



CAMDENSQUARE

FEATURES

Welcoming You Home

- Located in the heart of Richmond's West Cambie neighbourhood, surrounded by dynamic urban amenities, green spaces and walking trails, with convenient transit options just steps from your front door
- Inspired by West Coast Contemporary architecture, Camden Square's distinctive exterior features bold charcoal brick facades, wood-inspired paneling and overheight windows in select locations
- A grand hotel-inspired lobby welcomes you home with overheight ceilings, ambient lighting, bespoke wall paneling, imported marble-inspired tile flooring and an integrated package delivery system
- Every inch of building space has been designed in consultation with an acoustic professional to minimize environmental noise and maximize quiet living for your family
- A modern oasis for families, the Camden Square community is encapsulated by lush greenery and inviting landscaping
- Designed to meet BC Energy Step Code 3 standards and utilize a low carbon energy system (district energy utility), Camden Square minimizes its environmental impact for the community and lowers utility bills for residents

Interiors with Style

- Choose from two designer-curated colour schemes, Dawn and Midnight, so you can customize your home to perfectly suit your décor aesthetic. The exclusive penthouse units (4) have been further customized and feature their own schemes, Luxe and Glamour.
- Durable wood-style wide plank laminate flooring throughout creates a sophisticated vibe with the added benefit of being easy to care for
- Overheight nine-foot ceilings in the main living spaces create an airy and elegant feel, and some top-floor homes feature even higher ceilings in select areas
- Stay comfortable year-round with a built-in heat-pump air conditioning system to warm and cool your home

- Oversized windows and glazed patio doors maximize natural light
- Low-E window glazing enhances energy efficiency while minimizing UV-light damage
- Functional, yet stylish roller blinds on all windows enhance privacy
- All homes feature a contemporary lighting package including recessed pot lights and under cabinet lights in the kitchen and bathroom
- Sophisticated flat profile baseboards and door casings add an extra bit of luxury to your space
- Full-sized stacked washer and dryer combo makes doing laundry feel like a breeze
- A private balcony or patio extends your living space outdoors in seamless fashion and ensures year-round outdoor entertaining, dining and relaxing

Chef-Worthy Kitchens

- Practical and chic kitchens inspire you to create culinary delights and provide the perfect setting for hosting
- Experience everyday luxury with durable engineered stone countertops and marble-inspired tile backsplash
- Sleek custom flat-panel cabinetry complemented by integrated drawer pulls with soft-closing mechanism
- Premium integrated stainless steel appliance package for all your day-to-day needs without compromising on style, including:

1 Bedroom Homes

- 24" panel-ready refrigerator
- 24" induction cooktop and wall oven
- 24" integrated slide-out hood fan
- Microwave with trim kit for maximum integration

2 and 3 Bedroom Homes

- 30" panel-ready refrigerator
- 30" induction cooktop and wall oven
- 30" integrated slide-out hood fan
- Microwave with trim kit for maximum integration

Penthouse Homes

- 36" panel-ready refrigerator
- 30" induction cooktop and wall oven
- 30" integrated hood fan
- 30" speed oven
- Panel-ready wine cooler
- Enjoy easy preparation and streamlined cleanup thanks to stainless steel single basin undermount sinks with a single-lever chrome faucet and extractable hand spray
- Spacious pantries with smart storage options in most homes
- Intelligent solutions throughout, including roll-out waste and recycling bins

Dreamy Bathrooms

- Enjoy the rejuvenating ambiance of a spa-themed primary ensuite featuring designer-curated wall tiling, imported engineered stone countertops, hotel-inspired floating vanity mirror with storage, under-cabinet lighting, and a modern soaker tub or spa shower with frameless glass door, rain shower head and bench seating
- Secondary bathrooms feature either luxurious soaker tubs or spacious showers, plus imported engineered stone countertops with coordinating undermount sinks and marble-inspired backsplash and floor tiles
- Conserve water without even thinking thanks to the low-flow, dual-flush elongated toilets with soft close seat

Amenities for All

- An amenity-rich building, there is something for everyone to enjoy at Camden Square including:
 - Grand lounge and party room complete with a cozy built-in fireplace and fully equipped kitchen
 - Attached to the grand lounge is an expansive covered outdoor terrace perfect for relaxing or entertaining guests year-round
 - Fully equipped fitness and yoga room for all your workout and relaxation needs

- Quiet co-working space and meeting room providing the perfect work from home space
- Kid-friendly arts and crafts room, as well as a playroom
- Multi-purpose media room
- Indulge in the tranquility of open-air gardening with a community garden available exclusively for Camden Square residents
- Enjoy over 17,500 sq ft of communal outdoor spaces throughout the community, complete with children's play equipment, landscaped greenspaces, picnic areas and comfortable seating
- Outlets for level 2 EV-ready parking available in each parkade stall (rough-in completed)
- Dedicated bike storage and repair room

Comfort and Security

- Convenient electronic FOB controlled access to all building entry points
- Underground parkade equipped with a highly secure gate system and bright lighting
- Digital recording cameras in strategic areas such as the parkade, lobby and mailboxes offer additional assurance for residents
- Ground-floor homes are pre-wired for in-suite security systems
- Suite entry doors feature solid cores, heavy deadbolt hardware and door viewers
- Keep your home safe thanks to premium fire protection measures including sprinklers and smoke detectors throughout the entire building
- Comprehensive 2-5-10 warranty protection, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Brought to you by Westmark Development, a proudly local developer with unique expertise in bringing exceptional family-oriented homes to Richmond