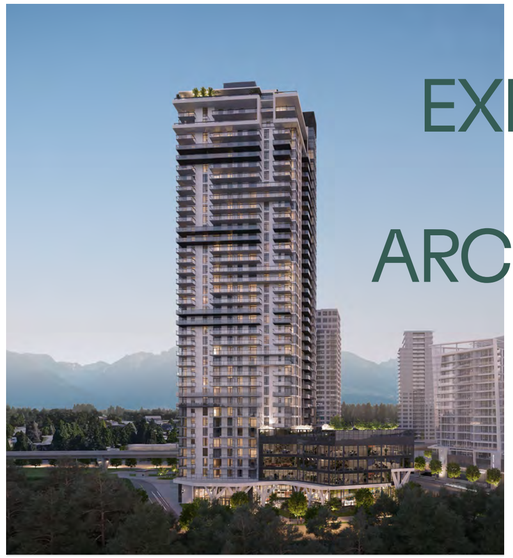
# ELMWOOD

Upper Residences

ELMWOOD IS *a*
CHOREOGRAPHED
MIX



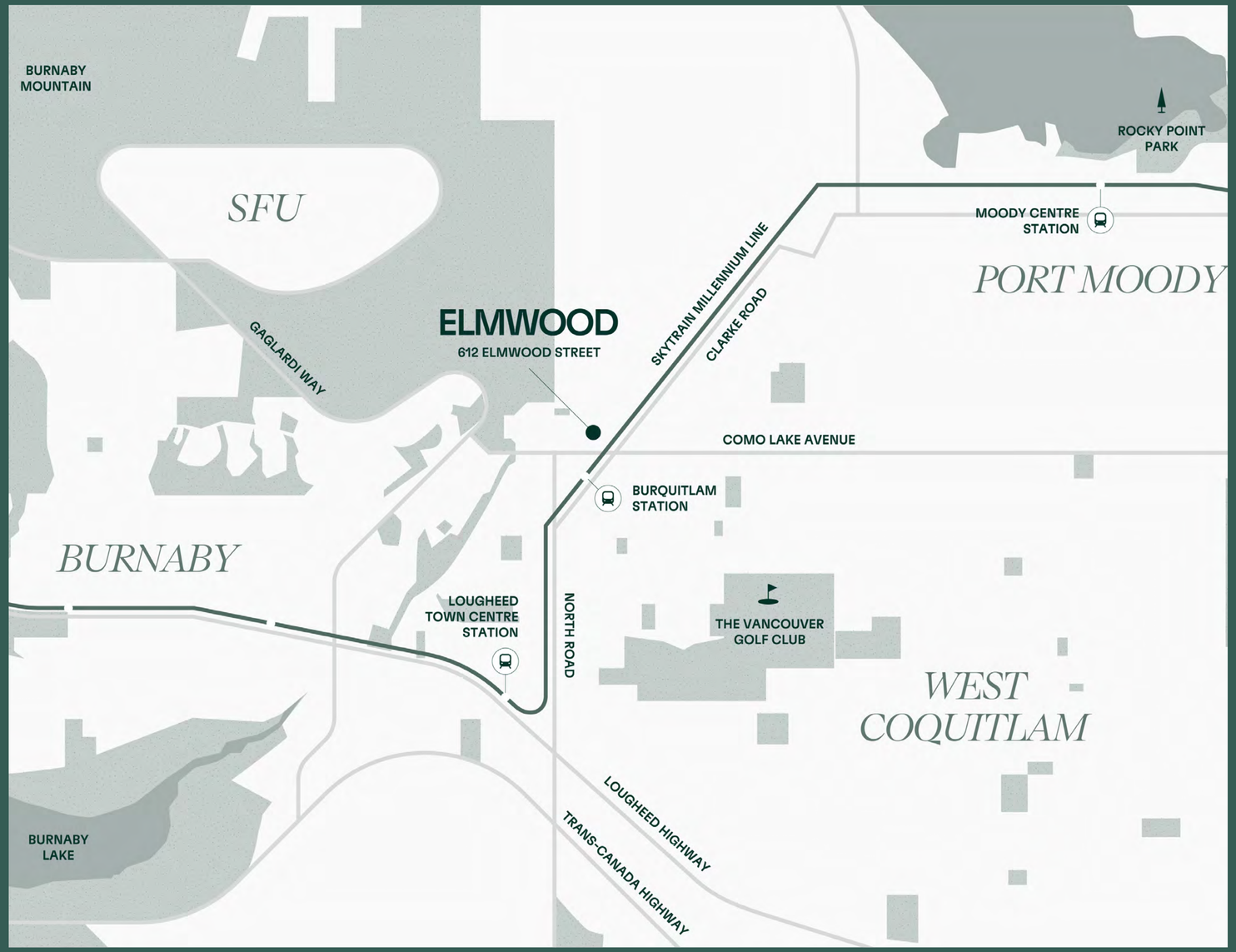
*of* URBAN
EXPERIENCES,
DYNAMIC
ARCHITECTURE

*and a*
CONNECTED
PUBLIC REALM



# *A* LIFESTYLE CONNECTED EVERYWHERE

Be at the heart of it all. Elmwood is a vibrant, modern community where livability is real, offering effortless access to transit, culture, wellness, sustainability, inspiring workplaces, and curated food and retail. Seamlessly connected by the Millennium Line, the 11km SkyTrain extension links Coquitlam and Port Moody to Vancouver, placing one of the world's longest fully automated rapid transit systems at your doorstep.





Retail plaza with branch-like screen and covered walkway

# LANDMARK DESIGN



The architectural genesis of Elmwood is simple but significant. An angular podium defines the retail plaza, accentuated by a screen of branch-like columns—providing a permeable year-round outdoor pedestrian experience.

*the* AMENITIES
*at* ELMWOOD ARE
DISTRIBUTED



THROUGH
38 LEVELS *of the*
BUILDING,

ENGAGING
RESIDENTS *from*
LANDSCAPE *to* SKYLINE

# LEVEL 1
# CIVIC PLAZA

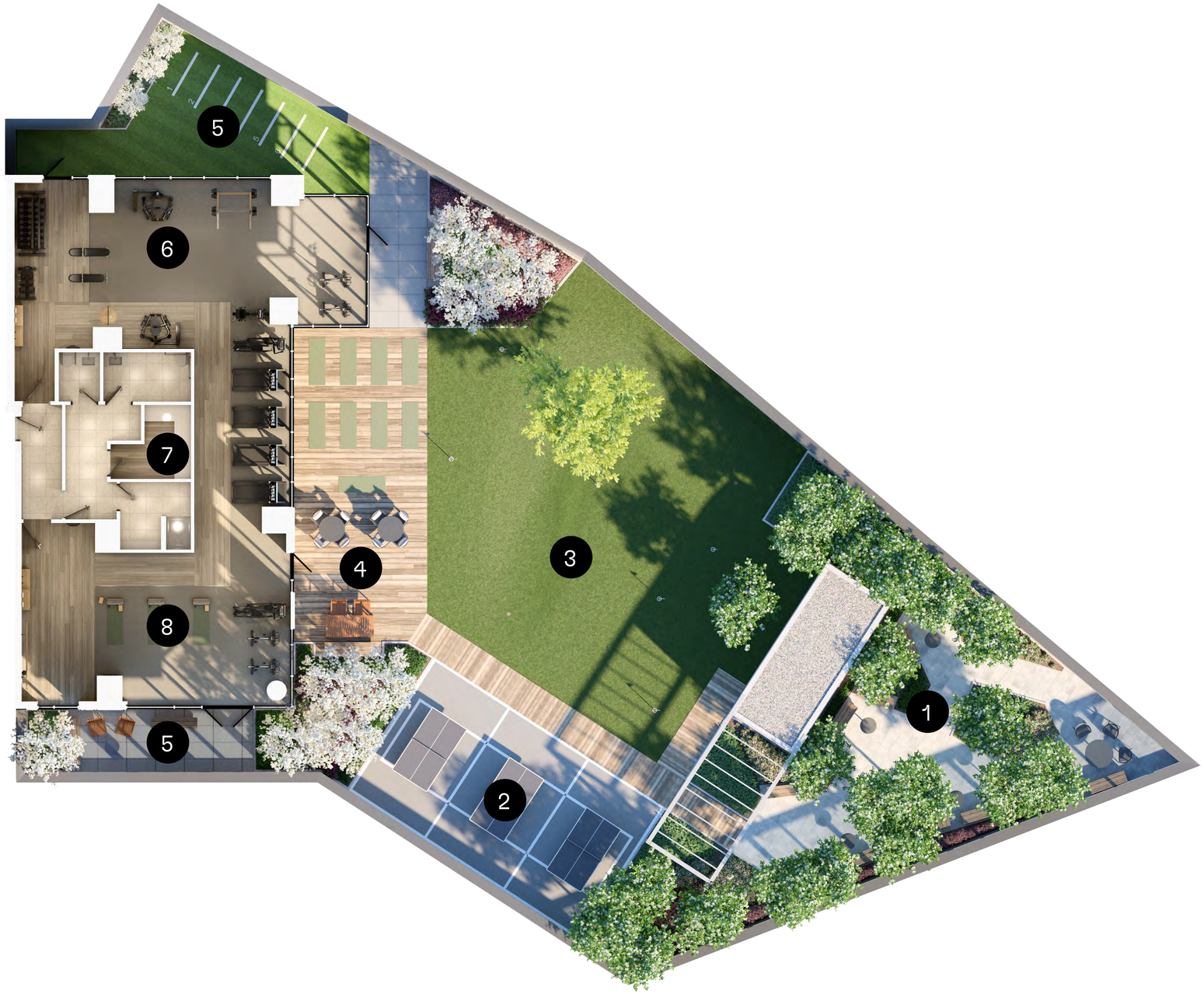
Elmwood's Civic Plaza covers over 17,000 square feet — and extends almost a full city block. The plaza offers a continuous system of gardens run in parallel with seat wall edges facing inwards, serving as a landmark of the neighbourhood. The flower gardens—and zones for relaxation and contemplation, include bridge elements, inviting outdoor areas and public art. Layered plantings for year-round visual interest, as leaves and flowers change month-to-month and season-by-season.





# LEVEL 6
# PARK CLUB

On Level 6, Elmwood's custom-curated Park Club brings together a mix of social and restorative spaces: the putting green and ping-pong tables spark socialisation, while the zen garden provides green space for quiet lunches or sun-soaked reads. This open-air canopy of the commercial podium is lushly landscaped and framed by the surrounding mountains—giving residents a natural refuge in an otherwise urban environment.




## SHARED AMENITY LEGEND

1. Zen Garden
2. Ping-Pong Tables
3. Putting Green
4. Outdoor Seating
5. Outdoor Fitness & Cool Down Zones
6. Fitness Centre
7. Sauna
8. Yoga & Barre Studio

# LEVEL 6
# PARK CLUB

The Park Club fitness centre offers an intimate, boutique-style experience—much like a private gym—with the added conveniences of a sauna, yoga studio and ballet bar. Expansive full-height glass doors open up to an outdoor terrace, where residents can have a post-workout cool down in the warmer seasons.



Fitness centre opening onto expansive outdoor terrace



Yoga room with ballet bar and views looking West



Putting green

# LEVEL 38
# URBAN CONOPY

The Urban Canopy at Elmwood is a collection of elevated residents-only spaces designed for connection, productivity, and relaxation. Featuring an indoor/outdoor Sky Lounge, co-work lounge, private meeting room, chef's kitchen, and screening room, the space extends seamlessly onto expansive outdoor terraces with panoramic views of the city and surrounding mountains.




## SHARED AMENITY LEGEND

1. Screening Room
2. Foyer
3. Sky Bar
4. Co-Work Lounge
5. Private Meeting Room
6. Chef's Kitchen
7. Canopy Lounge
8. Terrace

# LEVEL 38
# URBAN CANOPY



Elevated private dining room with chef-inspired kitchen and direct access to a private patio

# LEVEL 38
# URBAN CANOPY



Flexible lounge and co-workspace complete with private meeting room, offices and kitchenette and direct access to a private patio



Outdoor bar-b-que, and fire pit area

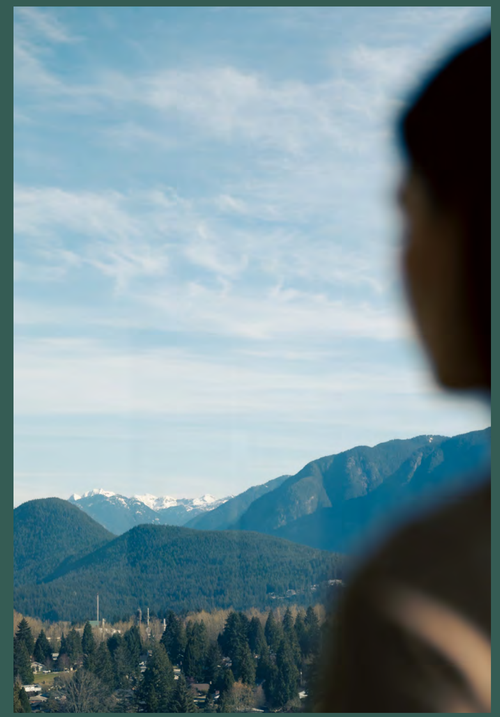
Upper Residences

# SURROUNDED *by* SKY. FILLED *with* LIGHT.

The final release of Elmwood's 1, 2 & 3 bedroom Upper Residences, located on levels 24–35, is now available. Elevated views, refined interiors, and a living experience that feels distinctly above the everyday.







# 1 BEDROOM RESIDENCES

Every detail in our 1 bedroom upper residences is designed for quality living, featuring streamlined kitchens with integrated European appliances, motorized blinds, and smart storage solutions that maximize efficiency and simplicity.



# 1 BEDROOM RESIDENCES



Kitchen. Soft grey.



Concleaed Storage. Keep everyday essentials tucked away, organized, accessible, and out of sight.

# 2 & 3 BEDROOM RESIDENCES

Every detail in our 2 and 3 bedroom upper residences is designed for quality living, with well-balanced layouts, integrated European appliances, motorized blinds, and thoughtfully concealed storage for a seamless, organized home.



# 2 & 3 BEDROOM RESIDENCES



Kitchen. Light oak.



Concleaed Storage. Keep everyday essentials tucked away, organized, accessible, and out of sight.

# BUILDING *for* LIFE

Founded in 1985, Marcon is a family owned and operated real estate company specializing in acquiring, developing, building, and managing communities across Metro Vancouver. With more than 30,000 homes planned, built, and managed, Marcon's portfolio spans condominium, rental, commercial, hospitality, and seniors housing communities.

Built on a foundation of quality and craftsmanship, Marcon has evolved from a trusted construction company into a fully integrated real estate company with a collaborative, design-driven approach.

Marcon's philosophy, Building for Life, reflects its commitment to creating enduring homes, communities, and experiences that contribute to the people and places around them.

**1985**
Founded

**300+**
Employees

**30K**
Homes



ELMWOOD

DISCLAIMER

This is not an offering for sale. Any such offering can only be made by way of a Disclosure Statement filed in accordance with the Real Estate Development Marketing Act (B.C.). Prices and promotions are subject to change without notice. Please speak with a Marcon Advisor for details[KM1.1][RB1.2]. The developer reserves the right to make changes to all aspects of the project, including features, layouts, and specifications, without notice or compensation to any person. All renderings, photographs, and floor plans are artist's conceptions for illustration only; actual designs and views may vary. All dimensions and measurements are approximate. E.&O.E.