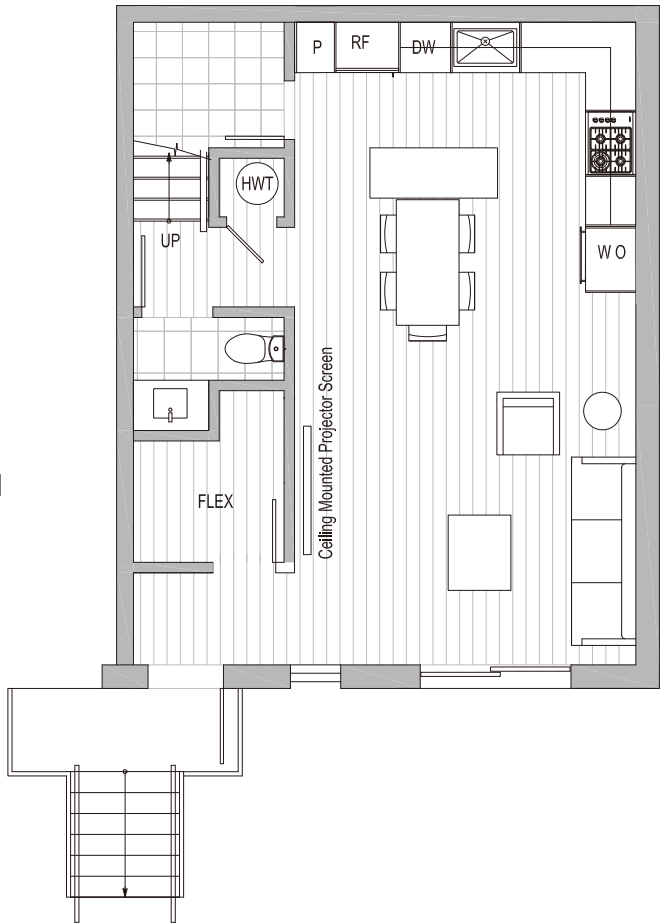
Multi-purpose lower level flex room
- 2

The south-facing floor to ceiling window from living room provides beautifully landscaped courtyard view with bright sun light.
- 3

L-shaped open plan kitchen with exquisite kitchen island provides extra working&storage space
- 4

Three standard bedrooms, one flex room and full size washer&dryer on the upper level
- 5

Roof top garden as additional usable space is your valuable private amenity.



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PLAN S1

4Br+3Bath+Roof Deck

Townhome

TOTAL AREA

2069

SQ FT

LIVING AREA	OUTDOOR SPACE
1296	773
SQ FT	SQ FT

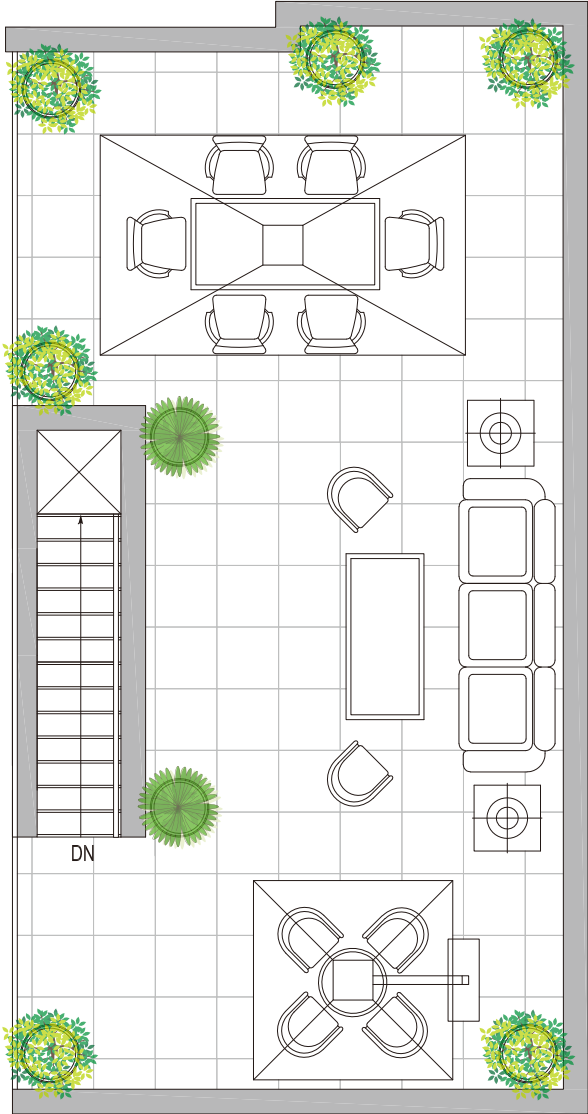
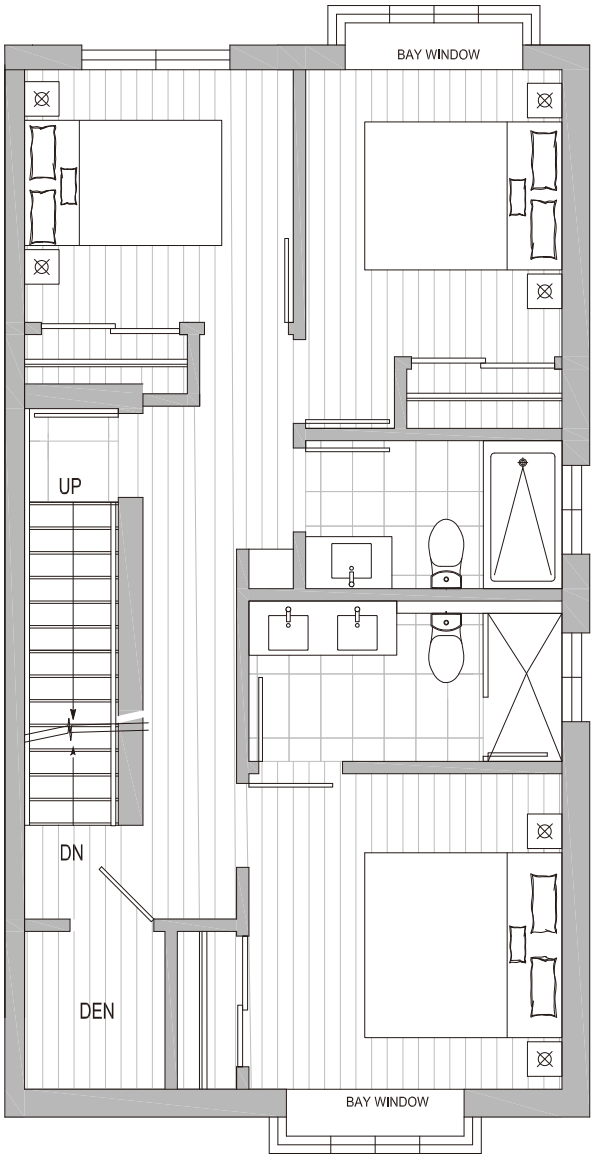
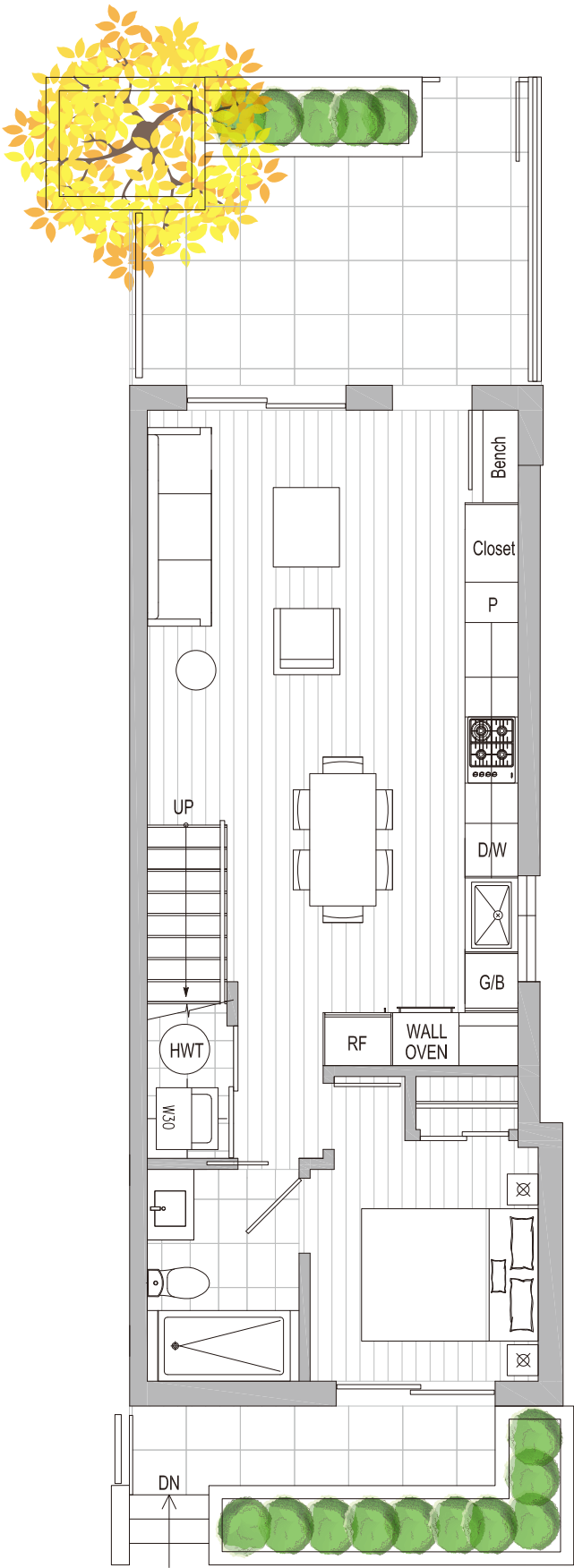
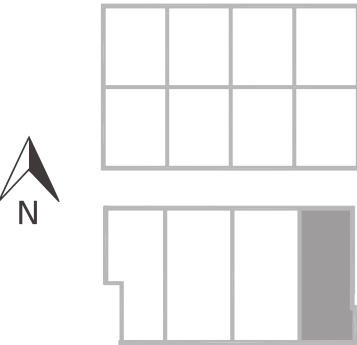
Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1 North to south layout allows extra ventilation&energy efficiency.
- 2 corner unit provides extra square footage & side window
- 3 Build-in bench increases the neatness of the entrance.
- 4 Landscaped private front& back yard entrances off of common courtyard.
- 5 14' width living room with more expansive and sophisticated concept
- 6 42" wide working countertop sits on each side of the gas cooktop
- 7 Lower level one-bedroom ensuite great for seniors and your guests
- 8 Upper level master-bedroom ensuite equipped with double sink wall-mounted vanity&wall-hung toilet, highlights the contemporary design.

openable windows in both washrooms upstairs create a vhealthier environment at home.

- 9 Roof top garden as additional usable space is your valuable private amenity.



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PLAN SS 4 Br+3Bath+Den+Roof Deck

Townhome

TOTAL AREA

2168

SQ FT

LIVING AREA	OUTDOOR SPACE
1398	770
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

North to south layout allows extra ventilation&energy efficiency.
- 2

Landscaped private front& back yard entrances off of common courtyard.
- 3

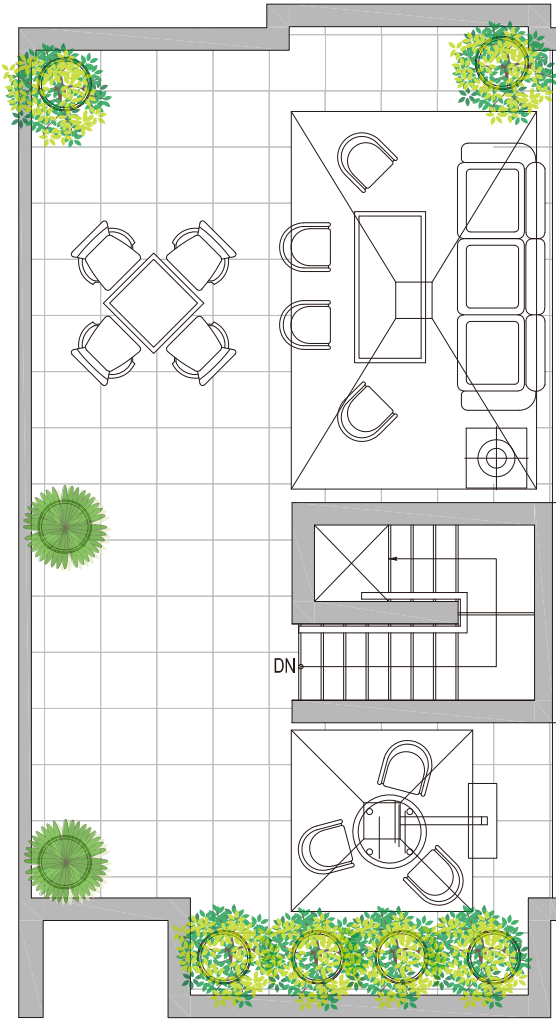
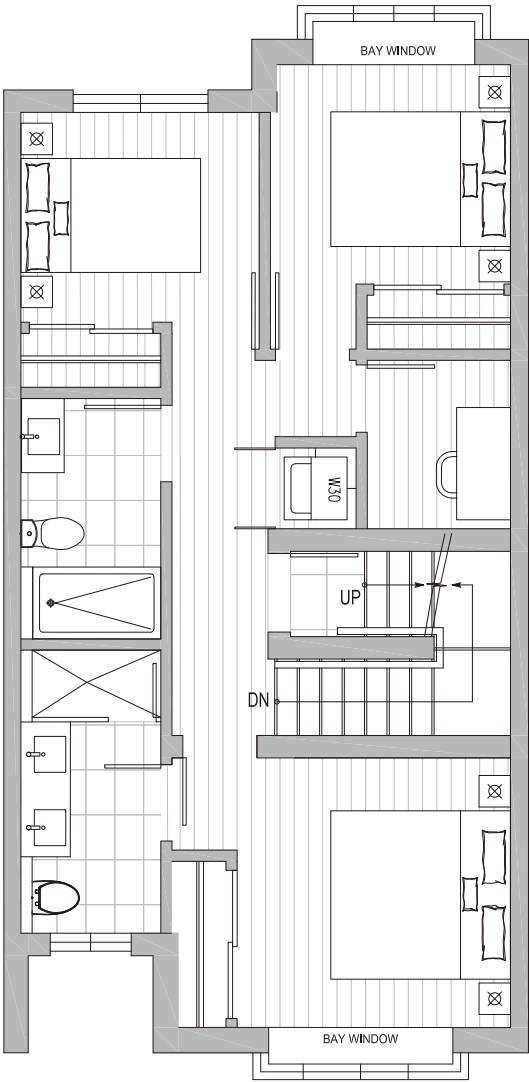
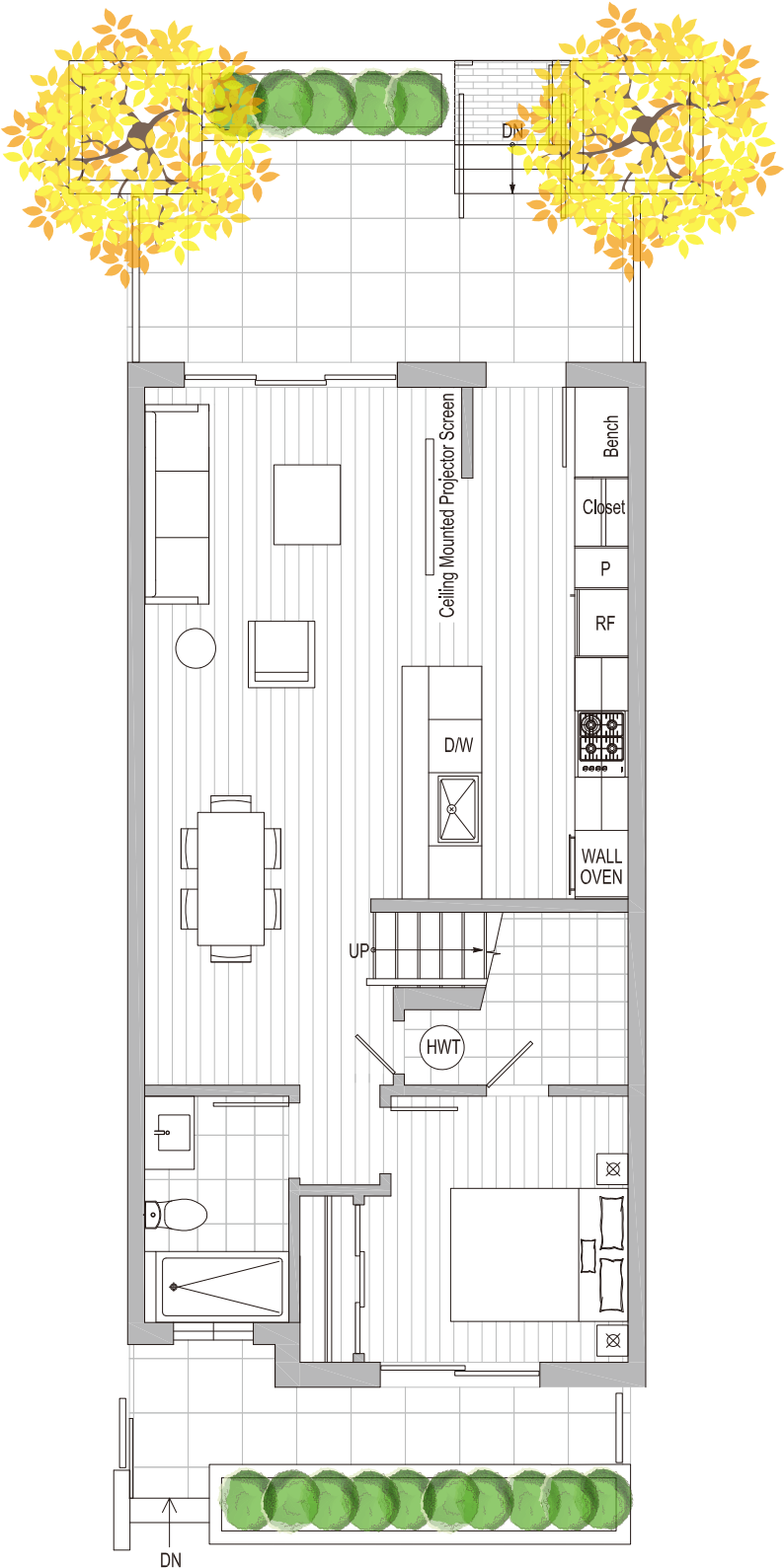
14' width living room with more expansive and sophisticated concept
- 4

8'9" oversized kitchen island enhances the house-like feeling.
- 5

Lower level one bedroom en-suite great for seniors and your guests
- 6

Upper level master bedroom equipped with double sink wall-mounted vanity&wall-hung toilet, highlights the contemporary design.
- 7

Roof top garden as additional usable space is your valuable private amenity.



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PLAN S2

3Br+3Bath+Den+Roof Deck

Townhome

TOTAL AREA

2493

SQ FT

LIVING AREA	OUTDOOR SPACE
1438	1055
SQ FT	SQ FT

Actual suite plan may have minor variations from or be shown as an mirror image of the typical plan shown.

Features:

- 1

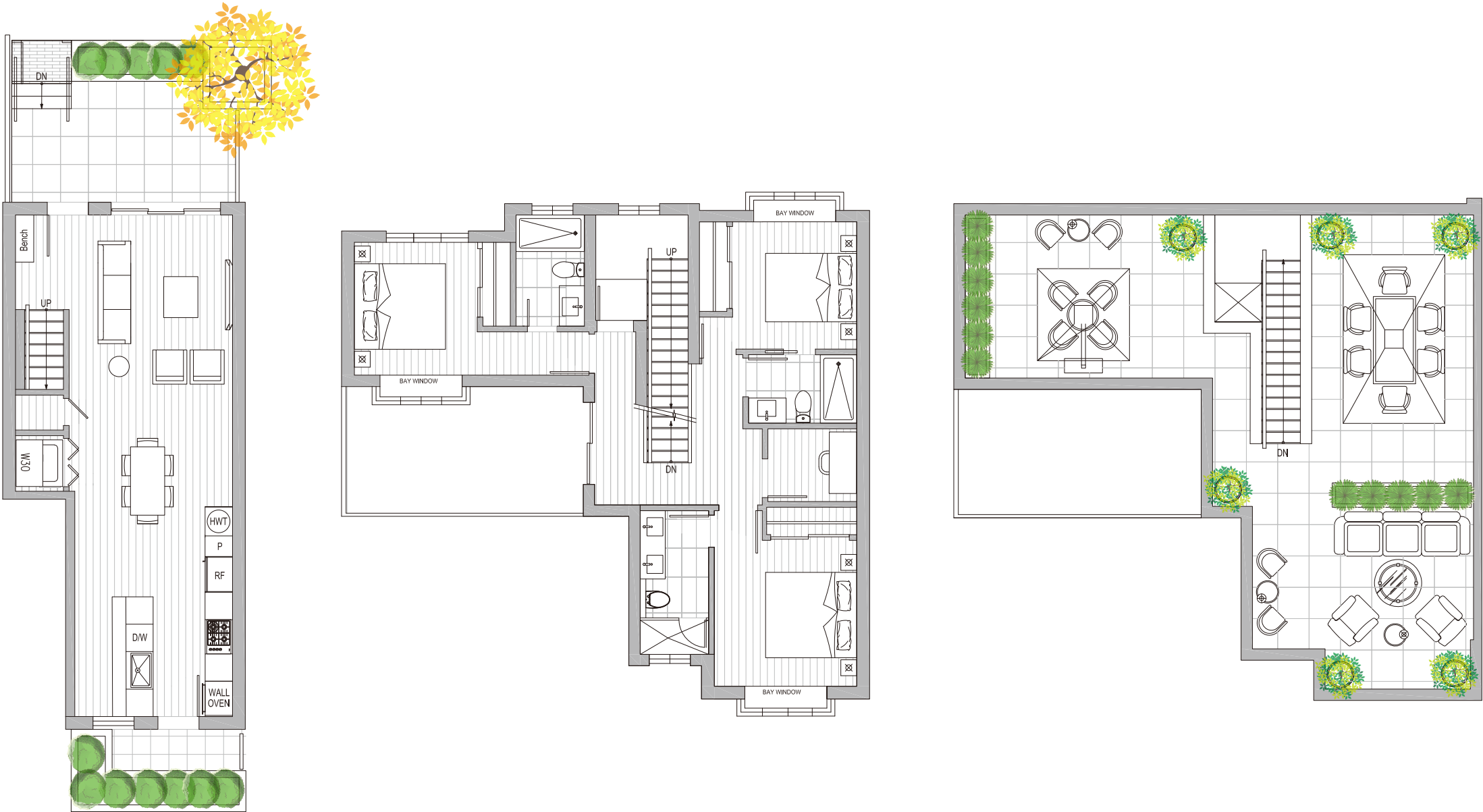
This corner unit features the impressive private front and back courtyard, large patio and roof top garden
- 2

1055 SF enormous outdoor space
- 3

North to south layout allows extra ventilation&energy efficiency
- 4

Three en-suite bedrooms offer more privacy for your family
- 5

Flex room in the upper level easy to be converted to a recreation room, a study or a guest room



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