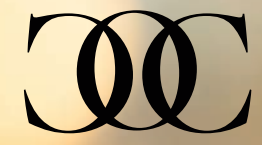


# COCO

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.



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

✓ Richmond

✓ Langara Golf Course

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

UBC >

✓ Columbia Park

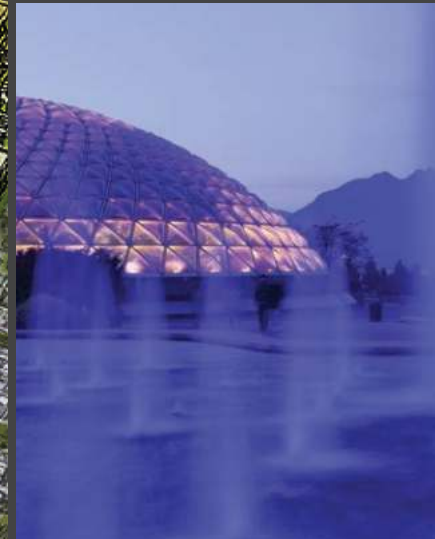
✓ Oakridge 41<sup>ST</sup> Canada Line Station

Downtown Vancouver >

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 COGO 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 41<sup>st</sup> 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. Caesarstone 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

ALBERTA STREET

LANE

● 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM PH ● 3 BEDROOM TH





W 41ST AVENUE

## LEVEL 2



ALBERTA STREET

● 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM PH ● 3 BEDROOM TH

LANE





W 4<sup>th</sup> AVENUE

**305**

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

**306**

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

**307**

**PLAN C**  
1 BEDROOM + DEN  
SUITE AREA: 579 SF.

RETRACTABLE  
BALCONY GLAZING

**304**

**PLAN F1**  
2 BEDROOM + DEN  
SUITE AREA: 837 SF.

**308**

**PLAN J**  
2 BEDROOM + DEN  
SUITE AREA: 915 SF.

**303**

**PLAN G**  
2 BEDROOM  
SUITE AREA: 837 SF.

**309**

**PLAN E**  
2 BEDROOM  
SUITE AREA: 767 SF.

**302**

**PLAN B**  
1 BEDROOM + DEN  
SUITE AREA: 520 SF.

**301**

**PLAN A**  
1 BEDROOM + DEN  
SUITE AREA: 535 SF.

ALBERTA STREET

LEVEL 3

● 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM PH ● 3 BEDROOM TH

**311**

**PLAN H<sub>2</sub>**  
2 BEDROOM + DEN  
SUITE AREA: 899 SF.

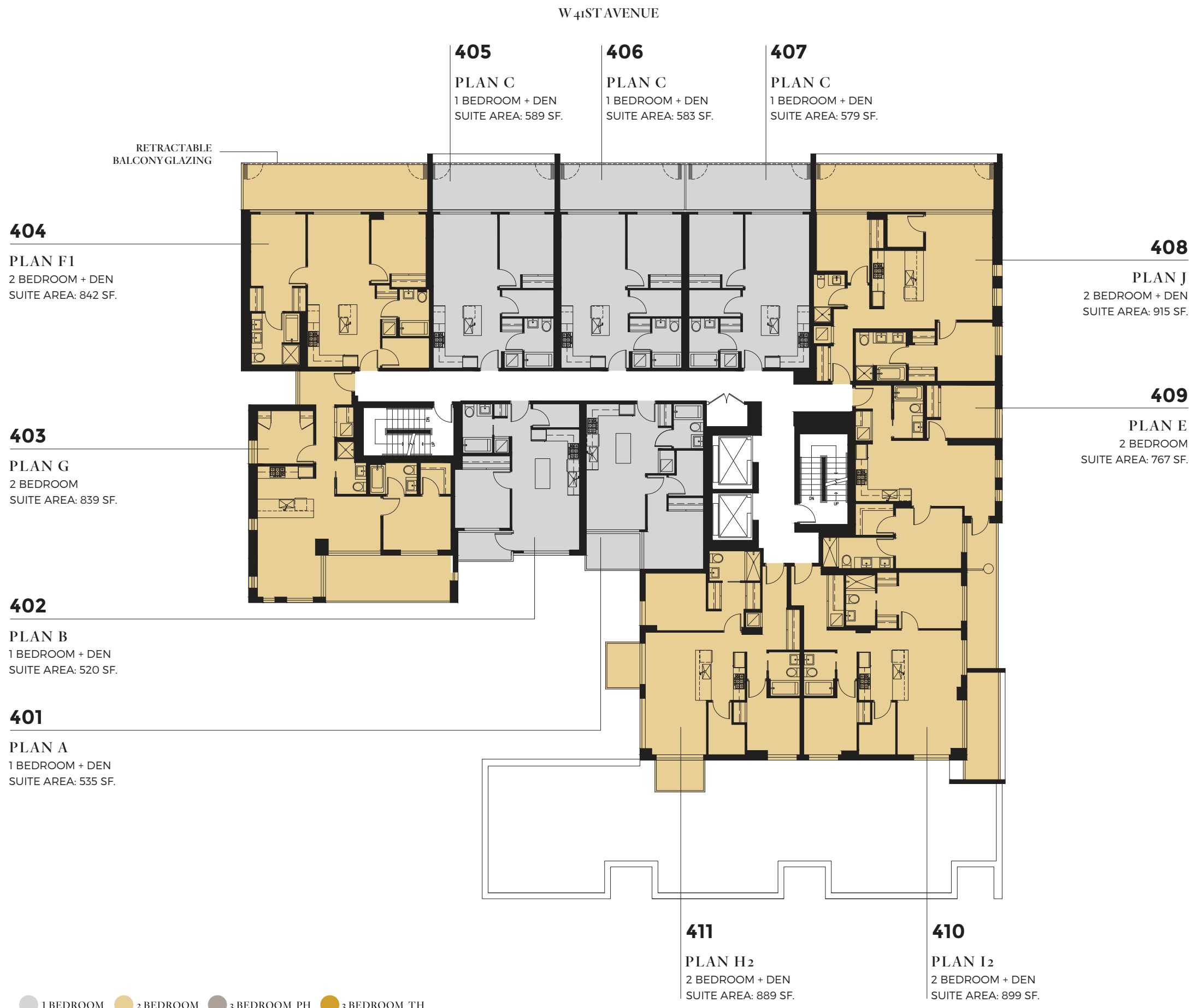
**310**

**PLAN I<sub>2</sub>**  
2 BEDROOM + DEN  
SUITE AREA: 899 SF.

LANE









**503**

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

**502**

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

**504**

PLAN PH C  
2 BEDROOM  
SUITE AREA: 977 SF.

**501**

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

**505**

PLAN PH D  
2 BEDROOM  
SUITE AREA: 876 SF.

**LEVEL 5**

**506**

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

ALBERTA STREET

● 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM PH ● 3 BEDROOM TH

LANE





**603**

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

**602**

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

**601**

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

**606**

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

**LEVEL 6**

ALBERTA STREET

● 1 BEDROOM ● 2 BEDROOM ● 3 BEDROOM PH ● 3 BEDROOM TH

LANE





# FEATURES

## WESTSIDE LIVING

- Solid concrete building located at the corner of West 41<sup>st</sup> 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

- Caesarstone 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.



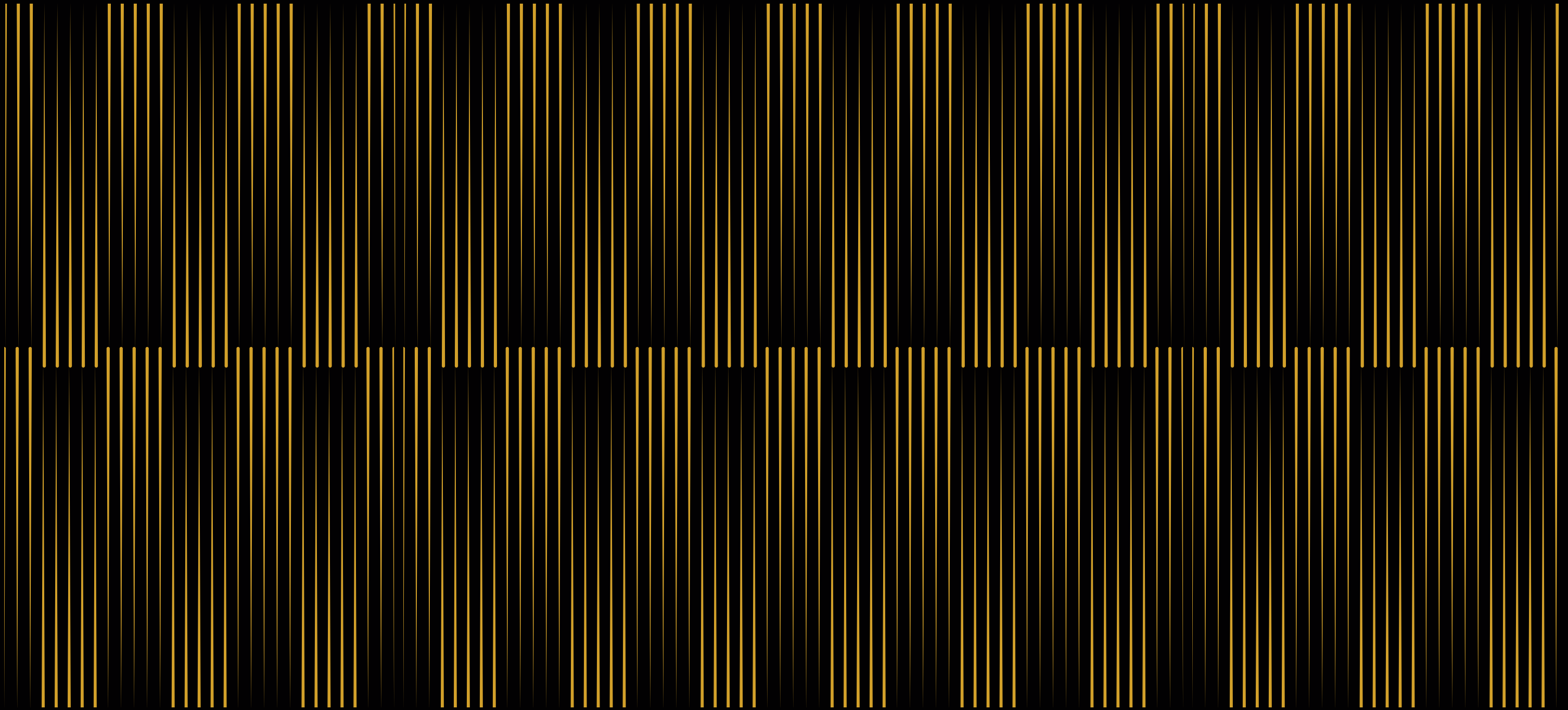
GBL Architects is a cohesive and progressive Vancouver based firm providing a full range of architectural services to the public and private sector.



Cristina Oberti Interior Design Inc. 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.



CocoOakridge.com