

THE VILLAGE



Edgemont Walk



COLLECTION

When the world gets bigger,
Edgemont gets closer,
drawing us into its sunny sidewalks
to browse its quaint storefronts,
to sit on neighbourhood benches
with warm friends and warmer coffees,
and to be part of its storybook way of life.

If it takes a Village
to help you feel truly at home,
we know just the place.





A Village With A North Vancouver ♡

Edgemont Village is the quintessential know-your-neighbour kind of neighbourhood. If you're from here, you say so with pride. And if you're new here, you'll soon learn the comfort and ease of belonging to a tight-knit community where shops, wooded trails and day-to-day amenities are both plentiful and well regarded.

Enjoy Edgemont's high-achieving schools, live concerts and events on Highland Boulevard, easy drives to freshly fallen powder, and a peaceful pace that makes you feel right at home.



24 Townhomes Every Bit As
Exceptional As The Village They're In



At this stage in life, you know certain things to be true: Having space in all the right places is key. That it's delightful to leave the car where it is in your private garage and stroll to pick up ingredients for dinner at the local deli and walk them to your well-styled kitchen. *Edgemont Walk* is unique that way. This limited collection of three-bedroom townhomes is designed for modern livability while enjoying a fantastic location in the heart of the North Shore's Edgemont Village.

All Kinds Of Style, For Every Style Of Life

With ivory walls and golden daylight streaming through generous windows, Edgemont Walk feels as bright as can be. The neutral palette provides an ideal canvas for textured fabrics and vivid artwork, and naturally draws the eye to the home's rich features and finishes.



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Features

COLLECTION

LUXURIOUS HOMES

- A limited collection of 24 beautifully designed Craftsman townhomes at the gateway to Edgemont Village
- Private balconies off master bedrooms and spacious patios in every home give you two outdoor entertaining options
- Patios are outfitted with a hose bib and gas hookup to make barbecuing, watering flowers and cleaning up so much easier
- Homes are oriented to a private, fully landscaped walkway and public plaza featuring Brent Comber's Shattered Sphere art installation
- Private courtyard features an architecturally-inspired children's micro-log playground made with local and sustainable wood materials
- Securely park, lock and repair your bike in the Boffo Bike Room
- Spruce up two of your most treasured possessions — your car and your pup — at the warm-water washing station in the underground parkade
- Homes built to a gold standard of sustainability for their use of methods and materials, indoor air quality, water conservation and more
- Enjoy the convenience of a two-car, side-by-side secured garage with your own private rolling garage door
- All garages feature charging capabilities for electric vehicles

INSIDE LIVING

- Nine-foot ceilings in most living areas create a feeling of extra space
- Stay toasty during the cooler months with in-floor radiant heating
- Wide-plank engineered hardwood flooring in a timeless oak finish sets an elegant tone throughout the home
- All bedrooms, stairways and corridors feature comfortable and durable wool carpeting
- The front-loading, stainless steel washer and dryer by LG is full sized and ideal for families
- Polished chrome lever door handles and sleek roller shades add a modern touch
- Find a place for everything from small appliances to sporting gear with abundant storage on every level of the home
- Homes are equipped with telephone, data and handy USB outlets throughout

DELUXE KITCHENS

- Prep, dine or gather around the generous kitchen island or peninsula outfitted with quality stone countertops
- Under-mount sink with in-sink disposal and polished chrome faucet by Brizo, a luxury fitting brand known for meticulous, hand-crafted designs
- Edgemont Walk's premium appliance package includes:
 - o 36" Bosch fully integrated French door refrigerator with bottom-mount drawer freezer
 - o 30" Bosch stainless steel oven with side swing door
 - o 30" Bosch stainless steel 5-burner gas cooktop
 - o 24" Bosch fully integrated dishwasher
 - o 30" Bosch stainless steel chimney style hood fan
 - o Panasonic stainless steel built-in microwave
 - o 15" Silhouette wine fridge to chill your favourite vintages
- Modern, flat-panel cabinetry and drawers feature a soft-close system to keep the kitchen slam-free
- Under-cabinet, recessed lighting gives you added illumination while maintaining a clean, seamless look
- Large format white tile backsplash

ELEGANT BATHROOMS

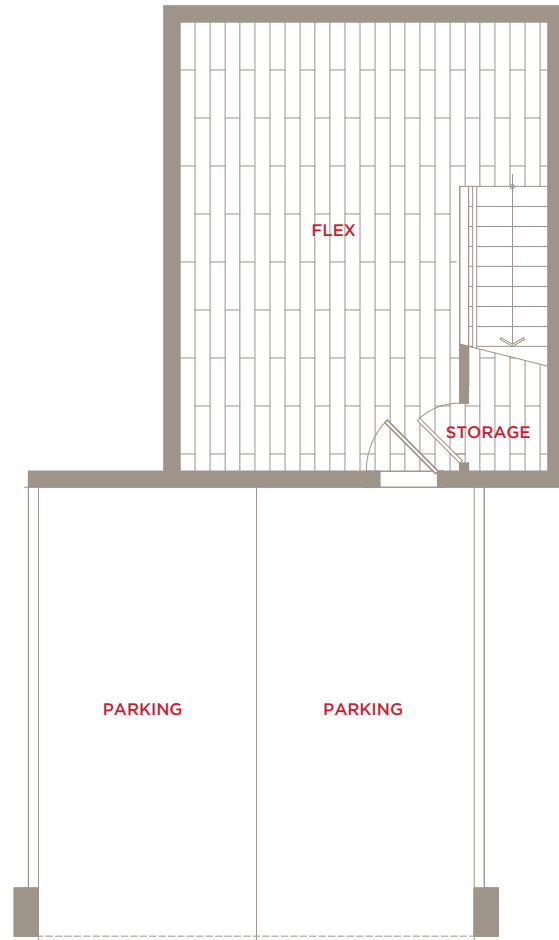
- Substantial stone countertops are a beautiful, durable surface that stand up to real life
- Under-mount sink for easy cleaning is complemented by a gleaming Brizo faucet, plus matching shower head and bath faucet
- A luxurious soaker bath tub offers the ideal place to rejuvenate after a day spent in nature
- High-performance grey porcelain flooring with soft lines adds contemporary style to all bathrooms
- Dual-flush toilets reduce water use and support the home's sustainable approach
- Floor-to-ceiling large format tile adds a dramatic, spa-like look to the master ensuite
- Stylish flat-panel cabinetry and drawers come with a soft-close mechanism

PEACE OF MIND

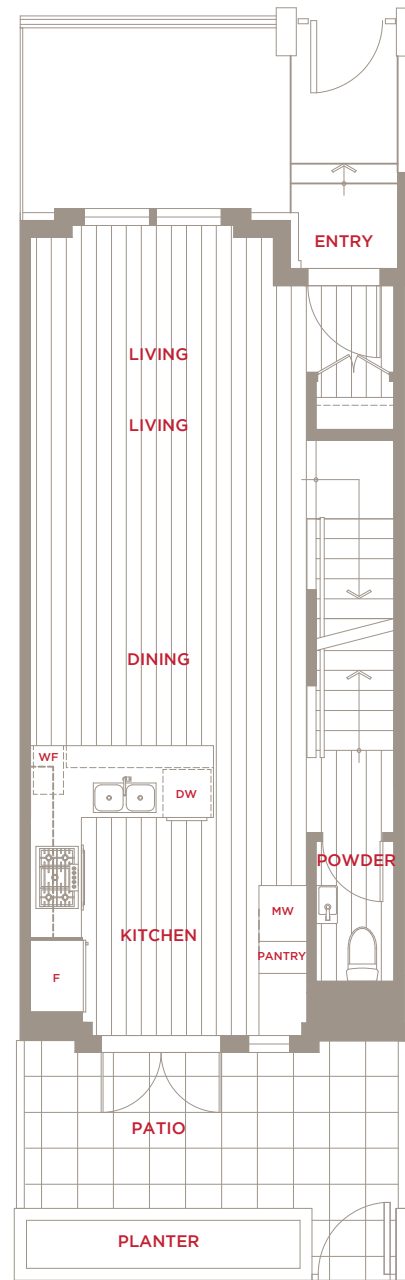
- Homes are pre-wired for an in-home security system
- Keyless garage and main entry so access is secure but convenient
- Boffo Home Care and Travellers 2-5-10 New Home Warranty includes:
 - o 2 year Materials and Labour
 - o 5 year Building Envelope
 - o 10 year Structural
- Homeowners have access to on-call support and an online home maintenance program

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 COLLECTION

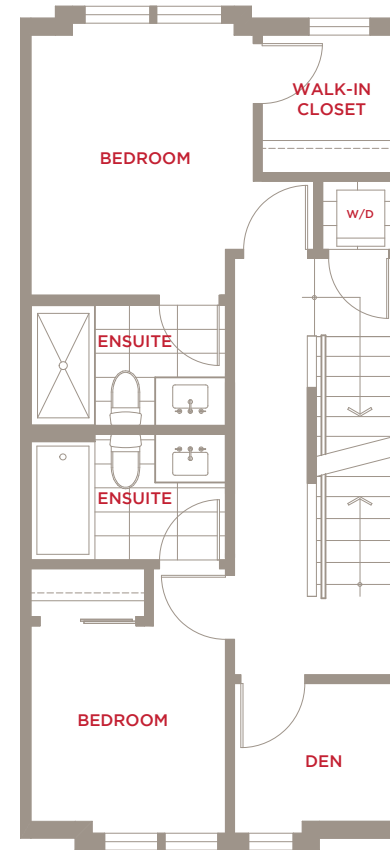
3 Bedroom, 3.5 Bathroom + Den + Flex
 Interior: 1,861 Sq. Ft. Exterior: 365 Sq. Ft.



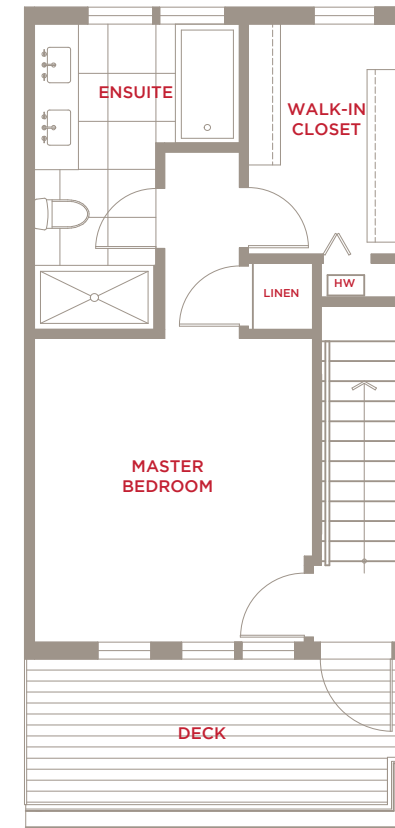
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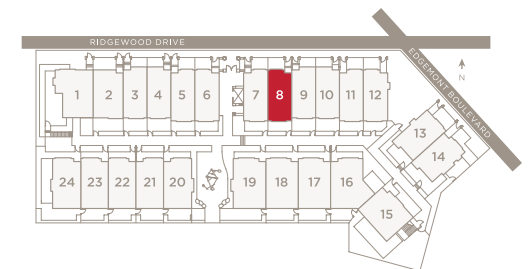
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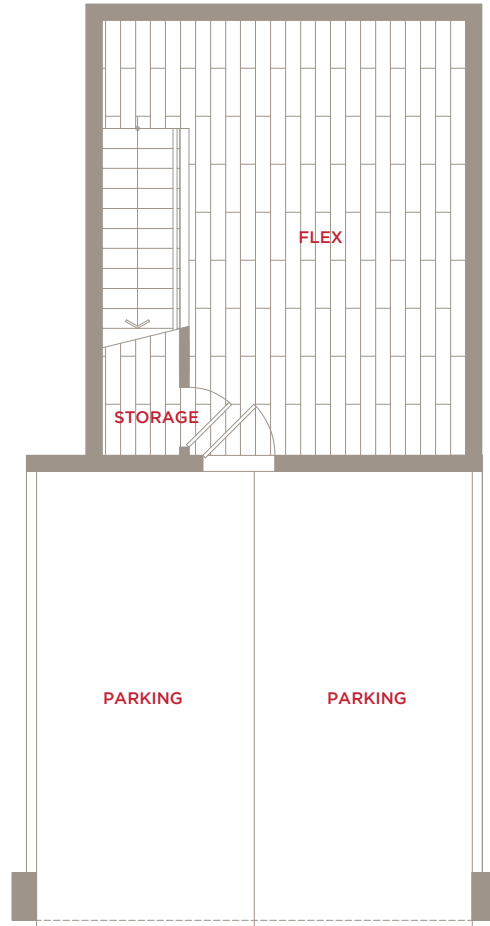


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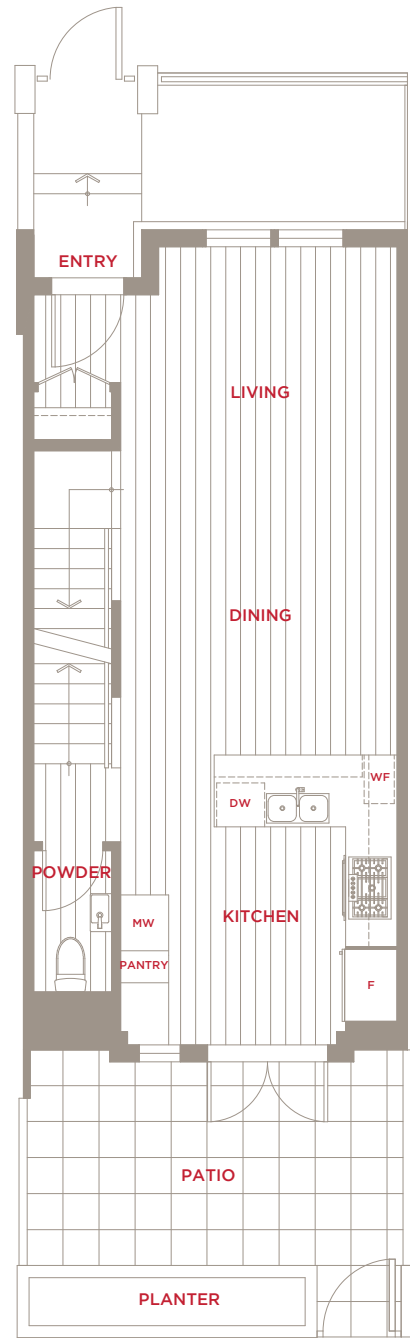


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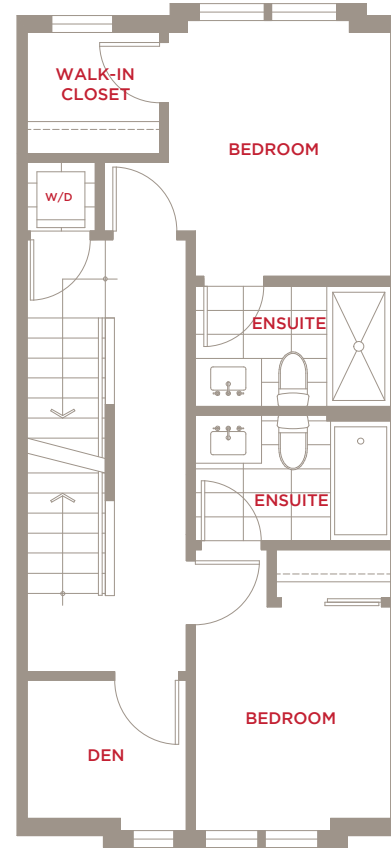
3 Bedroom + Den, 3.5 Bathroom + Flex
 Interior: 1,835 Sq. Ft. Exterior: 335 Sq. Ft.



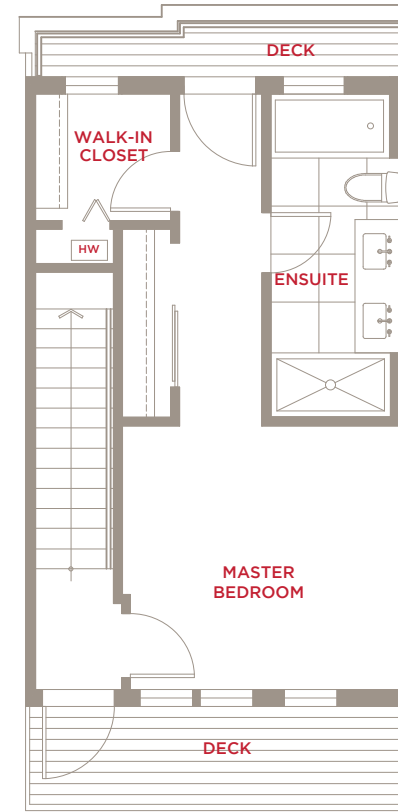
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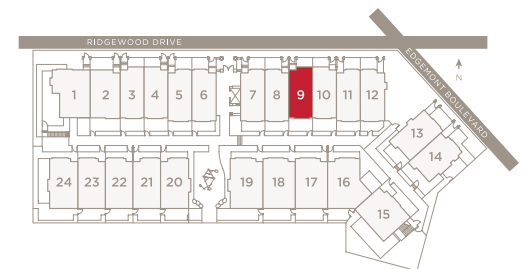
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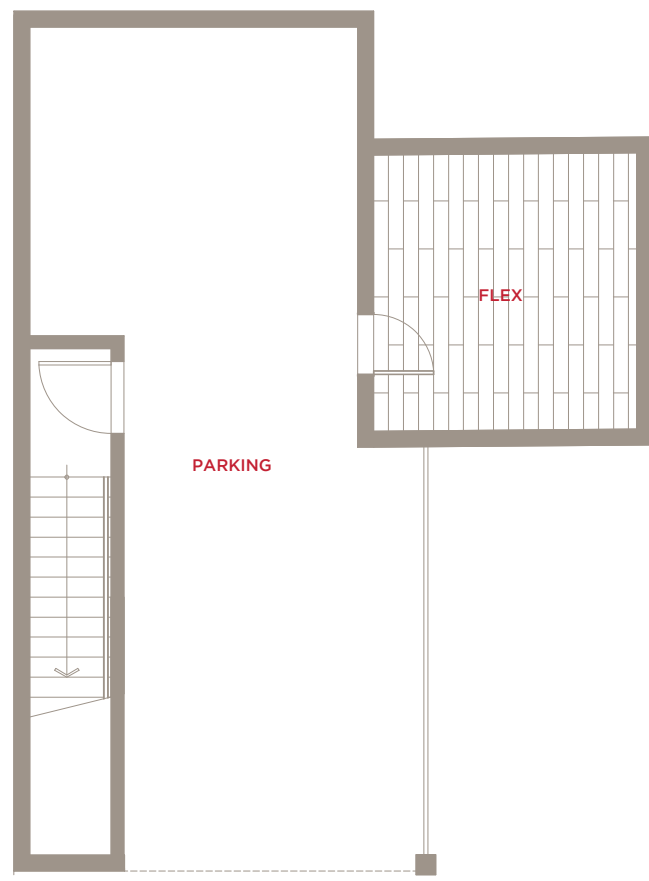


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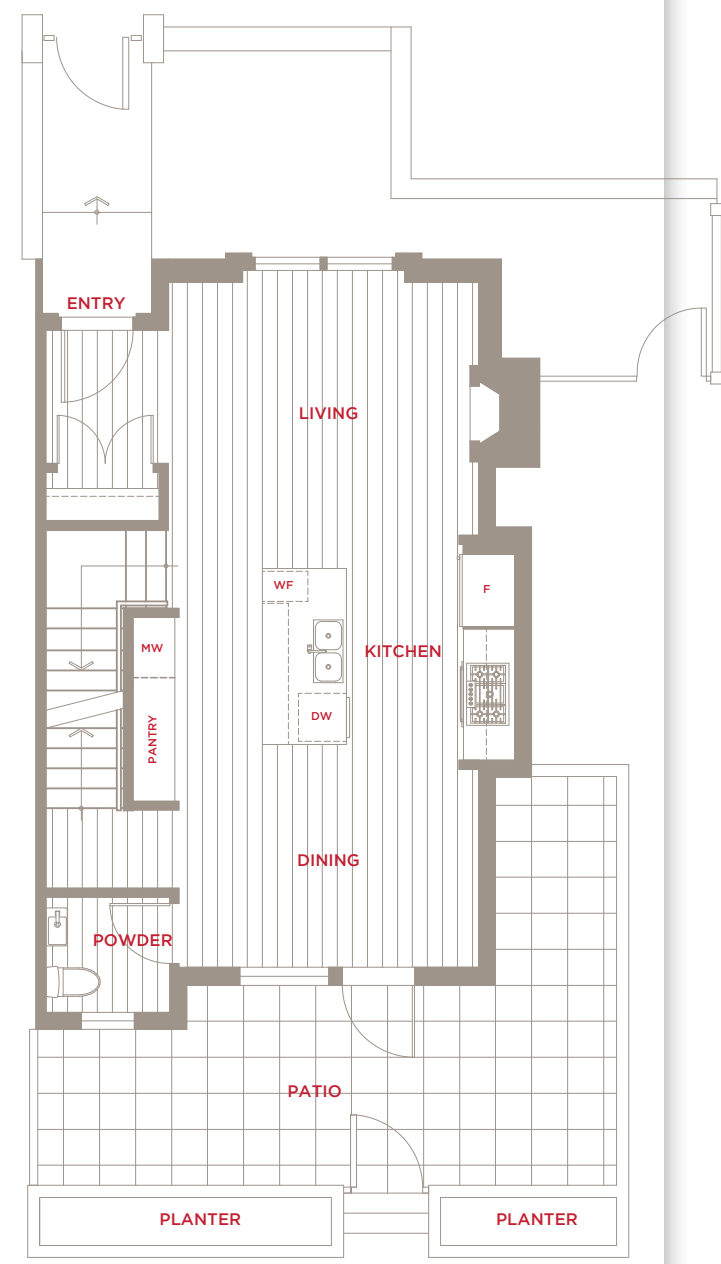


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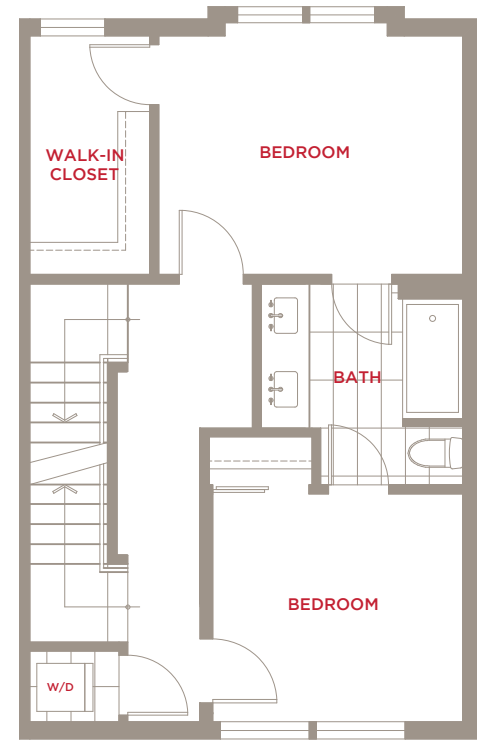
3 Bedroom, 2.5 Bathroom + Flex
 Interior: 1,838 Sq. Ft. Exterior: 651 Sq. Ft.



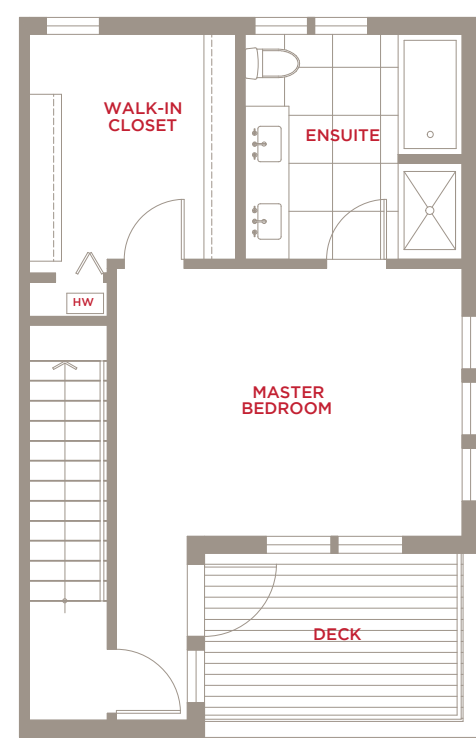
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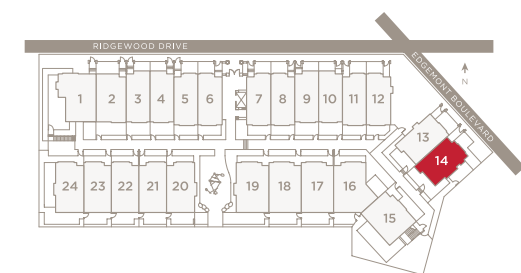
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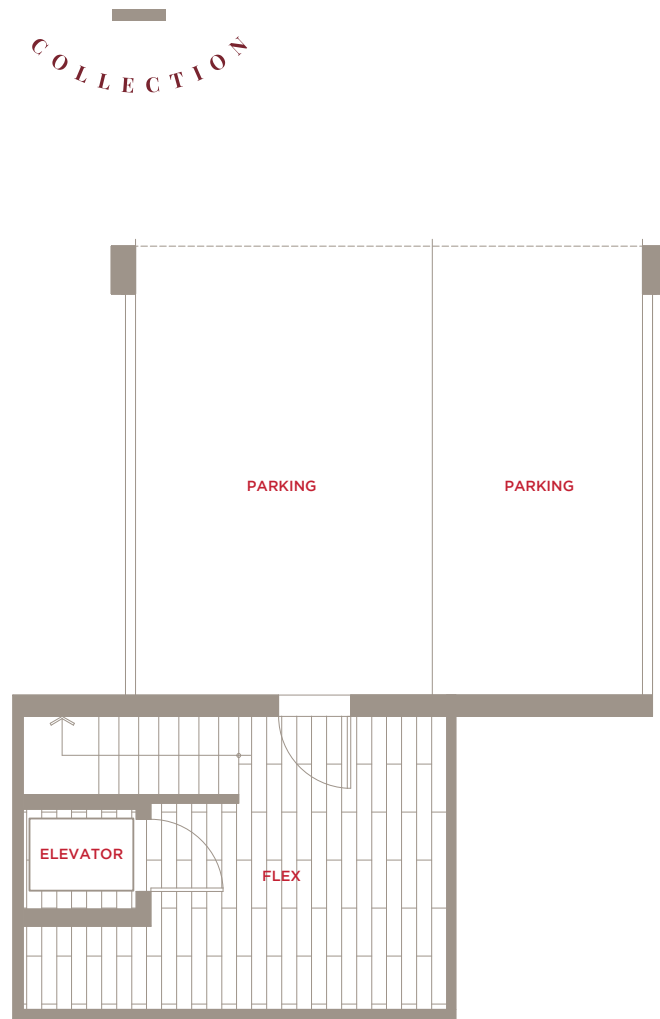


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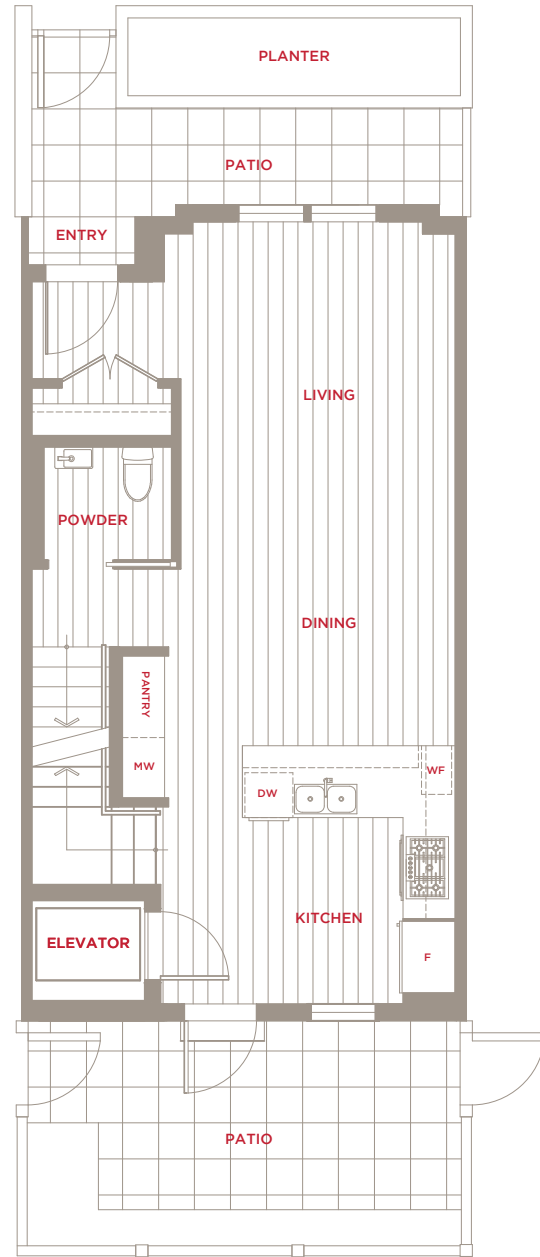


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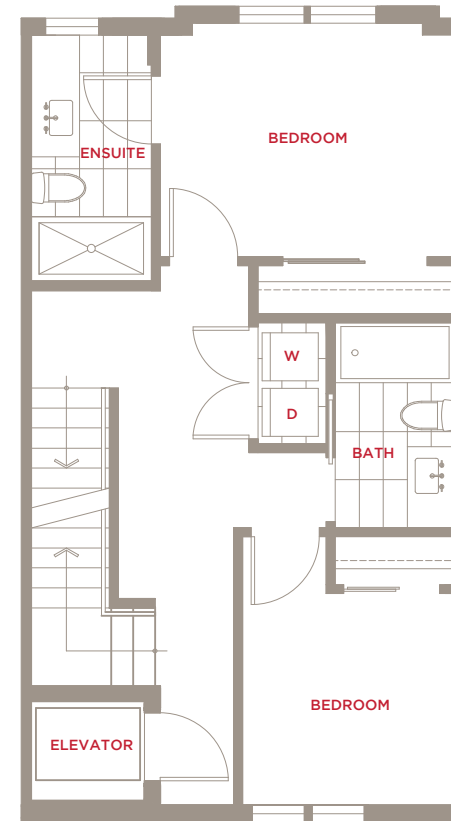
3 Bedroom, 3.5 Bathroom + Flex + Elevator
 Interior: 1,962 Sq. Ft. Exterior: 406 Sq. Ft.



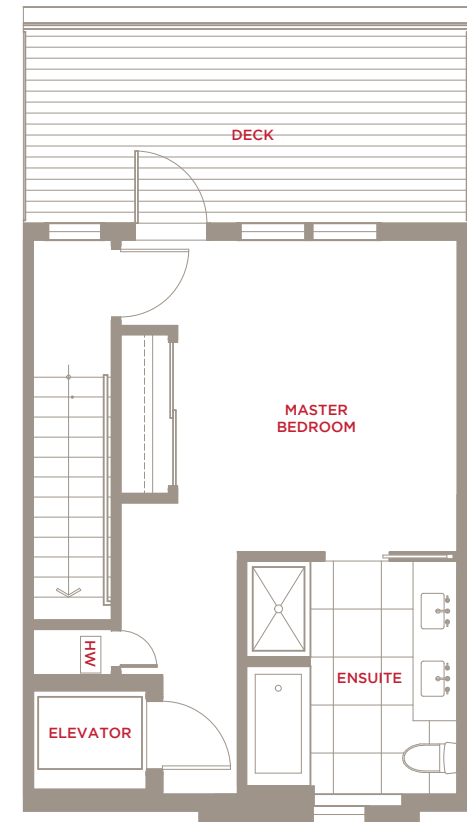
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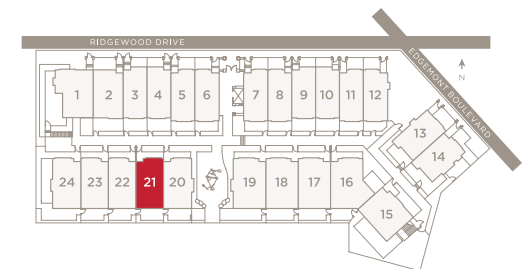
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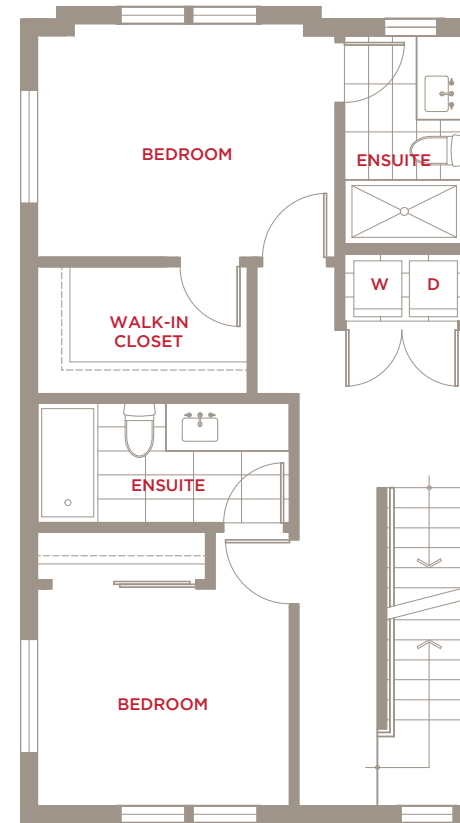
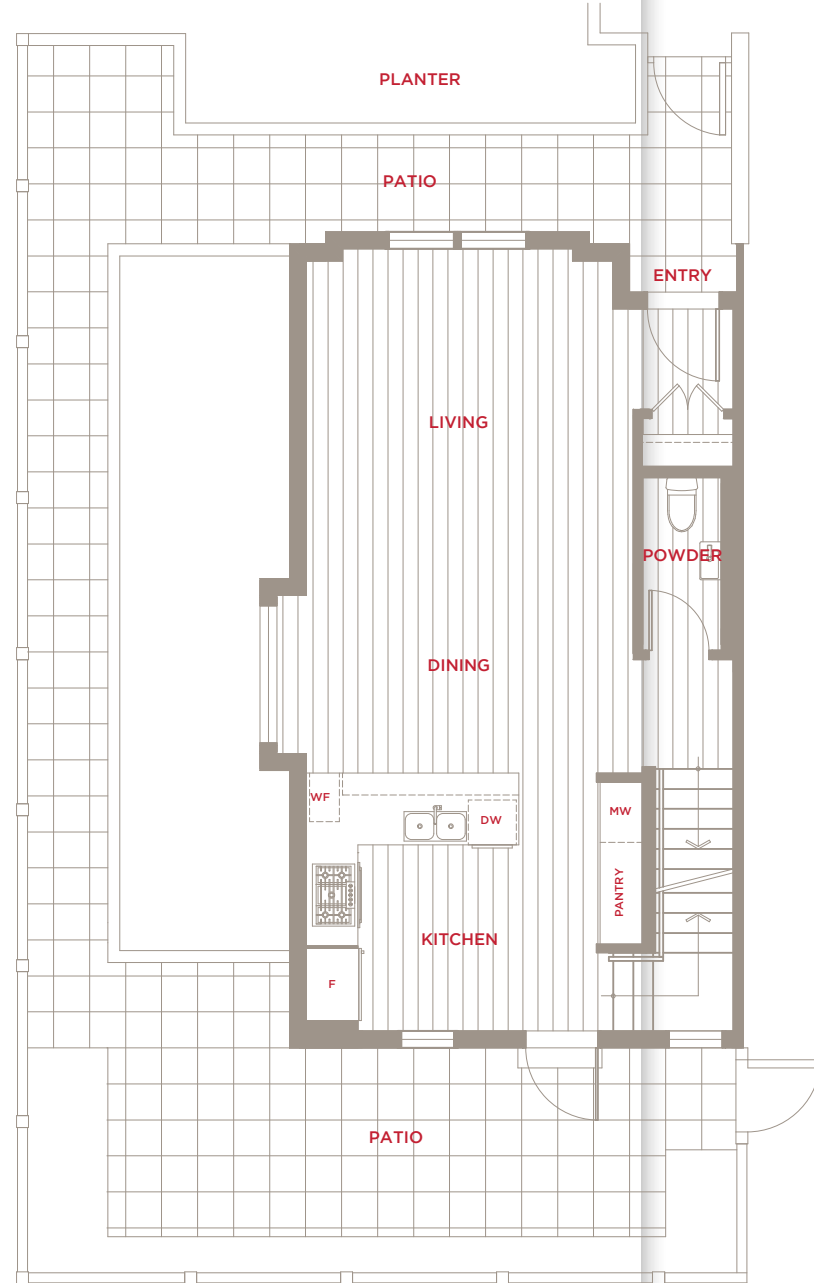
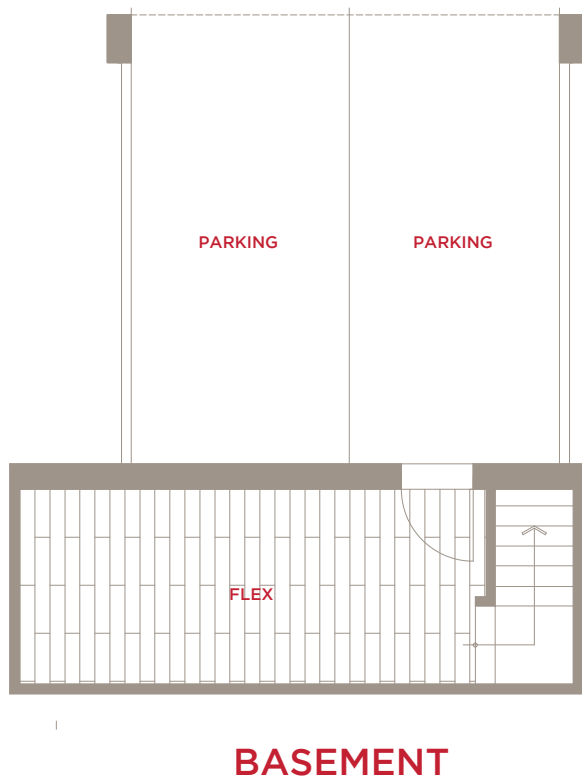


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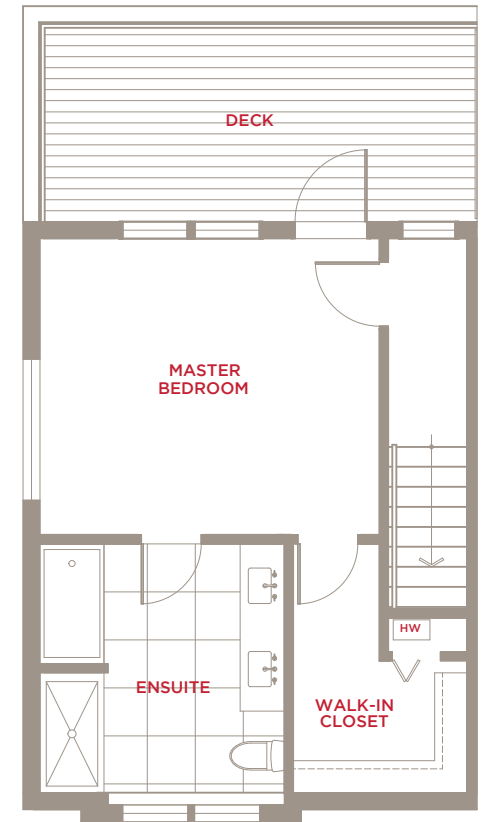


THE VILLAGE
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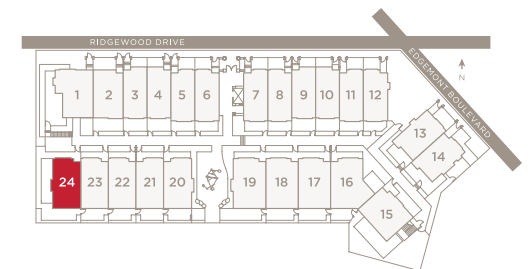
3 Bedroom, 3.5 Bathroom + Flex
 Interior: 2,007 Sq. Ft. Exterior: 897 Sq. Ft.



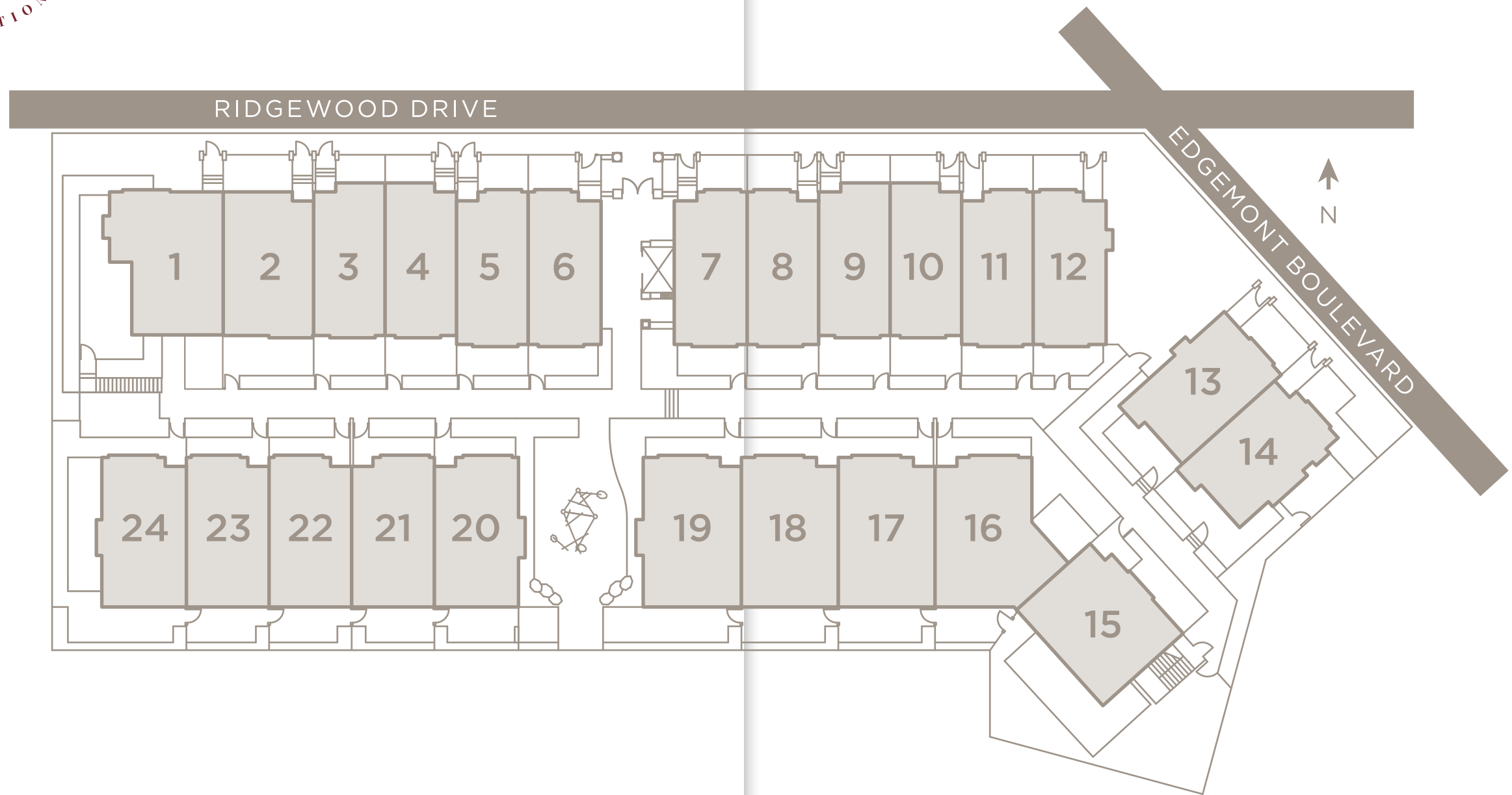
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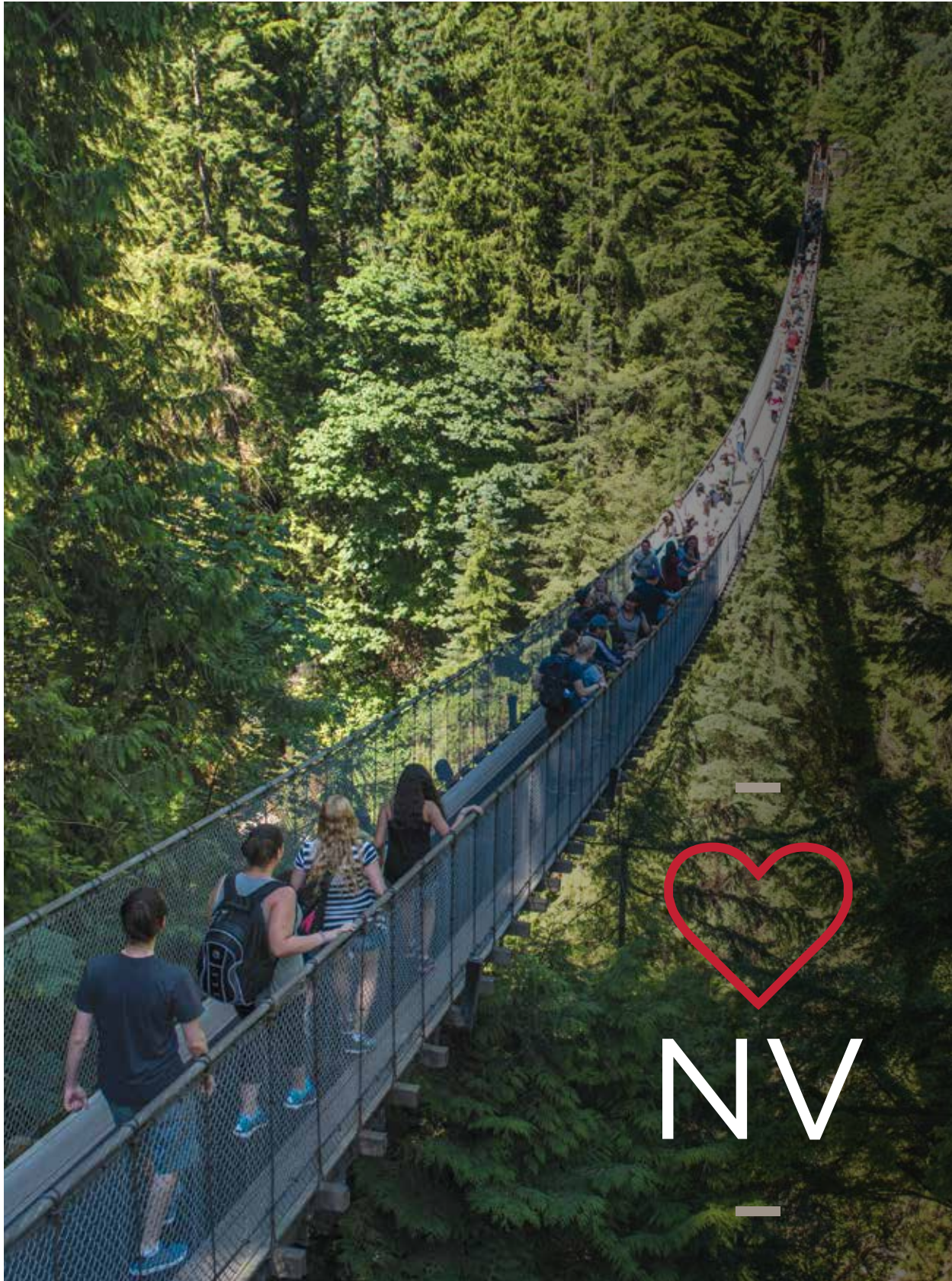


UPPER



THE VILLAGE
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Site Plan
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COLLECTION





EST. 1963

Inspired By
Homeowners.
Built By
Boffo Properties.

Since 1963, Boffo Properties has earned a reputation for creating desirable residences of all shapes and sizes, each of which exhibits the same timeless design, quality construction and beautiful landscaping we'd expect for our very own homes.

From our earliest days, this family-run company has had a knack for selecting standout locations in premium neighbourhoods. Edgemont Walk is no exception. This North Shore village offers a fairytale location with very real benefits, including walkable access to nature and all the local services you could ask for, from a butcher and barbershop to the most delicious bespoke bakery on the entire North Shore.

For these reasons and so many more,
we can't wait to share Edgemont Walk with you.

BOFFO

BOFFO
EST. 1963

1133 Ridgewood Drive, North Vanvouver
edgemontwalk.ca