

BADEN PARK

WHERE ADVENTURE BEGINS

and the journey never ends





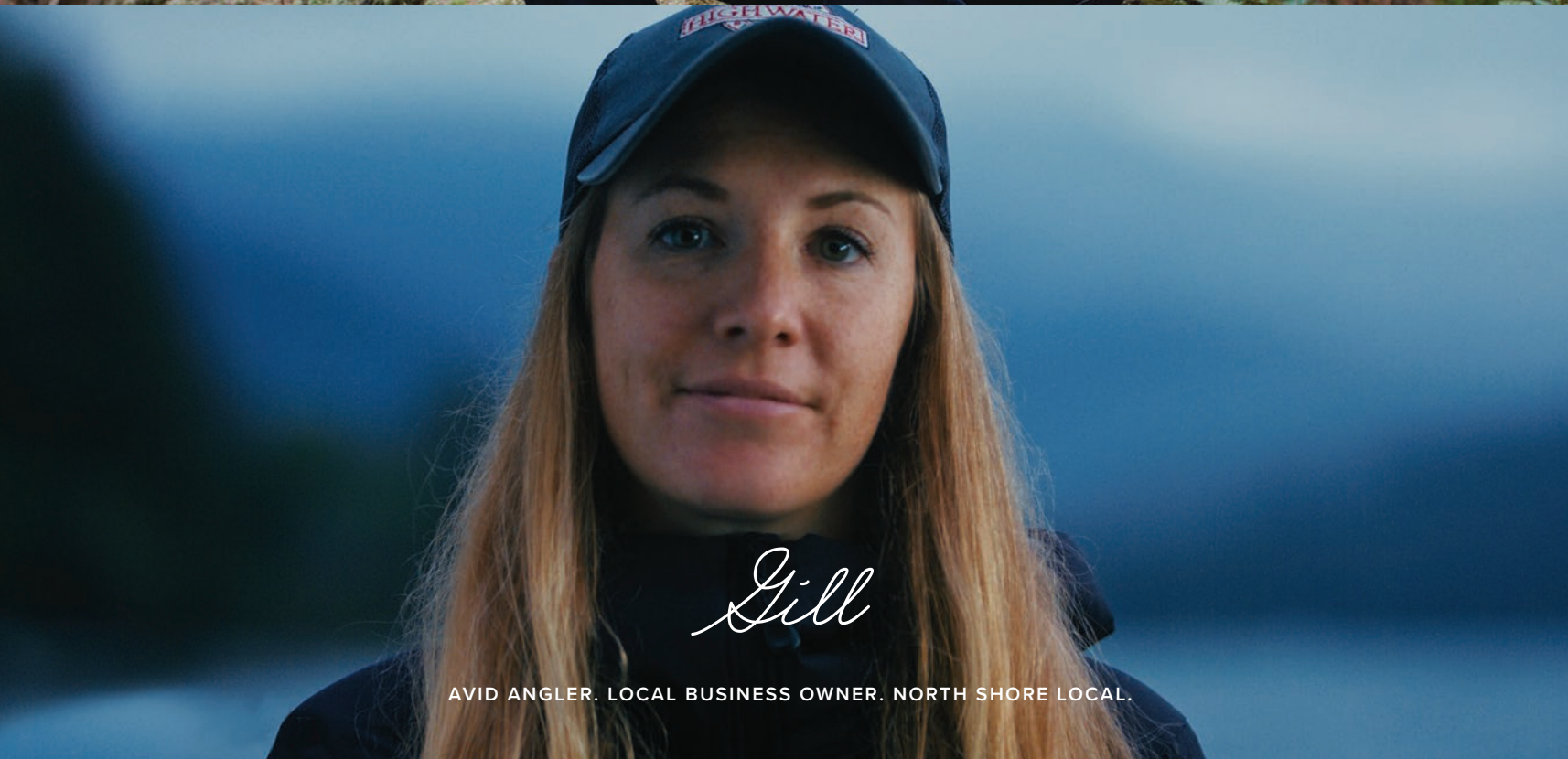
Caley

SNOWBOARDER. PHOTOGRAPHER. NOMAD.



Thomas

PROFESSIONAL MOUNTAIN BIKER. FAMILY MAN. NORTH SHORE LOCAL.



Gill

AVID ANGLER. LOCAL BUSINESS OWNER. NORTH SHORE LOCAL.

Adventure Called. They Answered.

Some people were born to push boundaries. To change the game and influence the next generation. These people share common values and a sense of endurance, pride and resilience. They imagine exploring, searching, discovering, wandering, reflecting upon life. The North Shore's landscape was made for these people.

Caley, Thomas and Gill attribute their success to the Mount Seymour community. This is where they discovered their love for the outdoors. Where they continue to hone their skills and find their edge. Where they've cultivated lifelong friendships. Each of them has a unique story to share, but it's their love for the outdoors that ties them together.

The North Shore Spirit

A recreation lover's paradise, Baden Park lives amongst a network of beaten paths from adventurers prior, shaded from the city lights and noise. Nearby independent cafés, shops and services sit nestled into the landscape, always just a walk or bike ride away. Lush forests, countless parks and unlimited nature scenes make the North Shore a habitat for adventure unlike any other.

Getting involved in the culture is as simple as sending a wave or sharing a trail tip – the North Shore community is never shy to welcome new friends to the slopes.





Mountain Lovers, Welcome Home

WALK, BIKE OR DRIVE TO LOCAL FAVOURITES
IN UNDER 15 MINUTES.

- BRUNCH & COFFEE**

 - 1. United Strangers Coffee
 - 2. Cafe Orso
 - 3. Honey Doughnuts & Goodies
 - 4. BLVD Bistro
 - 5. Tour de Feast
- SHOPS**

 - 6. Northwoods Village
 - 7. Parkgate Village
 - 8. Dollarton Village
 - 9. Deep Cove
- BREWS**

 - 10. Wildeye Brewing
 - 11. Bridge Brewing Co.
 - 12. Deep Cove Brewers and Distillers (*these guys also brew amazing gin*)
 - 13. Good Co.
- RECREATION**

 - 14. Ron Andrews Community Recreation Centre
 - 15. The Hive North Shore & Hive Yoga
 - 16. Seymour Golf & Country Club
 - 17. Northlands Golf Course
 - 18. Seymour Creek Golf Centre
 - 19. Parkgate Community Centre
 - 20. Canlan Ice Sports
- SCHOOLS**

 - 21. École Windsor Secondary
 - 22. Capilano University
 - 23. Blueridge Elementary School
 - 24. Seycove Secondary School
 - 25. Lynn timer Elementary School
 - 26. Lions Gate Christian Academy
 - 27. Seymour Heights Elementary School
 - 28. St. Pius X Elementary School
- BOOKS**

 - 32. North Vancouver District Public Library – Parkgate Branch
 - 33. North Vancouver District Public Library – Lynn Valley Branch
- DAYCARE**

 - 34. Parkway Village Childcare Centre
 - 35. Bee Haven Childcare
 - 36. Seymour Heights Preschool
- PARKS**

 - 29. Cates Park / Whey-ah-Wichen
 - 30. Panorama Park
 - 31. Lynn Valley Headwaters Regional Park

The Habitat of Adventure

Baden Park is designed within a dynamic ecosystem that invites you to explore the surrounding trails. A master planned community encompassing 6.25 acres of land, where 341 homes bring neighbours and friends together to swap stories of great excursions. Where coffees are sipped in the crisp morning air. Here, people find common ground, rooted in an aptitude to explore and appreciate nature.



The Park's Ecosystem

No matter what stage of life you're in, everyone belongs here.

Discover your path home along the trails that connect the shore to the mountains, all the way to our community of townhomes, garden flats, condos and rental homes. Surrounded by natural green space, each home at Baden Park truly embraces the North Shore habitat.

PHASES

- 1

YEW
MARKET CONDOS
- 2

SEYMOUR
GARDEN FLATS + TOWNHOMES
- 3

COVE
TOWNHOMES
- 4

CYPRESS
RENTAL CONDOS



Recreation at Home Base



COFFEE SHOP

A local morning pick-me-up and favourite meeting spot for neighbours and friends alike.



CHILDREN'S PLAY AREA

Let the kids explore safely in their own neighbourhood with an outdoor play area designed to let their imaginations soar.



OUTDOOR COURTYARDS

Tranquil, lush outdoor courtyards that are designed to bring neighbours and friends together to connect with each other and with nature.



OFF-LEASH AREA

A good round of fetch and playing with pals in the off-leash area is sure to have your furry friend tuckered out. Plus, hose down muddy paws in the dog wash at Yew.





“There is
pride amongst
people from
the North Shore.
We want to share
the culture
with everyone,
yet maintain
our sense of
community.”

ERIC CARLSON, NORTH SHORE LOCAL,
CORE FOUNDER AND CEO OF ANTHEM



Anthem in North Vancouver

North Vancouver is quintessentially West Coast - from the mountains ascending above, to its extensive trail systems canopied by trees, and its metropolitan ocean-fronting southernly edge. Across both a city and a district municipality, North Vancouver has some of the Lower Mainland's most spectacular natural attractions and safe, family-friendly neighbourhoods. North Vancouver embodies a pioneering history of endurance, a legacy of adventure and a deeply engrained sense of community.

Anthem's family roots lie on the North Shore. Eric Carlson, Founder and CEO, grew up in North Vancouver, along with many of Anthem's team members. Anthem's appetite to grow and develop in North Vancouver is with respect, vision and neighbourly pride. To honour the diversity of the North Shore through an unwavering commitment to build housing for everyone, including rental, affordable rental, social housing, single family, mixed use, townhomes, stacked townhomes, and both low-rise and high-rise condos. Beyond building homes, Anthem endeavours to preserve green spaces, play a positive role in the community and bring people, ideas and places closer together. Building communities where people can put down roots.

With decades of real estate development experience and numerous successful North Shore developments completed, including Founders Block North and South, Local on Lonsdale, Maplewood Place, West Third, Marine + Fell, the Residences at Ridgeway and Origin, every Anthem community is an evolution of the last, anchored by a steadfast vision to create great space for all of its intended users: homeowners, tenants, retailers and the broader community. In North Vancouver, Anthem's investment, development and management portfolio includes almost 1,200 homes that are complete, in development or under construction and over 64,000 square feet of retail space.

To further reinforce the vision of our communities and the company mission, Anthem looks at each municipality as a partner, supporting initiatives that give back to the city's residents. In alignment with Anthem's Giving strategy, we seek to strengthen the communities we build in and assist those in need to reach their full potential. Anthem proudly honours North Vancouver's progress, community and legacy.

FOUNDERS BLOCK SOUTH,
NORTH VANCOUVER



WEST THIRD,
NORTH VANCOUVER



THE RESIDENCES AT RIDGEWAY,
NORTH VANCOUVER





Founded in 1991, Anthem is a team of 450 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 310 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 17,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 8.5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities across 7,400 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.



Level 1

MT SEYMOUR PARKWAY



952 LYTTON ST.

948 LYTTON ST.

956 LYTTON ST.

946 LYTTON ST.

950 LYTTON ST.

954 LYTTON ST.

958 LYTTON ST.

LYTTON STREET

2 BED 3 BED

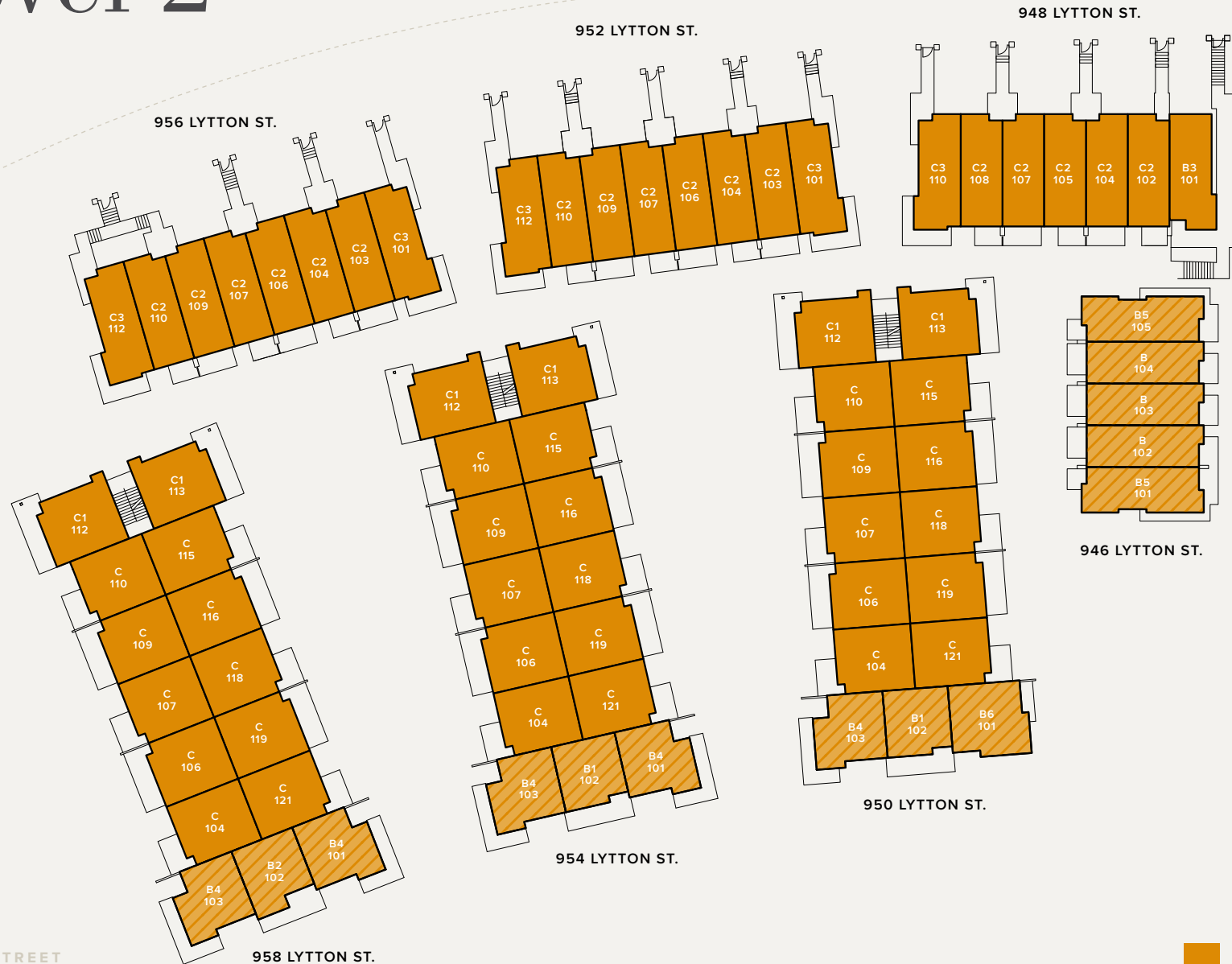


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Anthem

Level 2

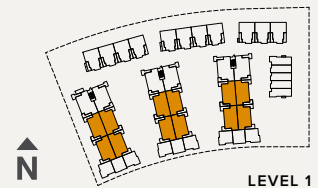
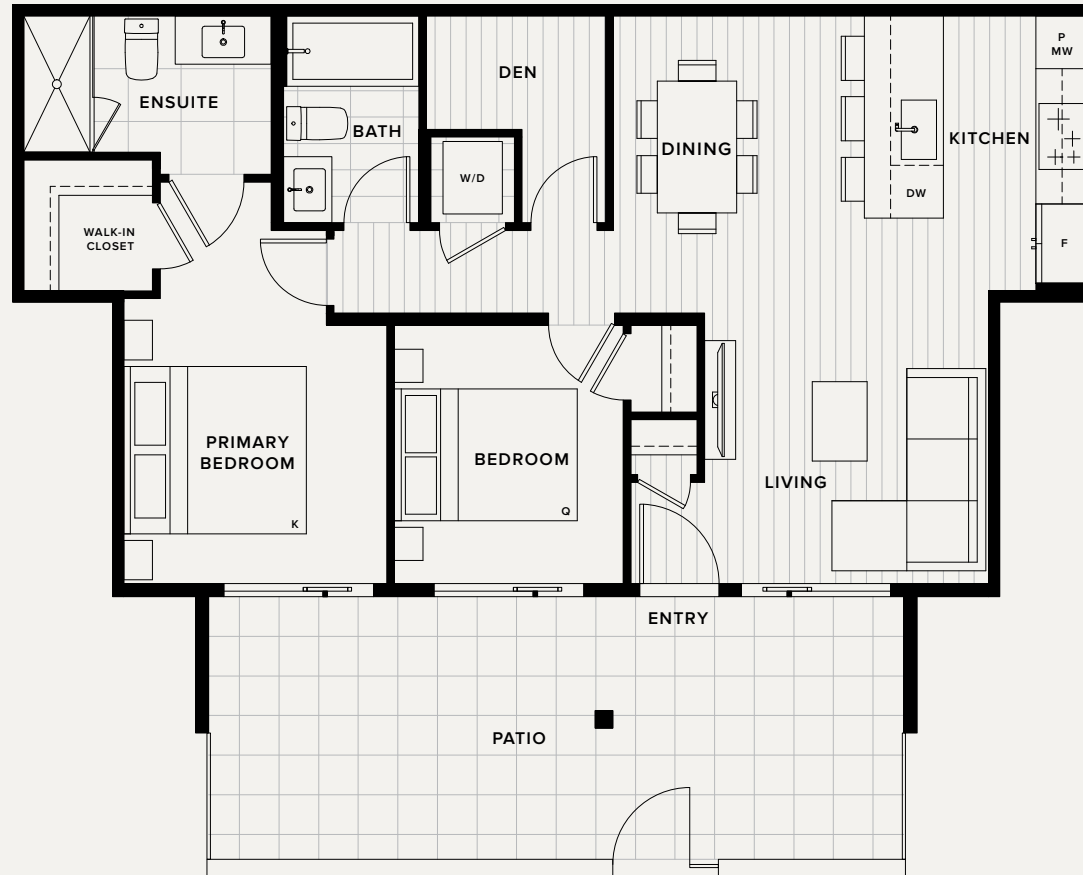
MT SEYMOUR PARKWAY



A

2 BED + DEN, 2 BATH

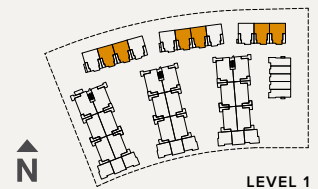
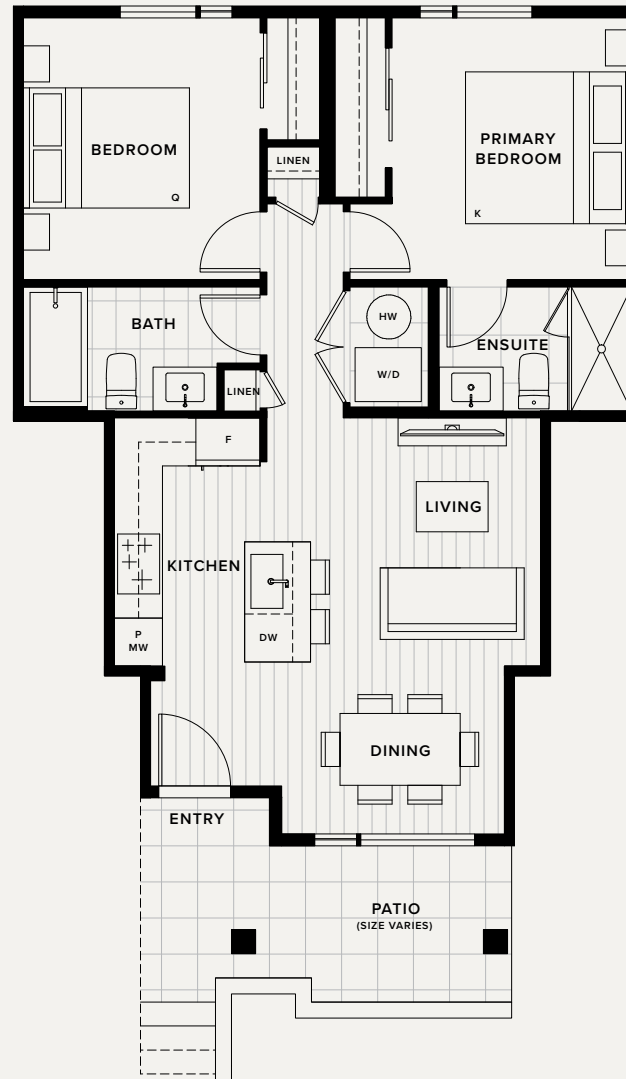
INDOOR: 829 SF
OUTDOOR: 270 SF
TOTAL: 1,099 SF



A1

2 BED, 2 BATH

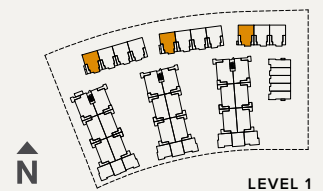
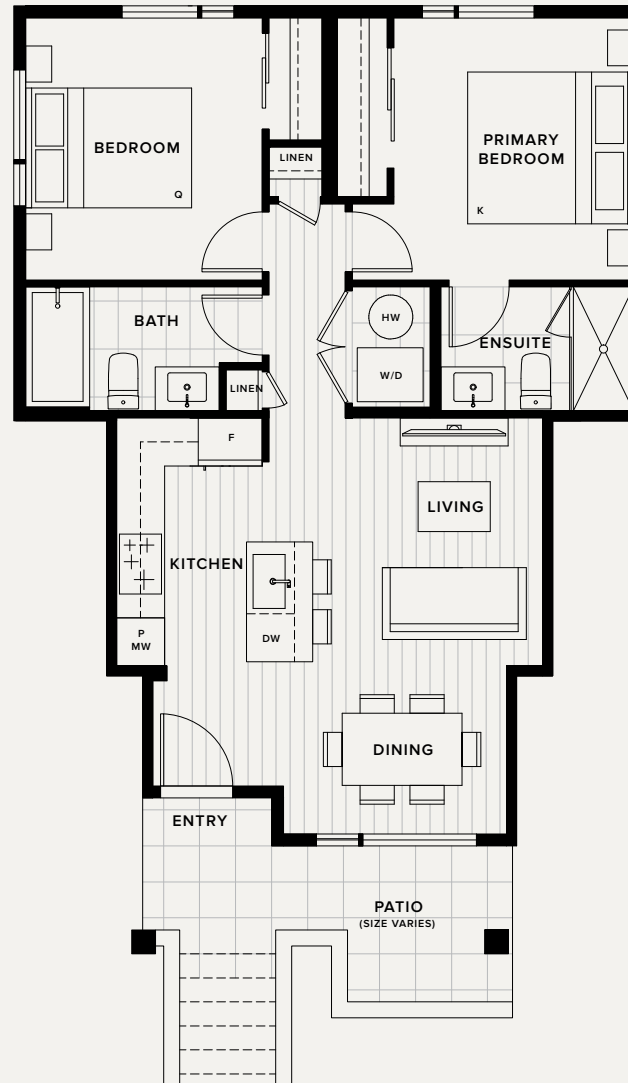
INDOOR: 744-755 SF
OUTDOOR: 104-111 SF
TOTAL: 848-866 SF



LEVEL 1

A2

2 BED, 2 BATH
 INDOOR: 746 SF
 OUTDOOR: 86-113 SF
 TOTAL: 832-859 SF



LEVEL 1

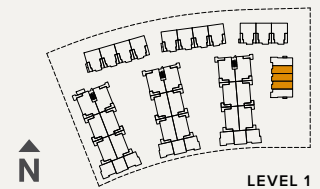
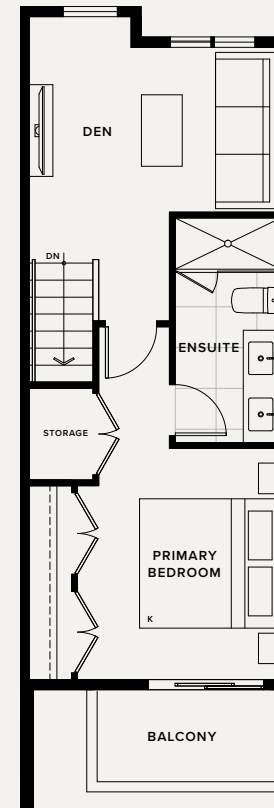
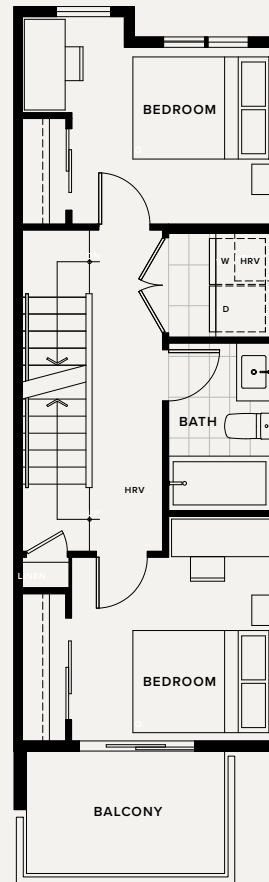
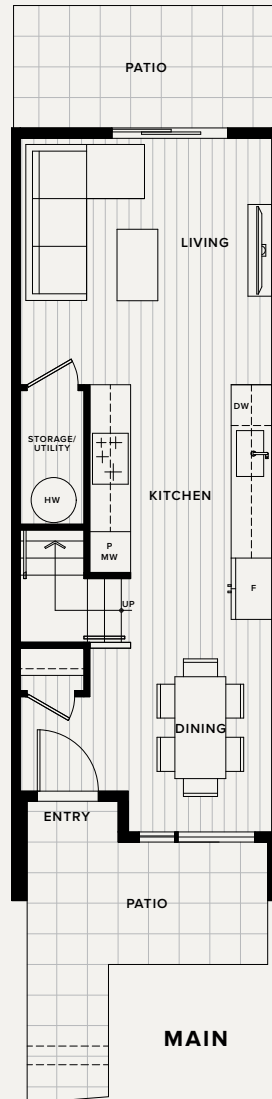
B

3 BED + DEN, 2 BATH

INDOOR: 1,335 SF

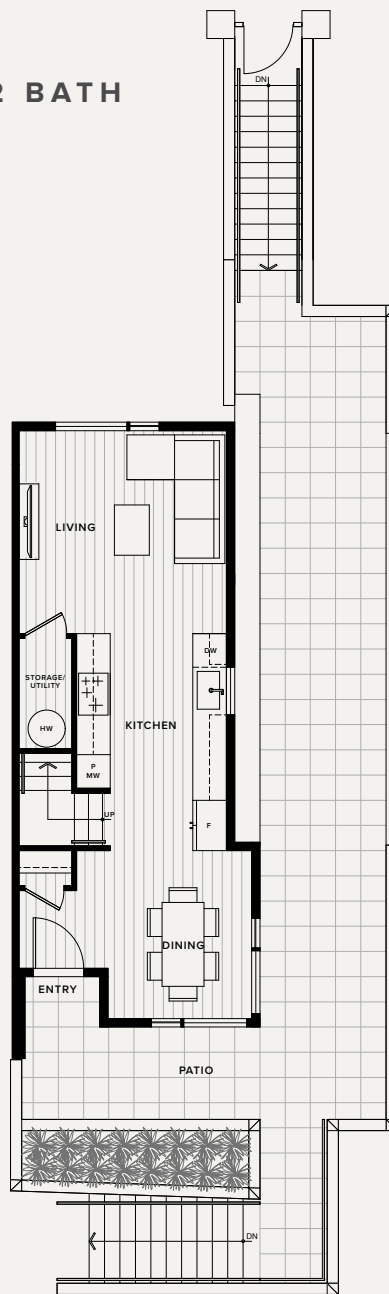
OUTDOOR: 205 SF

TOTAL: 1,540 SF

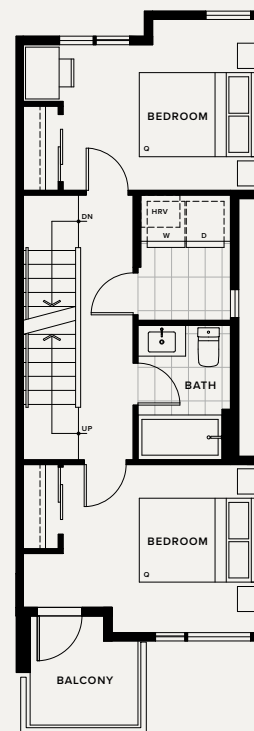


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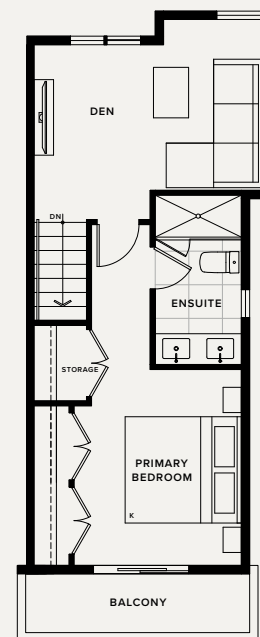
3 BED + DEN, 2 BATH
 INDOOR: 1,431 SF
 OUTDOOR: 721 SF
 TOTAL: 2,152 SF



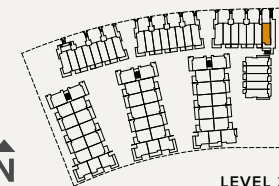
MAIN



SECOND



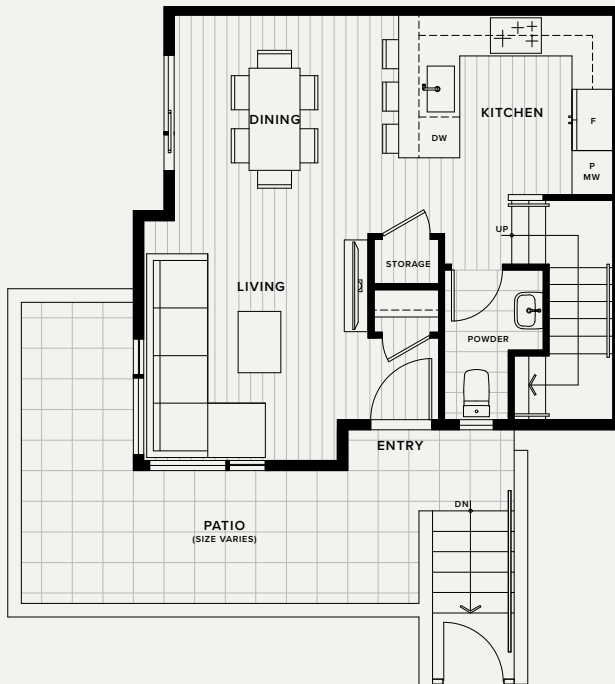
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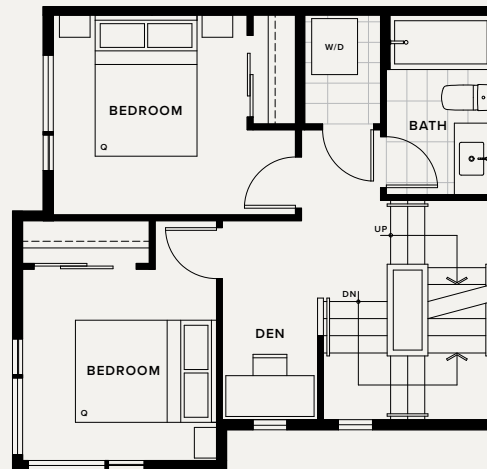
LEVEL 2

B4

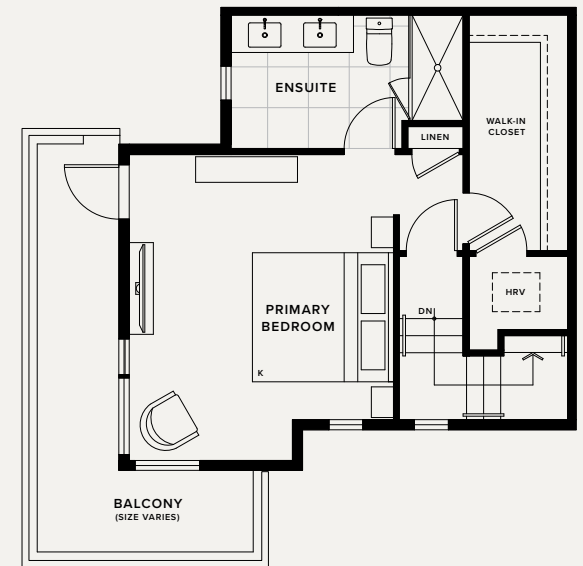
3 BED + DEN, 2.5 BATH
 INDOOR: 1,456 SF
 OUTDOOR: 305-380 SF
 TOTAL: 1,761-1,836 SF



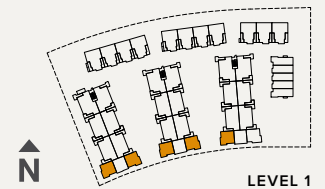
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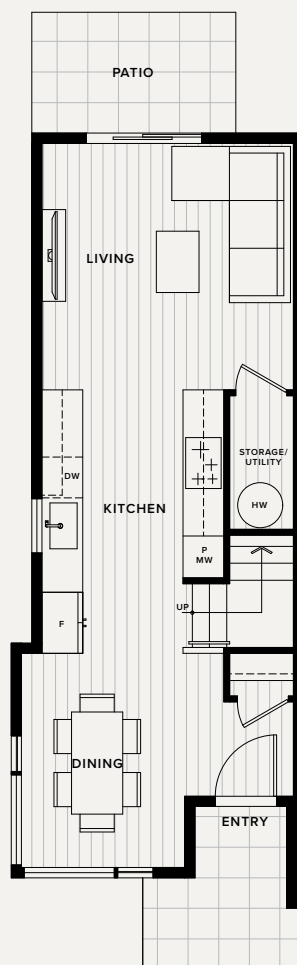


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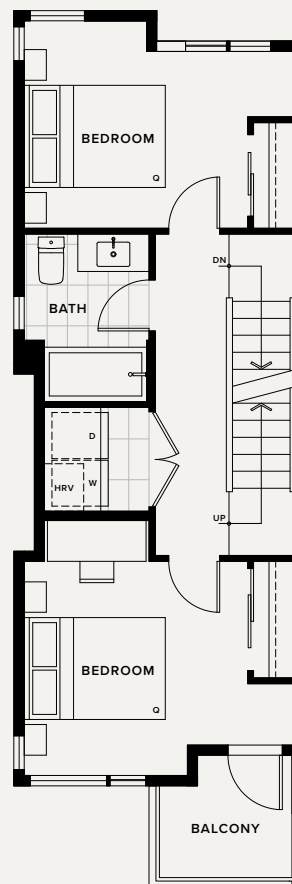


B5

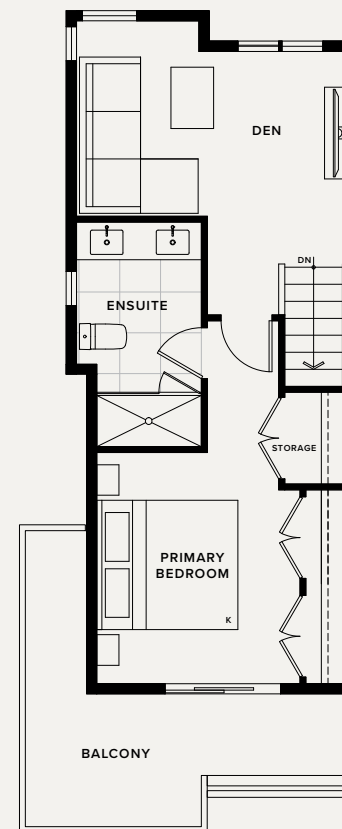
3 BED + DEN, 2 BATH
 INDOOR: 1,433 SF
 OUTDOOR: 161 SF
 TOTAL: 1,594 SF



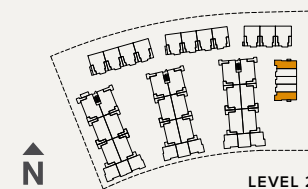
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SECOND

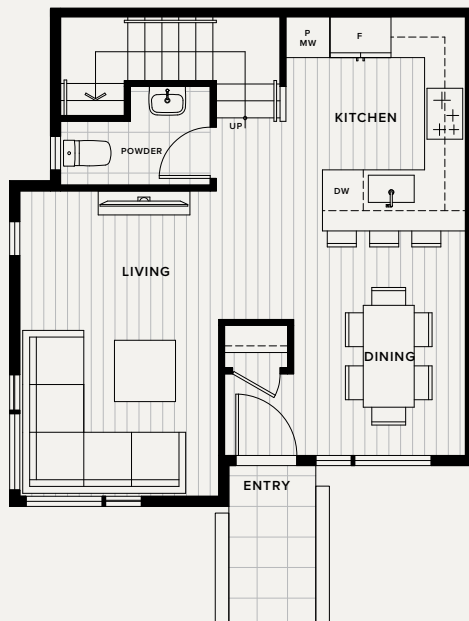


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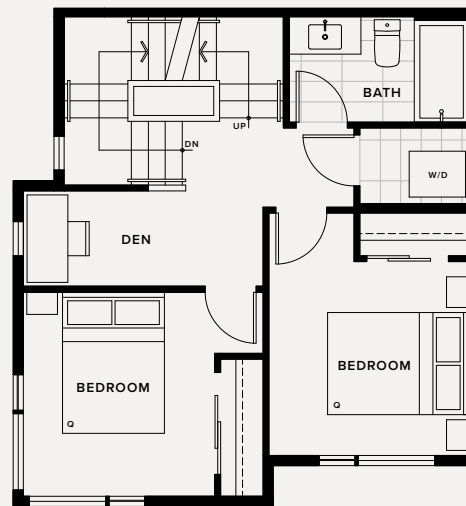


B6

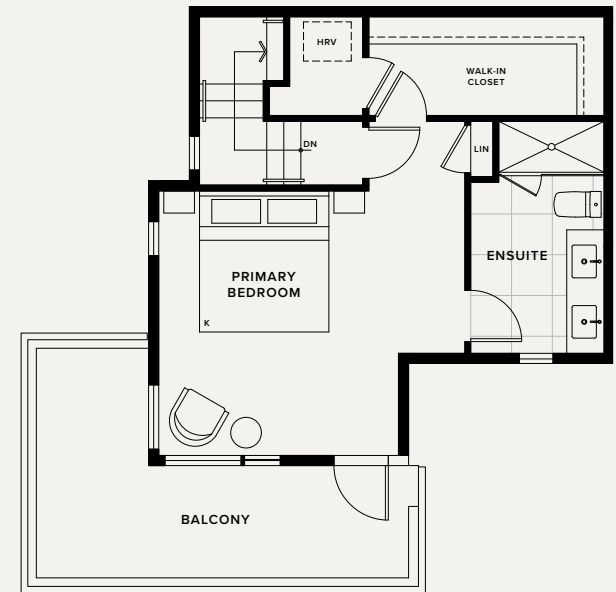
3 BED + DEN, 2.5 BATH
 INDOOR: 1,471 SF
 OUTDOOR: 153 SF
 TOTAL: 1,624 SF



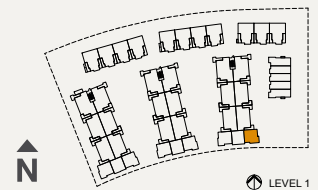
MAIN



SECOND



UPPER

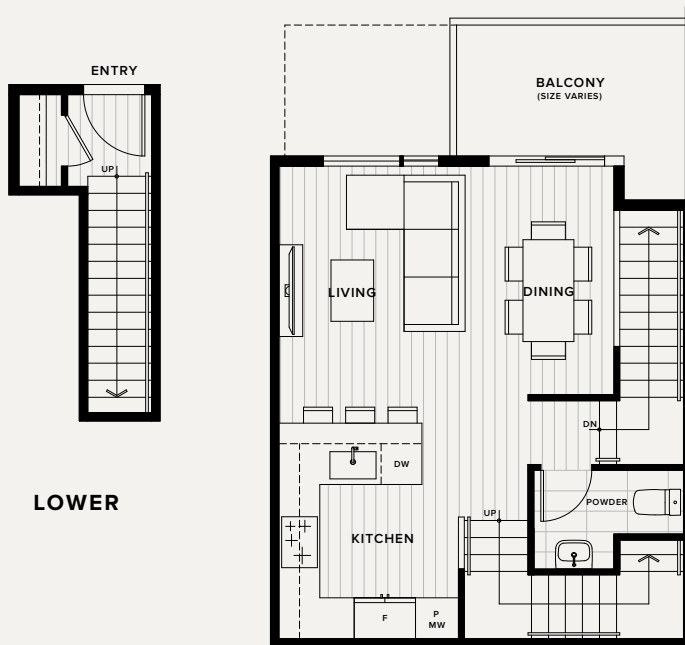


C 3 BED, 2.5 BATH

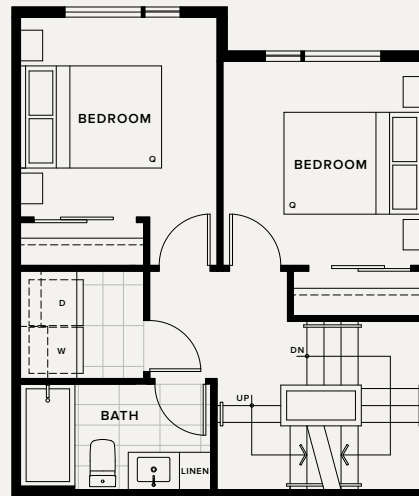
INDOOR: 1,373 SF

OUTDOOR: 238-341 SF

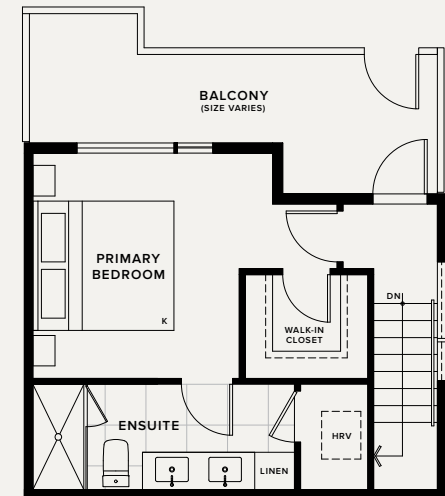
TOTAL: 1,611-1,714 SF



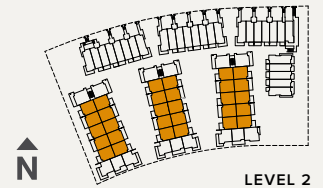
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SECOND



UPPER



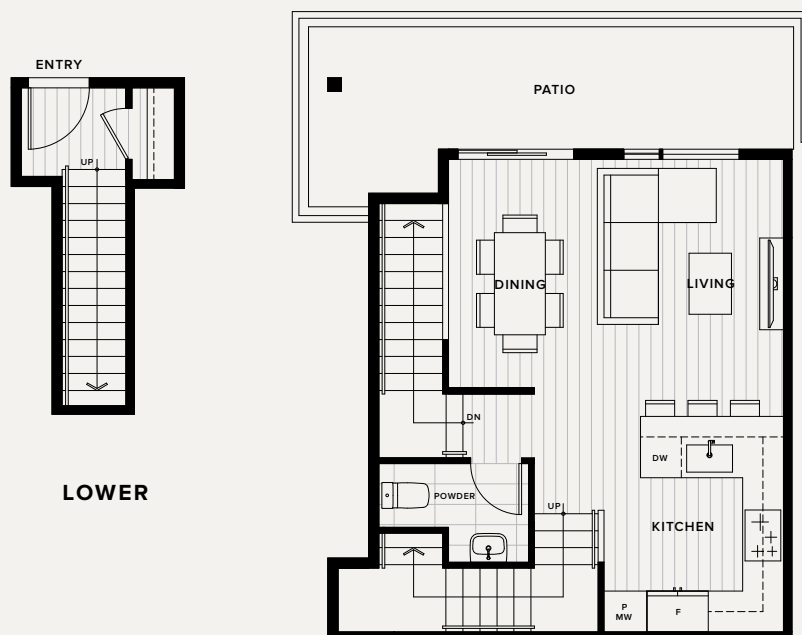
C1

3 BED, 2.5 BATH

INDOOR: 1,385 SF

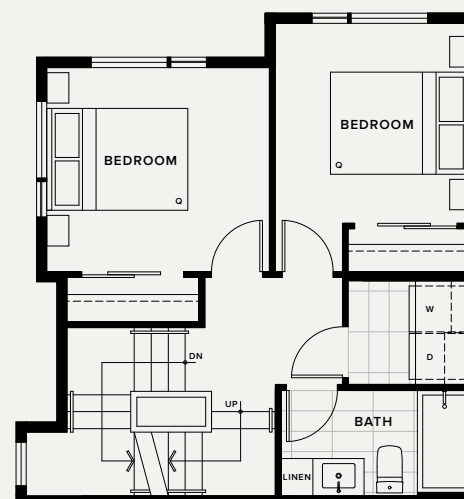
OUTDOOR: 285-306 SF

TOTAL: 1,670-1,691 SF

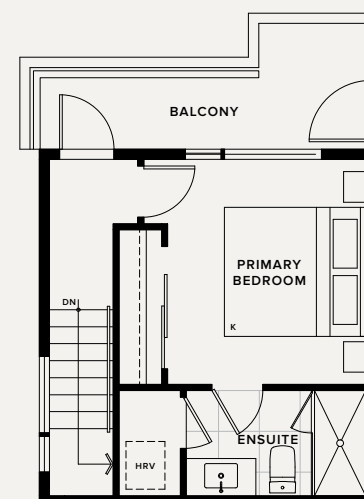


LOWER

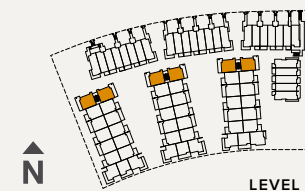
MAIN



SECOND



UPPER



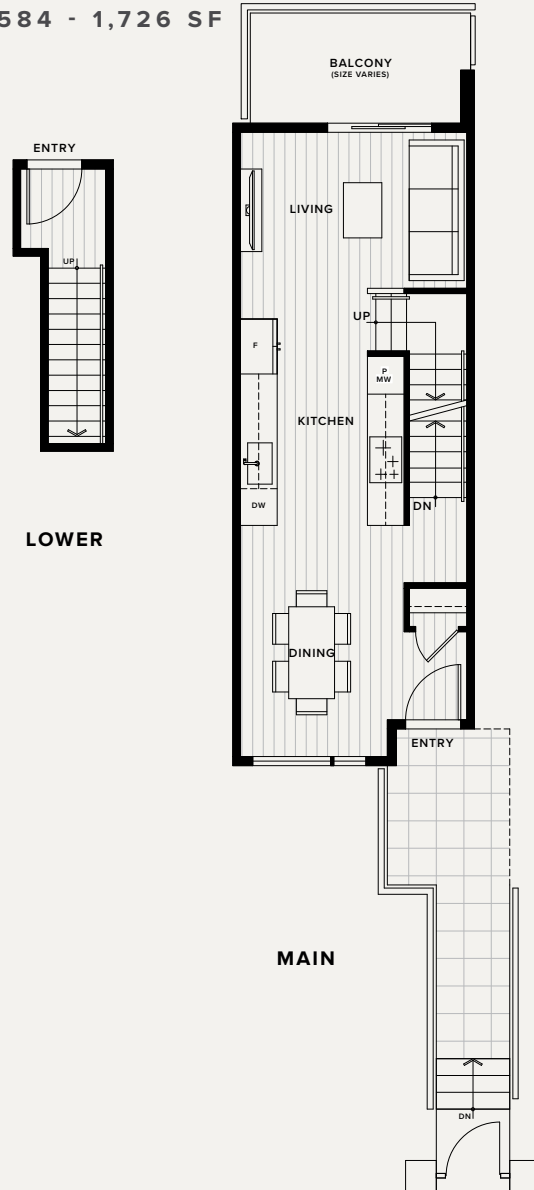
C2

3 BED + DEN, 2 BATH

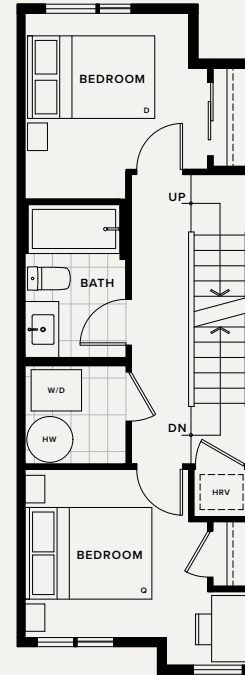
INDOOR: 1,392 - 1,403 SF

OUTDOOR: 192-323 SF

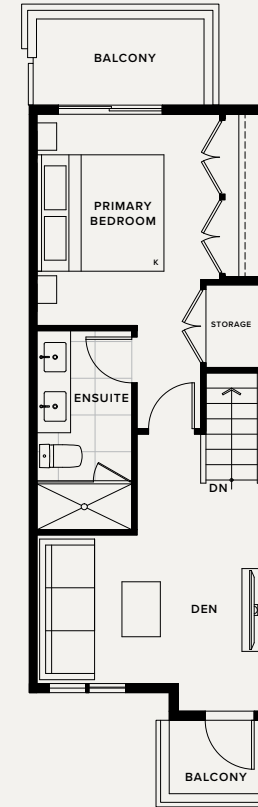
TOTAL: 1,584 - 1,726 SF



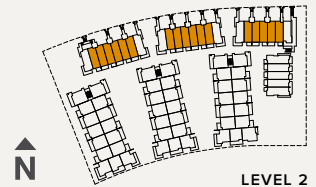
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SECOND



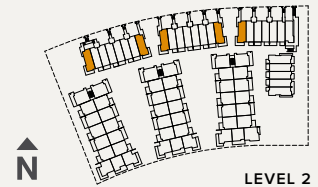
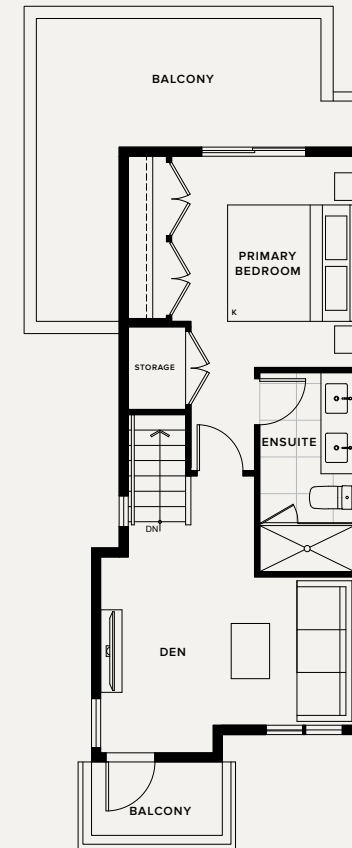
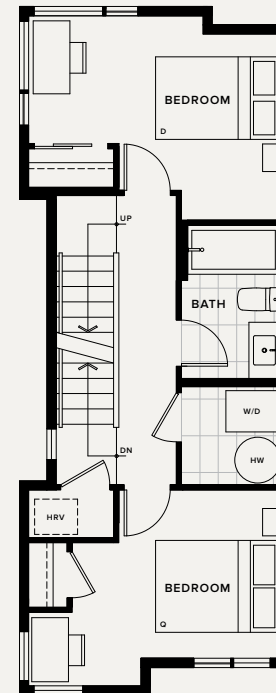
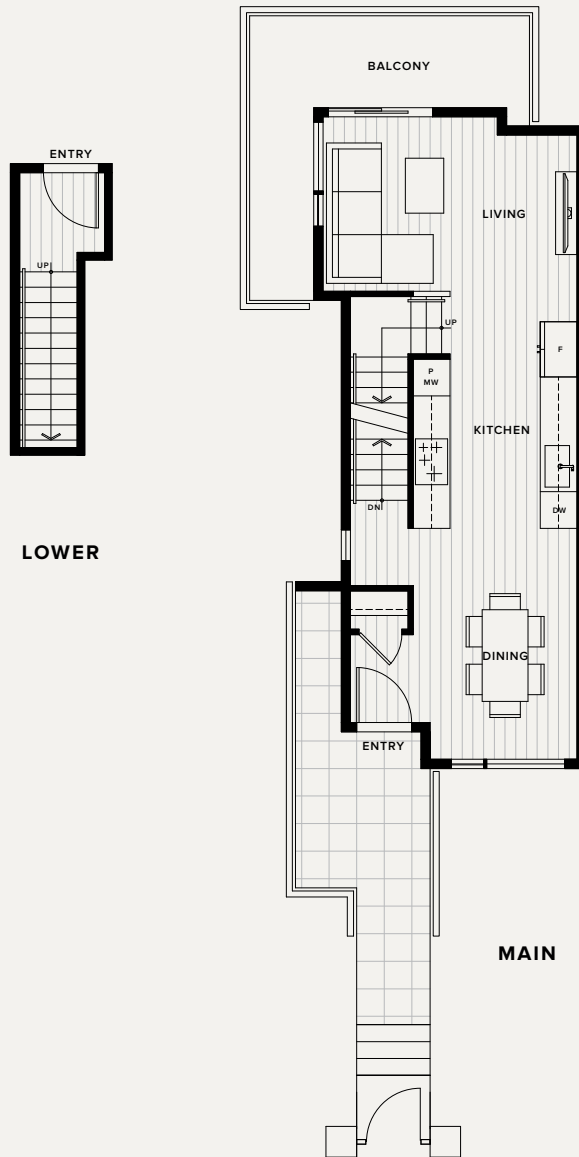
UPPER



C3

3 BED + DEN, 2 BATH

INDOOR: 1,506 SF
OUTDOOR: 374-461 SF
TOTAL: 1,880-1,967 SF



The Elements at Seymour



WELCOME HOME

- Baden Park offers the quintessential North Shore lifestyle in a 6.25-acre master-planned community at the base of Mount Seymour
- 341 West Coast contemporary homes in a lush mountainside setting, Baden Park honours the natural landscape of North Vancouver
- Seymour offers 102 Garden Flats and Townhomes ranging from 2 to 3 bedroom + den homes
- Steps away from Ron Andrews Community Recreation Centre, Windsor Park and Maplewood Flats Conservation Area
- Conveniently located close to top schools, major highways and extensive trail networks
- Nearly 2-acres of lush interior courtyards, complete with a children's play area and a dog run for the furry friends

FAMILY-SIZED KITCHENS

- Contemporary square edge, wood-textured cabinetry with brushed nickel metal pull hardware on lower cabinets
- Modern, thin shaker cabinets with a matte finish on upper cabinetry, full height pantry, and panelled fridge for a seamless look
- Pure white durable quartz countertops paired with a white, speckled stone backsplash
- 29" wide single-bowl undermount sink
- Premium stainless steel Baril pull-out faucet
- A curated selection of modern, high-performance appliances:
 - 36" Fisher & Paykel integrated French door refrigerator with bottom freezer (32" for Garden Flats)
 - 30" Fulgor Milano glass induction cooktop
 - 30" Faber slide-out range hood fan
 - 30" Fulgor Milano convection wall oven
 - 24" Bosch integrated dishwasher
 - Panasonic stainless steel microwave with trim kit

WELL APPOINTED INTERIORS

- Interiors curated by North Vancouver based design team, The Mill
- Two nature-inspired colour schemes: Clay and Sand
- Airy 9' ceilings on the main floor and primary bedroom
- White roller-blind window coverings for light control and privacy
- Durable wide-plank laminate flooring throughout complimented by a wool blend carpet on the upper floors
- Spacious balconies off the main living area and primary bedroom for year-round, outdoor entertainment
- Laundry room equipped with full-sized front loading Samsung washer and dryer in a white finish, laminate countertop and smooth tile floors
- Wind down in the private primary bedroom on the upper level, complete with a generous walk-in closet with built-in shelves, a luxurious ensuite with double vanity and private balcony

BATHROOM SANCTUARIES

- Smooth tile floors
- Matte white horizontal wall tiles
- Luxurious soaker tubs for complete relaxation
- Polished Laufen undermount vanity sink in the main and ensuite bathroom
- Convenient powder room on the main floor
- Single-handle brushed nickel Baril faucets
- Water-efficient, dual-flush Laufen toilets
- Spa-like ensuites:
 - Minimalistic frameless glass shower
 - Brushed nickel Baril rainfall shower head with handheld wand
 - Contemporary off-white tile floors complimented by glossy hand cast style wall tiles in the shower
 - Stainless steel shower shelf for everyday essentials
 - Stylish hanging glass pendant light



NOT-SO-HIDDEN GEMS

- Save space by storing gear in your dedicated storage locker
- A network of trails from your front door all the way up Mount Seymour
- A children's play area designed to let the imagination run wild
- Hose down off-road adventures and muddy paws in the wash station located in the parkade
- Off-leash area for the furry friends
- Tranquil, lush outdoor courtyards designed to bring people together
- Public art that reflects the community's most prominent values: landscape, story and culture
- Three designated parking stalls for Modo car share program
- Exclusive access to the E-bike share program

PEACE OF MIND

- Home warranty program:
 - 2-year coverage for electrical and mechanical system
 - 5-year coverage for building envelope
 - 10-year coverage for structural defects
- Well-lit pathways throughout the community for added security
- Hard-wired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem



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