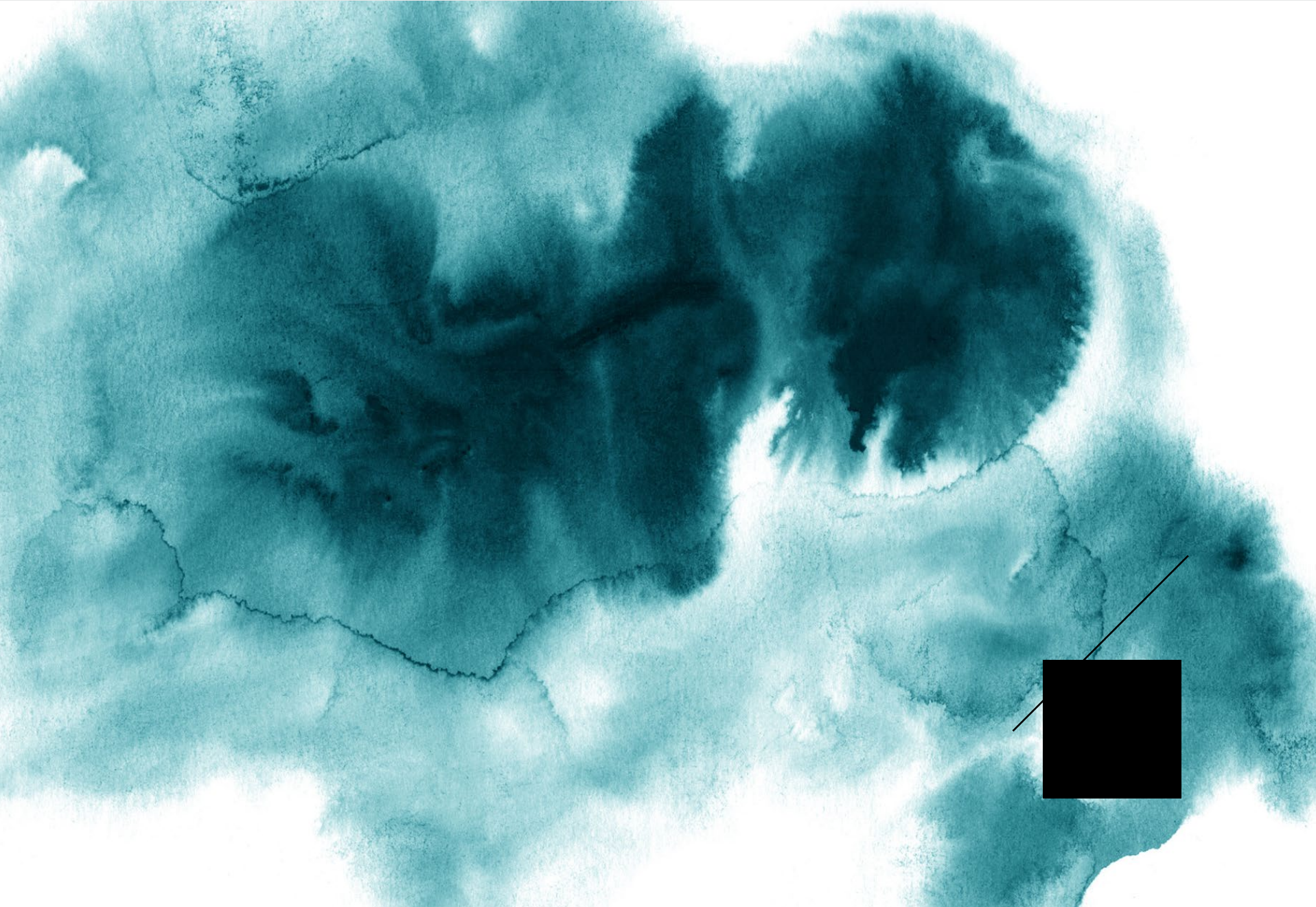


# channel





The background features a dark teal color with concentric ripples emanating from a central point. A thin, solid black diagonal line runs from the top right corner towards the center of the ripples.

# Sixteen modern three-bedroom waterfront townhomes in Queensborough.

Sixteen modern townhomes by Pennyfarthing edge a calm stretch of the Fraser River in family-friendly Queensborough. Each three-bedroom home is topped with an expansive rooftop patio, where you can relax, work, or entertain with scenic views as your backdrop. Live surrounded by parks, schools, and waterfront trails, with a ferry nearby that will quickly transport you across the water to vibrant New Westminster Quay. Channel shows you how smoothly life can flow.





Channel's bold contemporary architecture makes a striking visual impact against the picturesque backdrop of the Fraser River. Punctuated by cubic window bays, the articulating façade creates a unique architectural form filled with expressive detail.













# Calm and Connected.

Surrounded by parks, trails, schools, and nature, life in Queensborough has a calm, quiet character, reminiscent of life outside the city. However, just mere moments away, you'll find world class shopping, dining, recreation & entertainment. Channel provides the best of both worlds: tranquil charm and urban convenience.





## Education

1. Montessori Minds Childcare Centre
2. Queen Elizabeth Elementary School
3. Queensborough Middle School
4. New Westminster Secondary School
5. Douglas College New Westminster Campus

## Shopping + Services

6. River Market
7. Queensborough Landing
8. Walmart Supercentre
9. Save-On-Foods
10. City Avenue Market
11. ICBC
12. Bunches & Blooms Floral

## Food + Drinks

13. Rozzini's Restaurant Cafe
14. Steel & Oak Brewing Co.
15. Frankie G's Boilerhouse Pub
16. Piva Modern Italian
17. El Santo
18. The Old Spaghetti Factory
19. Old Crow Coffee Co.
20. Longtail Kitchen
21. The Hide Out Cafe
22. The Boathouse Restaurant
23. Angelina's Dutch Corner

## Recreation

24. Riverway Golf Course and Driving Range
25. Oxygen Hot Yoga & Fitness
26. Queensborough Community Centre
27. CrossFit New West
28. iUP CrossFit
29. Strong Side Conditioning
30. Anytime Fitness
31. Surgarrays Boxing Gym
32. Ryall Park + Tennis Courts
33. Thompson's Landing Park
34. Hamilton Highway Offleash Dog Park
35. Old Schoolhouse Park

## Entertainment

36. Fraser River Discovery Centre
37. Landmark Cinemas
38. Paddlewheeler Riverboat Tours
39. Anvil Centre
40. Starlight Casino





Mirroring elements of European design, Brittany Gudewill Interior Design incorporated clean lines & efficient layouts into Channel's chef-inspired kitchens. Brought to you in your choice of two sophisticated colour palettes – one light and airy, the other cool and calm – homes at Channel feature extensive working areas, ample storage, and a place for the family to connect.





Centred around a striking natural gas fireplace with contemporary concrete surrounds, Channel's generous living rooms provide for functional open layouts filled with warmth and bright light.



# Details Make Homes.



1. Sleek pull-out hood fan.

2. Double basin sink with ½ hp garburator.

3. Polished chrome Grohe pull-down faucet.

4. Natural gas Samsung range with griddle top.

5. Display bookshelf incorporated into Island/peninsula

6. Ample polished quartz working area.

7. Matte Black pendant lights

8. Wi-fi enabled Samsung fridge with built-in ice maker.





Designed as a place to de-stress and refresh, Channel's spa inspired ensuites feature double vanities, oversized frameless showers with porcelain tile surrounds and mosaic niches, a complete Riobel shower system with detachable wand and cascading rain head, and optional Nuheat in-floor heating. Main bathrooms feature soaker tubs to melt away stress.





# Spa Inspired Ensuites.

1. Oversized frameless shower
2. Mosaic tile niche
3. Polished white quartz countertops
4. Overhead matte black vanity light.

5. Luxurious Riobel shower system with detachable wand and oversized rain head.
6. Polished chrome hardware & accessory package

7. Contemporary Riobel widespread faucets
8. One piece, dual flush toilet (not shown).
9. 2"x24" porcelain statement tiles on floor and shower walls.





Featuring stunning wood built-in window seats, homes at Channel are filled with inviting light-filled areas to sit down, relax, and take in the beautiful surroundings.





Boasting over 400 sq.ft. of outdoor living space on average, Channel's massive rooftop patios seamlessly expand your living area. With natural gas and home entertainment rough-ins, patios at Channel provide the perfect space to unwind, entertain, or take in the game with friends.



# channel

## FEATURES

### LIFE ON THE CHANNEL

- Pennyfarthing Homes introduces Channel, its latest addition of 16 three-bedroom riverfront townhomes in its ever growing collection of over 3,500 homes developed.
- Leave the car at home – parks, tennis courts, playgrounds, schools, a community centre & library mere blocks away.
- World class shopping nearby at Queensborough Landing.
- Take the boardwalk to the Q to Q ferry and sail past traffic to the Quay.
- Convenient transit accessibility – 5 minute bus ride to Skytrain from Ewen Ave.
- Short drive times to Vancouver, Richmond, Surrey & Burnaby.

### DISTINCTIVE CHANNEL EXTERIORS

- Bold, contemporary design by Grimwood Architecture.
- Expansive cedar rooftop decks for entertaining and relaxing.
- Rooftop TV rough-ins to make movie night special.
- Additional patio or raised sundeck seamlessly integrate indoor and outdoor living.
- Natural gas and hose bib connections for both rooftop and main level patio/sundeck provide exceptional convenience.
- Visitor parking and bike stalls for friends and family.
- Connected, fenced-in dog park for your furry legged friends to play.

### WELL-DRESSED INTERIORS

- Perfectly appointed interior by Brittany Gudewill Interior Design.
- Choice of sophisticated dark or refined light colour scheme.

- Oversized windows to brighten your home.
- Wood window seats on every bay window to take in the views.
- Over-height 7' solid core doors provide a sense of grandeur.
- Laminate flooring on main for durability. Plush carpet in bedrooms & corridors for comfort.
- Generous baseboards, casings, and trims.
- Natural gas fireplace with contemporary concrete surround brings warmth to your home.
- 2" faux-wood blinds for enhanced privacy.
- Energy efficient LG washer and dryer with ultra large capacity and quiet operation.

### GOURMET KITCHENS

- Two-toned cabinetry with polished chrome hardware for sophisticated feel
- Full-height pantry incorporated into every home provides exceptional storage.
- Premium stainless steel appliance package featuring:
  - Wifi enabled Samsung French door fridge with fingerprint resistant stainless steel and automatic ice maker.
  - Slide-in Samsung gas range with integrated griddle and convection oven for chef-inspired cooking.
  - Energy Star rated Samsung dishwasher.
  - Slide-out Faber range hood for sleek, streamlined look.
  - Panasonic inverter microwave with trim kit for integrated look
  - ½ HP garburator

- Square-edge white quartz countertops provide a crisp look and ample working area.
- Grohe pull-out faucet and oversized single-bowl Blanco sink.

### SPA-INSPIRED BATHROOMS

- Clean, modern lines are accentuated by 12"x24" stone-inspired porcelain tiles on bathroom floors and shower walls.
- Contemporary light or dark cabinetry scheme with white quartz countertop and undermount sink.
- Polished chrome hardware
- Frameless oversized walk-in shower in ensuite with feature mosaic tile niche.
- Riobel rain head shower system with detachable wand in ensuite provides ultimate relaxation.
- Soaker tub in second bath to melt the day's stress away.
- Feature mosaic tile wall in select units.
- Single-piece, dual-flush toilet with soft-close seat.
- Black trimmed lighting fixtures in all bathrooms for an elegant contrast.
- Optional Nuheat in-floor heat in ensuite for ultimate comfort.

### PEACE OF MIND

- Comprehensive 2-5-10 year home warranty with National.
- Two side by side or tandem oriented private parking stalls within each home.
- Hardwired keypad rough-in and optional alarm finish in all homes.
- Hardwired network wiring for stronger connection and performance.
- Fully sprinklered units to keep your family safe.



# SITE PLAN

# channel



16 modern waterfront townhomes

QUEENSBOROUGH

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# HOME 1

**3 Bedroom, 2.5 Bath**

Living: 1464 Sq Ft

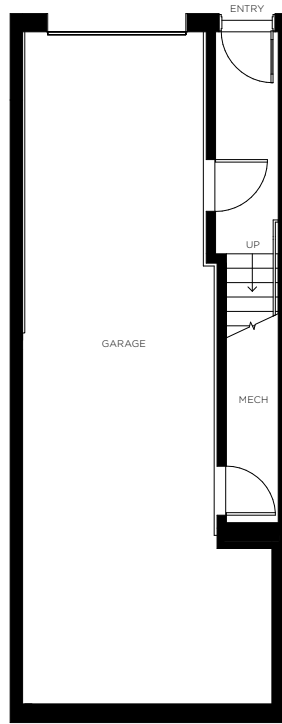
Rooftop Patio: 404 Sq Ft

Total: 1868 Sq Ft

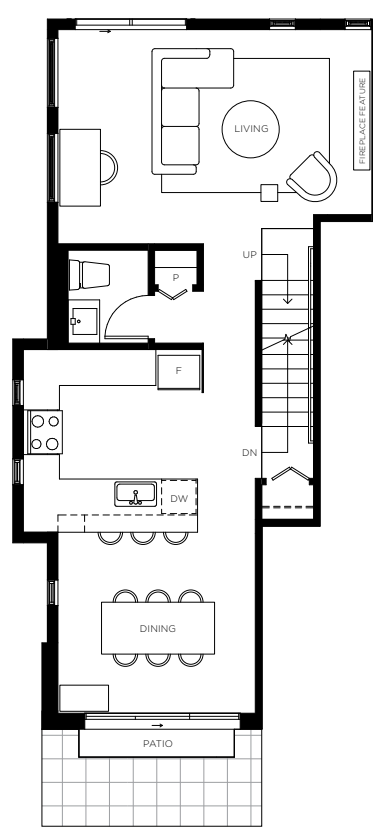
# channel

16 modern waterfront townhomes

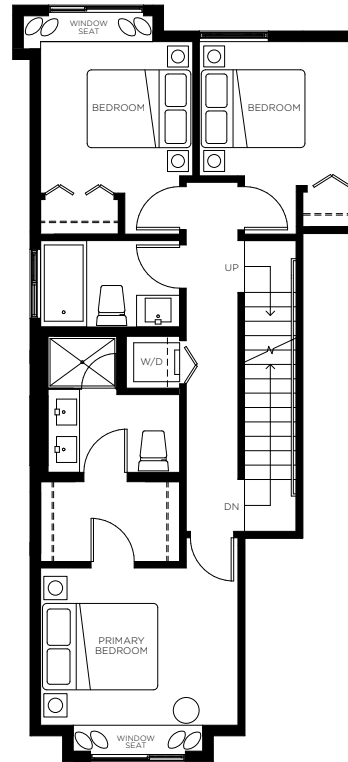
QUEENSBOROUGH



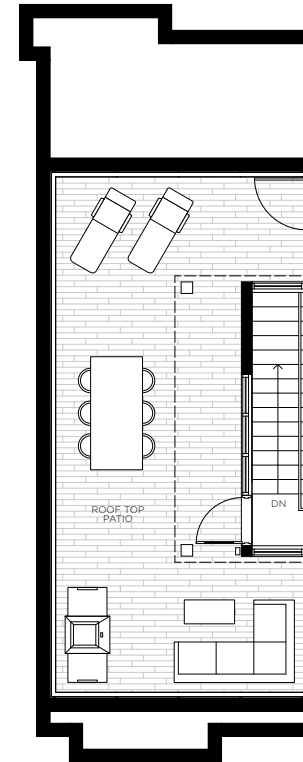
Garage Level



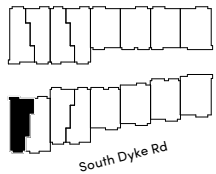
Main Level



Second Level



Roof Top



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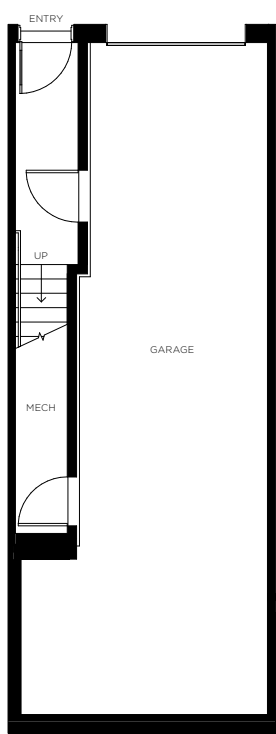
Patio sizes and configurations vary per home. Please reference architectural plans to confirm.



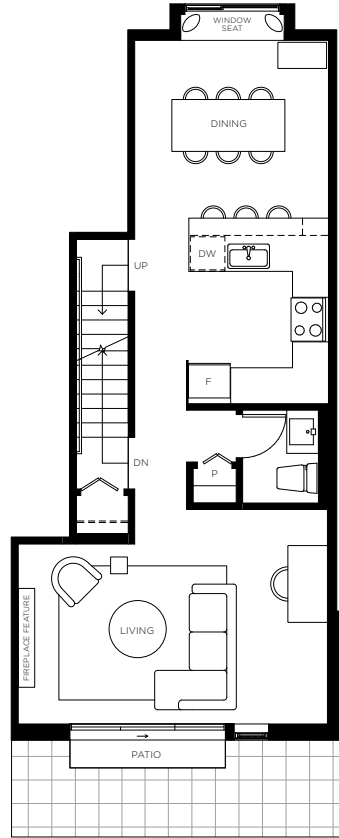
# HOME 2 & 4

**3 Bedroom, 2.5 Bath**  
 Living: 1453 - 1456 Sq Ft  
 Rooftop Patio: 404 Sq Ft  
 Total: 1857 - 1860 Sq Ft

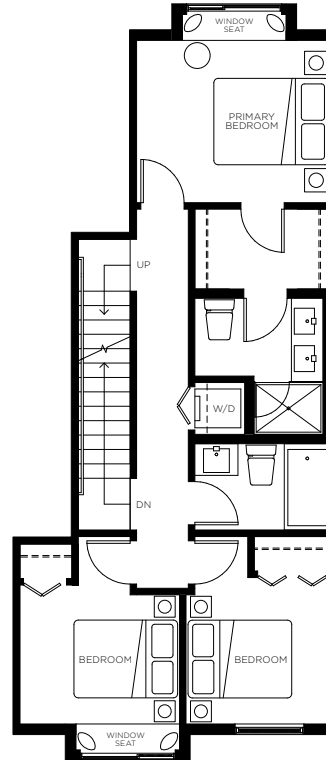
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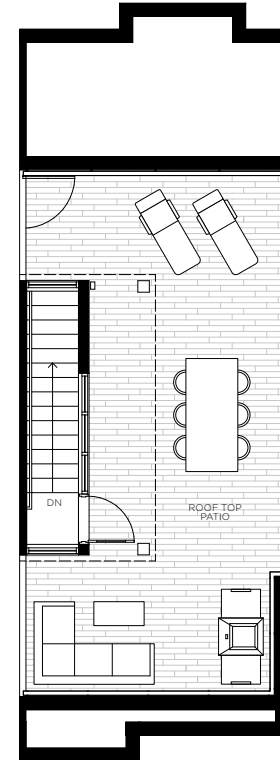
Garage Level



Main Level



Second Level



Roof Top



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16 modern waterfront townhomes

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# HOME 3

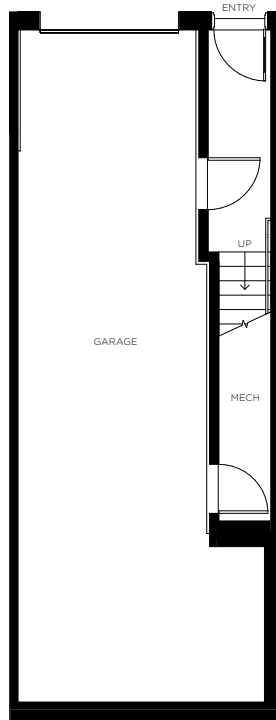
**3 Bedroom, 2.5 Bath**

Living: 1437 Sq Ft

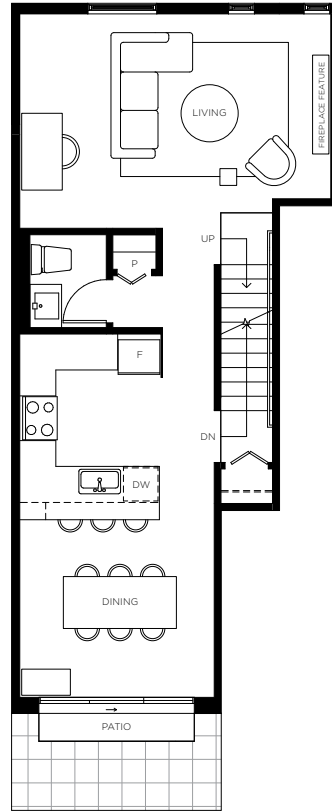
Rooftop Patio: 404 Sq Ft

Total: 1841 Sq Ft

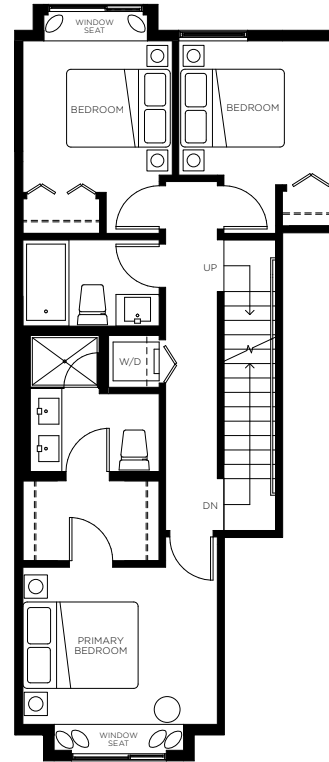
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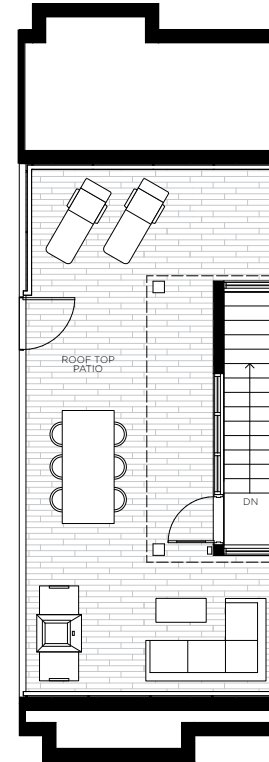
Garage Level



Main Level



Second Level



Roof Top



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# HOME 9

**3 Bedroom, 2.5 Bath**

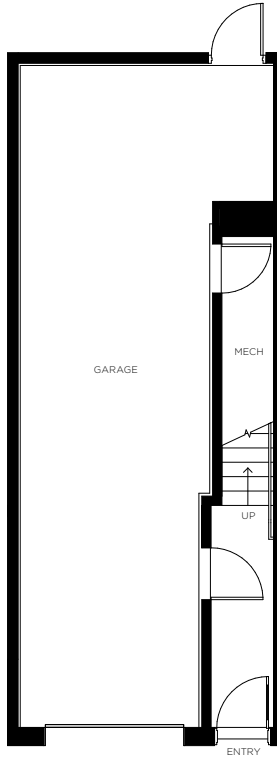
Living: 1482 Sq Ft

Rooftop Patio: 404 Sq Ft

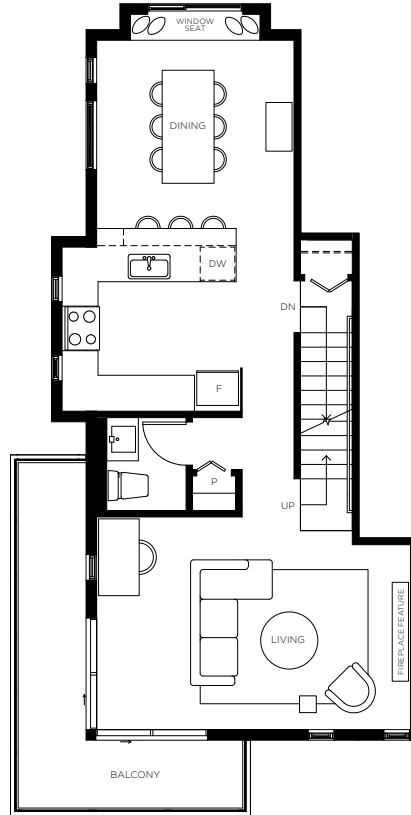
Balcony: 116 Sq Ft

Total: 2002 Sq Ft

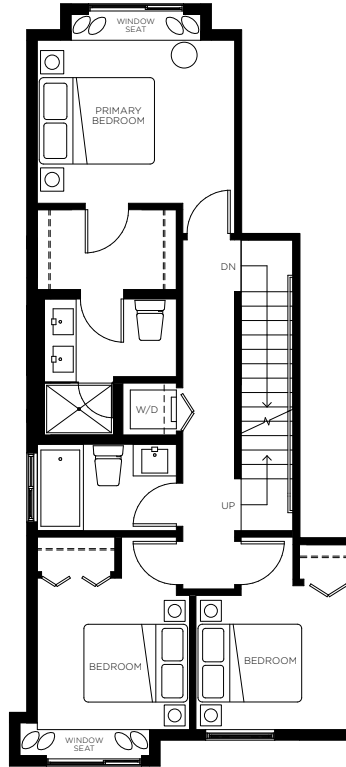
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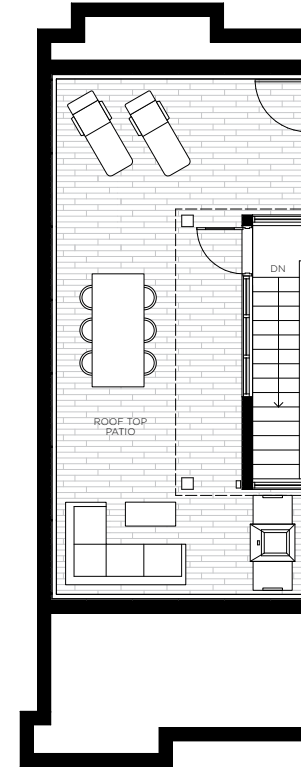
Garage Level



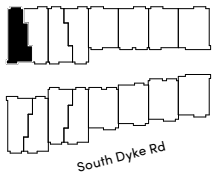
Main Level



Second Level



Roof Top



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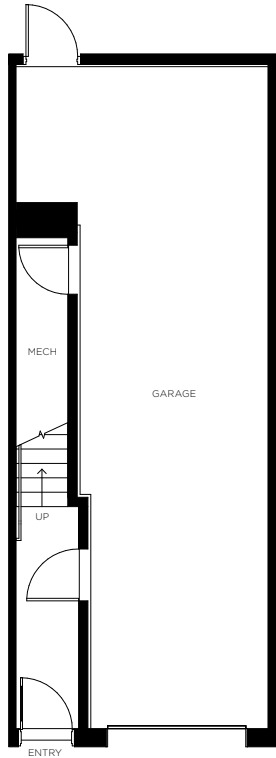
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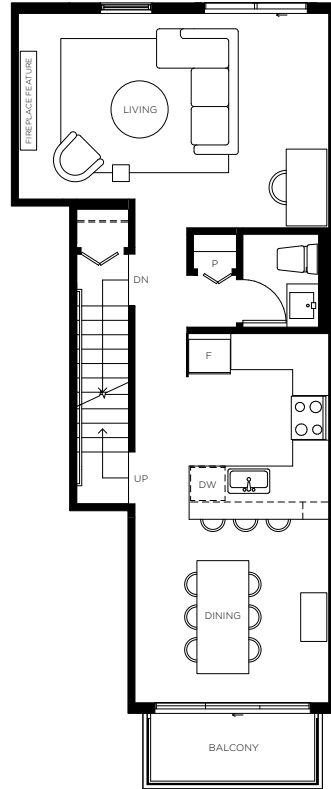
# HOME 10 & 12

**3 Bedroom, 2.5 Bath**  
 Living: 1448 - 1451 Sq Ft  
 Rooftop Patio: 404 Sq Ft  
 Balcony: 38 Sq Ft  
 Total: 1890 - 1893 Sq Ft

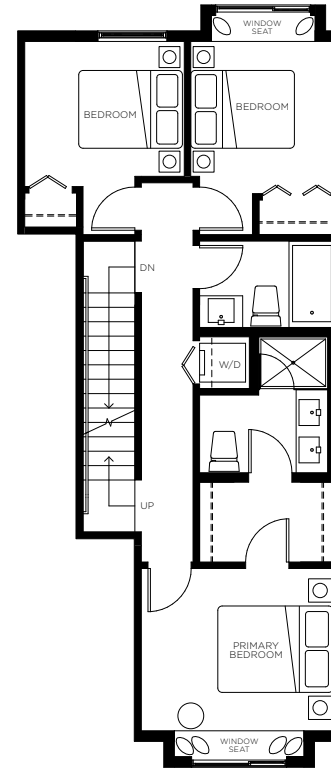
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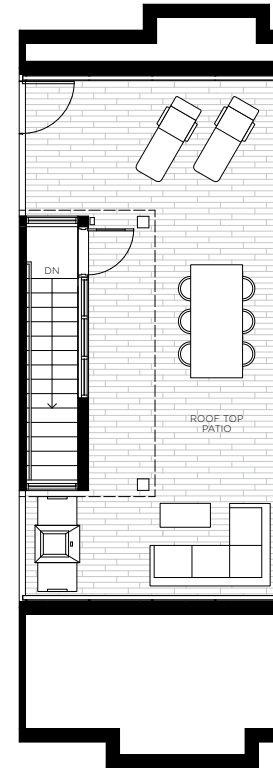
Garage Level



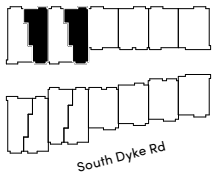
Main Level



Second Level



Roof Top



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# HOME II

3 Bedroom, 2.5 Bath

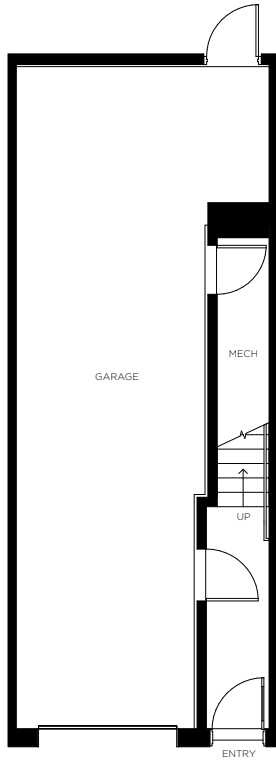
Living: 1455 Sq Ft

Rooftop Patio: 404 Sq Ft

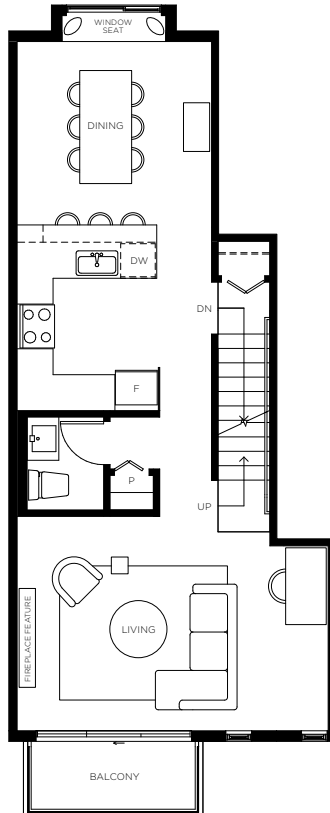
Balcony: 38 Sq Ft

Total: 1897 Sq Ft

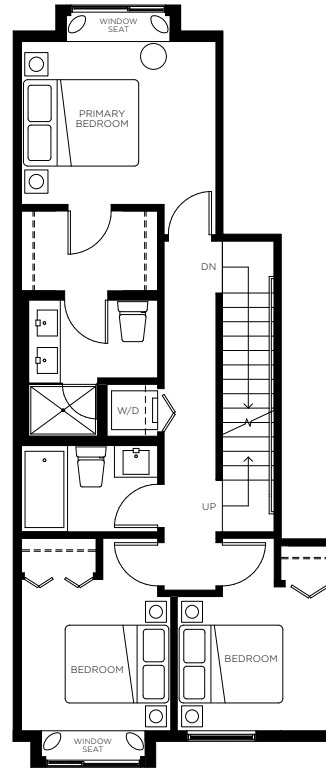
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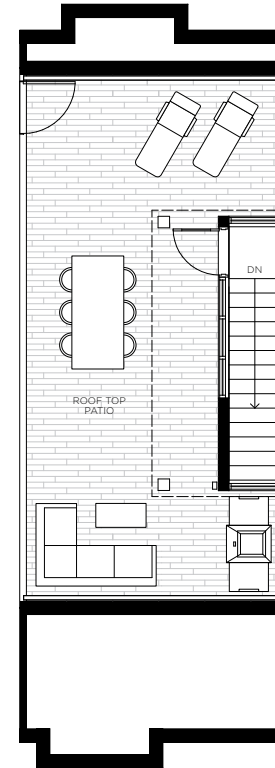
Garage Level



Main Level



Second Level



Roof Top



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# HOME 13, 14 & 15

**3 Bedroom, 2.5 Bath**

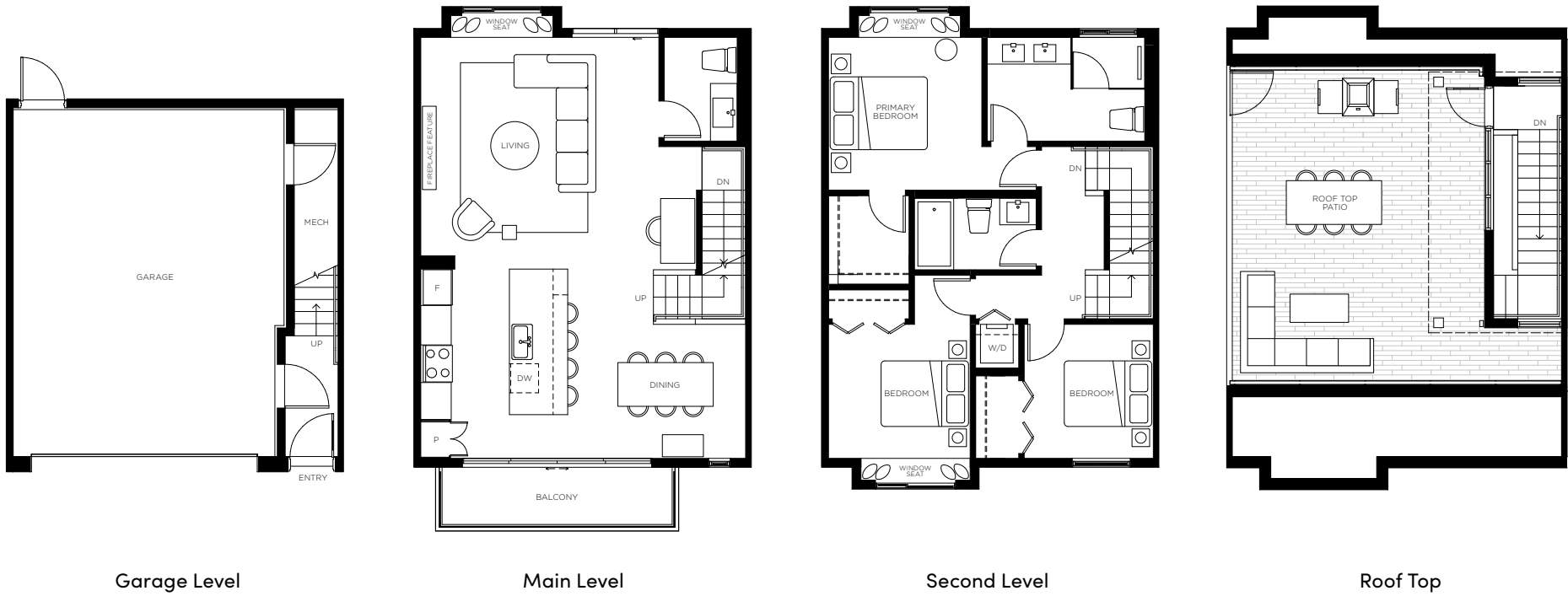
Living: 1586 - 1592 Sq Ft

Rooftop Patio: 406 Sq Ft

Balcony: 63 Sq Ft

Total: 2055 - 2061 Sq Ft

# channel



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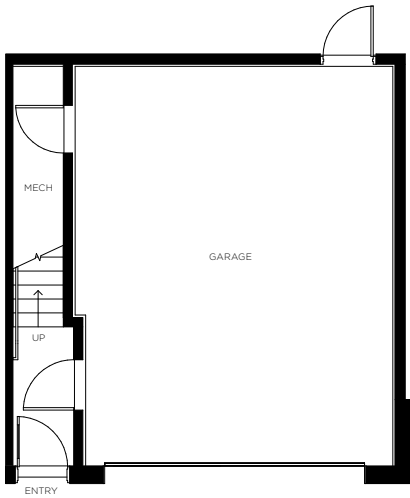
Window seats vary per home. Reference architectural plans to confirm location.

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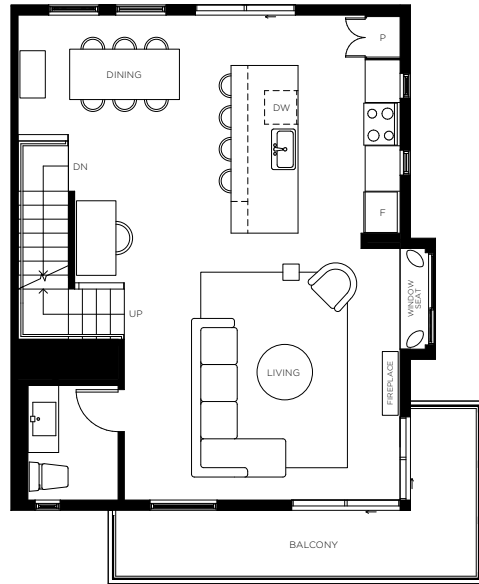
# HOME 16

**3 Bedroom, 2.5 Bath**  
Living: 1624 Sq Ft  
Rooftop Patio: 375 Sq Ft  
Balcony: 110 Sq Ft  
Total: 2109 Sq Ft

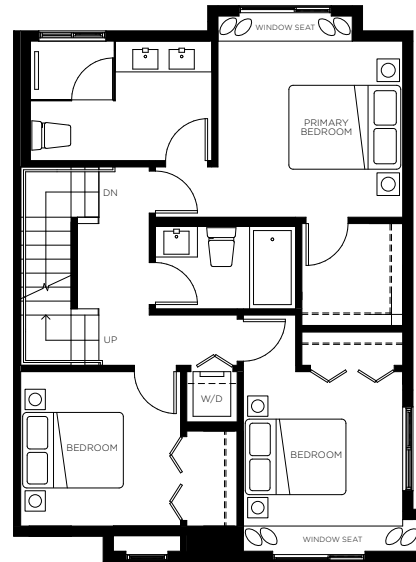
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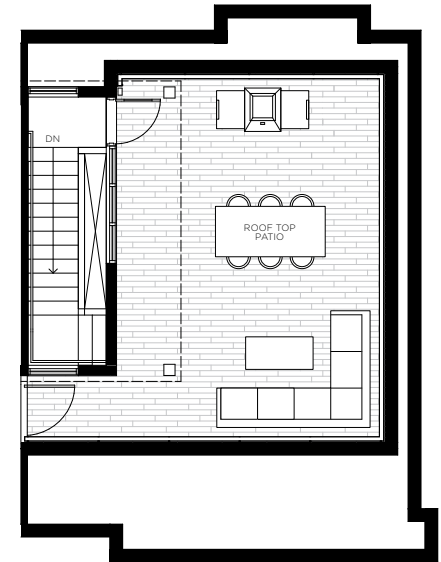
Garage Level



Main Level



Second Level



Roof Top



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# Building for life.

Pennyfarthing Homes is a legacy builder. For over 40 years, Pennyfarthing has been transforming the landscape of the lower mainland, Washington State, and California with its ever-growing legacy of over 3,500 homes. President and CEO, Dr. Anthony Hepworth takes pride in building homes to the highest calibre.

That means our homes and communities always meet the highest building standards with carefully selected premium materials. This means higher build quality, better finishes, and greater satisfaction over the years. Pennyfarthing is building its legacy as it builds yours.



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