



IN EDMONTON VILLAGE

T. 778. 866. 0873
info@eightinedgemont.com
www.eightinedgemont.com

EIGHT – PRICING Move-In Ready

ADDRESS	UNIT	SQ. FT.	ORIGINAL PRICING	PROMOTIONAL PRICING
3140 Woodbine Dr	1	1,643	\$ 2,650,900	\$ 2,249,900
3206 Highland Blvd	2	1,813	\$ 2,799,900	\$ 2,399,900
3114 Woodbine Dr	3	1,936	\$ 2,799,900	\$ 2,399,900
3218 Highland Blvd	8	1,656	\$ 2,650,900	\$ 2,249,900

Features: Located in the desirable community of Edgemont Village | Customizable interiors | NetZero Ready Design | Private Rooftop Patios | Forced air heating and cooling | Two parking stalls with direct home access

Strata Fee: Estimated Fee \$0.43/sf

Site Address: 3206 Highland Blvd, North Vancouver, BC (by appointment only)

VANESSA MILLER

Sales Manager

vanessa@millerwark.com

778-558-6377

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MILLER ■ WARK
REAL ESTATE TEAM



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EIGHT – DETAILS

We are excited to introduce EIGHT, a boutique community of eight semi-detached 3-bedroom homes coming to Edgemont Village. The EIGHT residences have been meticulously curated to enrich every aspect of home life and create a uniquely connected community.

Developer:	I4 Property Group
Architect:	Grimwood Architecture
Interior Designer:	Different Designs Group
Sales:	MillerWark Real Estate Team of Oakwyn Realty Ltd.
Completion Date:	March 2026
Strata Fees:	\$0.43/sf
Amenities:	Shared outdoor lounge
Special Features:	Located in the desirable community of Edgemont Village Customizable interiors NetZero Ready Design Private Rooftop Patios Forced air heating and cooling Two parking stalls with direct home access

Deposit Structure:	Initial Deposit:	5% of the Purchase Price upon writing contract.
	Second Deposit:	An additional 10% of the Purchase Price within 7-days following acceptance.
	Bank Draft	Payable to: "KOFFMAN KALEF LLP IN TRUST"

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Sales Manager

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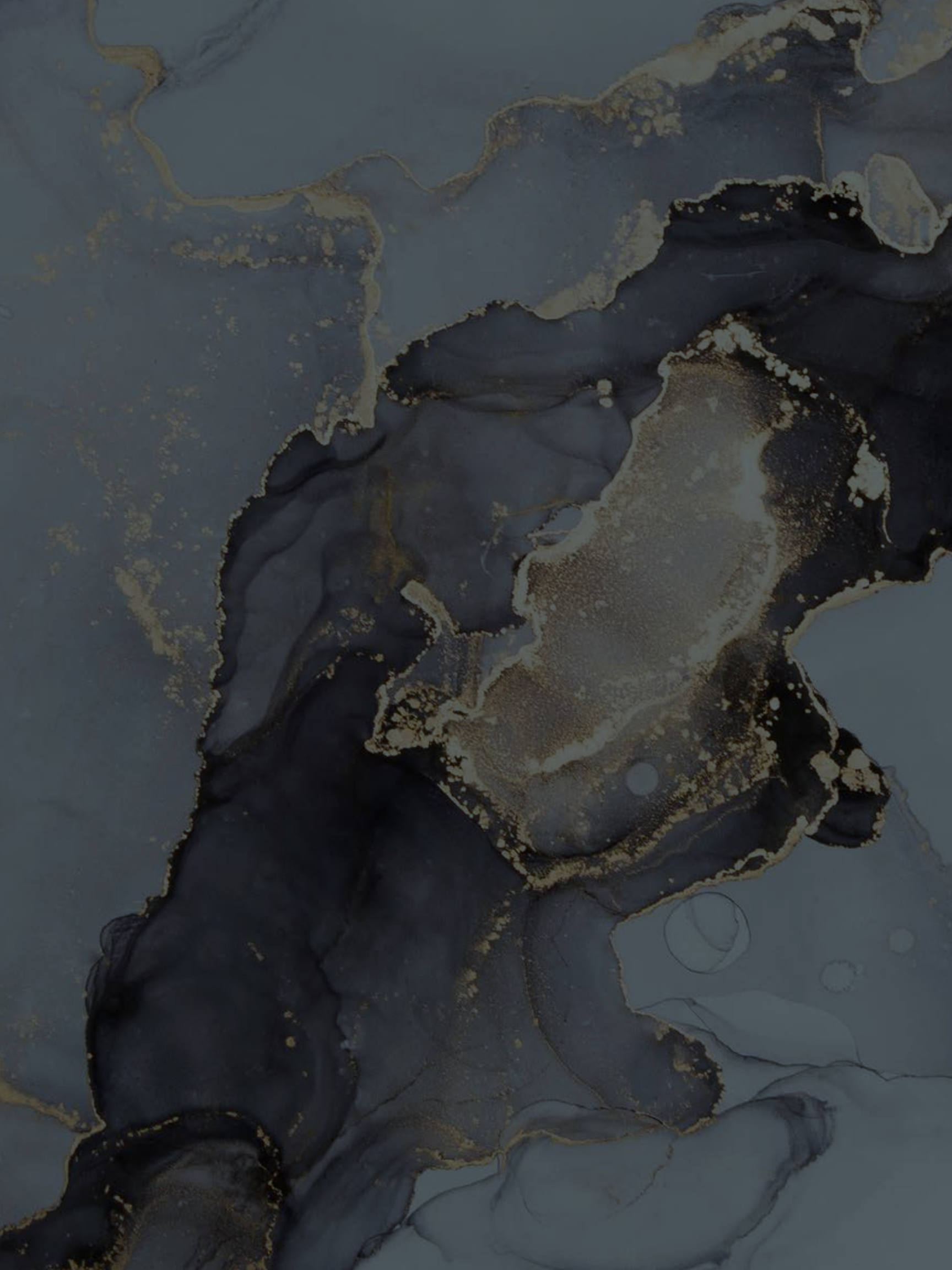
MILLER ■ WARK
REAL ESTATE TEAM



E I G H T

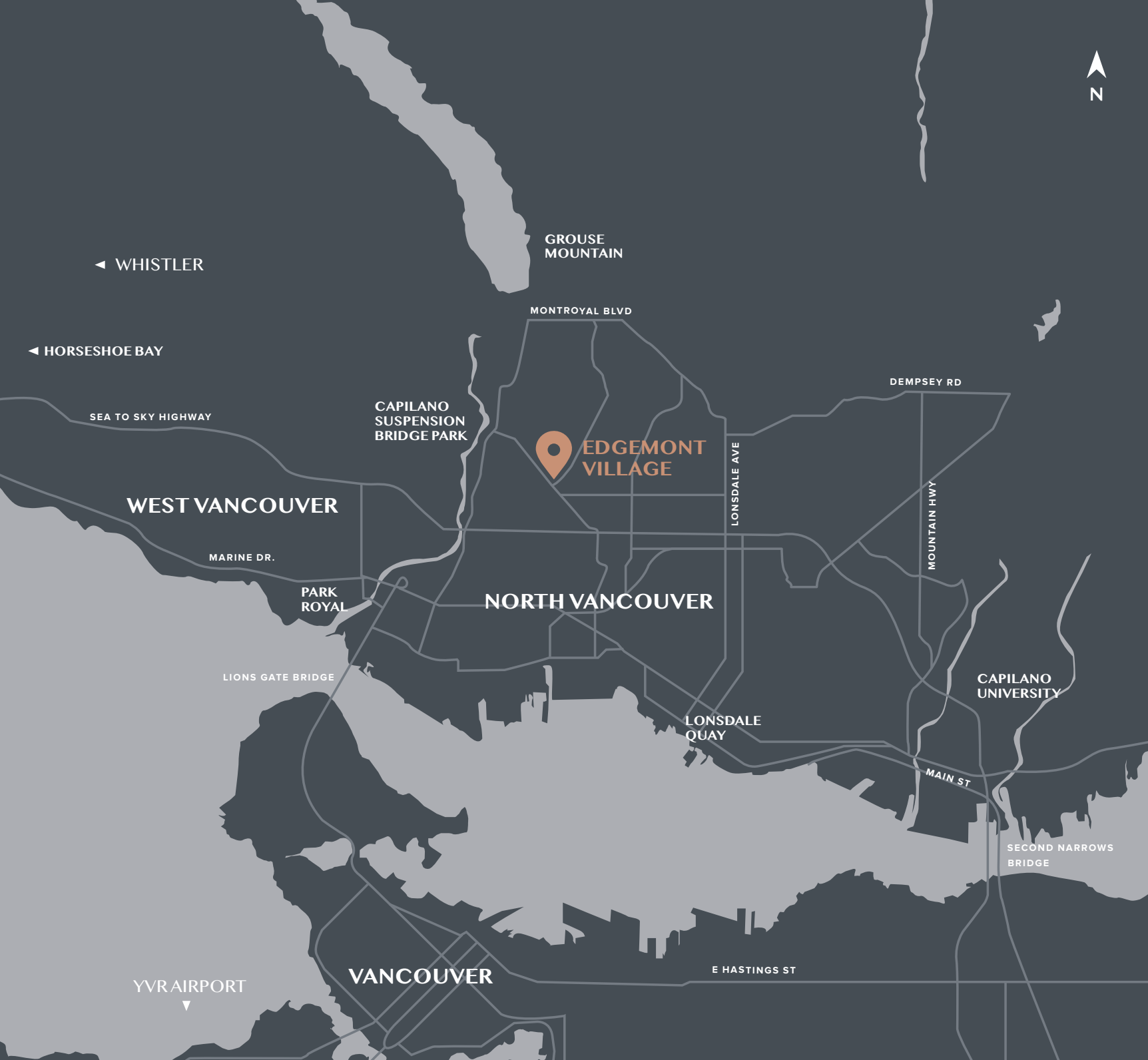
IN EDMONTON VILLAGE

— DESIGNED TO BE DIFFERENT —



“THE PRINCIPLES
OF TRUE ART IS
NOT TO PORTRAY,
BUT TO EVOKE.”

-JERZY KOSINSKI



A GOOD HOME STARTS WITH ITS LOCATION

Edgemont Village has always been known as the North Shore's hidden gem. A dynamic mountainside community of urban convenience surrounded by breathtaking landscapes.

DISTANCE TO SURROUNDING AREAS

- 7-minute drive to **Grouse Mountain**
- 7-minute drive to **Park Royal Mall**
- 10-minute drive to **Capilano University**
- 10-minute drive to **Lonsdale Quay**
- 15-minute drive to downtown **Vancouver**
- 15-minute drive to **Horseshoe Bay**
- 45-minute drive to **YVR airport**
- 90-minute drive to **Whistler**





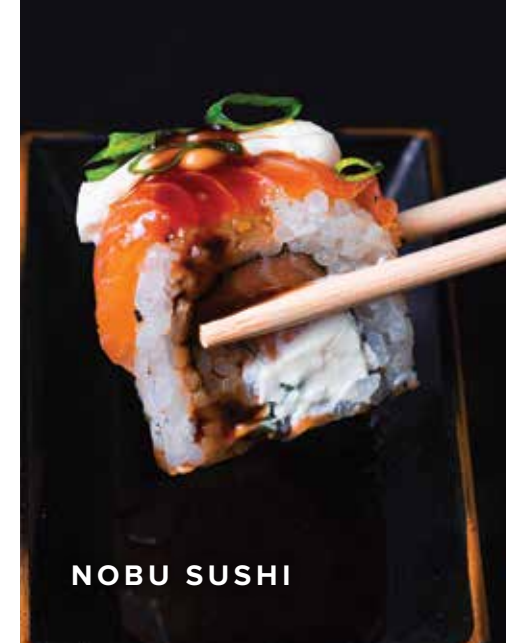
FOR THE LOVE OF ART AND COMMUNITY

Coast Range Reflected by Kari Kristensen is one of the many artistic expressions found in Edgemont Village. Commissioned by locals, these canvases bring the neighbourhood to life, giving it colour and form, all while reflecting the authentic North Shore spirit.

COLUMBUS FARM MARKET



NOBU SUSHI



LA GALLERIA FINE FOODS



CANTINA NORTE



BUFALA EDMONT



BJORNBAR BAKERY



KRAVE KULTURE YOGURT





EIGHT HOMES, EVERY ONE A MASTERPIECE

An exclusive community of semi-detached homes, artistically crafted to become a living masterpiece within Edgemont Village.

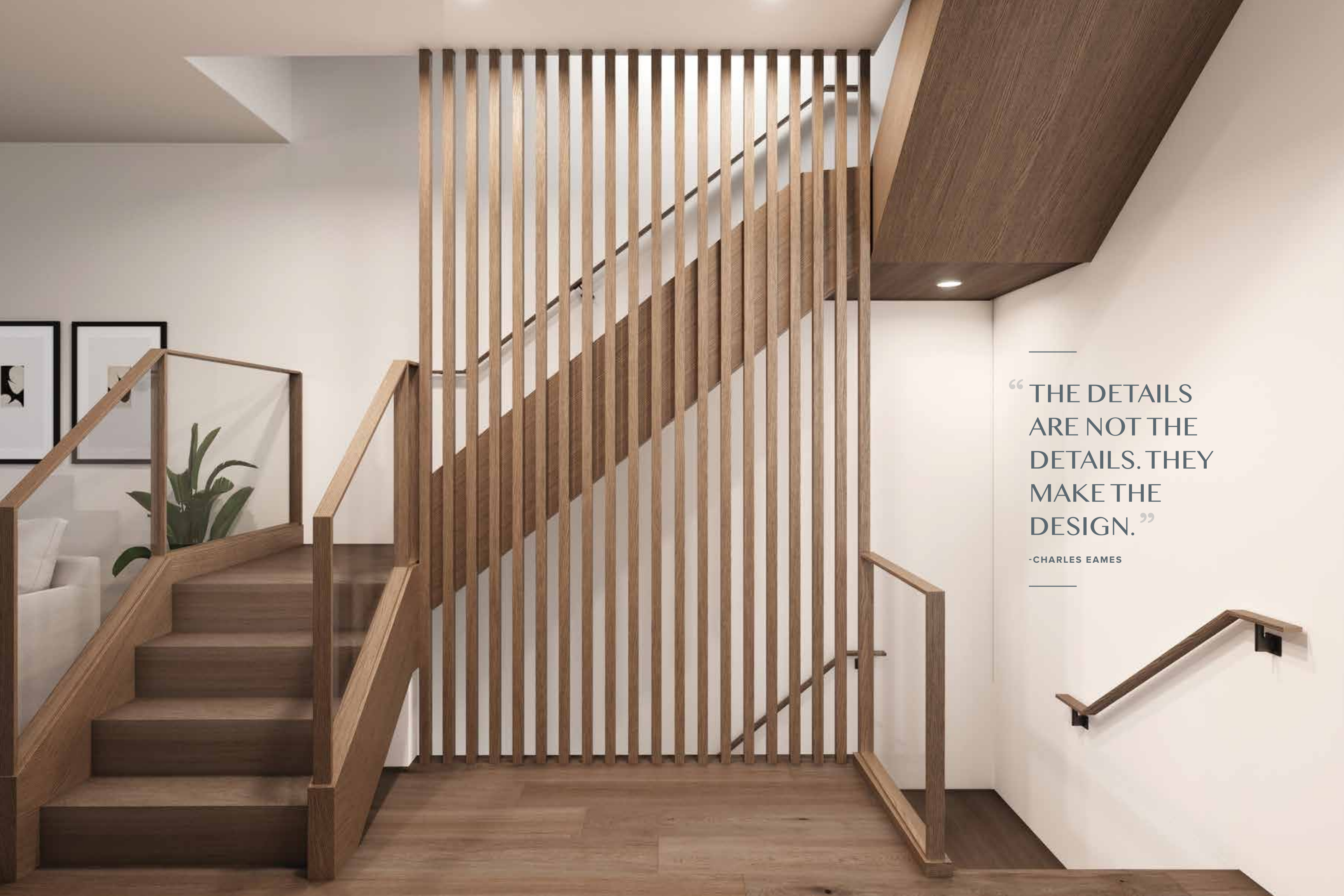


Homes designed with purpose;
inspiring residents and neighbours
through finely crafted architecture.

ARTFUL INTERIORS DESIGNED TO EXCEED EXPECTATIONS

Natural light, striking millwork details and carefully chosen materials add a sense of detailed refinement to each room, providing a blank canvas for you to build your masterpiece.





“THE DETAILS
ARE NOT THE
DETAILS. THEY
MAKE THE
DESIGN.”

-CHARLES EAMES



Open-plan kitchens characterized by custom cabinetry, integrated appliances, and quartz countertops with a stunning waterfall island.



The boundary between
the natural world and
modern interiors.

EXQUISITE DESIGN,
INSIDE AND OUT



“GOOD DESIGN
IS A LANGUAGE,
NOT A STYLE.”

-MASSIMO VIGNELLI

REFINED, INSPIRED AND EXQUISITE

ARCHITECTURAL HIGHLIGHTS

- Eight semi-detached 3-bedroom homes
- Private entrances
- Private patios and roof top decks
- Extensive perimeter and courtyard landscaping
- 2 underground parking stalls per home with direct home access
- 2-5-10 Home Warranty Coverage
- Forced air heating and cooling

REFINED INTERIORS

- Modern homes with customizable interiors
- Expansive windows and over-height ceilings in main living areas
- Custom wood handrails and millwork on interior staircases
- Premium wide-plank wood laminate flooring throughout living areas and staircases
- Durable carpeting in all bedrooms
- Roller shades on windows
- Recessed LED pot lighting throughout
- LG stacking washers & dryers

EXQUISITE KITCHENS

- Custom cabinetry with soft-close doors and drawers
- LED under-cabinet accent lighting
- Quartz countertops including full-height waterfall edge and solid slab quartz backsplash
- GROHE faucets with dual-function pull-down vegetable spray
- Magic corner system*
- Choice of single or double sink
- Premium integrated appliances, including:
 - 36" integrated Fisher & Paykel French Door refrigerator and freezer with ice maker
 - 30" Fisher & Paykel 4-zone induction cooktop
 - 30" Fisher & Paykel wall oven
 - 24" integrated Fisher & Paykel dishwasher
 - 28" Falmac hood fan
 - 1.2 cu.ft. Built-In Panasonic microwave plus trim kit

INSPIRED ENSUITES

- Floating custom-made cabinetry with under-cabinet accent lighting
- Heated floors
- Expansive floating mirrors
- Natural stone slab countertops
- Spa-like oversized porcelain tile shower surrounds walls and floors
- Dual under-mounted vanity sinks
- Frameless glass-enclosed walk-in showers
- Rain shower heads with multi-function shower bar
- Dramatic pendant lighting

**in select homes*

NET ZERO READY

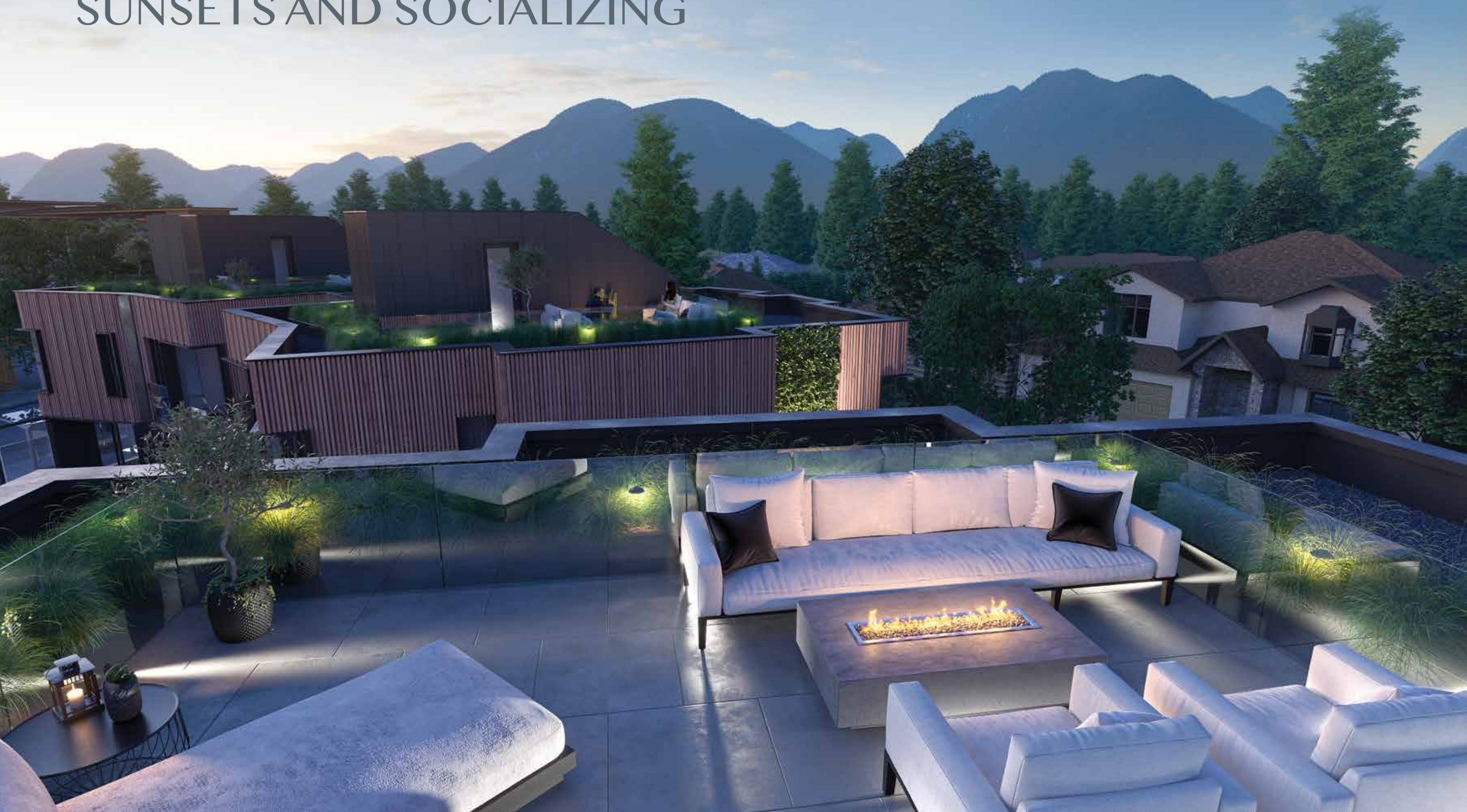
AN EIGHT COMMITMENT
TO OUR ENVIRONMENT

COMMITTED TO:

- Being a leading model of energy efficiency
- No fossil fuels for space heating, hot water heating or cooking
- Ultra-low Green House Gas (GHG) emissions
- Triple paned windows
- Enhanced exterior insulation and air barrier
- Heat recovery ventilation
- Parking spaces are EV ready



SUNRISE AND STILLNESS,
SUNSETS AND SOCIALIZING





LIVING IN HARMONY

Each element of EIGHT's design works in harmony with nature, from the abundant landscaping to the timeless materials, ensuring the homes mature gracefully over time.

4 I4 PROPERTY GROUP

Since 2000, I4 Property Group and its affiliates have acquired and developed more than one hundred and fifty million dollars of residential, commercial and mixed-use real estate across Alberta and British Columbia. The company currently has over one hundred and twenty million dollars of multifamily and mixed-use real estate in development. With more than 20 years experience specializing in urban infill sites, I4PG delivers full-cycle real estate development with the highest degree of excellence, applying the pillars of its corporate vision to every decision: inspiration, innovation, information and investment.



SIENA
BURNABY



STUDIO ON THE HILL
EDMONTON



700 MARINE
NORTH VANCOUVER



STUDIO NA
NANAIMO

SIENA

BURNABY, BC

PREMIERE

NEW WESTMINSTER, BC

8TH

NEW WESTMINSTER, BC

STUDIO
ON THE HILL

EDMONTON, AB

STUDIO
OFF WHYTE

EDMONTON, AB

STUDIO ED

EDMONTON, AB

STUDIO SQ

SQUAMISH, BC

STUDIO NA

NANAIMO, BC

700 MARINE

NORTH VANCOUVER, BC

OUR PARTNERS

MILLERWARK REAL ESTATE

The Millerwark Real Estate Team is proud to boast that they have worked with some of Vancouver's most reputable and successful developers in the marketing and selling of their pre-sale projects. With thousands of homes sold to date, they are a full-service real estate company dedicated to ensuring the very best experience for their clients.

GRIMWOOD ARCHITECT AIBC

Grimwood is an architecture practice based in Vancouver. They explore sensible design practices that empower simple, lived experiences. Design for Grimwood is about fostering relationships between the existing and the new. Their designs extend the voices of current neighbourhoods into creative and lasting interventions. Grimwood has built in seven municipalities across the lower mainland and counting.

DIFFERENT DESIGNS GROUP

Different Designs Group (DDG) is a professional interior design firm based in Metro Vancouver for more than 25 years. Their team of qualified designers offers a full range of design services from the concept stage through to project completion. DDG wants their clients' needs and desires to inspire and inform the design process and final product.

AB CONSULTING - ENERGY CONSULTANT

AB Consulting is committed to its higher purpose of addressing climate change while delivering high-end and high-quality projects without compromising needs of future generations. They have extensive expertise in Sustainable Master Planning (SMP), High Performance and Net-Zero Energy (NZE) Buildings including district/renewable energy analysis, passive building design, modeling building energy usage, thermal comfort and indoor air quality conditions.



Development by

Marketing & Sales



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Developer reserves the right to make changes and modifications to the information contained herein, building design, specifications, features, floor plans and prices without notice. All renderings and illustrations reflect the creator's interpretation and may differ from the final product. Please refer to disclosure statement for specific offering details. E.&O.E. Canfield Crescent Limited Partnership.

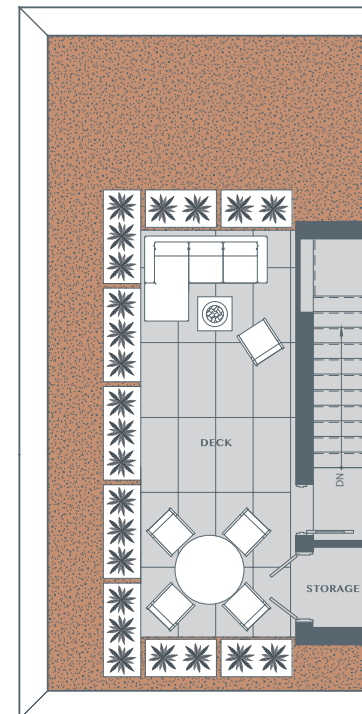
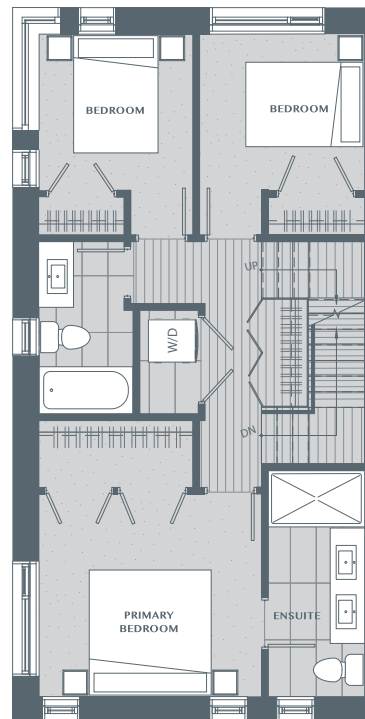
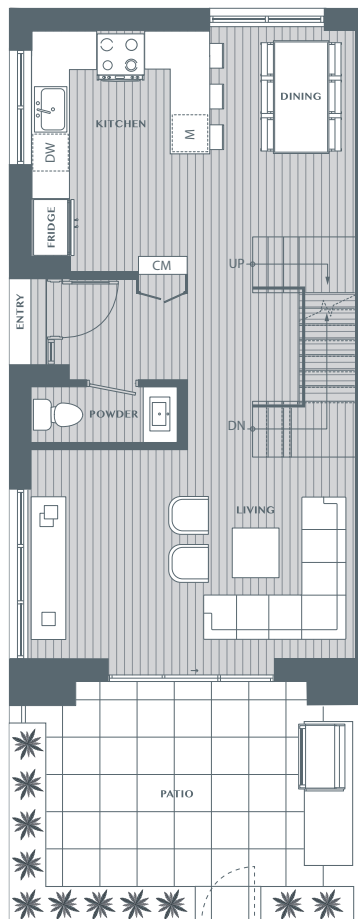
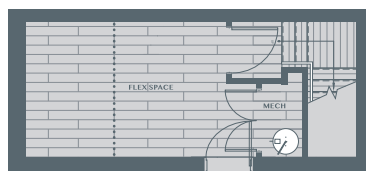
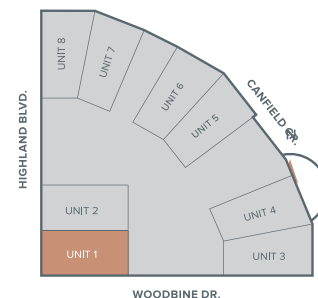
E I G H T

IN EDMONT VILLAGE

UNIT 1

3 BED + 2.5 BATH

INTERIOR	1,643 SF
EXTERIOR	478 SF
TOTAL LIVING	2,121 SF



LOWER FLOOR

MAIN FLOOR

UPPER FLOOR

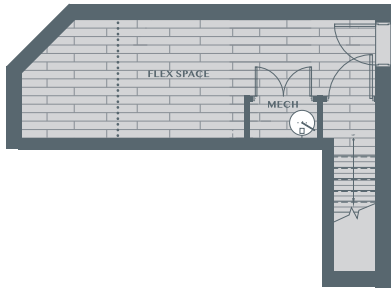
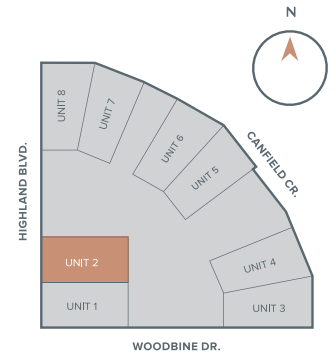
ROOF DECK

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UNIT 2

3 BED + 2.5 BATH

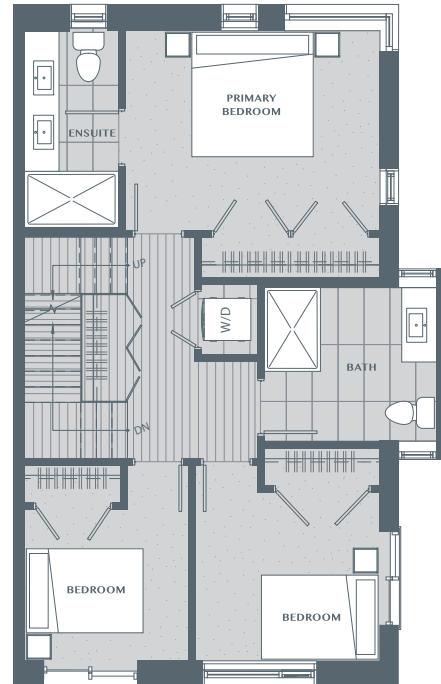
INTERIOR	1,813 SF
EXTERIOR	440 SF
TOTAL LIVING	2,253 SF



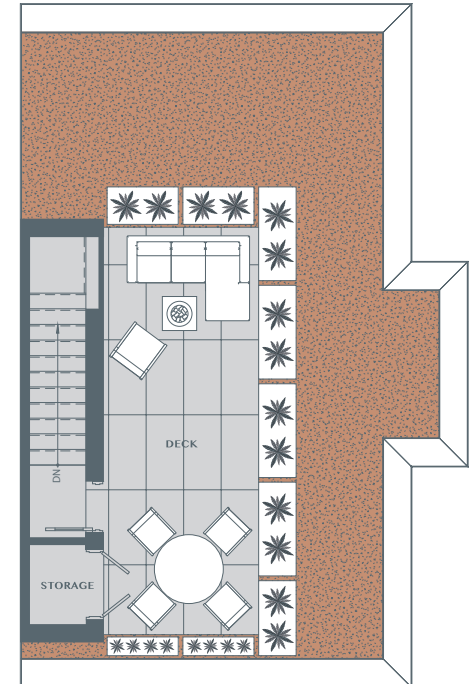
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



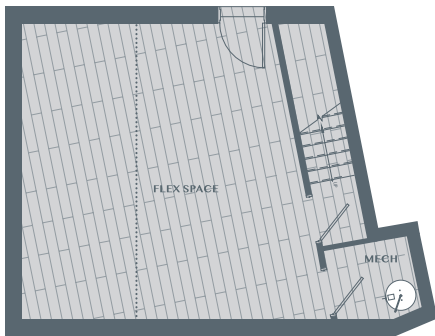
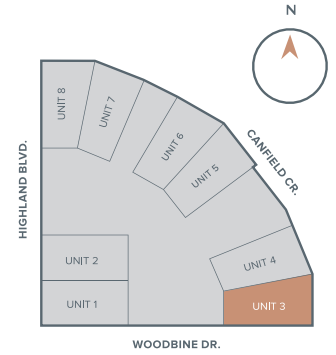
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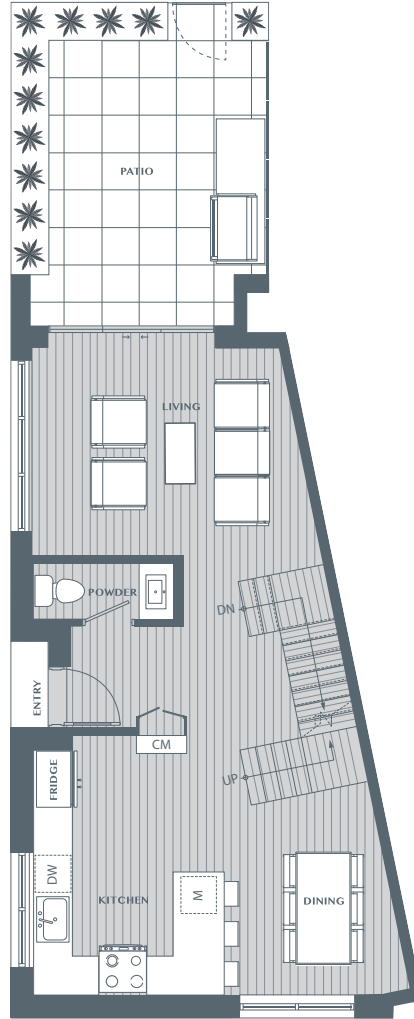
UNIT 3

3 BED + 2.5 BATH

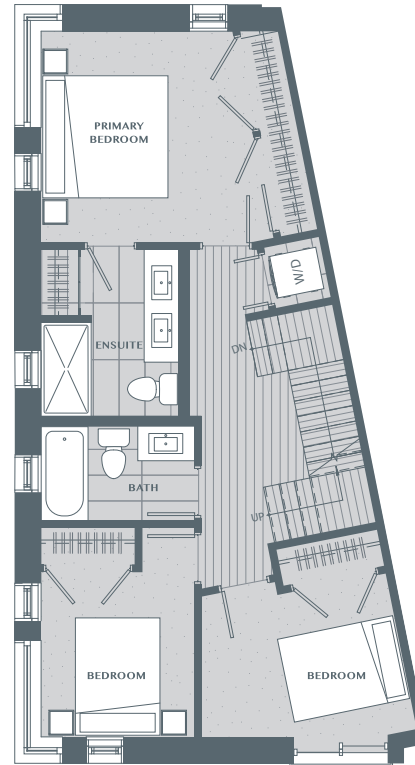
INTERIOR	1,936 SF
EXTERIOR	456 SF
TOTAL LIVING	2,391 SF



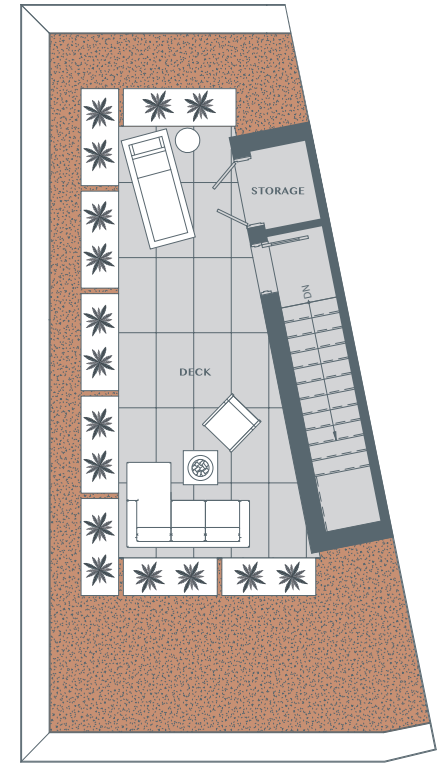
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



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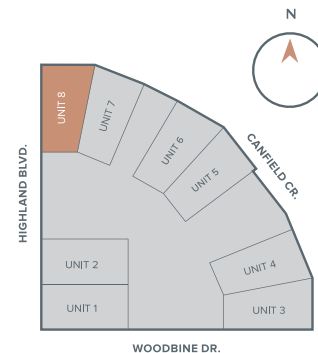
E I 8 H T

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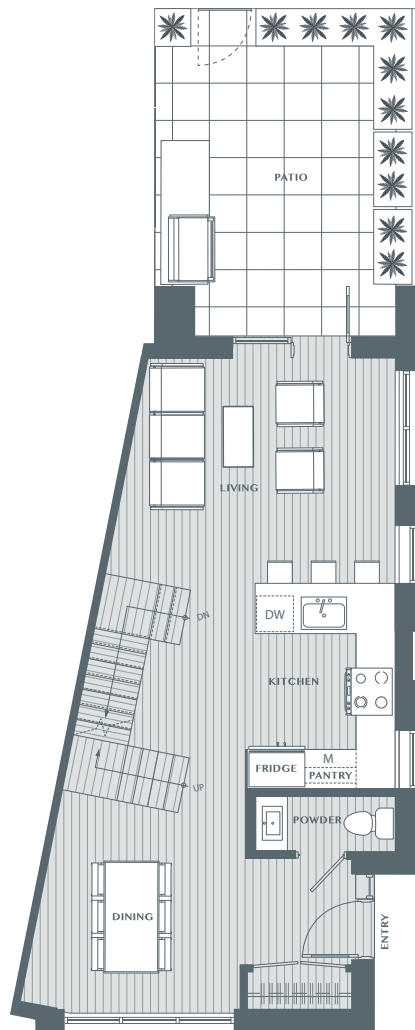
UNIT 8

3 BED + 2.5 BATH

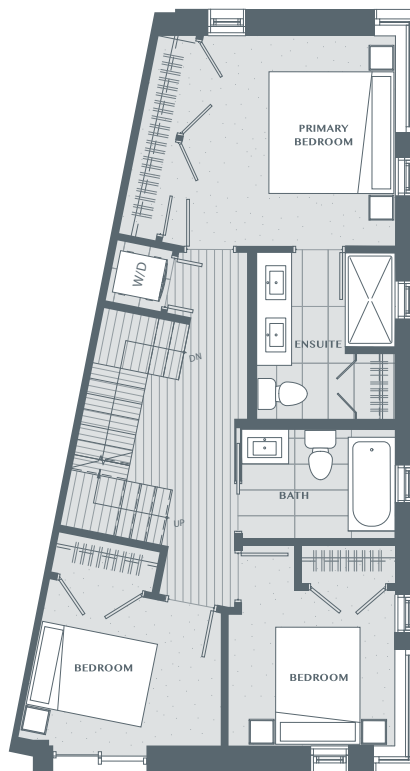
INTERIOR	1,656 SF
EXTERIOR	457 SF
TOTAL LIVING	2,113 SF



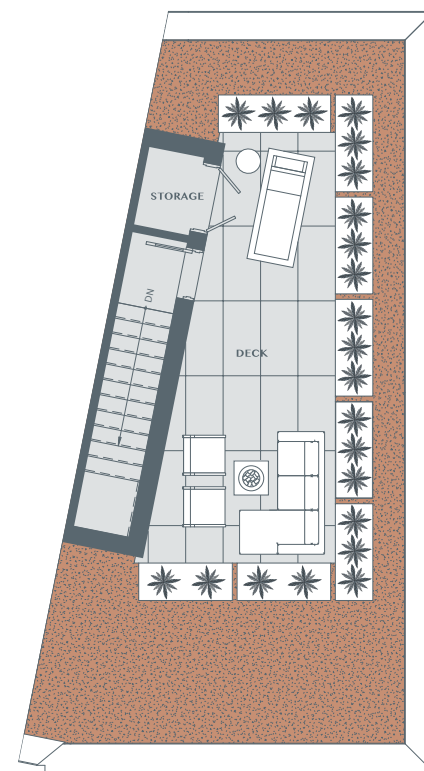
LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



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