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HUNTER
AT LYNN CREEK



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Local News, Events & Real Estate

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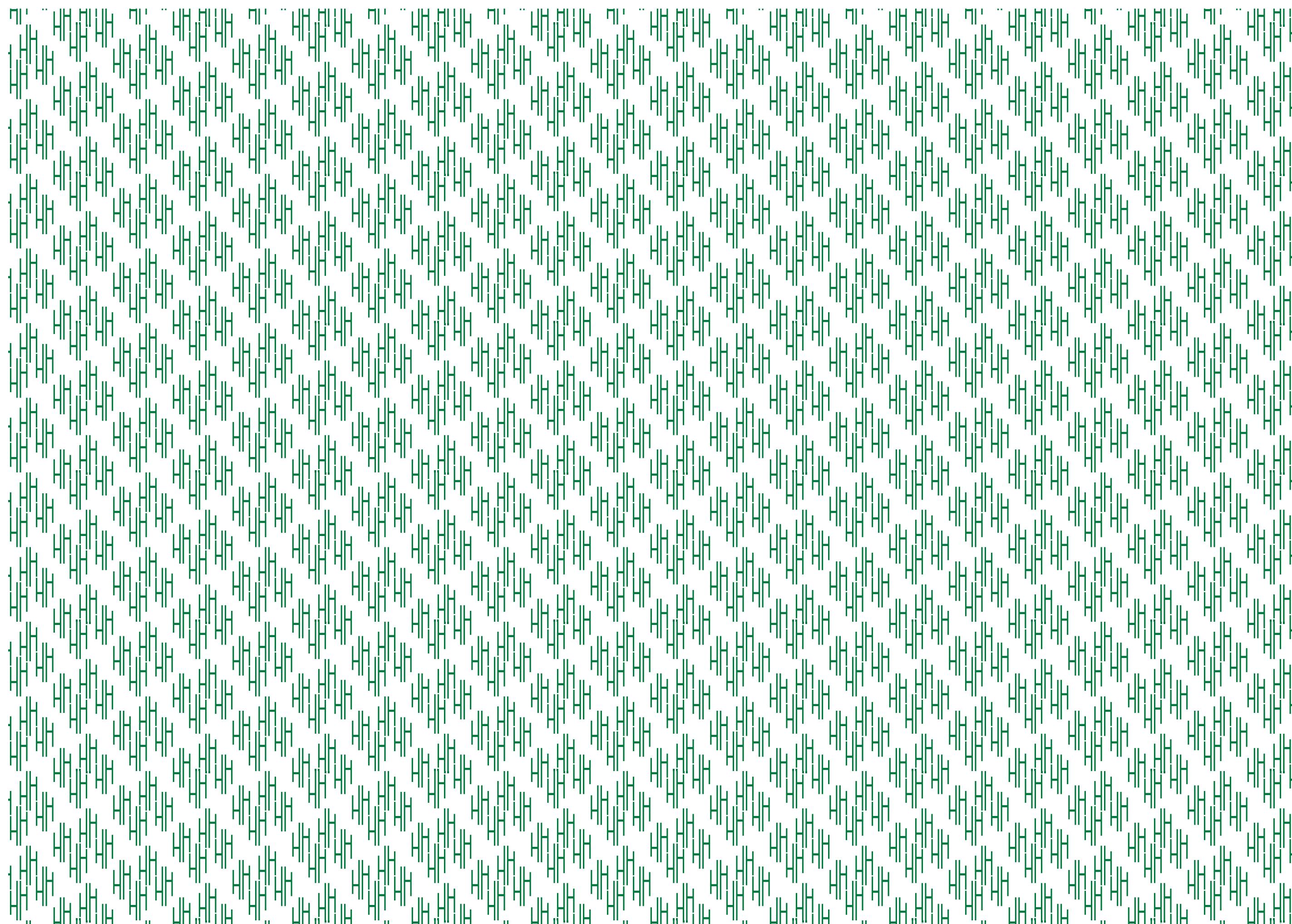
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WestCoast Realty™

H

HUNTER
AT LYNN CREEK





H

URBAN CREEKSIDE *Homes*

Presenting Hunter, the next landmark development led by innovative Intergulf Intelligence, set to become the center of the most significant new community in North Vancouver.

Hunter's two iconic towers will soar where Lynn Creek meets Seylynn Park, and a storied North Shore community meets the District's vibrant vision of growth, capturing breathtaking mountain and downtown views.



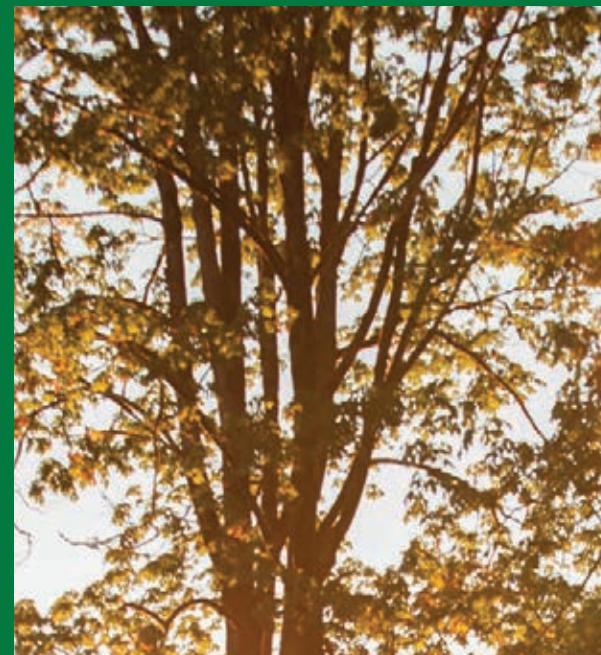
THE FUTURE OF LYNN CREEK

Lynn Creek has been chosen as one of the District of North Vancouver's new Official Town Centres in the Official Community Plan, designating it for a grand and ambitious transformation.

At its heart is the Town Centre - a high-street where neighbours will come to shop, gather and enjoy community space. A brand new community centre built by Intergulf will offer a full suite of amenities. Both Seylynn and Bridgman Parks are slated to undergo substantial redesigns to enhance public use, while greenways and bike lanes will criss-cross the neighbourhood, with a signature Hunter Street pedestrian bridge planned to cross Lynn Creek.

THE NORTH SHORE'S MOST LIVABLE *Emerging Neighbourhood*

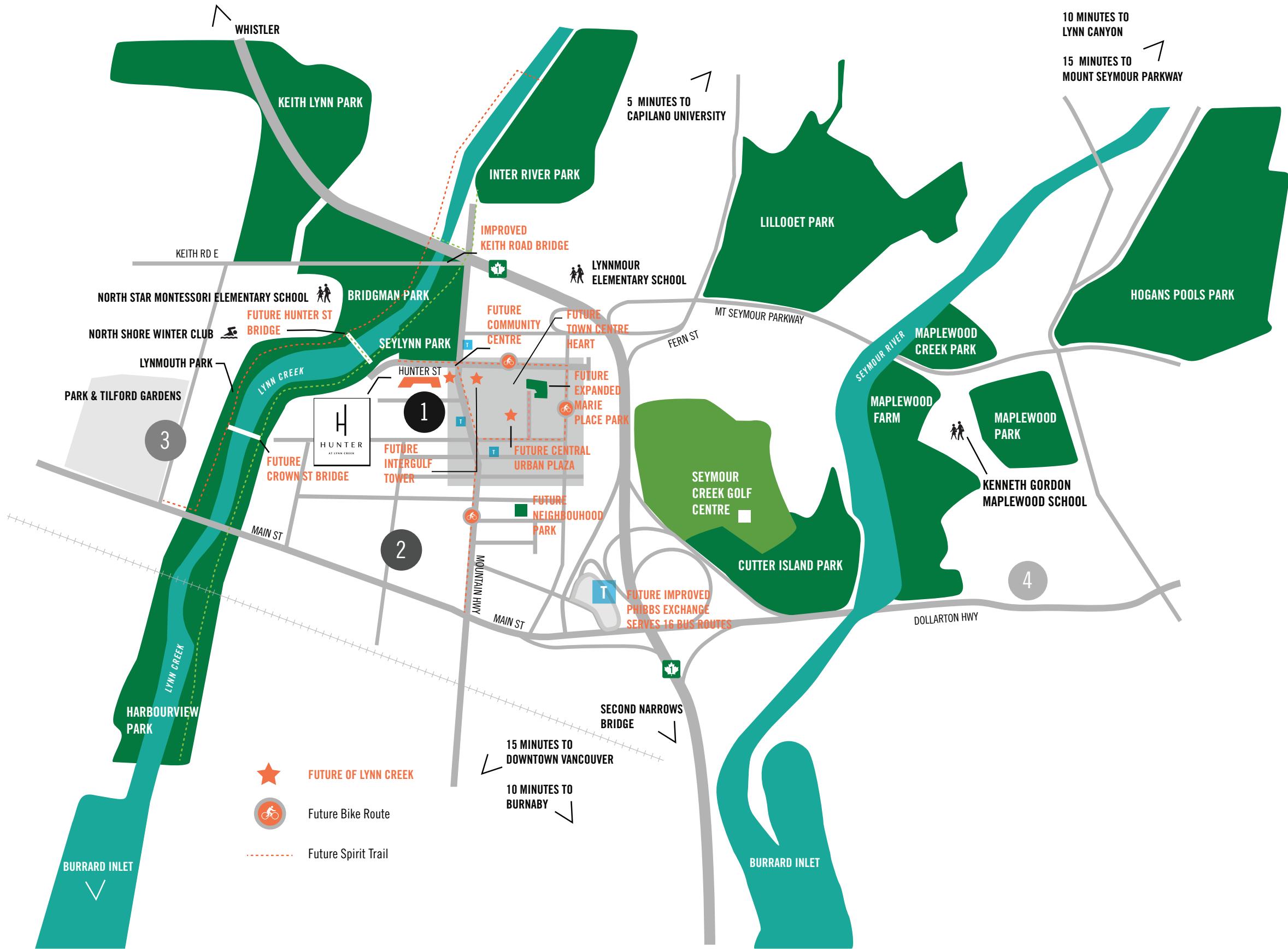




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A THRIVING COMMUNITY OF UNIQUE *Local Businesses*

Lynn Creek is celebrated for its picturesque surroundings, at the intersection of green space, a flowing creek, and towering mountains. But beyond this, it's home to a thriving community of unique local businesses, from coffee shops to bakeries, bike shops, breweries, and restaurants. Every bend in the creek brings something new to discover.



Bridge Brewing Company
Fabulous Furnishings & Upholstery
The Artisan Bake Shoppe
Sons of Vancouver Distillery
The Maker's Body CrossFit & Boot Camp
Moja Coffee
Endless Biking
Cork It Wine Making
Tour De Feast
Andrew Watson Design

Nag Zone Urban Dog Retreat
Deep Cove Outdoors
Toby's North Shore - Pub & Grill
Cutie Pie Wax Bar

Black Forest Meats & Sausage Ltd
Michaels
Padraig Cottage
Cove Bike Shop
A&W
Different Bikes
Wendy's
BMO Bank of Montreal
Long & McQuade Musical Instruments
Starbucks
Canadian Tire
Rona
PetSmart
TD Canada Trust
Park & Tilford Dental and Medical Clinic

Cineplex Odeon Park & Tilford Cinemas
Rosemary Rocksalt - Park & Tilford
Save-On-Foods
JJ Bean
Cove Bike Shop
MEC
White Spot
John Henry Bikes

Bluhouse Eatery
Stongs
Arc'teryx
The Hive North Shore
Eastwood
The Crab Shop
District Movement

Transit Stop

YOUR PARK, *Reimagined*



THE NEW SEYLYNN PARK

It's all about location, and Hunter's location right on the expansive Seylynn Park brings greenspace right to your doorstep. And with the District Of North Vancouver's planned redesign of Seylynn and neighbouring Bridgman Parks, including the future Hunter Street footbridge connecting the two, your new backyard just got even better.



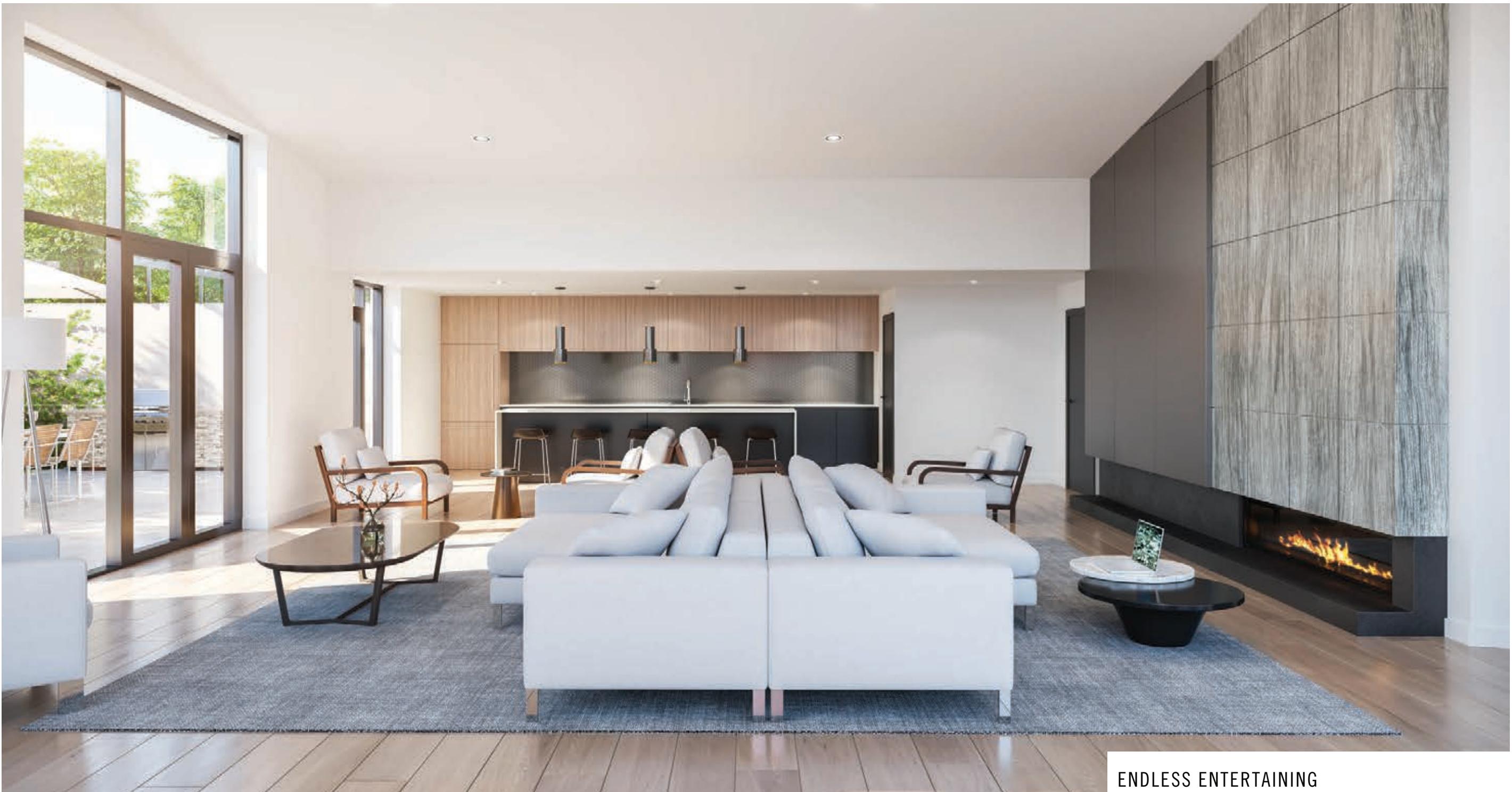


YOUR PRIVATE *Courtyard*



A TRANQUIL HIDEAWAY

The courtyard at Hunter features 8,400 square feet of beautifully landscaped green space. It also encompasses a 2,350 square foot children's play area, great lawn and a children's trike loop. The cozy indoor/outdoor lounge at its heart is a perfect place to relax and listen to the creek flow by.



A COMMANDING SOCIAL *Lounge*



ENDLESS ENTERTAINING

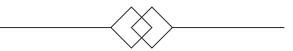
The commanding social lounge is an expansive extension of your home. The beautiful private dining room with chef-inspired kitchen offers space for endless entertaining, while the chic built-in fireplace offers you a place to curl up with a book or watch the big game. The lounge flows out into the outdoor courtyard for warm days when the weather demands a barbecue.



HEART OF THE COMMUNITY

A brand new District of North Vancouver Community Centre is planned for the site just east of Hunter. It's a multi-level 27,000 square foot community amenity, where there will be programming and activities for people of all ages and abilities. A large outdoor playground features prominently in its design to meet the needs of the community's youngest members, and the young at heart.

A NEW COMMUNITY CENTRE, *Built by Intergulf*





ELEVATED LIVING *Spaces*



INTELLIGENTLY DESIGNED KITCHENS & LIVING ROOMS

Enjoy elevated living spaces by the award-winning Area3 Design Studio in two carefully curated colour palettes designed to mirror the picturesque surroundings: Mountain, and Creek. Featuring elegant wide-plank flooring, European-inspired kitchens, Fisher & Paykel appliances, and inspiring views.

INTELLIGENT *Features*



ARCHITECTURE

- Two iconic concrete towers designed by the award-winning Ramsay Worden Architects soar where Lynn Creek meets Seylynn Park, and a storied North Shore community meets the District's vibrant vision of growth, capturing breathtaking mountain and downtown views.
- A distinctive podium of townhomes links the two towers, offering family-friendly homes in the heart of Lynn Creek.
- The next chapter in Intergulf's illustrious story of community development, based on over 30 years of experience as an industry leader in B.C. and beyond.
- Come home to a five-star, hotel-style, double-height lobby, featuring a magnificent water feature, linear built-in fireplace, and green feature wall to heighten your sense of arrival.
- Expansive outdoor spaces in each home.
- Built Green Gold, including stormwater management, passive solar design, and high-efficiency appliances.

AMENITIES

- Over 2,000 square feet of indoor and outdoor amenities combine to set a new standard for healthy living.
- Wellness Centre features cardio and weight-training equipment, a dedicated outdoor yoga and meditation space, and steam and sauna rooms to help you exercise your mind and body.
- Bicycle Repair Room to keep cycling enthusiasts' hardware in quality condition.
- The commanding Social Lounge is an expansive extension of your home. The beautiful private dining room with chef-inspired kitchen offers space for endless entertaining, while the chic linear built-in fireplace offers you a place to curl up with a book or watch the big game. The lounge flows out onto the outdoor courtyard for warm days when the weather demands a barbecue.
- Enjoy your private courtyard, an 8,400 square foot tranquil hideaway of beautifully landscaped green space, including a 2,350 square foot children's play area, great lawn, children's bike loop, and outdoor lounge where you can relax and listen to the creek flow by.

THE FUTURE OF LYNN CREEK: DISTRICT OF NORTH VANCOUVER AMENITIES IN YOUR BACKYARD

- A substantial reimagining of an original North Shore community, with an eye firmly towards the future.
- 27,000 square foot, multi-level, Intergulf-built Community Centre featuring activities and programs for all ages and abilities, and a large outdoor playground. Conveniently located steps from your home.
- Both Seylynn and Bridgman Parks are slated to undergo substantial redesigns to enhance public use, including a signature Hunter Street pedestrian bridge planned to cross Lynn Creek, and dog parks for your four-legged best friend.
- New Town Centre, a high-street where neighbours will come to shop, gather and enjoy community space.
- Enjoy kilometres of river, ocean and forest, and new biking and hiking trails crisscrossing your new backyard. Whether you are a hiker, runner, cyclist, or dog walker, discover the beauty of the North Shore.

INTERIORS

- Elevated living spaces by the award-winning Area3 Design Studio in two carefully curated colour palettes designed to mirror the picturesque surroundings: Mountain and Creek.
- Elegant wide-plank laminate flooring throughout main living areas.
- Plush carpeting underfoot in bedrooms.
- Each suite equipped with Blomberg front-loading washer and dryer.
- High-efficiency Jaga hydronic heating and air conditioning system.
- Advanced in-suite metering technology that gives homeowners greater control over energy use and costs.
- Airy 8'8" ceilings in typical units, with overheight ceilings in townhomes and penthouses.

KITCHENS

- Custom European-inspired soft close cabinets, integrated recessed puck lighting, effortlessly elegant durable quartz countertops, and porcelain tile backsplashes, designed with the most discerning chefs in mind.

- Stainless steel, double-bowl undermount sinks, and Grohe polished chrome faucets with pull-down spray for the ultimate in convenience.
- Fisher & Paykel stainless steel appliances (typical homes):
 - 30" microwave hood fan
 - 30" slide-in gas range
 - 30" refrigerator with bottom-mount freezer
 - 30" microwave
 - 24" appliances in studios
 - 24" Blomberg dishwashers.
- Select kitchens feature AEG pull-out hood fan, Panasonic microwave with built-in trim kit, and built-in pantries.

BATHROOMS

- Luxurious large-format wall and floor porcelain tiles, European-inspired cabinets, and polished quartz countertops reminiscent of your last trip to the spa.
- Sleek frameless mirrors featuring glamorous overhead light fixtures.
- Convenient floating medicine cabinets in ensuite bathrooms.
- Spa-like showers in ensuite bathrooms, including designer Grohe hand showers.
- Indulgent soaker bathtubs.
- Designer Grohe polished chrome fixtures.
- Dual flush low-consumption European inspired toilets.

INTELLIGENT TOUCHES

- Rest easy with gated secure underground parking.
- Secure FOB-controlled elevators for lobby, parkade, and floor entry access.
- Electric vehicle parking stalls with select homes.
- Innovative, bright and colourful Recycling Lounge allows for recycling of a wide range of items, in a pleasant environment.
- Recreational Storage included with every home
- 2-5-10 New Home Warranty

08

PLAN B

1 BEDROOM + DEN

LIVING: 632 S.F.
OUTDOOR: 132 S.F.

07

PLAN DE.1

2 BEDROOM + DEN

LIVING: 917 S.F.
OUTDOOR: 173 S.F.

06

PLAN A

1 BEDROOM

LIVING: 553 S.F.
OUTDOOR: 80 S.F.

05

PLAN C1

2 BEDROOM

LIVING: 920 S.F.
OUTDOOR: 175 S.F.



01

PLAN DE.4

2 BEDROOM + DEN

LIVING: 949 S.F.
OUTDOOR: 124 S.F.

02

PLAN AE.1

1 BEDROOM

LIVING: 552 S.F.
OUTDOOR: 55 S.F.

HUNTER EAST Tower

LEVELS 5-15

1 BEDROOM

1 BEDROOM + DEN

2 BEDROOM

2 BEDROOM + DEN

04

PLAN C

2 BEDROOM

LIVING: 804 S.F.
OUTDOOR: 122 S.F.



NORTH





GREAT OUTDOOR SPACES

TAKE IT ALL *In*



The great outdoors are a natural extension of your living space at Hunter, with expansive decks and balconies that bring captivating downtown, water, and mountain views directly to you.

THE PEAK AT SFU



EMPIRE AT QE PARK



GRAND CENTRAL



KITS 360



TERRACES AT THE PEAK



THE PARK METROTOWN



MADE WITH INTERGULF INTELLIGENCE

Intergulf Intelligence is the guiding principle that informs all our work, reflecting our commitment to outstanding quality and carefully considered design at every stage of a project's development. It's the key to our success and your trust—based on over 30 years of experience as an industry leader in B.C. and beyond.

HunterLynnCreek.com



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