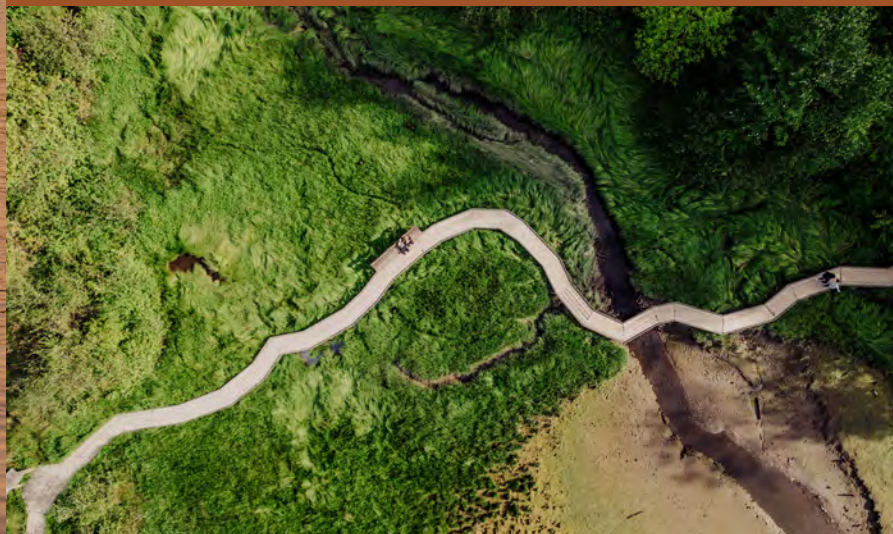




A Green-Focused
23 Acre Community
in Port Moody West



Look Deeper.

Portwood



Connect & Grow. *Organically.*

Come home to the ideal balance of nature and contemporary living. Embraced by the untouched natural surroundings and alive with modern amenities, our community has been designed as a retreat with purpose. Those who call Portwood home will be just minutes away from downtown Port Moody while enjoying the tranquility and conveniences of having a full-service neighbourhood at their doorstep.

Portwood is your place to thrive.



Home & Nature. *Nurtured.*



- Residences, Townhomes, Retail & Rentals
- Playgrounds, Parks & Recreation
- Modern Daycare Facility
- Grocer, Café & Shops
- An Abundant Network of Trails & Bike Lanes
- 70% of Portwood is Dedicated Green Space
- The Lower Mainland's Most Connected City

A Neighbourhood. Connected.

Live where woods, water, and community intersect. At Portwood, breathtaking hikes, brewer's row, local eateries, and wellness hot spots are close at hand. Elevate the way you experience the world – indoors and outdoors.

● PARKS

1. Barnet Marine Park
2. Burnaby Mountain Park
3. Easthill Park
4. Old Orchard Park
5. Rocky Point Park
6. Westhill Off-Leash Dog Park
7. Westhill Park

● FOOD & DRINK

1. BjornBar Bakery
2. Black Sugar Coffee House
3. Cascadia Bakehouse
4. Gabi & Jules Handmade Pies and Baked Goodness
5. Mariner Brewing Company
6. Moody Ales & Co.
7. Original's Café Mexicano
8. Sushi Mori
9. Taps & Tacos
10. The Hard Bean Brunch Co.
11. The Keg Steakhouse & Bar
12. The Parkside Brewery
13. Yellow Dog Brewing Co.
14. Saku (Coming Soon)

● EDUCATION

1. Coquitlam College
2. Douglas College Coquitlam Campus
3. École Moody Middle School of the Arts
4. Moody Elementary
5. Port Moody Secondary School
6. Seaview Community School
7. Simon Fraser University

● DAILY NEEDS

1. Coquitlam Centre
2. Rocky Point Centre
3. Safeway Burquitlam
4. Suter Brook Village
5. Walmart Supercentre
6. Westwood Mall
7. F45 Training Port Moody
8. Scotiabank
9. Oxygen Yoga and Fitness Port Moody
10. The City of Lougheed Shopping Centre
11. Future YMCA

● CHILDCARE

1. BrightPath St Johns
2. Busy Crocodile Children's Centre
3. Glenayre Montessori Centre
4. Kiddos Clubhouse Daycare

○ TRANSIT

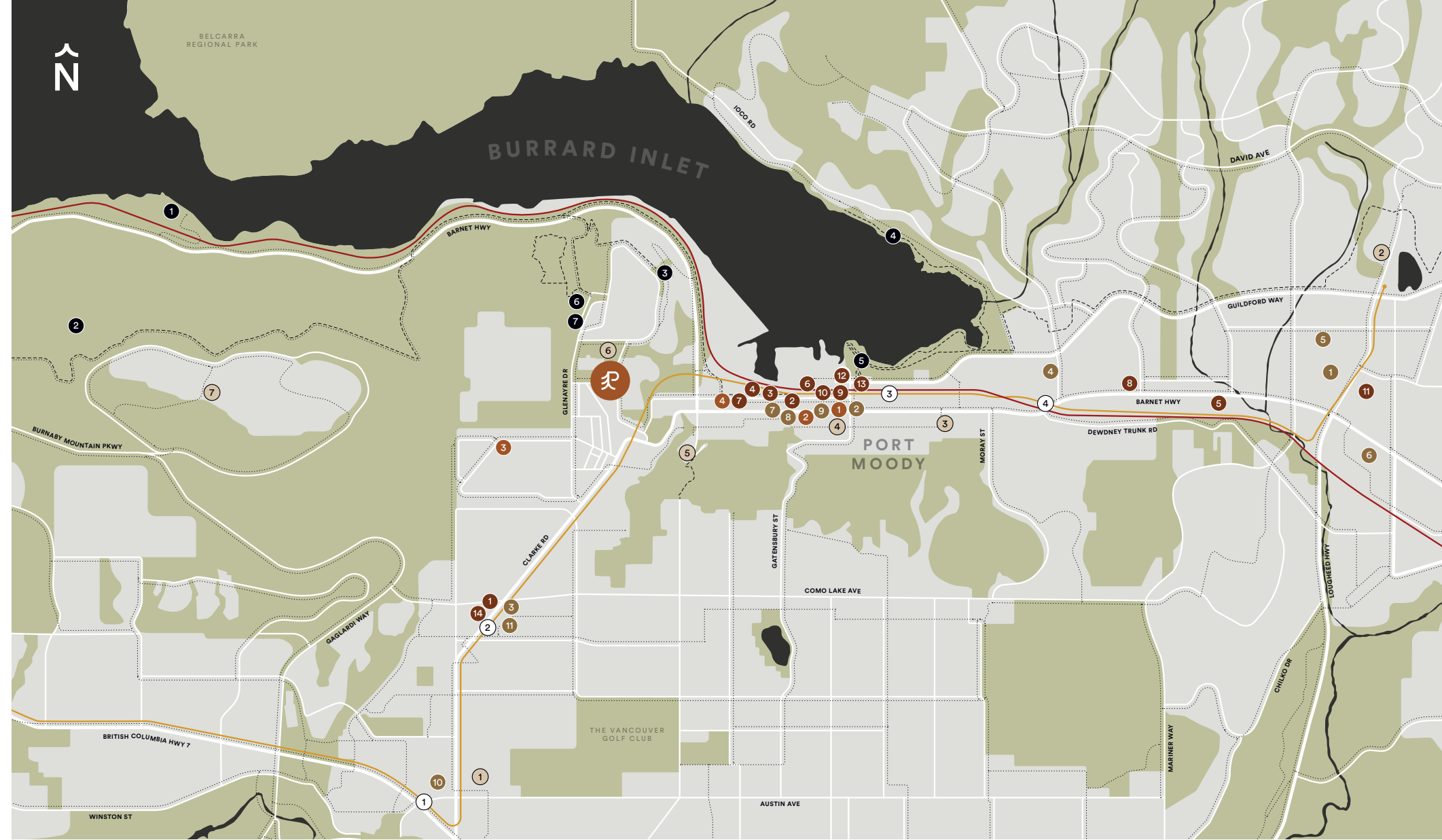
1. Lougheed Town Centre
2. Burquitlam Station
3. Moody Centre
4. Inlet Station

— MILLENNIUM LINE

— WEST COAST EXPRESS

⋯ BICYCLE ROUTES

--- TRAILS



↓ Downtown Port Moody
5 Minute Drive from Portwood



23 Acres. Disconnected.

The need for connection with both one another and nature has inspired Portwood's take on how we define neighbourhoods. Open plazas to foster a sense of community, parks for limitless play, and more to discover just around the next trail.

--- WALKING PATHS

⋯ BICYCLE LANES

— MIXED-USE TRAIL

■ RESIDENTIAL

■ RENTAL

■ THE JOINERY

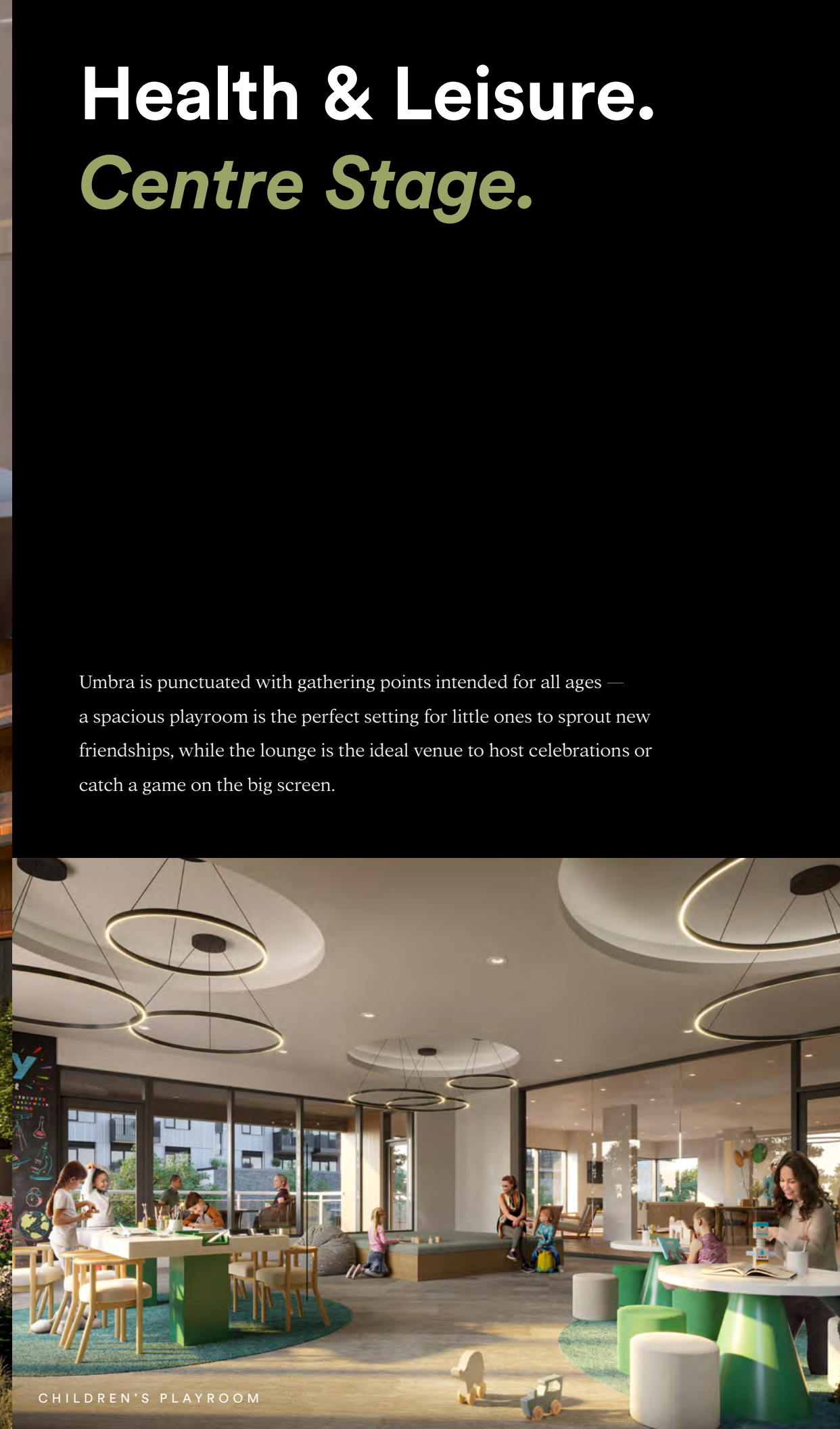
- Retail
- Daycare
- Grocer
- Basketball Court
- Café
- Public Art
- Rental
- Water Feature



Umbra

at Portwood

Spanning 6 storeys, our collection of 219 residences and townhomes mark a striking debut for Portwood. Umbra provides a zen-like indoor-outdoor living experience for our homeowners. Centralized around an open-ended courtyard with lush green spaces and decks, Umbra's outdoor amenities are a gathering place for lawn games, star gazing, and reconnecting with nature.



Health & Leisure. *Centre Stage.*

Umbra is punctuated with gathering points intended for all ages — a spacious playroom is the perfect setting for little ones to sprout new friendships, while the lounge is the ideal venue to host celebrations or catch a game on the big screen.

SOCIAL LOUNGE

OPEN-ENDED COURTYARD

CHILDREN'S PLAYROOM



THE RESIDENCES AT UMBRA

A Sleek & Striking West Coast Sanctuary.

Enter your dream space bathed in warmth and light. Each home is stacked with remarkable Italian Kitchens by Inform and premium interiors designed by award winner, Cristina Oberti. Visual beauty, palpable caliber, and features that instill year-round comfort. Our quality level has been set — and it is high.

Umbra Residences

Plan A1.2.3

1 Bedroom + Flex, 1 Bathroom

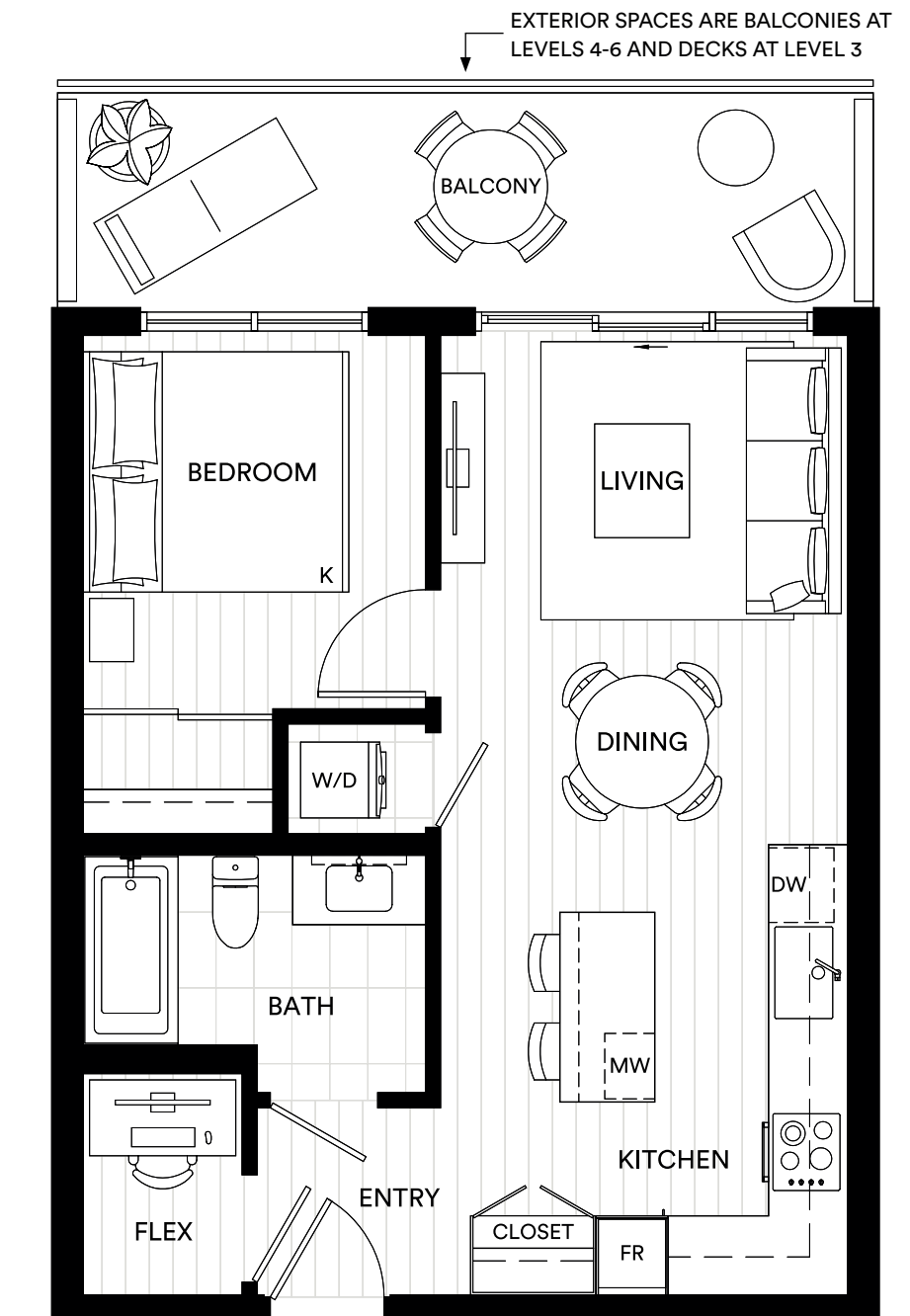
Interior: 556–563 SF

Exterior: 125–129 SF

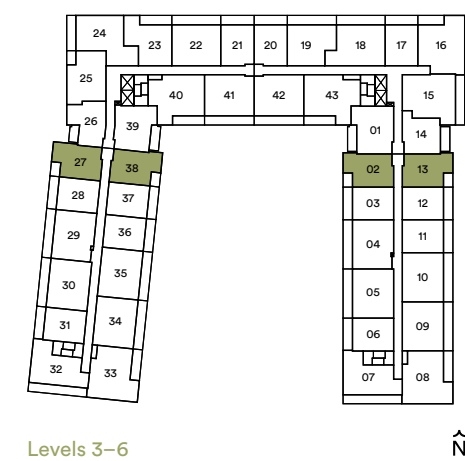
Total: 682–692 SF



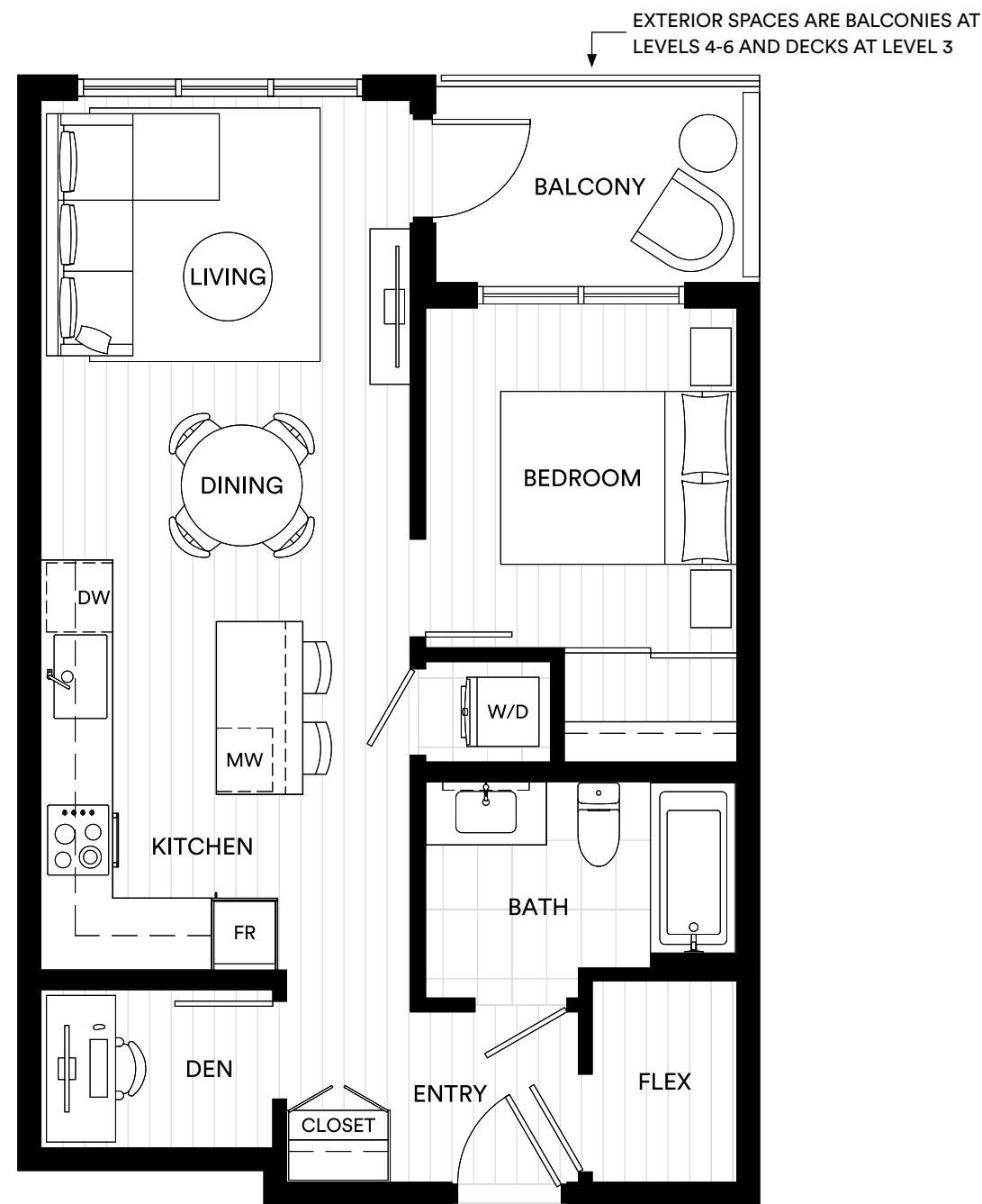
Levels 3–6



This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layout and materials are approximate only and subject to change without notice. E.&O.E.



Levels 3-6



Plan A4

1 Bedroom + Flex + Den,
1 Bathroom

Interior: 634-636 SF

Exterior: 56-57 SF

Total: 690-693 SF

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Levels 3-6



Plan B1.2.3

2 Bedroom + Flex, 2 Bathroom

Interior: 823-839 SF

Exterior: 189-197 SF

Total: 1,013-1,035 SF

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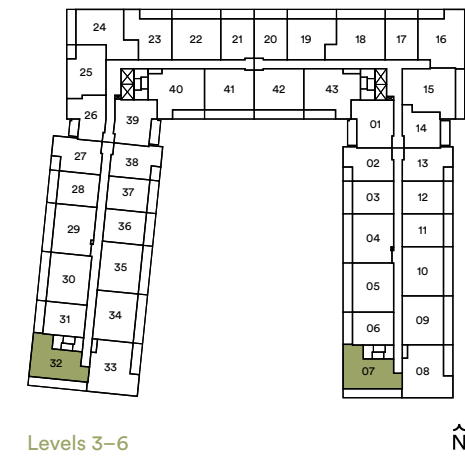
Plan C2

2 Bedroom + Flex, 2 Bathroom

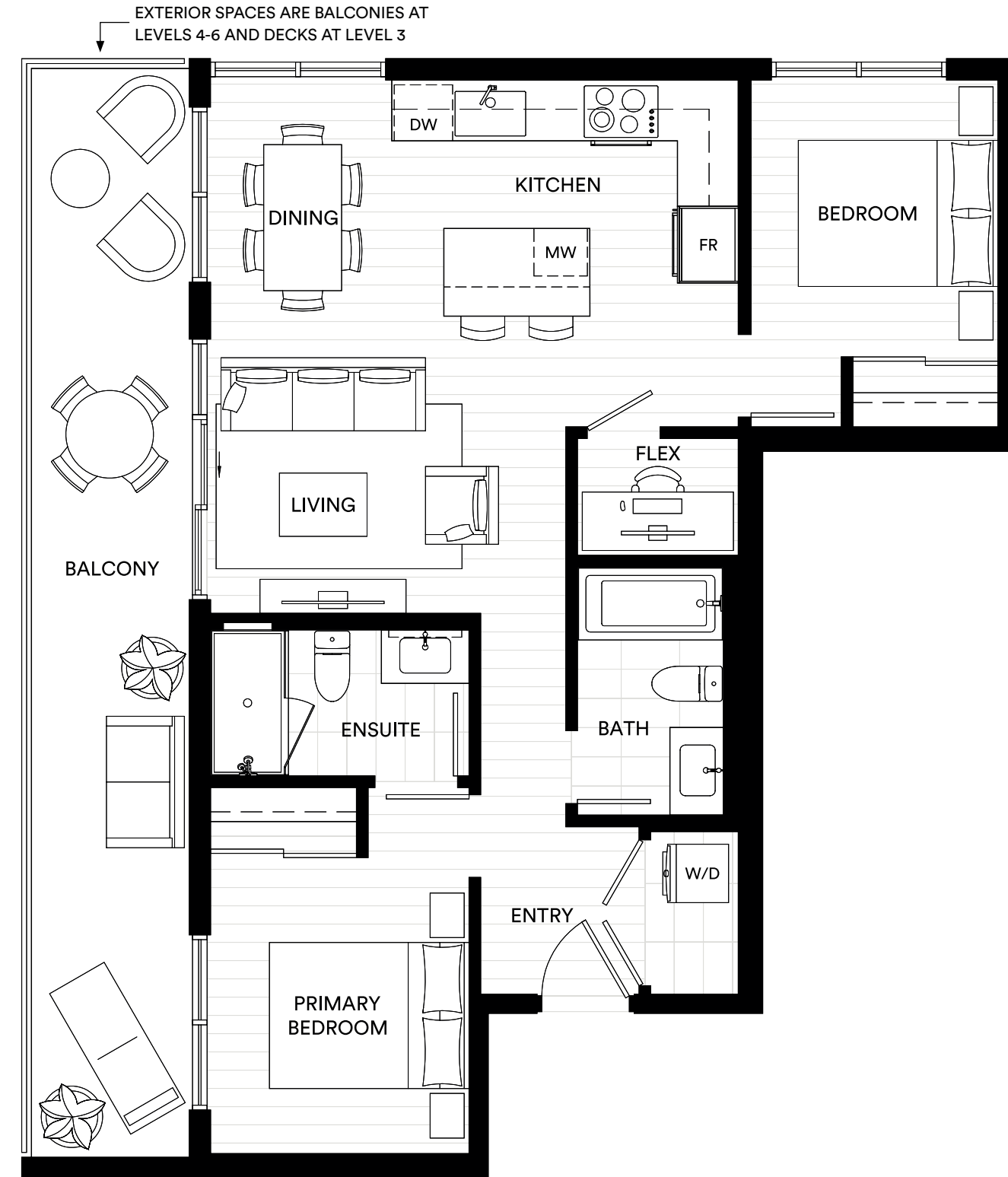
Interior: 784 SF

Exterior: 215–223 SF

Total: 999–1,006 SF



Levels 3–6



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Umбра Features & Finishes

Green Community Living

- 2 new neighbourhood parks in the centre of the master-planned community
- Over 5 acres of rehabilitated and enhanced Environmentally Sensitive Areas including streams, urban forests and riparian habitats
- The landscape will feature significant tree retention, with 70% of the space kept open and green
- 2-way bike lanes and mixed-use trails to enhance environmental sustainability
- Accessible pathways between buildings in lieu of paved streets
- 1.5 km active nature trail that surrounds the site, including an inspiring art walk and active nodes
- Built to Step Code 3 with low carbon energy systems



Building Amenities

- 2,700 SF of lounge space including a connected kids playroom and equipped coworking space
- 1,000 SF fitness facility to keep in top shape
- Over the span of 18,000 SF of outdoor green space, homeowners can enjoy a BBQ, farm table dining area, communal play areas, and outdoor amenity deck
- Bike repair room for cycling enthusiasts
- Owners have exclusive access to 5 e-bikes
- Secure bike and storage lockers available
- On-site car wash and dedicated dog wash room
- Provision for EV charging available in all parking stalls
- Residents enjoy a free Modo carshare membership

Portwood Amenities

- 14,000 SF of retail space including a neighbourhood grocery store
- Approximately 12,000 SF daycare facility in the heart of the community
- Multi-sport court for friendly competition
- Let your four-legged friends roam free in an off-leash play area
- Multi-purpose plaza space fosters impromptu meet ups
- Destination play area where new friendships flourish
- Cool down in the water play area on warmer days

Thoughtful Modern Living

- Air conditioning to keep homeowners comfortable during the summer months
- Low carbon energy system for eco-friendly and effortless heating and cooling
- Stunning light or dark interior colour schemes designed by award-winning Cristina Oberti Design
- Natural laminate wood flooring throughout all homes
- Convenient flex rooms in most homes intended to adjust to individual needs
- Contemporary roller blinds to optimize natural light and control UV protection
- Expansive windows with airy 8'11" ceilings in living area and bedrooms
- Most 6th floor homes feature vaulted ceilings in living areas
- Oversized 7' suite entry doors for a grand sense of arrival
- Stacked Samsung 24" washer and dryer (side-by-side in most 2 bedroom homes)
- Large covered patio spaces for expansive outdoor entertaining
- Landscaping by award-winning PWL Partnership Landscape Architects
- Architecture by award-winning Acton Ostry Architects



Designer Kitchens

- Imported Italian cabinetry by Armony Cucine presented by Inform Projects
- Soft-close drawers provide ample storage
- Under cabinet LED lighting for late-night snacks
- An expansive kitchen island for every culinary pursuit
- Stylish multi-slab quartz countertop with eased edge and matching backsplash
- Sleek stainless steel undermount sink
- Chic Kohler pull-down matte-black faucet
- Recessed LED pot lights in ceilings create ambiance

High-End Appliance Package

- **One Bedroom Homes:**
 - 24" Fulgor integrated refrigerator with bottom freezer
 - 24" Fulgor integrated electric cooktop
 - 24" Fulgor integrated stainless steel convection wall oven
 - 24" Fulgor integrated dishwasher
 - 24" Incassa Smart insert hood fan
 - Panasonic microwave 1.6 CF
- **Two Bedroom Homes:**
 - 30" Fulgor integrated refrigerator with bottom freezer
 - 30" Fulgor integrated electric cooktop
 - 30" Fulgor integrated stainless steel convection wall oven
 - 24" Fulgor integrated dishwasher
 - 28" Incassa Smart insert hood fan
 - Panasonic microwave 1.6 CF

Bathrooms

- Imported Italian cabinetry by Armony Cucine presented by Inform Projects
- Floating vanity adorned with smooth quartz countertop
- Soft-close drawers provide ample storage
- Sleek undermount sink for maximum counter space
- Chic Kohler single handle matte-black faucet
- Mirrored medicine cabinets with smart storage in ensuite
- Elegant porcelain tile flooring and striking feature wall
- Stylish Kohler matte-black bath and shower fixtures
- Modern Kohler matte-black shower wand in ensuite
- Recessed 12" x 20" shower niche in ensuite for essentials
- Acritec acrylic soaker tub melts the day away
- Kohler dual-flush toilet and quiet close seat

Security & Technology

- Lobby entrance intercom to receive visitors
- Secure key-fob entry system for the elevators, building lobby, common areas, underground parkade & suite-specific floors
- 24/7 security cameras in key locations
- Fully secured underground parking with well-lit common areas & pedestrian walkways
- Energy efficient motion sensors on parkade lights
- Spacious, individual out-of-suite storage available

Peace of Mind

- EDGAR customer service at your fingertips
- Comprehensive warranty protection by Travelers Canada
- 2-year material and labour warranty
- 5-year building envelope warranty
- 10-year structural defects warranty



Umbra

Townhomes

THE TOWNHOMES AT UMBRA

More Space to Call Home.

Bright and flexible townhomes, future-proofed for the growing family. Come inside through a private entry into the richness of a single-family home. With ample space to evolve with you and private outdoor areas surrounded by lush greenery — you've found the perfect place to lay down your roots.

Plan F23.24.25.28

3 Bedroom + Flex, 3 Bathroom

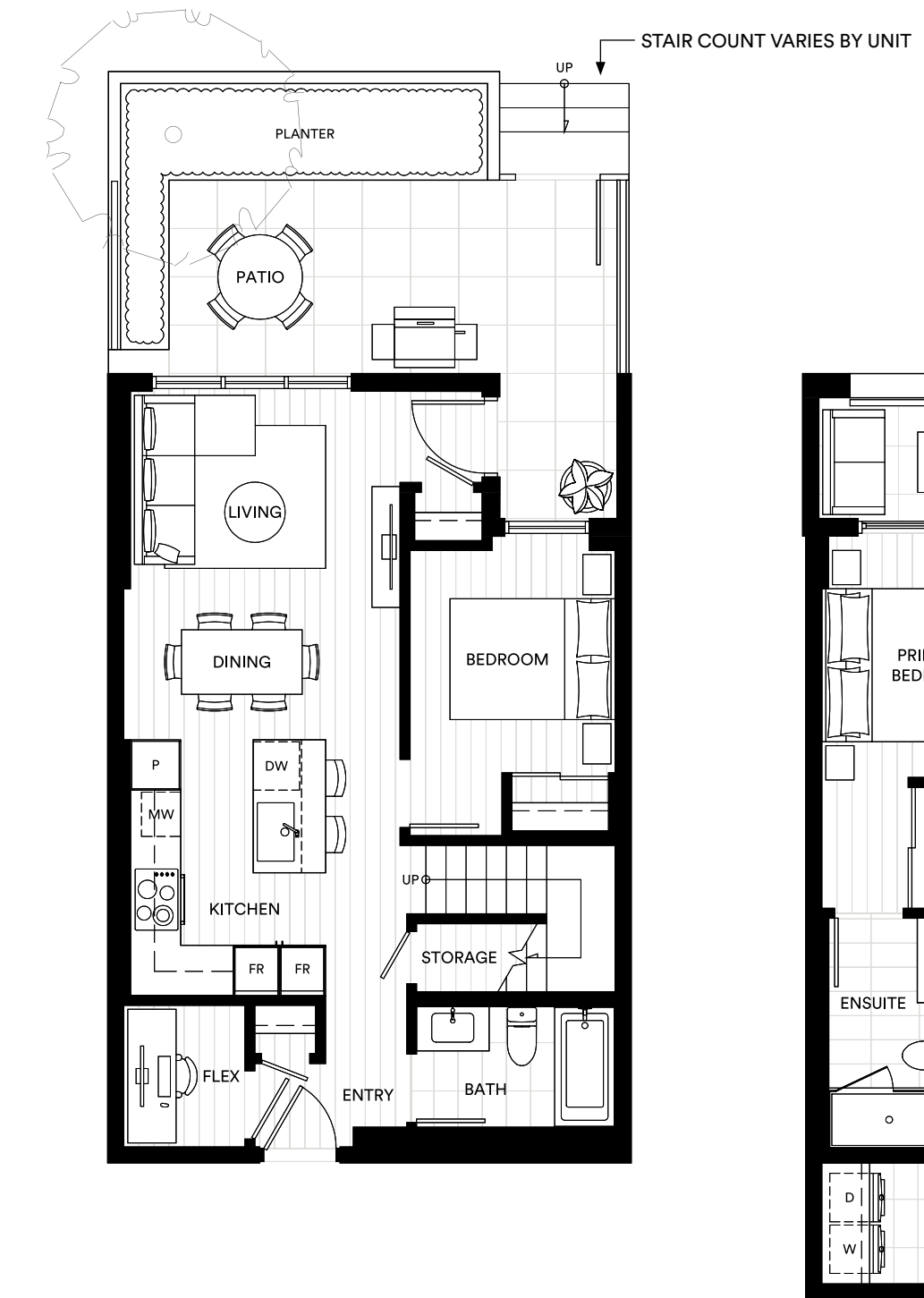
Interior: 1,255–1,306 SF

Exterior: 311–314 SF

Total: 1,567–1,620 SF



Levels 1-2



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- Convenient flex rooms in most homes intended to adjust to individual needs
- Contemporary roller blinds to optimize natural light and control UV protection
- Expansive windows with airy 8'11" ceilings in living area and bedrooms
- Oversized 7' suite entry doors for a grand sense of arrival
- Concrete construction on levels 1 and 2
- Samsung 24" side-by-side washer and dryer
- Spacious outdoor patio spaces with BBQ gas outlet accessible from living space
- 2nd level patio off master bedroom in most homes
- Landscaping by award-winning PWL Partnership Landscape Architects
- Architecture by award-winning Acton Ostry Architects



Designer Kitchens

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- Under cabinet LED lighting for late-night snacks
- An expansive kitchen island for every culinary pursuit
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High-End Appliance Package

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- 30" Fulgor integrated electric cooktop
- 30" Fulgor integrated stainless steel convection wall oven
- 24" Fulgor integrated dishwasher
- 28" Incassa Smart insert hood fan
- Panasonic microwave 1.6 CF
- Spacious pantries provide additional storage

Bathrooms

- Imported Italian cabinetry by Armony Cucine presented by Inform Projects
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- Energy efficient motion sensors on parkade lights
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Peace of Mind

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- 2-year material and labour warranty
- 5-year building envelope warranty
- 10-year structural defects warranty

EDGAR DEVELOPMENT

Build to Thrive.™

Established in 2009, EDGAR has been creating meaningful spaces through our expansive portfolio of real estate offerings for over a decade. The creative and entrepreneurial spirit of our collective fuels our vision of a more sustainable and supportive future for all. Our commitment to thoughtful placemaking allows us to continue to deliver innovative environments that inspire our diverse and growing community of homeowners. Attention to detail and appreciation for quality influences every decision we make when it comes to crafting our projects and rendering our plans into reality. Our respect for each neighbourhood informs the way in which our architecture interacts with its natural surroundings, complimenting the beauty that exists effortlessly around our walls without disrupting its peace.

With every decision. On every floor. In every building. We don't just build...We build responsibly. We build passionately. We build to thrive. Thriving communities. Thriving results. Thriving lives.

EDGAR

View our latest communities at:

EdgarDevelopment.com

Past Projects

The Duke



Vancouver, BC

Completed

The MacLaren



Edmonton, AB

Completed

The Clifton



Edmonton, AB

In Development

The Hendrix



Edmonton, AB

Completed

COMING THIS SPRING

Register Today

Portwood.ca

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