



# P R E C I D I A

WEST COQUITLAM

ADVANCED PREVIEW PACKAGE

Ledingham McAllister's next vision for West Coquitlam

## Elevate Your Living

Rising 29 storeys, Precidia presents a rare and intimate collection of 178 one-bedroom and den to three-bedroom homes in the heart of West Coquitlam. At the intersection of tranquil living and urban convenience, Precidia is a harmonious blend of everything you need for the day-to-day. Situated on the quiet, yet connected residential street of Cottonwood Avenue and Whiting Way, Precidia is conveniently located to satisfy your every desire.





Enjoy picturesque views from the



North Shore mountains to the Fraser River.

# Quiet yet Connected

There's a reason adventure seekers travel from near and far to explore the enchanting backyard of West Coquitlam. Where else can you find yourself situated at the crossroads of serenity and urban flair? For the outdoor enthusiasts or those seeking tranquility, Precidia provides the perfect setting for all of life's moments.



Burnaby Mountain



Como Lake Park



Rocky Point Park



Burnaby Lake Regional Park

# West Coquitlam

## SHOPPING

- 1 The City of Lougheed
  - Sport Chek
  - Walmart
  - Hudson's Bay
  - Fitness World
  - London Drugs
- 2 Northgate Village
  - Save-On-Foods
  - Shoppers Drug Mart
  - BC Liquor Store
- 3 Burquitlam Plaza
- 4 Cariboo Centre
- 5 Hannam Supermarket
- 6 Hanin Village

## PARKS & RECREATION

- 1 Burquitlam Park & Future YMCA
- 2 The Vancouver Golf Club
- 3 Blue Mountain Park
- 4 Burnaby Mountain Conservation Area
- 5 Burnaby Lake Regional Park
- 6 Hume Park
- 7 Como Lake Park
- 8 Poirier Sport and Leisure Complex
- 9 Mundy Park
- 10 Rocky Point Park

## RESTAURANTS

- 1 Sushi California
- 2 Green Leaf Cafe
- 3 Rosa's Cucina Italiana
- 4 Cactus Club Cafe
- 5 The Taphouse

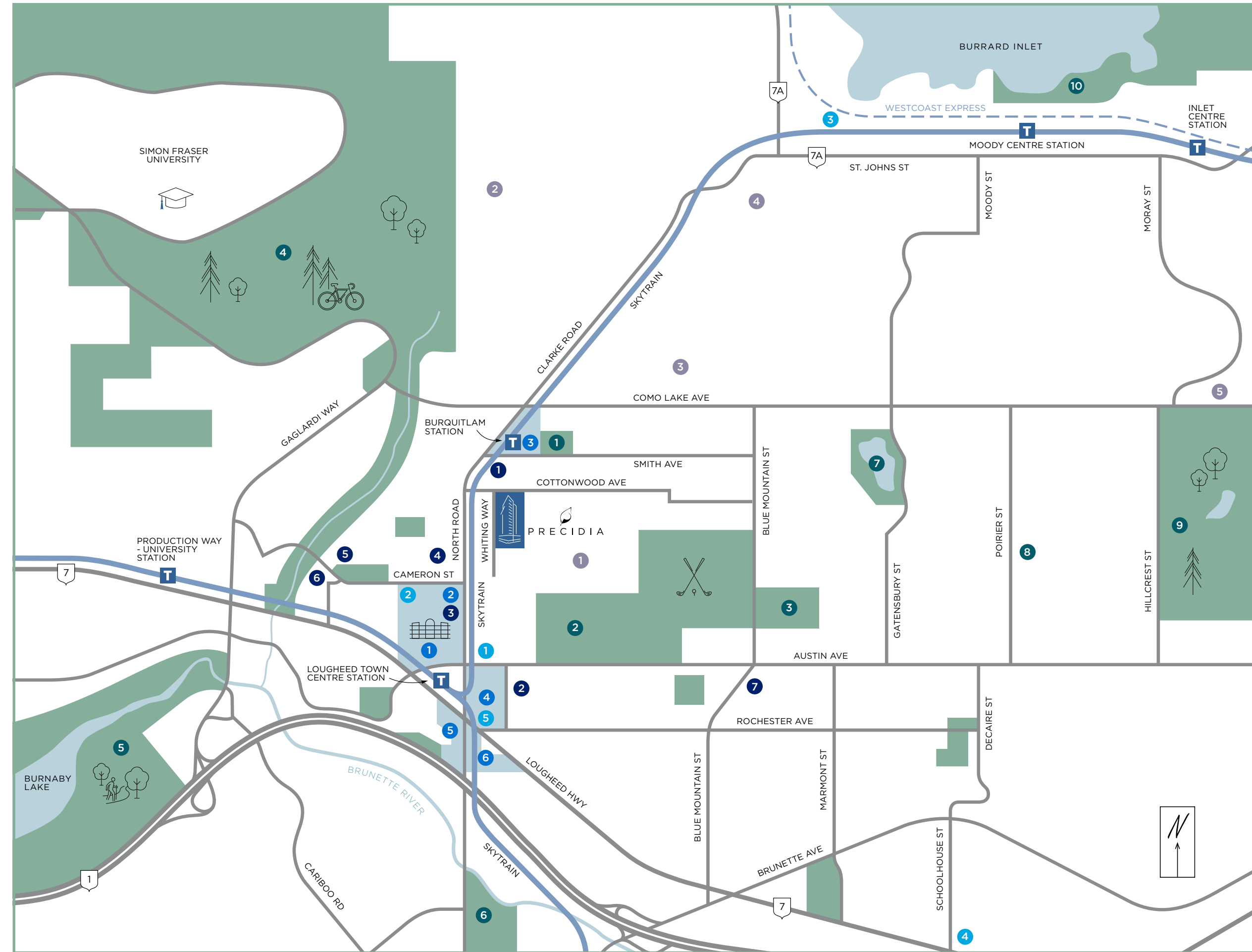
## SCHOOLS

- 1 Roy Stibbs Elementary
- 2 Ecole Glenayre Elementary
- 3 Ecole Banting Middle School
- 4 Port Moody Secondary
- 5 Ecole Dr. Charles Best Secondary

## LEDMAC PROJECTS

- 1 Highpoint (Under Construction)
- 2 Sydney (Under Construction)
- 3 Northgate Village & Silhouette
- 4 Strathmore Lane
- 5 Stonebrook
- 6 Cameron
- 7 Charland

- SkyTrain
- Westcoast Express



Future YMCA (under construction)



Burquitlam Station



Simon Fraser University



Burquitlam Safeway



Lobby Entrance

## Designed with Every Detail in Mind

Working with the award-winning IBI Group, Precidia has been meticulously designed with every detail in mind. From the grand entryway upon arrival, to the sleek and timeless finishes throughout each home, we are on a never-ending mission to give our homeowners more. In the heart of West Coquitlam, Precidia contributes to an unparalleled living experience.



Grand Auto Court



Elegant Lobby



Rooftop Terrace



Chef's Kitchen

## Step-up Your Lifestyle

Precidia is complemented with 10,000 sq. ft. of fully programmed amenities to take your lifestyle to the next level. Just an elevator ride away, you'll have access to an entire floor designed to host and entertain (even overnight visitors) with our impressive amenity level and fully furnished guest suite.



Fireside Lounge & Billiards Table



Fitness Room





Ivory Colour Scheme

## Your Retreat

Come home to elevated living at Precidia. All homes boast open-concept floor plans with over-height ceilings and expansive windows allowing for natural sunlight to pour in, while spacious balconies provide an elegant, naturally inspired canvas for your own lifestyle.



Chestnut Colour Scheme

# FEATURES

## FIRST IMPRESSIONS

- 29 storeys of contemporary inspired architecture designed by award-winning IBI Group
- Welcoming, luxurious entrance surrounded by extensive water features and beautifully landscaped gardens designed by PWL Landscaping
- Grand, over-height lobby with fireside lounge seating to welcome you home
- Within easy walking distance of Burquitlam SkyTrain Station, the City of Lougheed, schools, and everyday neighbourhood amenities

## YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group: Ivory or Chestnut
- Up to 9' ceilings and air conditioning throughout (Variable Refrigerant Flow System)
- Durable and contemporary wood-style laminate flooring throughout with the option to upgrade to engineered hardwood\*
- Expansive glazing for maximum natural light
- Sleek roller shade window coverings throughout living areas with blackout feature in bedrooms
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Conveniently located cable and data outlets in living room, bedrooms and den area
- Generously large, covered balconies with outdoor lighting and exterior outlet

## CRAFTED KITCHENS

- Soft-close, full height cabinetry with pantries and islands in most homes
- Contemporary stainless steel hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- USB outlets for convenient charging

- Quartz composite countertops with Carrara-inspired porcelain tile backsplash
- Cook and entertain with full-size stainless steel appliances:
  - Counter-depth refrigerator with bottom mount freezer by Fisher & Paykel
  - 5-burner gas cooktop with undermount 30" Even-Heat convection single wall oven by KitchenAid
  - Modern, high performance, chimney style hood fan by Broan
  - 24" ProWash™ Cycle stainless steel dishwasher with third level utensil rack by KitchenAid
  - Panasonic microwave featuring Inverter Technology\*
- Premium Kohler stainless steel 'Ludington' undermount, deep double sink
- Single-lever Kohler kitchen faucet with integral pull-out spray nozzle

## REST & RETREAT

- Spacious walk-in or walk-through closet in most main bedrooms
- Bright, contemporary ceiling light fixtures and USB outlets in all bedrooms
- Sleek, frameless-glass shower with tile surround, polished chrome Kohler multifunctional handheld showerhead in main ensuite
- Large soaker tub with chrome Kohler bath and shower set with contemporary polished wall tile surround in main bathrooms
- Large, clean-edged vanity mirror with soft under-vanity lighting in all bathrooms
- Quartz composite vanity countertop with undermount sink and polished chrome faucet by Kohler in all bathrooms
- Soft-close cabinetry with contemporary stainless steel hardware
- Euro-style porcelain tile flooring in all bathrooms

## PEACE OF MIND

- Two key fob entry devices provide access to the lobby, all amenity spaces, storage locker rooms and secure underground parkade
- Entry phone with security camera at the main lobby and parkade entrance

- All homes include energy-efficient, Low-E, double-glazed windows and sliding or swing patio doors with thermally-broken aluminum frames
- Rough-in for wireless security system in all homes with the option to install security hardware\*
- Fire, smoke and carbon monoxide alarms and sprinklers in all homes
- One personal bicycle 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 as worry free as possible

## EVERYDAY ESSENTIALS

- Exclusive to homeowners – over 10,000 sq.ft. of thoughtful indoor and outdoor amenities
  - Beautifully landscaped 6th floor outdoor terrace with children's play area, comfortable lounge seating areas and large dining table for impromptu gatherings
  - Warm and inviting amenity room with fireside lounge, billiards table, fully-equipped chef's kitchen and separate intimate dining room
  - Fully-equipped Fitness Centre
  - Guest suite for out-of-town visitors
  - Multi-purpose rooms equipped for parcel delivery, as well as bike repair area
  - Dog wash station
- Secured visitor parking stalls
- Rough-in for EV plug in included for all parking stalls

**\* Optional upgrades - ask a Sales Associate for pricing and details**



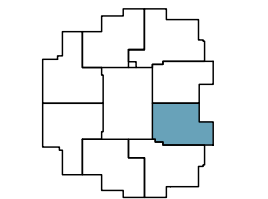
# PRECIDIA

WEST COQUITLAM

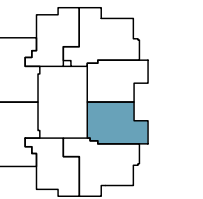
# A

ONE BEDROOM + DEN  
ONE BATH

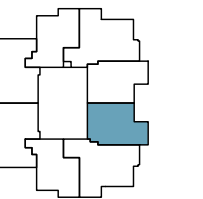
**INDOOR LIVING:** APPROX. 625 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 80 SQ. FT.  
**TOTAL:** APPROX. 705 SQ. FT.



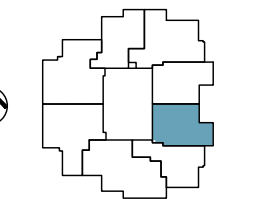
LEVELS 16-27



LEVELS 9-15



LEVEL 8



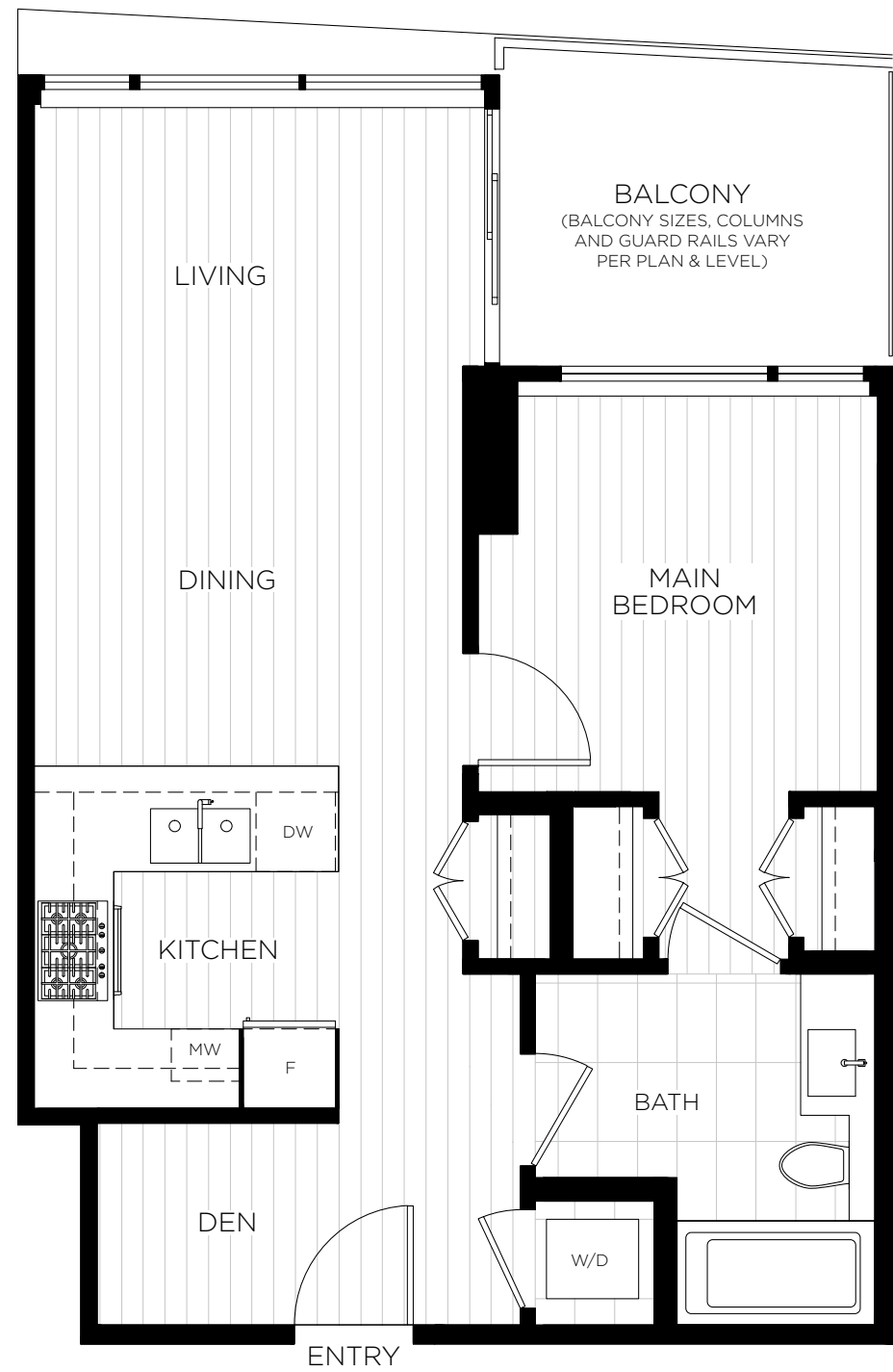
LEVEL 7

# A1

ADAPTABLE

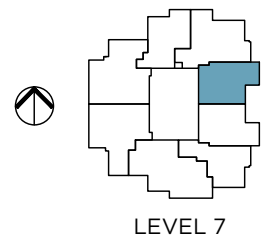
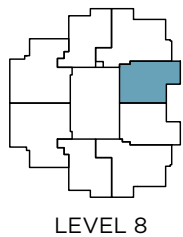
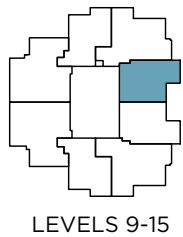
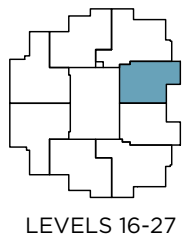
ONE BEDROOM + DEN  
ONE BATH

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**OUTDOOR LIVING:** APPROX. 80 SQ. FT.  
**TOTAL:** APPROX. 705 SQ. FT.




## PRECIDIA

WEST COQUITLAM



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

# B1

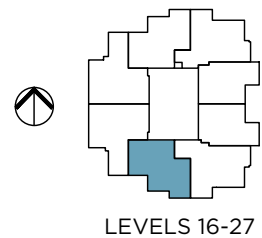
TWO BEDROOM  
TWO BATH

**INDOOR LIVING:** APPROX. 751 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 92 SQ. FT.  
**TOTAL:** APPROX. 843 SQ. FT.




## PRECIDIA

WEST COQUITLAM

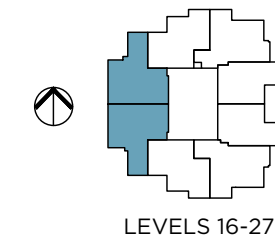


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TWO BEDROOM  
TWO BATH

**INDOOR LIVING:** APPROX. 843-847 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 200-201 SQ. FT.  
**TOTAL:** APPROX. 1,043-1,048 SQ. FT.



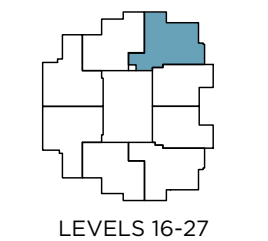
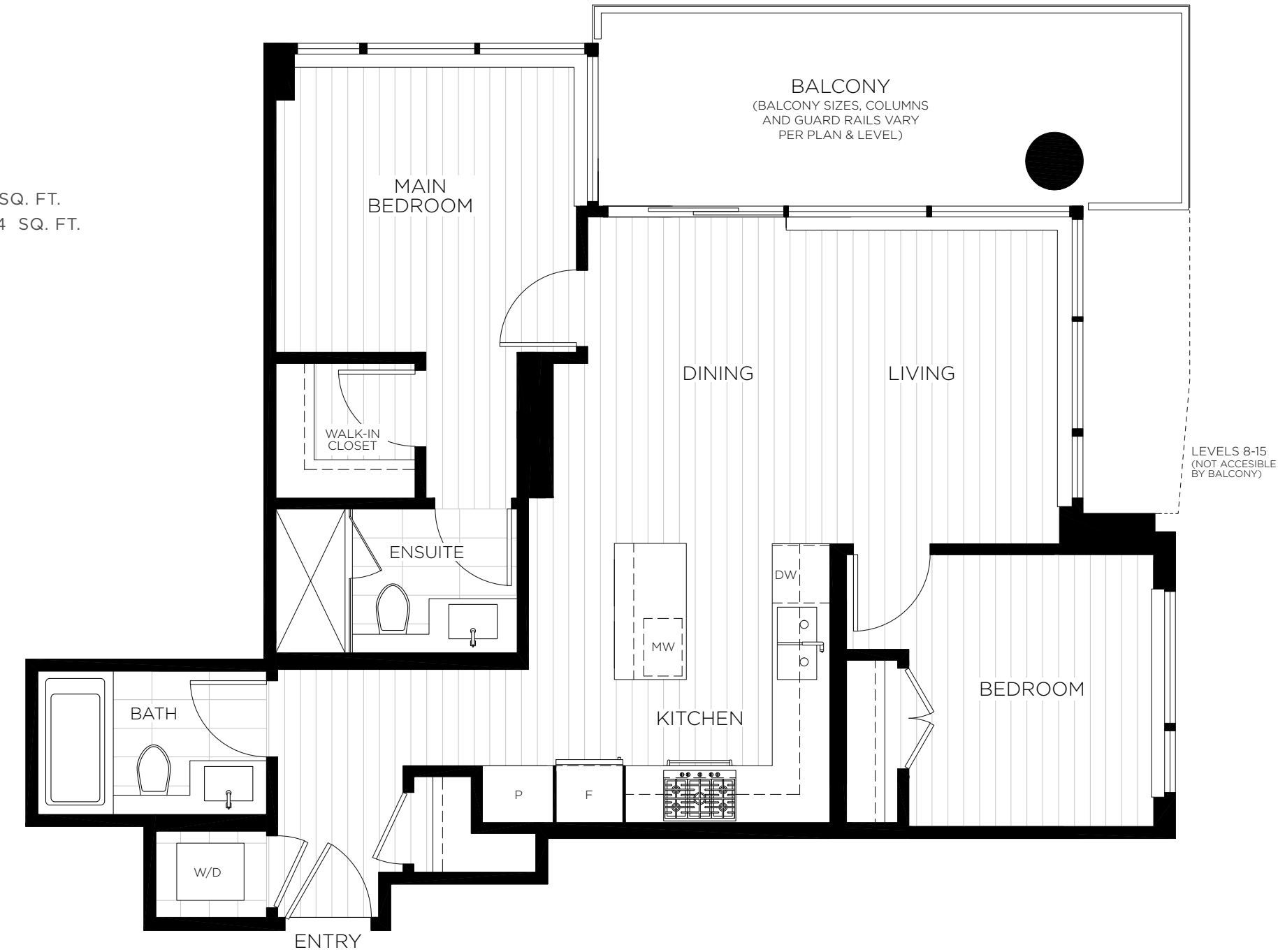
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PRECIDIA  
WEST COQUITLAM

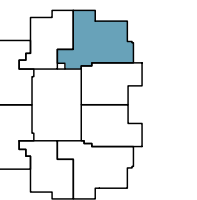


TWO BEDROOM  
TWO BATH

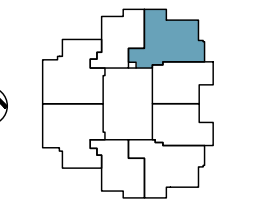
**INDOOR LIVING:** APPROX. 808-816 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 136-144 SQ. FT.  
**TOTAL:** APPROX. 944-960 SQ. FT.



LEVELS 16-27



LEVELS 9-15



LEVEL 8

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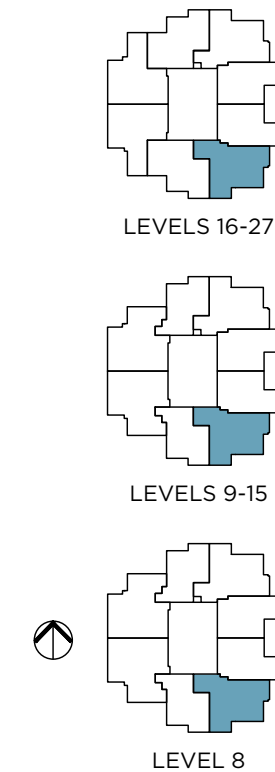
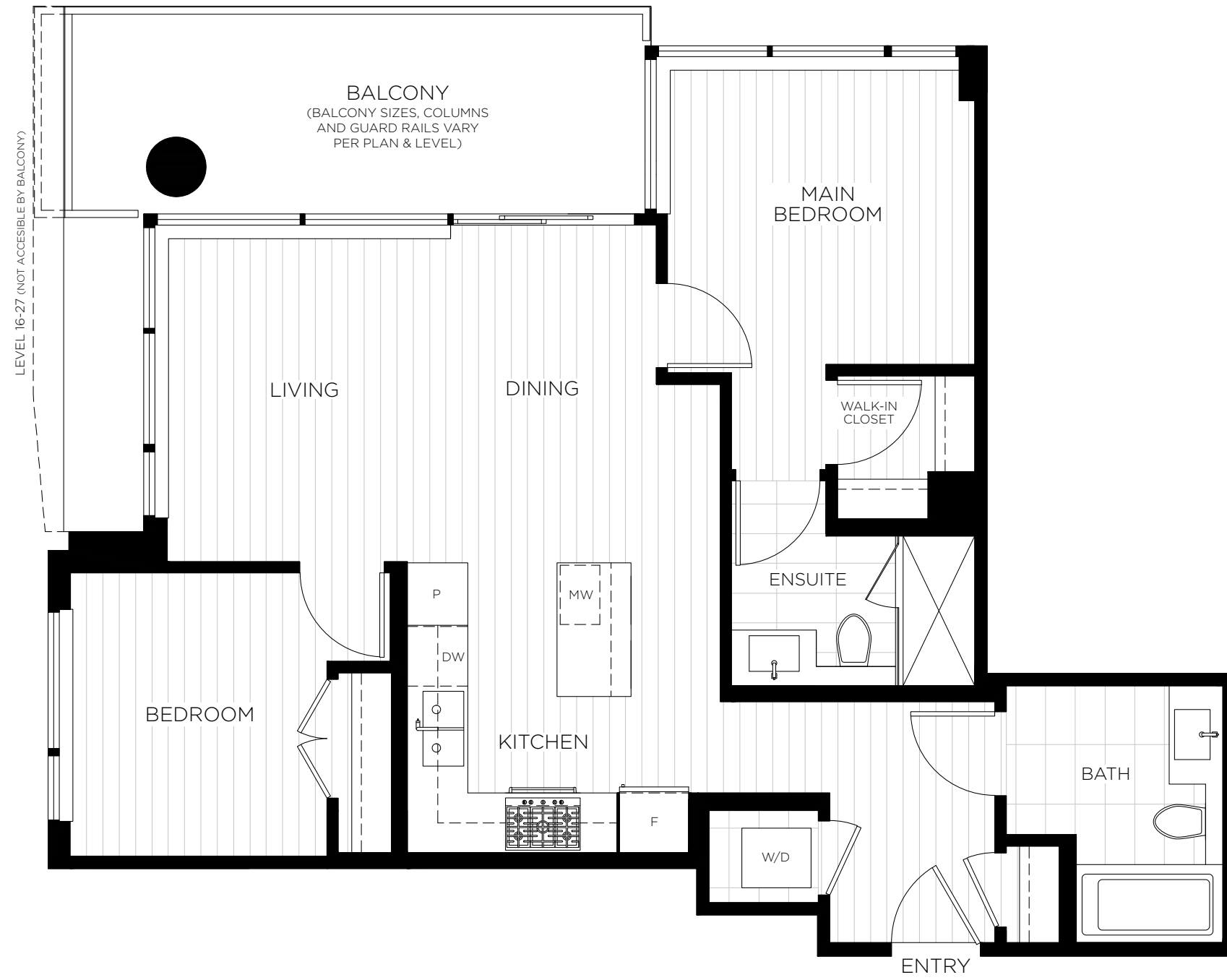
PRECIDIA  
WEST COQUITLAM

# C2

ADAPTABLE

TWO BEDROOM  
TWO BATH

**INDOOR LIVING:** APPROX. 819 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 136-143 SQ. FT.  
**TOTAL:** APPROX. 955-962 SQ. FT.



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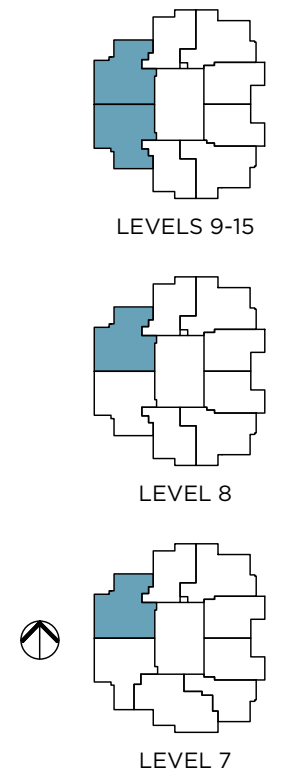
# PRECIDIA

WEST COQUITLAM

# D

THREE BEDROOM  
TWO BATH

**INDOOR LIVING:** APPROX. 928 SQ. FT.  
**OUTDOOR LIVING:** APPROX. 237-243 SQ. FT.  
**TOTAL:** APPROX. 1,165-1,171 SQ. FT.



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# PRECIDIA

WEST COQUITLAM

# LOBBY LEVEL



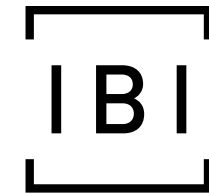
- Grand Lobby Entrance
- Concierge Desk
- Mail & Parcel Room
- Fireside Lounge
- Fitness Centre
- Auto Court Entrance

# AMENITY LEVEL



- Guest Suite
- Outdoor Dining Area
- Outdoor Lounge
- Private Dining
- Billiards Table
- Fireside Outdoor Lounge
- Fireside Lounge
- Chef's Kitchen
- Children's Play Area

# Award Winning Partners



## IBI GROUP

IBI Group<sup>™</sup> is a technology-driven design firm, providing architecture, engineering, planning, systems, and technology services to their clients for nearly 50 years. With more than 2,700 professionals located in over 60 offices around the world, they create responsive, resilient spaces and smart urban environments by bringing the established capabilities from their intelligence practice into their core Buildings and Infrastructure businesses. From high-rises to hospitals, and transit systems to schools, IBI Group<sup>™</sup> shapes the way people live, work, move, learn, and heal in the cities of tomorrow.

## PWL PARTNERSHIP

For 40 years, PWL Partnership's team of landscape architects, urban designers, and planners have built a reputation for excellence across Canada, the USA, and Asia. Their office has five Partners, four Associates and a team of 30 landscape architects and designers. Based in Vancouver, PWL works hard to establish meaningful and lasting relationships with our client groups, project teams, and local stakeholders. The firm's experience encompasses complex waterfronts, greenways, transit corridors, urban plazas, streetscapes, neighbourhood parks and parklets.



## THE MILL DESIGN GROUP INC.

The Mill Design Group Inc. was founded in 2011 by interior designer, Janine Wilson. Based in beautiful North Vancouver, The Mill Design Group Inc. specializes in Multi-Family residential design. With over 18 years of experience in the interior design industry, Janine and her amazing team work with developers to create interiors and home finishes that reflect the best of a neighbourhood while embodying the future buyer's aesthetics and values. The Mill's design belief is that interior finishes should be timeless and easy to manage, without sacrificing style and comfort.



## LEDINGHAM McALLISTER

*Building BC since 1905*



## 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 18,000 homes later, we can proudly state that our past was built on it, and our future depends on it.

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**LEDINGHAM McALLISTER**

*Building BC since 1905*

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**P:** 604.422.0080    **PRECIDIABYLEDMAC.COM**

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