

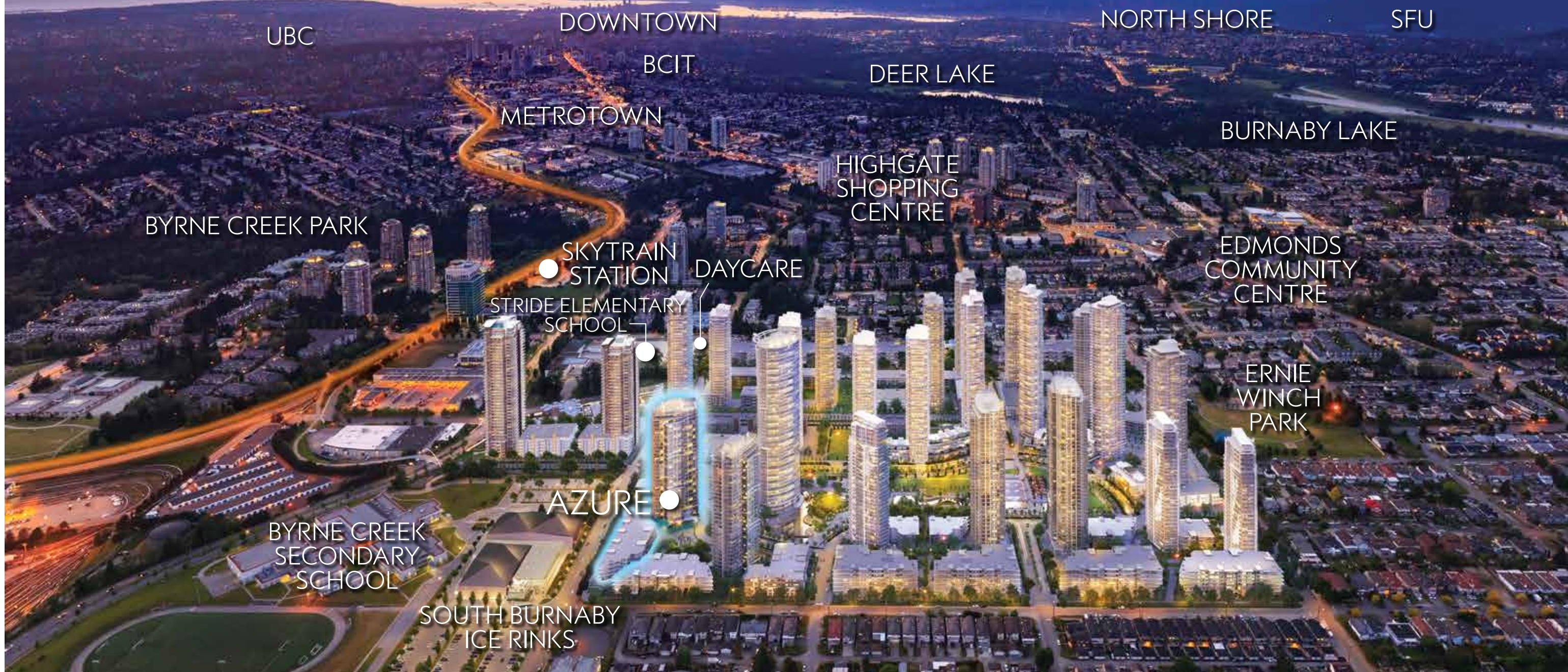
ADVANCE PREVIEW KIT



SOUTHGATE CITY

Destiny is Home

Azure at SouthGate City represents the first opportunity to own in this highly anticipated, world-class master-planned community with 5 acres of thoughtfully planned parks, meandering waterways, and 400,000 square feet of retail shops and services. Setting the new standard for convenient and prestigious living, Azure places you at the forefront of this grand vision.



SOUTHGATE CITY



SOUTHGATE CITY BY THE NUMBERS

60 Acres 29 towers 46 Buildings

45,000 Square foot food store

20,000 Square foot new community centre

2 Blocks to Skytrain 5 Acre park

5 Distinct neighbourhoods 15 kilometres of bike paths

ABOVE THE CLOUDS



SO MUCH TO SEE

ELEGANT ARRIVAL

One's arrival at Azure reflects your pride of ownership as you are met by a cascading water feature embracing the entrance to an elegant lobby lounge. A greeting from your dedicated concierge enhances the experience of a soothing and convenient lifestyle for which Azure is exclusively designed. This is what you have earned. This is what you deserve.





HIGH RISE FIRST CLASS AMENITIES

A Z U R E
AT SOUTHGATE CITY



- 1 Main lobby entry
- 2 Concierge
- 3 Secure Amazon delivery and storage
- 4 Mail room
- 5 Fireside lobby lounge
- 6 Billiards lounge
- 7 Fully equipped kitchen
- 8 Fireside Lounge
- 9 Private Gym
- 10 Yoga Studio
- 11 Outdoor lounge seating
- 12 Guest suite



SOOTHING RETREAT

Azure's sophisticated lobby extends into an adjacent fireside lounge, complete with a full kitchen and games room for entertaining friends and family. At Azure, your home extends beyond your own front door.

FIRST CLASS LIVING

We all know that achieving and maintaining our health and wellness goals can be a challenge given the demands of our busy daily lives. Whether you are looking for more downtime with your family and closest friends, or training for that next 10k, the exclusive amenities of Azure have you covered. The fully-equipped Azure fitness center will keep your body and mind thriving. Enjoy the ease of exercising day or night, or entertaining close friends in the stylish billiards lounge without leaving the comfort of your own home.





TOUCH THE SKY

Welcome to interiors that invite a continuous flow of light with expansive glazing for a home that is open and airy from every angle. Spacious kitchens with islands, pantries, and full-size premium appliances are as well-suited to the preparation and enjoyment of a casual meal as they are to a full-scale dinner party. Fit and finish of cabinetry offers a choice of either light and bright or rich and warm designer schemes as a backdrop to your own personal home style.

YOUR PERSONAL SANCTUARY

Choose from one of two exquisite design schemes created to enhance maximum form and function to suit your personal lifestyle. Our signature Kohler kitchens and bathrooms set the highest standards with only the finest-quality fixtures.



FIRST IMPRESSIONS

- 30-storeys of iconically inspired design by award winning IBI architecture
- Sweeping covered grand entrance with cascading water feature and lush landscaping through-out
- Grand, over-height lobby with a luxurious fireside seating area, and a concierge to welcome you home
- Within easy walking distance of SkyTrain, schools, shopping, future ice rinks and conveniences of city living

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group:
 - Opulence (light and vibrant)
 - Allure (rich and elegant)
- Air conditioning in all tower residences
- Kitchen and living areas include contemporary laminate flooring with the option to upgrade to engineered hardwood*
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings throughout provide privacy
- Full-size, front-loading, energy-efficient washer and dryer
- Pre-wired for high-speed internet and digital cable access
- Generous outdoor balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently-located cable and data outlets in living room, some bedrooms and workspace/den

CRAFTED KITCHENS

- Soft-close full height cabinetry with pantries and islands in most homes
- Contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz-composite countertops with contemporary, porcelain-tile backsplash
- USB outlet(s) for convenient charging

- Cook and entertain with full-size stainless-steel appliances:
 - 5-burner gas cooktop with undermounted 30" Even-Heat convection single wall oven by KitchenAid
 - "Counter depth design", French-door style refrigerator with bottom mount freezer by Fisher & Paykel
 - Modern, high-performance, chimney-style hood fan by Broan
 - 24" Energy Star qualified, ProWash dishwasher by KitchenAid
 - Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler 'Ludington' under-mount, deep double-bowl sink with basin rack
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closet in master bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless-glass and tile shower with premium Kohler fixtures
- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean-edged vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Floating vanity with LED lighting, Quartz composite vanity countertop with undermount sink and premium Kohler fixtures
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera(s) outside main lobby and parkade entrance
- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors

- In-suite wireless security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- One personal bicycle sized storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is worry free

EVERYDAY ESSENTIALS

- Concierge desk located in the tower lobby
- Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully-equipped kitchen and dining area
- Fully equipped fitness room and yoga studio
- Guest suite for out-of-town visitors... perfect for when the in-laws visit
- Secured visitor parking spots
- 3 Car wash stalls
- 4 Electric vehicle charging stalls in residential area and 8 Electric vehicle stalls in visitor area
- 57 Visitor bicycle racks
- Bike repair room located in parkade
- Remember to ask our sales staff about our transit subsidy program for homeowners

OPTIONAL UPGRADES*

- Engineered hardwood flooring in main living area and bedrooms
- Wireless Security System
- Window Screens
- Closet Organizer

* See sales representative for pricing details

A

HIGH RISE
ONE BEDROOM
ONE BATH

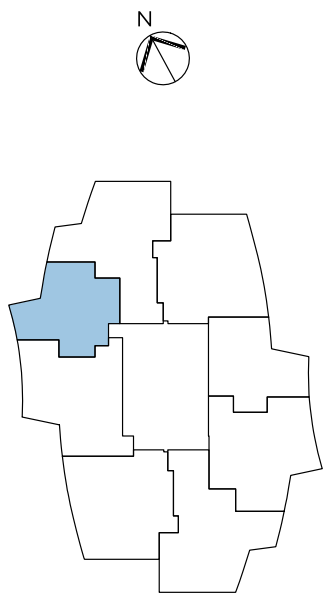
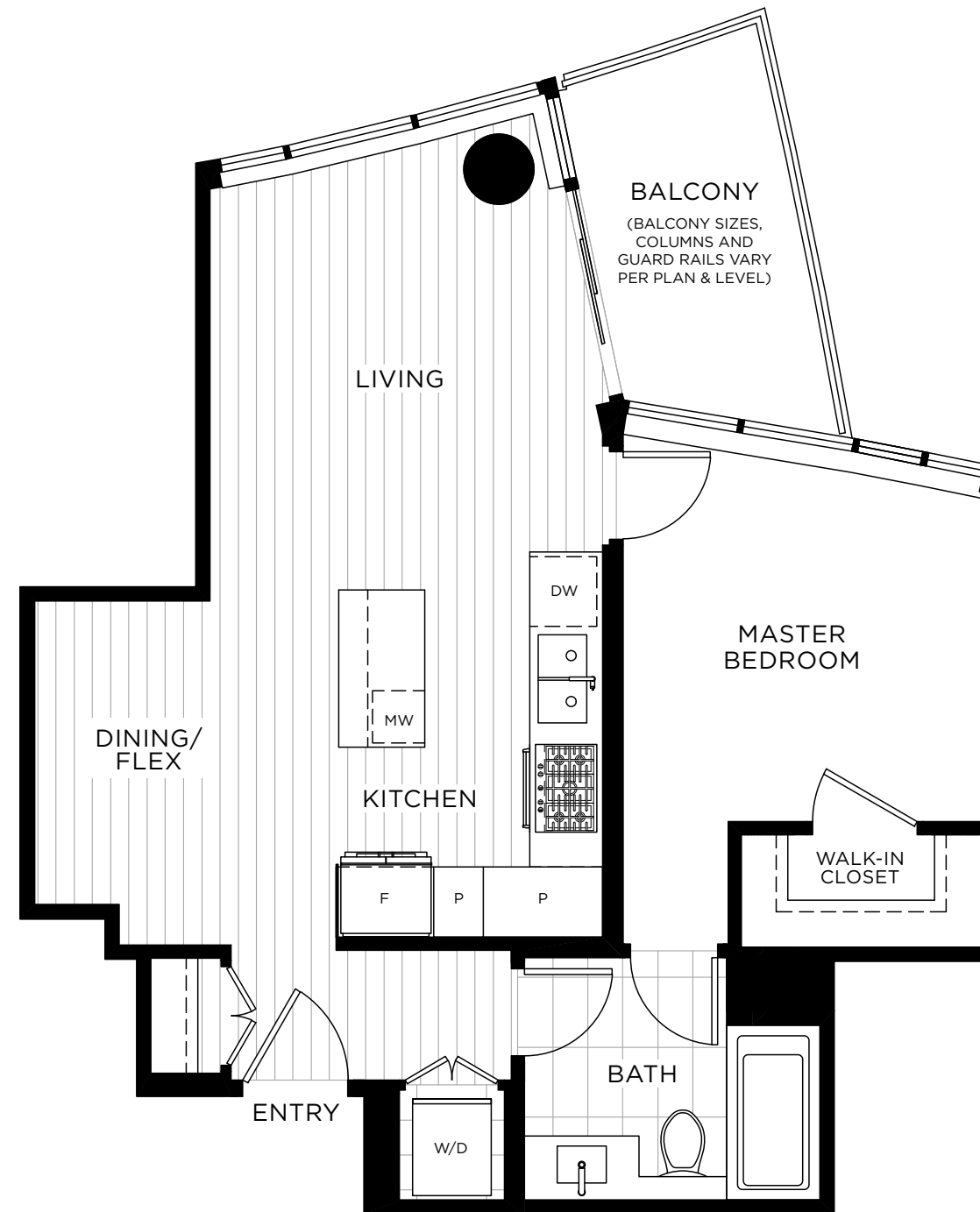
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

INDOOR LIVING: 611 SQ. FT.

OUTDOOR LIVING: 62-103 SQ. FT.

TOTAL: 673-714 SQ. FT.



LEVELS 2-28

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, plan orientation and materials without notice. All patio, terrace, balcony and yard sizes may vary. Windows, columns, privacy screens, demising walls, spandrell and guardrail details may vary depending upon the plan and floor level. The quality homes at Azure are built by LM Azure Homes Limited Partnership. E. & O.E.

A1

HIGH RISE

ONE BEDROOM AND DEN
ONE BATH

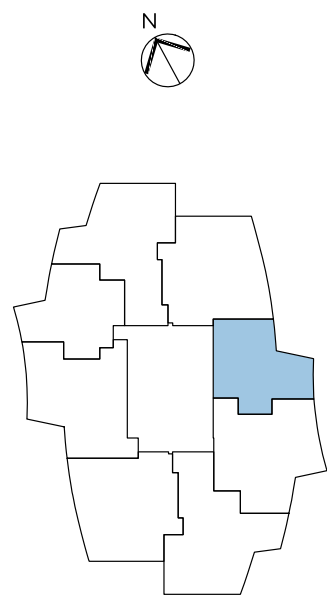
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

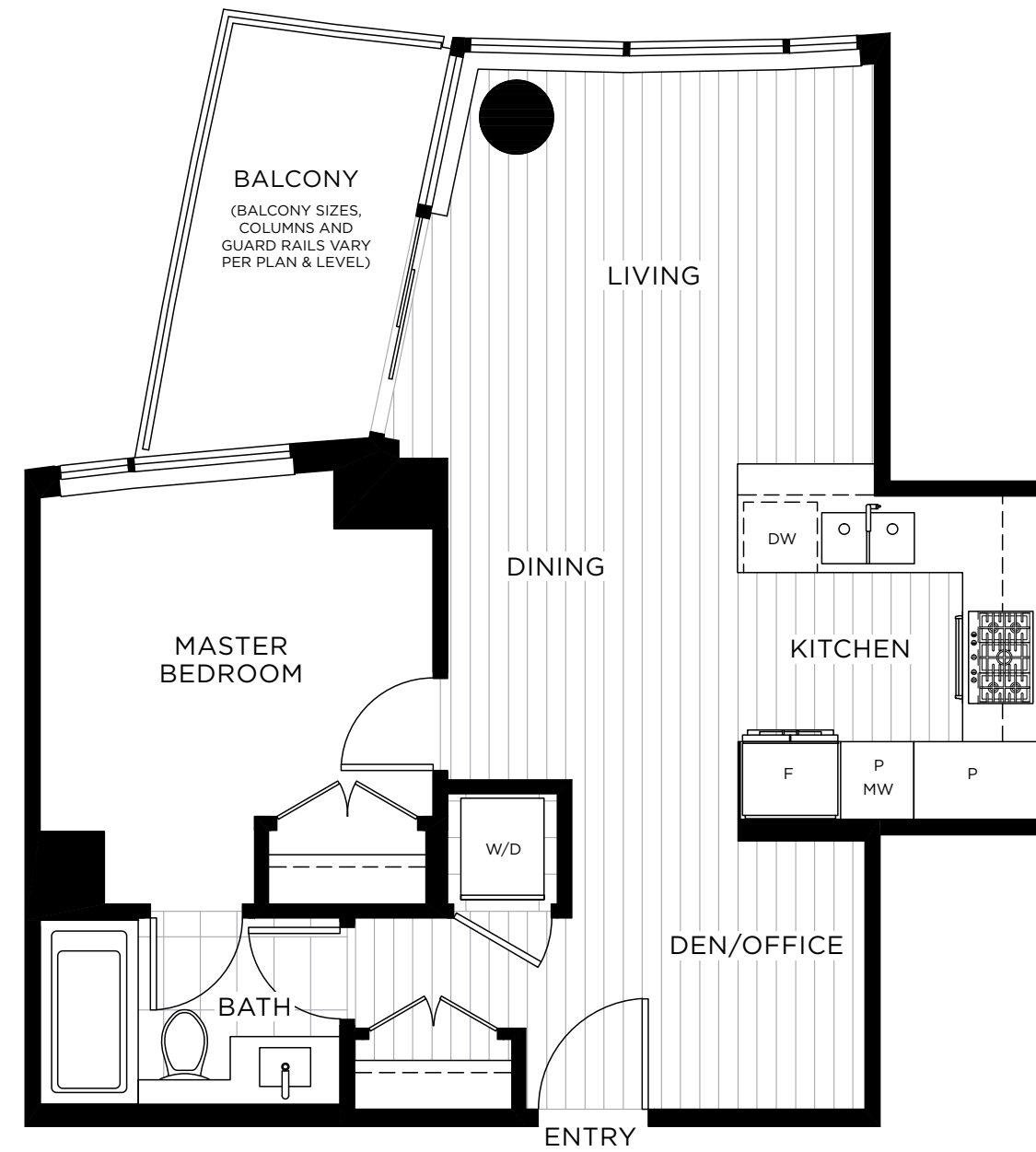
INDOOR LIVING: 622 SQ. FT.

OUTDOOR LIVING: 67 SQ. FT.

TOTAL: 689 SQ. FT.



LEVELS 2-28



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B

HIGH RISE

TWO BEDROOM
TWO BATH

ADAPTABLE

A Z U R E

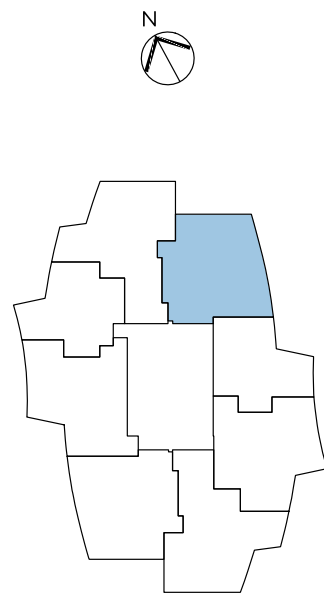
AT SOUTHGATE CITY

FLOORPLAN SIZE

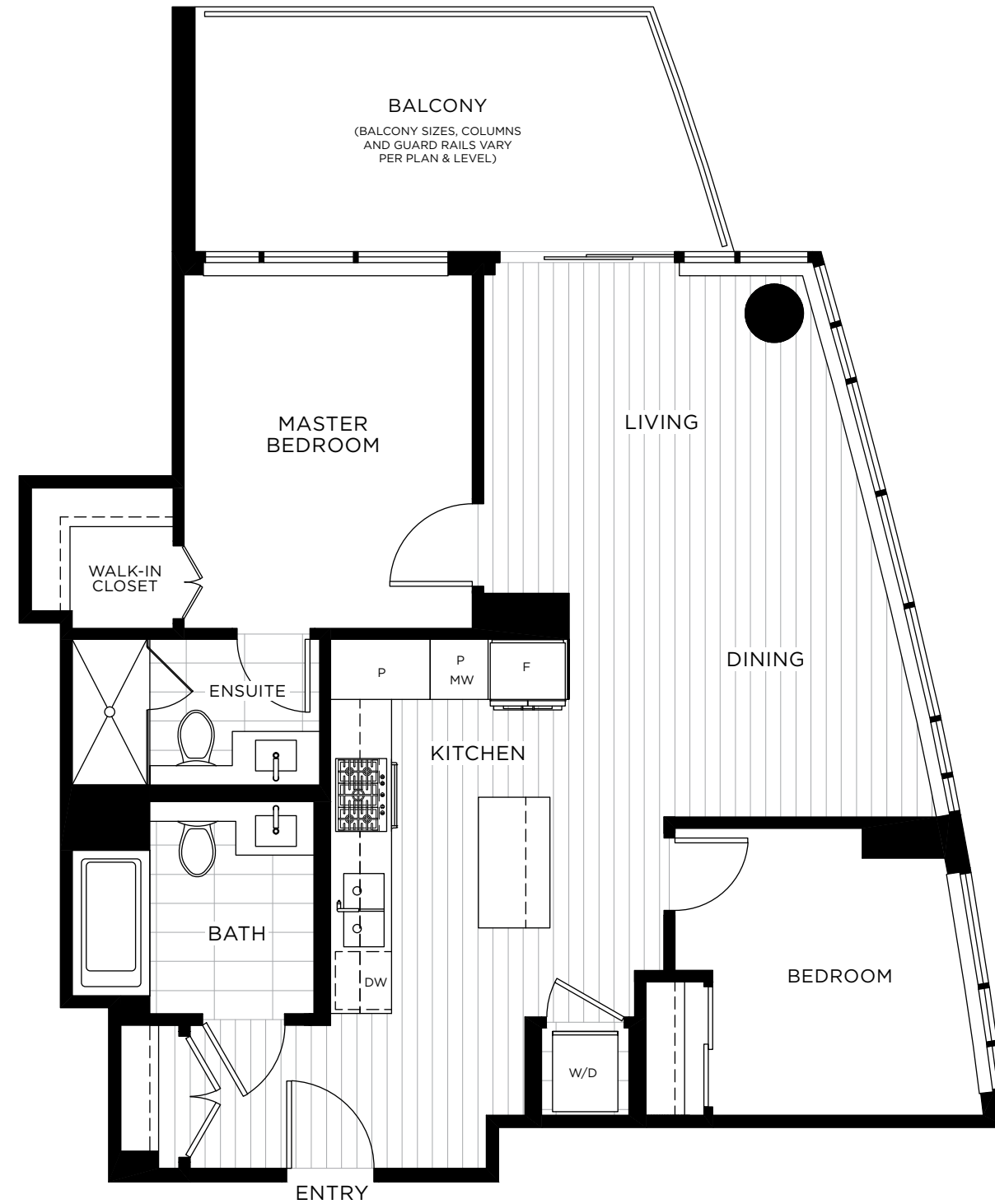
INDOOR LIVING: 881 SQ. FT.

OUTDOOR LIVING: 135 SQ. FT.

TOTAL: 1,016 SQ. FT.



LEVELS 2-28



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B1

ADAPTABLE

HIGH RISE

TWO BEDROOM
TWO BATH

A Z U R E

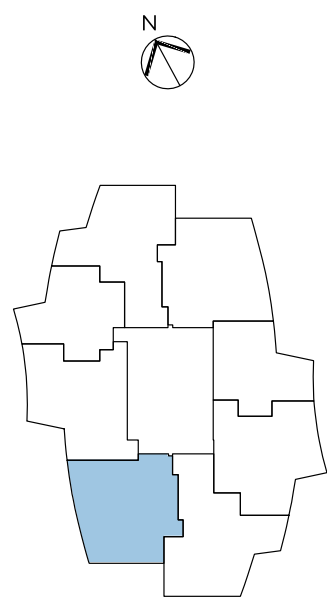
AT SOUTHGATE CITY

FLOORPLAN SIZE

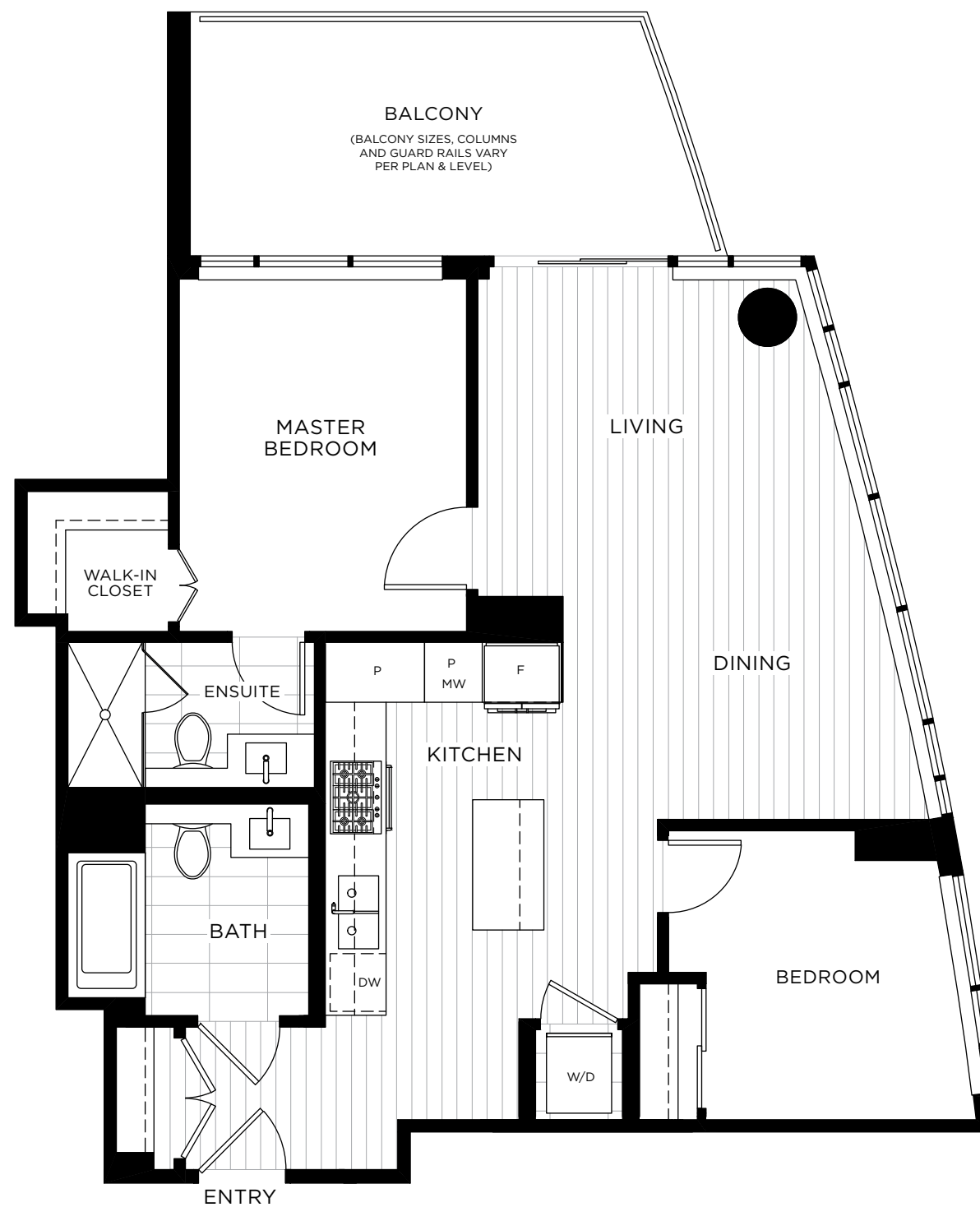
INDOOR LIVING: 874 SQ. FT.

OUTDOOR LIVING: 137 SQ. FT.

TOTAL: 1,011 SQ. FT.



LEVELS 2-28



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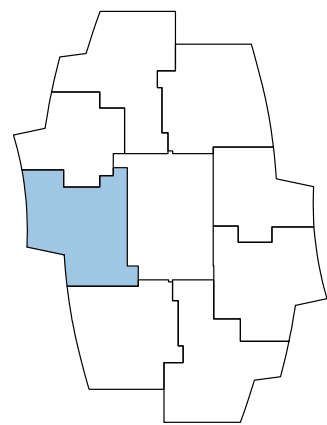


HIGH RISE
TWO BEDROOM
TWO BATH

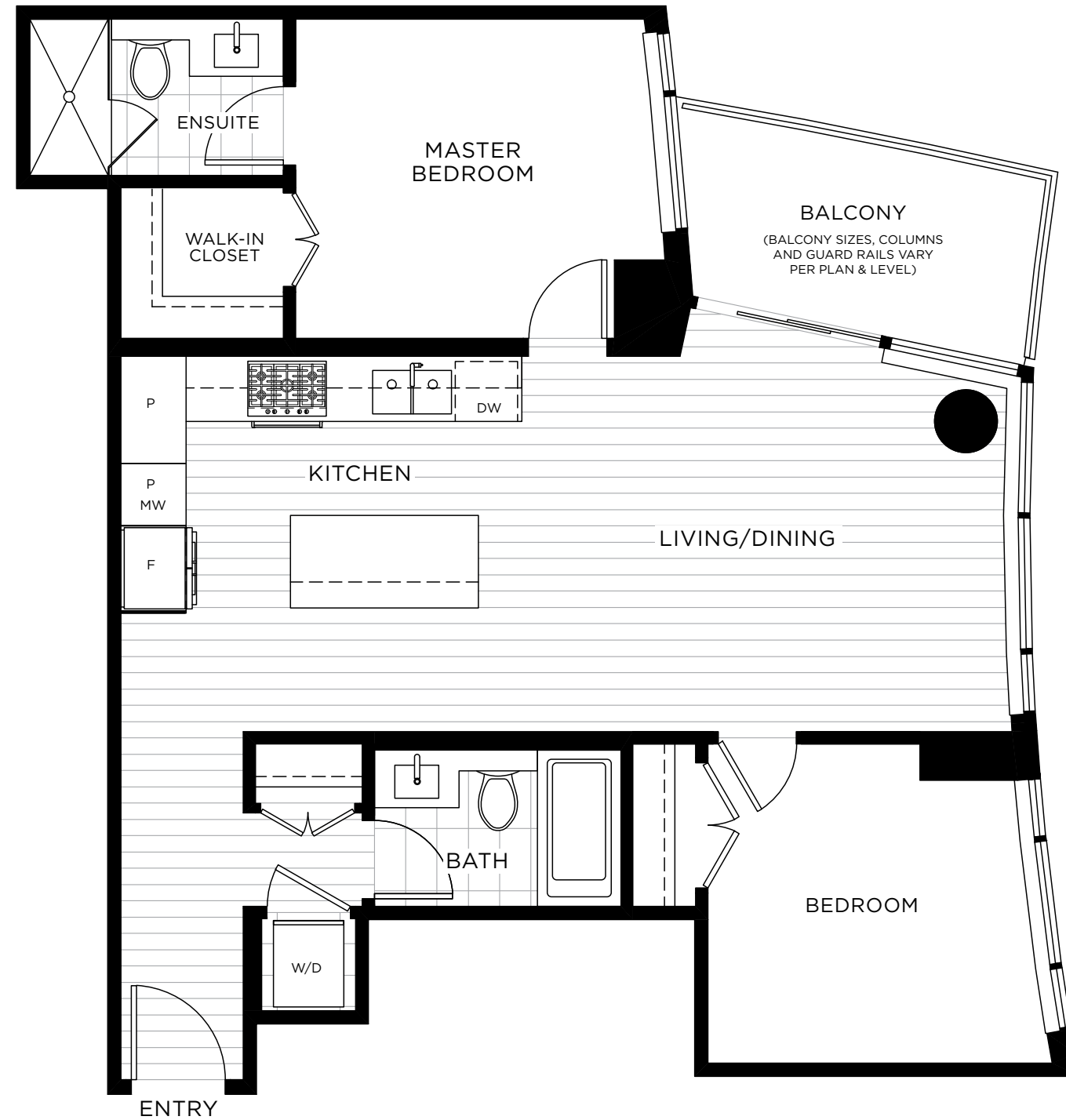
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

INDOOR LIVING: 872 SQ. FT.
OUTDOOR LIVING: 68 SQ. FT.
TOTAL: 940 SQ. FT.



LEVELS 2-28



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D

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH

A Z U R E

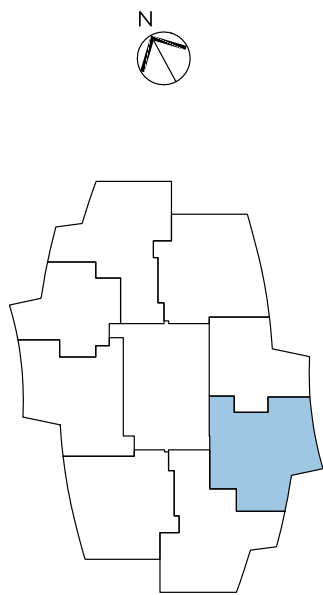
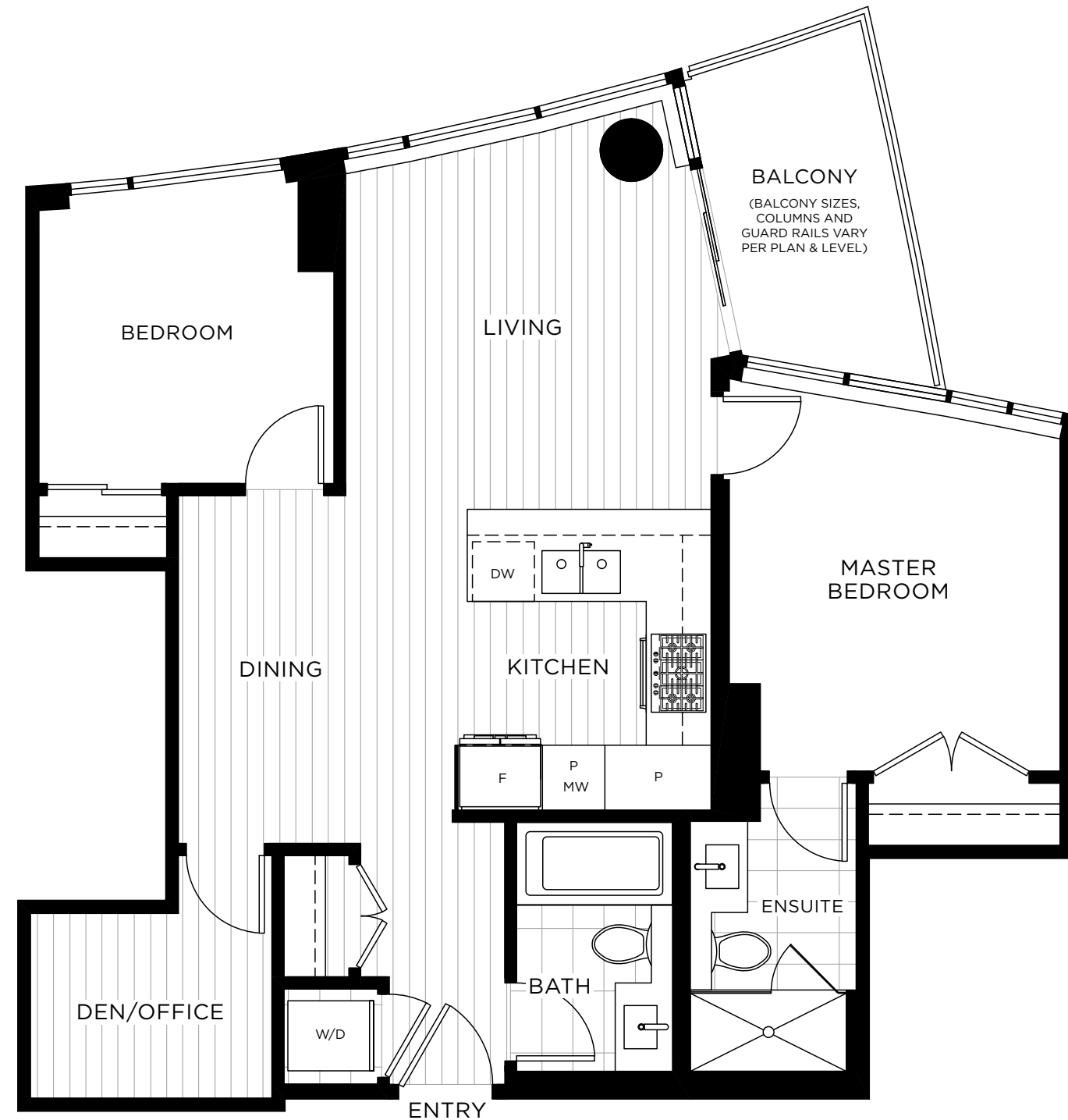
AT SOUTHGATE CITY

FLOORPLAN SIZE

INDOOR LIVING: 846 SQ. FT.

OUTDOOR LIVING: 62 SQ. FT.

TOTAL: 908 SQ. FT.



LEVELS 2-28

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E

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH

A Z U R E

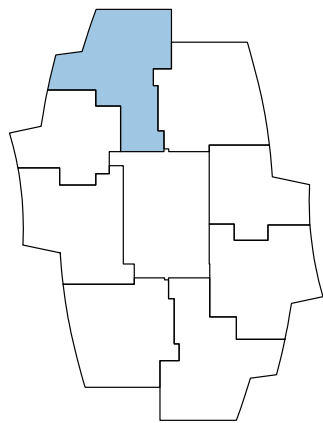
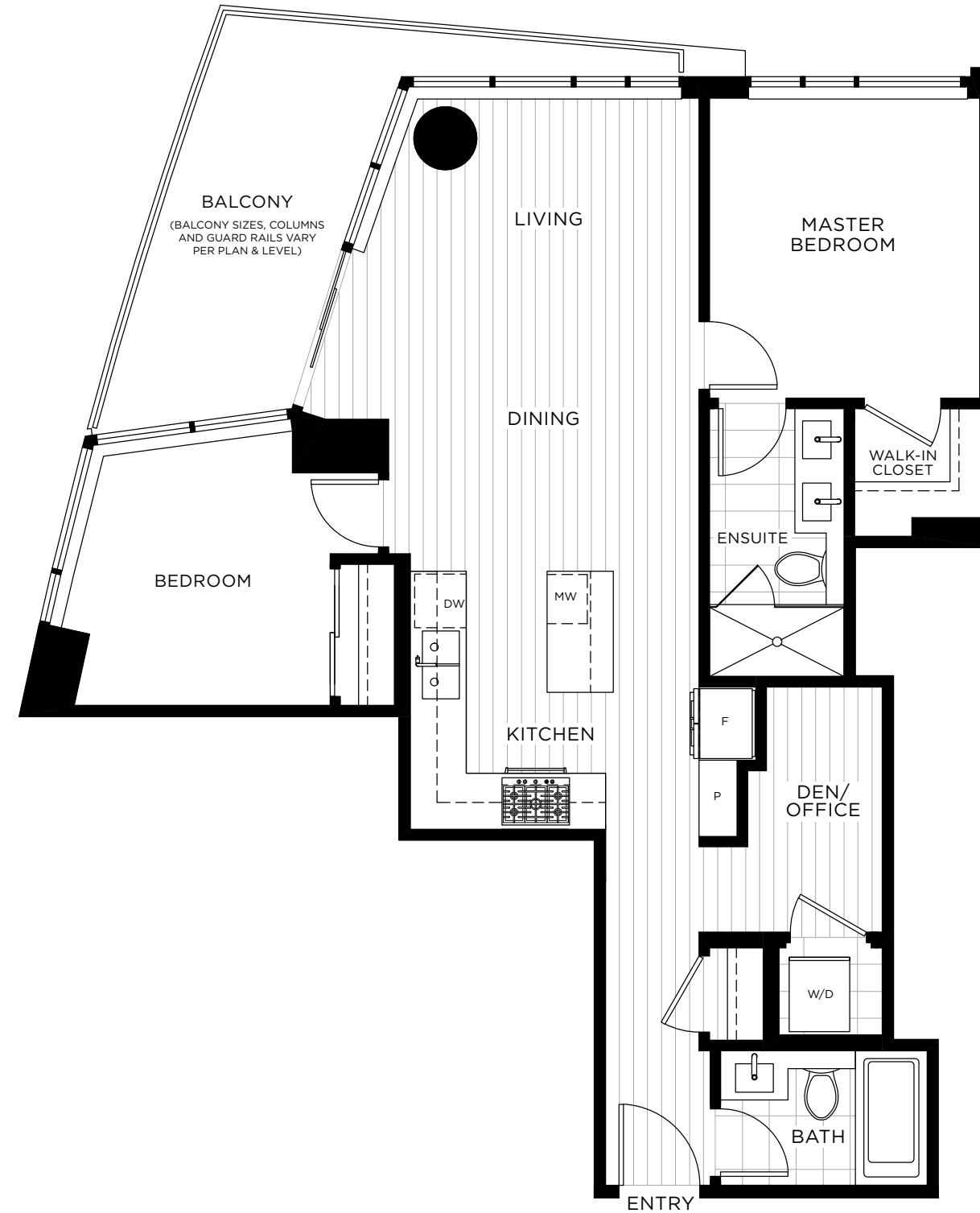
AT SOUTHGATE CITY

FLOORPLAN SIZE

INDOOR LIVING: 897 SQ. FT.

OUTDOOR LIVING: 117-144 SQ. FT.

TOTAL: 1,014-1,041 SQ. FT.



LEVELS 2-28

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E1

HIGH RISE

TWO BEDROOM AND DEN
TWO BATH

A Z U R E

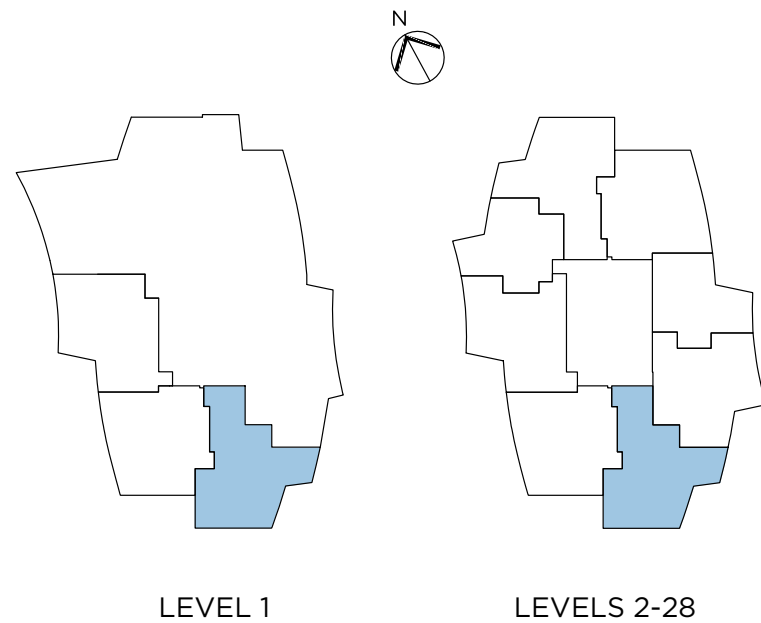
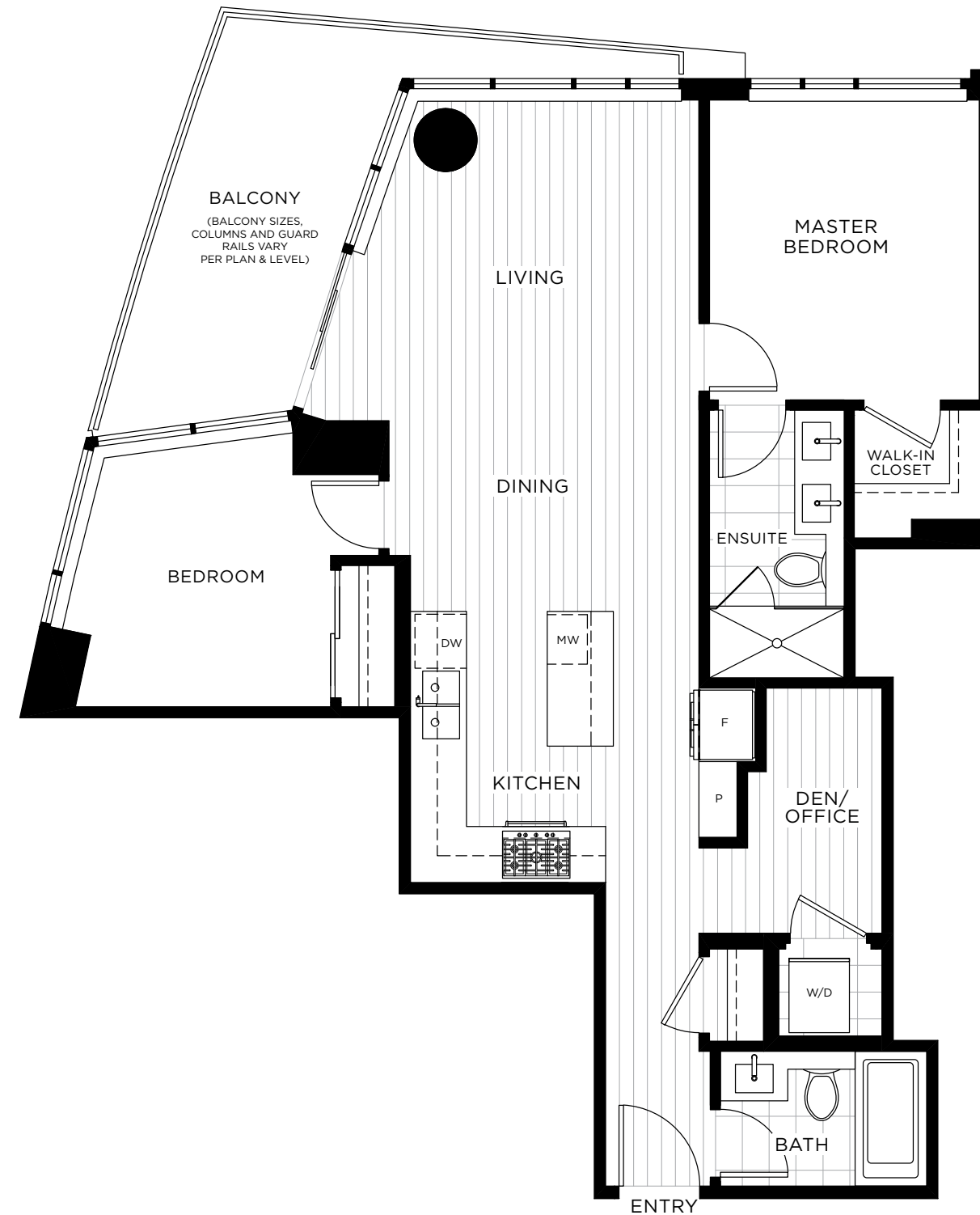
AT SOUTHGATE CITY

FLOORPLAN SIZE

INDOOR LIVING: 909 SQ. FT.

OUTDOOR LIVING: 117-144 SQ. FT.

TOTAL: 1,026-1,053 SQ. FT.



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THE TEAL COLLECTION



SOPHISTICATED URBAN LIVING

At Ledingham McAllister, we take pride in creating spacious homes of varying designs for an array of different lifestyles. The Teal Collection at Azure is created specifically for those excited to become a part of this new landmark community but prefer the more cozy and intimate setting of a boutique hotel. From one bedroom and den homes with spacious garden patios to three bedroom homes for growing families. The Teal Collection at Azure offers you access to all the world class amenities you have come to expect in all our communities.



LEDINGHAM McALLISTER

Building BC since 1905

LOW RISE - THE TEAL COLLECTION

FEATURES

A Z U R E
AT SOUTHGATE CITY

FIRST IMPRESSIONS

- Contemporary West Coast inspired design by award-winning Integra Architecture
- Lush and expansive landscaping throughout
- Welcoming lobby with luxurious seating area
- Well-lit pedestrian walkways and common areas
- Within easy walking distance of SkyTrain, schools, shopping and conveniences of city living

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group:
 - Sheen (light and fresh)
 - Satin (deep and stylish)
- Airy overheight ceilings and expansive windows with sleek roller shades allow maximum light and privacy
- Kitchen and living areas include contemporary laminate flooring with the option to upgrade to engineered hardwood*
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Generous outdoor balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently-located cable and data outlets in living room, some bedrooms and workspace/den

CRAFTED KITCHENS

- Soft-close full height cabinetry with island in most homes
- Contemporary, chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz composite countertops with contemporary tile backsplash
- USB outlet for convenient charging
- Cook and entertain with full-size stainless-steel appliances:
 - 5 element, ceramic-glass cooktop and Even-Heat range oven by KitchenAid

- Stainless steel refrigerator and bottom freezer with temperature-controlled drawers, and metal wine rack by KitchenAid
- Modern, high-performance hood fan by Broan Elite
- Intuitive, top-control dishwasher by KitchenAid
- Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler 'Ludington' under-mount, deep double-bowl sink
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closet in master bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless-glass and tile shower with premium Kohler fixtures
- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean-edged vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Floating vanity with LED lighting, Quartz composite vanity countertop with undermount sink and premium Kohler fixtures
- Soft-close cabinetry with contemporary, chrome hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera(s) outside main lobby and parkade entrance
- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors
- In-suite wireless security system in all ground-floor access homes

- Fire alarm and smoke detector in all homes
- One personal bicycle sized storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is worry free

EVERYDAY ESSENTIALS

- **Shared high-rise amenities:**
 - Concierge desk located in the tower lobby
 - Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully-equipped kitchen and dining area
 - Fully equipped fitness room and yoga studio
 - Guest suite for out-of-town visitors... perfect for when the in-laws visit
- Secured visitor parking spots
- 3 Car wash stalls
- 4 Electric vehicle charging stalls in residential area and 8 Electric vehicle stalls in visitor area
- 57 Visitor bicycle racks
- Bike repair room located in parkade
- Remember to ask our sales staff about our transit subsidy program for homeowners

OPTIONAL UPGRADES*

- Engineered hardwood flooring in main living area
- Window Screens
- Security System
- Closet Organizer

* See sales representative for pricing details



LOW RISE - THE TEAL COLLECTION

ONE BEDROOM AND DEN
ONE BATH

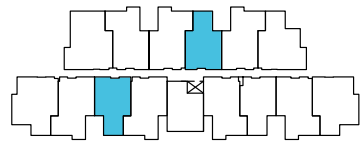
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

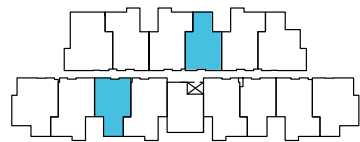
INDOOR LIVING: 677 SQ. FT.

OUTDOOR LIVING: 72 - 158 SQ. FT.

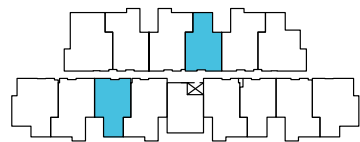
TOTAL: 749 - 835 SQ. FT.



LEVEL 4



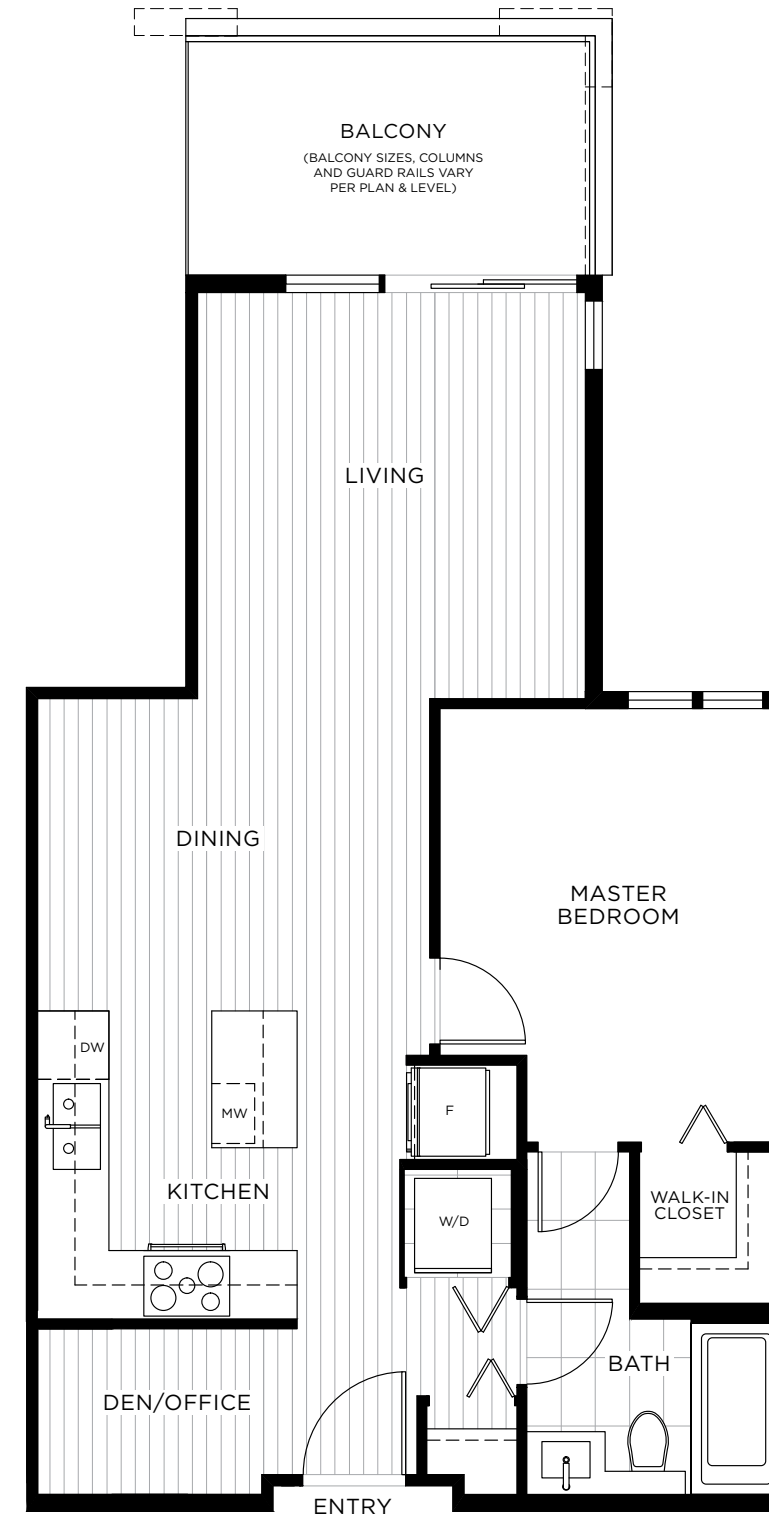
LEVEL 3



LEVEL 2



LEVEL 1



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B1

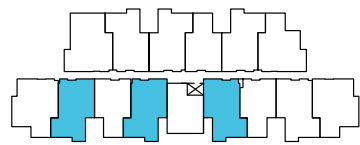
ADAPTABLE

LOW RISE - THE TEAL COLLECTION
TWO BEDROOM
TWO BATH

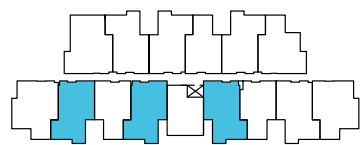
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

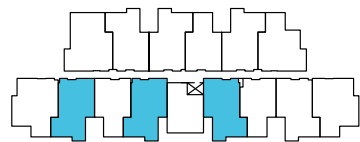
INDOOR LIVING: 809 - 813 SQ. FT.
OUTDOOR LIVING: 92 - 236 SQ. FT.
TOTAL: 901 - 1,045 SQ. FT.



LEVEL 4



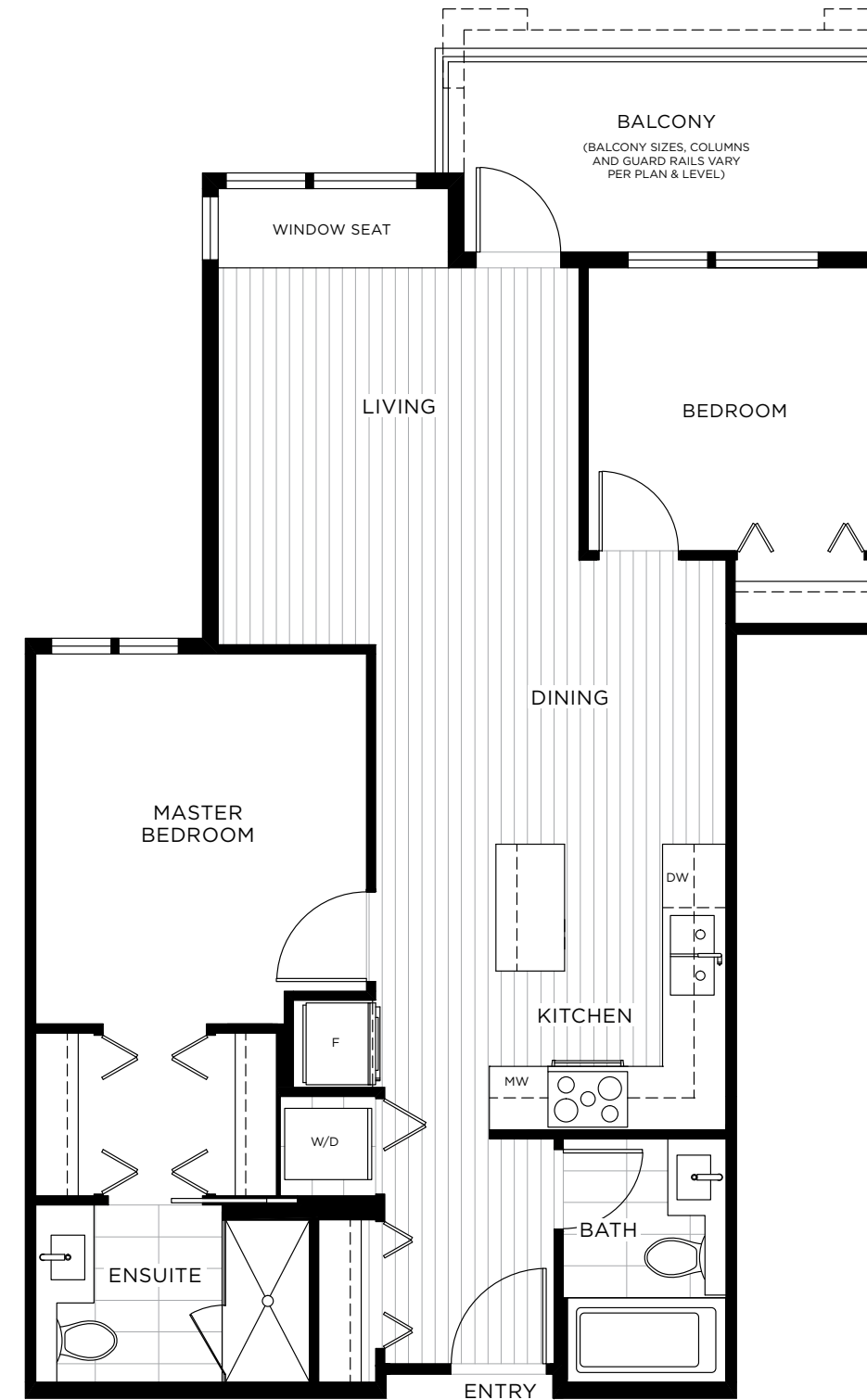
LEVEL 3



LEVEL 2



LEVEL 1



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LOW RISE - THE TEAL COLLECTION

THREE BEDROOM
TWO BATH

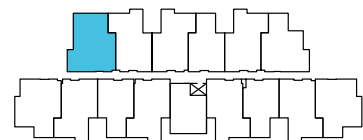
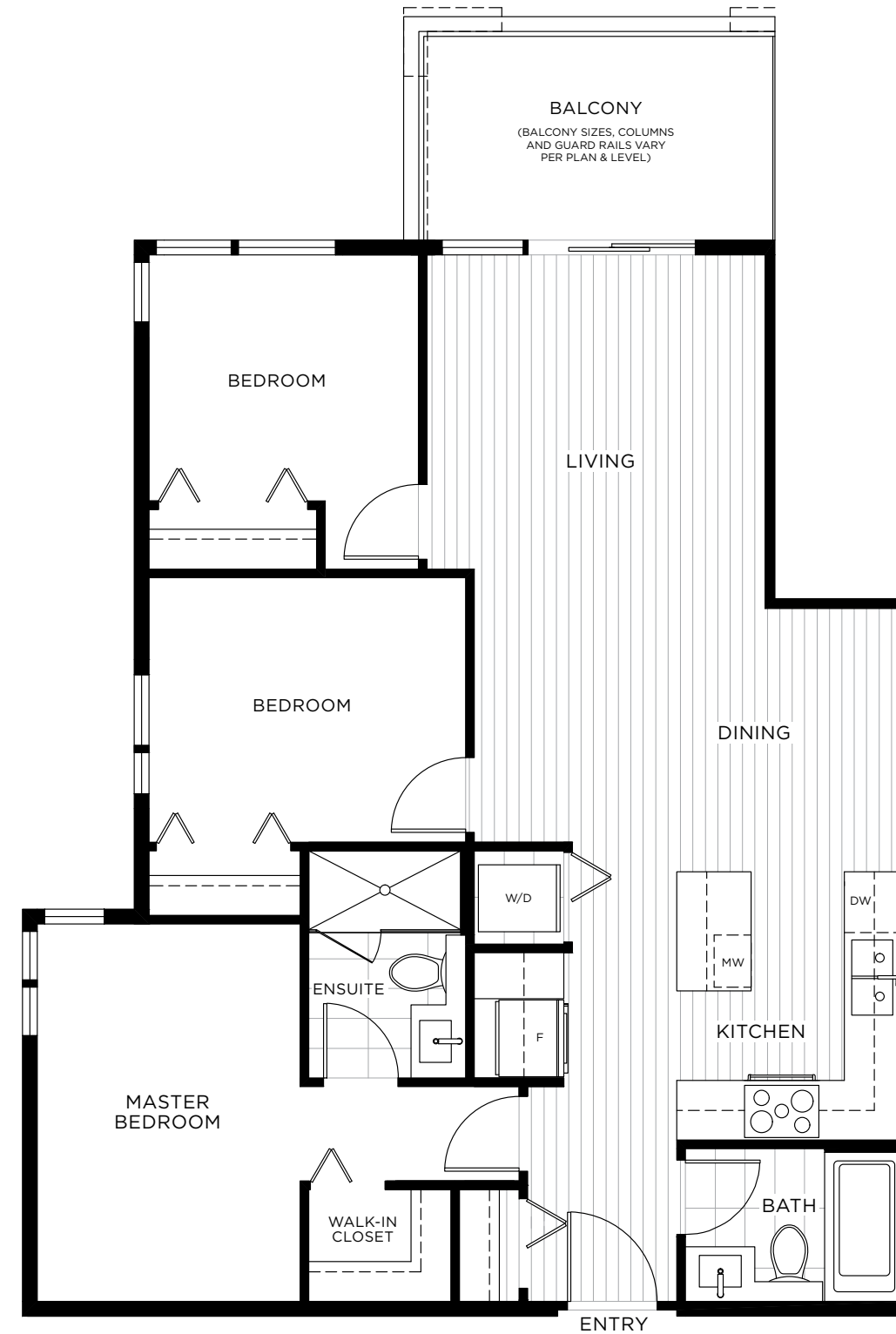
A Z U R E
AT SOUTHGATE CITY

FLOORPLAN SIZE

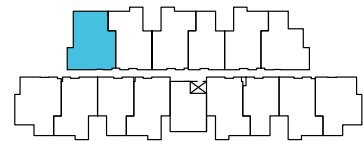
INDOOR LIVING: 933 SQ. FT.

OUTDOOR LIVING: 83 SQ. FT.

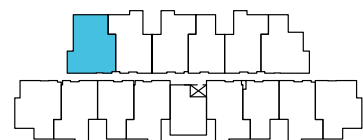
TOTAL: 1,016 SQ. FT.



LEVEL 4



LEVEL 3



LEVEL 2

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LEDINGHAM McALLISTER

Building BC since 1905



Perspectives, Burnaby



Reflections, Burnaby



Aviara, Burnaby

CONFIDENCE. QUALITY. VALUE

At Ledingham McAllister we are dedicated to smart development by creating superior new home communities in great locations. For over a century it has been our commitment to exacting standards of design, environmental leadership, engineering and construction that ensures homes of enduring quality and value. More than 16,000 homes later, we can proudly state that our past was built on it, and our future depends on it.



Escala, Burnaby



LEDINGHAM McALLISTER

Building BC since 1905



PRESENTATION CENTRE: 7662 18th STREET, BURNABY, BC V3N 5E8

P: 604.544.8800 **ADMIN@AZURE**[ATSOUTHGATE.COM](mailto:ADMIN@AZUREATSOUTHGATE.COM) **AZURE**[ATSOUTHGATE.COM](https://www.azureatsouthgate.com)

LM AZURE HOMES LP.