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Gladwyn

CAMBIE & NO.5



# LIFE IN FULL BLOOM



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Marketing and Sales by Synergy Marketing and Sutton West Coast Realty. 



Like a tiny seed set aloft on a soft breeze, we  
yearn to set down roots. **Life in full bloom** at

# Gladwyn

—an intimate collection of 20 modern townhomes  
inspired by the English countryside.











Gladwyn is well located in the East Cambie neighbourhood of the City of Richmond. From parks to shopping and restaurants, enjoy the bevy of amenities located just outside your doorstep.

Spend time in King George Park, only moments away from your door, where the opportunities for outdoor play are endless. This 48-acre park is home to Richmond's largest outdoor waterpark, in addition to many other recreational features such as sports fields, basketball and tennis courts, playgrounds, a community garden, and picnic area.

Gladwyn is positioned for easy access to everything within the City of Richmond and beyond. Shop locally at the Cambie Plaza, which offers an array of retailers, restaurants, banking services, and a Richmond Public Library. Convenient access to the City of Vancouver and surrounding municipalities is provided via the nearby Knight Street Bridge and Highways 99 and 91.



A

# Breath of Fresh Air







# English Countryside Meets City Living



Designed to evoke the tranquility of the English countryside, the homes at Gladwyn are surrounded by floral touches and garden focal points. Enjoy evening strolls along the private garden path, and cultivate your green thumb in the communal garden. A private playground awaits the smaller Gladwyn residents—watch them grow.





# Where Life Flourishes

## 01 CAMBIE PLAZA

Shoppers Drug Mart  
Richmond Public Library  
HealthVue Medical Clinic  
Continental Seafood Restaurant  
Lotus Restaurant  
Kiyo Sushi  
L.A Chicken

## 02 ABERDEEN SHOPPING CENTRE

H-Mart  
Anytime Fitness  
Saint Germain Bakery  
Chef Hung Taiwanese Beef Noodle  
Ramen Taka  
SURA Korean BBQ  
Oomomo

## 03 ALEXANDRA ROAD

The Fish Man  
Micha  
Cocoru  
Deer Garden  
Max Noodle House  
Sun Sui Wah  
Snowy Village Dessert Cafe

## 04 LANDSDOWNE CENTRE

The Dolar Shop  
Happy Lamb Hot Pot  
Earls  
T&T Supermarket

## 05 ALDERBRIDGE HUB

Walmart  
Marshalls  
Thai Son  
Bánh Mì Très Bon  
Tsujiri Richmond

## 06 RICHMOND CENTRE AREA

Kirin Seafood Restaurant  
RBC Bank  
Shanghai River Restaurant  
TD Bank  
HaiDiLao HotPot  
Cactus Club

## 07 BRIDGEPORT

River Rock Casino  
Richmond Night Market  
Costco Wholesale  
Sea Harbour Seafood  
Shibuyatei Japanese Restaurant

## 08 MARINE GATEWAY

T&T Supermarket  
Neptune Palace Seafood  
Canadian Tire  
Winners  
Best Buy  
Superstore

## SCHOOLS

- 09 Kathleen McNeely Elementary School
- 10 Chaoyin International School
- 11 H.J. Cambie Secondary School
- 12 Kwantlen Polytechnic University

## PARKS

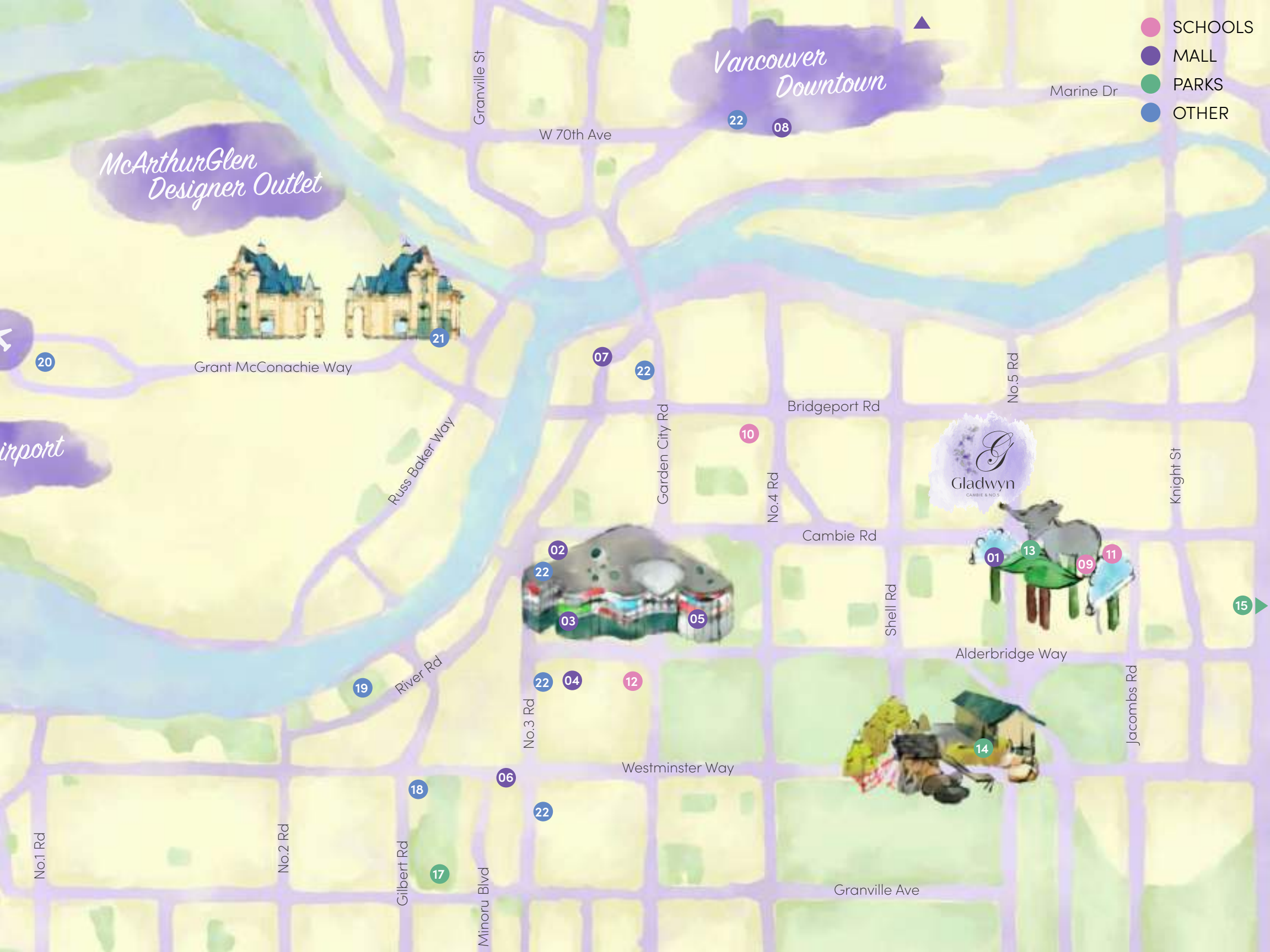
- 13 King George Park
- 14 Richmond Nature Park
- 15 Richmond Driving Range
- 16 Quilchena Golf and Country Club
- 17 Minoru Park

## OTHER

- 18 Richmond Hospital
- 19 Richmond Olympic Oval
- 20 Vancouver International Airport
- 21 McArthurGlen Designer Outlet
- 22 Multiple Skytrain Stations









# Life in Full Bloom

It is said that if life is a garden, then friends are the flowers. Gather, connect, and create timeless memories with your loved ones at Gladwyn.

The homes at Gladwyn feature modern interiors with a nod to the traditional. Main floors offer open concept living spaces with elevated 9-foot ceilings adorned with elegant crown moulding. Water-resistant European inspired laminate floors provide the foundation for your family's everyday needs.



Select from two distinct colour schemes: white modern shaker cabinetry with a pop of colour provided by a cool aqua-toned artisan tile backsplash, or grey modern shaker cabinetry complimented by white artisan tile backsplash. Both colour schemes are paired with brushed brass faucets by Kohler and co-ordinating cabinetry knobs.



Artfully





Curated Colour Palettes







# Kitchens That Inspire



A well-planned, functional kitchen can make all the difference for the chef. Each of the kitchens at Gladwyn have been carefully designed to maximize efficiency, incorporating the innovative GE Café appliance package into your daily cooking experience. Cosentino Silestone countertops are both beautiful and hardwearing and will withstand everyday use for years to come.







A life in full bloom is also a busy one. Shed the day's stressors at the door and unwind in your personal sanctuary. Light-filled bedrooms feature large, walk-in closets and plush carpeting for ultimate comfort underfoot.



# Cultivated Comfort

Bathrooms feature expansive showers, spacious vanities, and Kohler fixtures complemented by natural terrazzo floor tiles. Convenient additional storage is provided by discreet medicine cabinets.





# Hi-Tech Homes



MOBILE  
CONTROL



Gladwyn homes feature smart appliances from GE Café and LG.



GE Café Gas Oven



Harness the cooking power of the chef inspired GE Café Natural Gas range which features six burners and a True European convection oven. Entertaining is made easy with aesthetically pleasing stainless steel design and smartphone-enabled oven controls.





LG Washtower



With LG's innovative Washtower, you can take the guess work out of laundry. AI sensors select the appropriate wash and dry settings for your fabrics and can be monitored from your smartphone. The Allergiene wash cycle uses steam to remove 95% of common allergens from your wardrobe.



GE Café Refrigerator



Stylish GE Café Refrigerators integrate form and function. The counter-depth design and sleek French doors are seamlessly integrated into Gladwyn kitchens, while internal water dispensers hide functionality from sight.



GE Café Dishwasher



Reinvent your dish routine with the GE Café Dishwasher. Unload shiny, table-ready dishes thanks to over 90 cleaning jets and an ultra dry system. An adjustable top rack revolutionizes your dishwasher's capacity and flexibility.

# The Team



Enrich Developments has been building homes and enhancing communities since 2008. Our focus is on exceeding expectations for both the quality of our homes and the client experience, and we are committed to raising the bar with each project we embark upon. We pride ourselves in providing our homebuyers with a comprehensive after-sales service, beginning with a thorough and proactive deficiencies walk-through and continuity on throughout property ownership.



## innova30 enhanced urban living



At Enrich Developments, our goal is to construct quality homes that will set a precedent for future generations through the use of innovative technology. By integrating new technology such as Samsung AirDresser and energy-conscious solar panels into our projects, we set ourselves ahead of the rest.

# ENRICH



It is not often that where you live  
inspires how you live.



HERON

28 modern townhomes



DEVELOPMENTS



*S*ynergy was created to serve home buyers and sellers with expertise and integrity, and provide boutique developers with a complete set of solutions to help bring their projects to the market profitably.



A legacy that lasts  
for generations

## INTERFACE:

*I*nterface Architecture, established in 1994, is a successful full-service architectural firm practicing in Richmond. The principals, Ken Chow and John Lo, take pride in being creative, practical, and conscientious. They have consistently maintained a small but versatile office, offering a wide range of architectural services including interior design, computer 3D rendering, and model-making. The team is also able to communicate in Cantonese, Mandarin Chinese, and Korean.



*W*ith over 15 years of experience in the real estate industry, encompassing both construction and design, iD Design Consulting is a multidisciplinary design-build firm. iD takes pride in thinking “outside the box” – from project naming, brand positioning to interior design. Together with expert construction management services, iD provides their clients with a seamless project experience.







## English Country Inspired Exteriors

- Boutique collection of 20 luxury townhomes offer the serenity of a small community
- Classic English architecture by renowned local architect, Ken Chow of Interface Architecture
- Brought to you by Enrich Developments, an established developer with extensive experience building quality homes throughout Richmond and Vancouver

## Functional Interiors

- Thoughtful layouts maximize every square inch, resulting in a functional, spacious place to call home
- Choose from two distinctive colour schemes, Light and Dark, curated by iD Design Consulting
- Main floor living areas feature durable laminate flooring selected for its hardwearing attributes. Soft, plush carpeting in bedrooms feels comfortable and warm underfoot.
- Recessed downlights brightly illuminate all living spaces and add drama to the 9-foot ceilings on the main floors
- Large windows allow in an abundance of natural light
- All homes come equipped with an full size LG Smart Washtower capable of efficiently washing and sanitizing your family's every day needs
- Efficiently heat and cool your home with Samsung ducted AC & HVAC system.

## Life in Bloom

- Each home includes a private yard for extended outdoor living space
- Thoughtfully appointed playground enables residents to build a community and connect with other residents
- Community garden offers residents the opportunity to cultivate their own garden areas
- Private community walking paths creates a picturesque location for regular strolls

## Spacious Kitchens

- Open, functional kitchens feature modern shaker cabinets and artisan tile backsplash
- Cabinetry is efficiently designed to make the most of the storage space available in each kitchen. Floor to ceiling pantry and cabinets provide maximum storage space (select homes only).
- Large kitchen islands are an entertainer's dream (select homes only)
- Engineer Quartz countertops create a durable surface for all of a busy family's daily activities
- Artisan square tile backsplash injects visual interest into a clean, modern design
- Illuminating under-cabinet LED strip lights tastefully brighten up your space
- All homes come with chef quality stainless steel appliance package including:
  - o 33" GE Café Stainless Steel French Door Refrigerator
  - o 30" GE Café Stainless Steel Gas Convection Range
  - o 30" Faber Integrated Hood Fan with LED lighting
  - o 24" GE Café Stainless Steel Dishwasher
  - o 21" Panasonic Stainless Steel Microwave

## Luxury Bathrooms

- Four-piece Kohler plumbing package gives peace of mind in your ensuite sanctuary. Includes double vanity, shower, hand shower, and modern toilet for single-family living experience.
- Select from two designer colour schemes, Light and Dark, for your primary ensuite.
- Vanities feature abundant storage space with modern soft-close shaker cabinets and durable quartz countertops with matching backsplash
- Natural, spa-inspired terrazzo floor tiles artfully compliment delicate vertical rectangle artisan wall tile
- Large showers with built-in seating bench (select homes only)
- Expansive beveled mirrors allow you to prepare for your day ahead in style
- Chrome bathroom hardware is provided throughout and ties together the clean design
- All shared bathrooms include built-in medicine cabinets and vanity storage

## Smart Home

- Modern living is elevated via app control for your most used appliances. Control your home with your phone through the following appliances:
  - o GE Café Refrigerator
  - o EV Ready
  - o GE Café Range
  - o GE Café Dishwasher
  - o LG Washtower

## Upgrades

- Technology forward homes built to incorporate electric vehicle charging (Flo2 charger)
- Upgrade second floor carpet to laminate flooring throughout the home
- Closet organizers

## Peace of Mind

- Secure your home with the built in alarm system. Monitoring company not included.
- Homes are designed to incorporate electric vehicle charging. Charger can be added as an upgrade.
- Comprehensive 2-5-10 year warranty protection on all homes
- Peace of mind knowing Enrich Developments' commitment to creating quality homes in compliance with Low Emissions Green Building Standard

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BY  **ENRICH**  
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You've found a home