



LIVEAT**27NORTH**.COM





## 27NORTH

At 27North, embrace all the unique lifestyle essentials the North Shore has to offer with one, two and three level homes ranging from 894 sq. ft. to 1724 sq. ft. Inspired by the elements of its surroundings, 27North offers exquisite West Coast influenced neutral tones and natural finishes in its intelligently curated interiors designed for comfortable, spacious family living.

Conceived and built in collaboration by Intergulf and Tatla Developments along with a handpicked team of local architects, engineers and interior designers; a project team committed to building quality family homes that anchor communities for generations to come.

### Contemporary homes nestled along Northlands Golf Course.

Private parking with convenient direct home access and patios on the front, rear and rooftops of our homes are just a few of the many distinct features 27North has to offer.

Lifestyle essentials like grocery stores, schools, restaurants and a community recreation center are all part of your walkable neighbourhood. Lush, tree-lined streets within steps of parks, trails, mountains and rivers surround 27North making your backyard an outdoor playground.



# INSPIRED KITCHENS

The perfect kitchen acts as more than just a place to prepare delicious meals — it's a place to gather, enjoy and entertain.

Our kitchens don't cut any corners. Lavish quartz countertops, backsplashes and islands, crafted snow white gloss cabinetry, quality stainless steel features and appliances, plenty of storage and a bright, open-concept design make cooking and hosting a breeze.



# OPULENT BATHROOMS

Our bathrooms were designed to blend elegance and practicality, no compromising necessary.

Get ready for your day and unwind at night in a bright and roomy bathroom complete with every luxury — an exquisite white quartz vanity and backsplash, porcelain floor and wall tile, beautifully polished chrome accents and heated ensuite flooring, to name a few.





# IMPECCABLE **LIVING** SPACES

Home is where the heart is. With this in mind, we created comfortable and spacious living rooms, perfect for relaxing and spending time with the people who matter most.

Enjoy a contemporary-inspired design with 9' ceilings, elegant European inspired laminate hardwood floors, cozy electric fireplaces and expansive windows which allow for plenty of natural light.

Our homes are complete with central heating and air-conditioning for year-round comfort and convenience. Instant hot water tanks reduce energy costs and the acoustically engineered, triple-paned windows are quiet and energy-efficient to maximize comfort and savings.







## ROOFTOP PATIOS

Imagine enjoying your morning coffee while watching the sunrise over the North Shore, hosting rooftop barbecues on warm summer evenings, or sipping a glass of wine while taking in the breathtaking view.

Surrounded by trees, mountains and a picturesque golf course, the view never gets old.



# 27NORTH - SITE PLAN



27NORTH

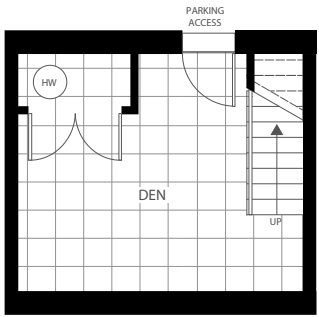
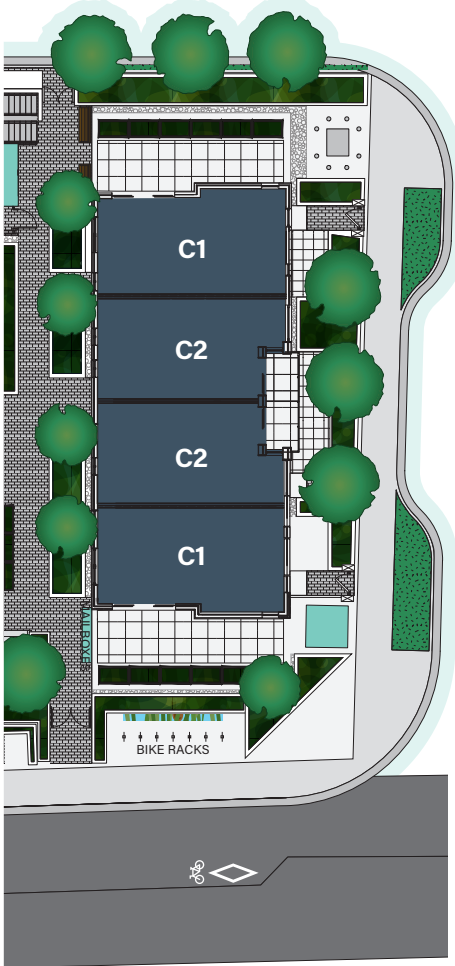
## A2 Plan

3 BEDROOM + 2½ BATH  
INTERIOR: 1609 - 1717 SQ FT  
EXTERIOR: 328 - 413 SQ FT

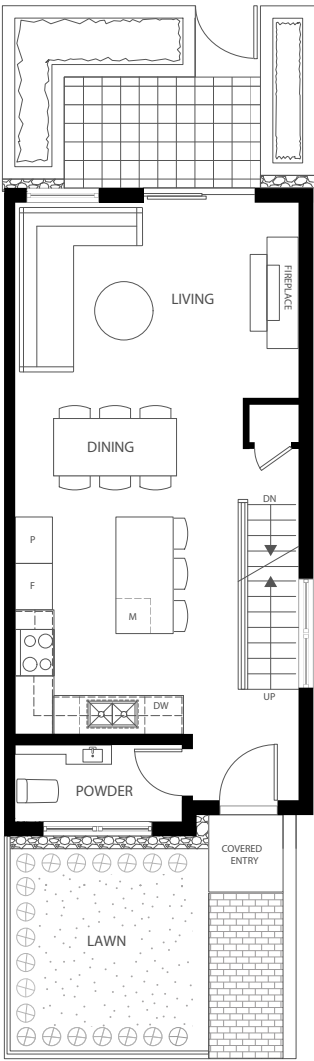
### MAIN LEVEL



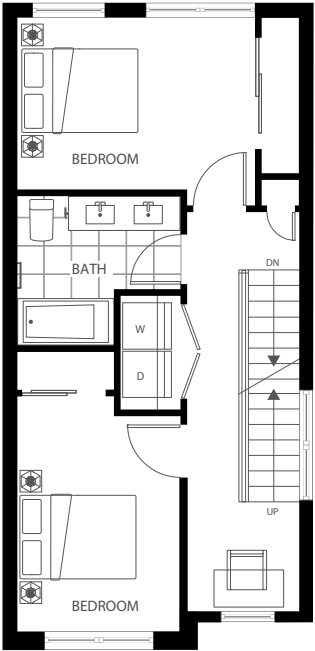
### SECOND LEVEL



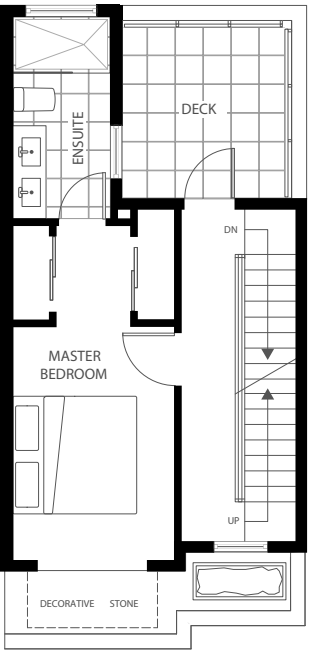
Lower Level  
105 - 261 sq ft



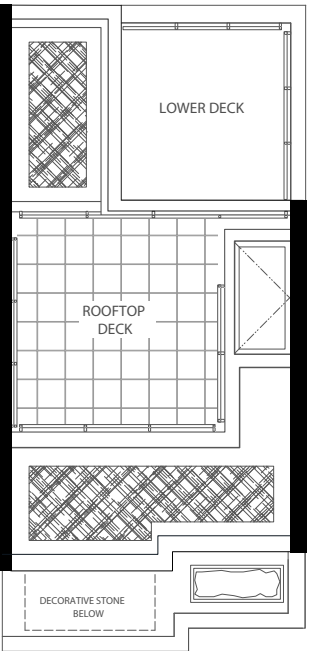
Main Level  
541 sq ft



Second Level  
541 sq ft



Third Level  
375 sq ft



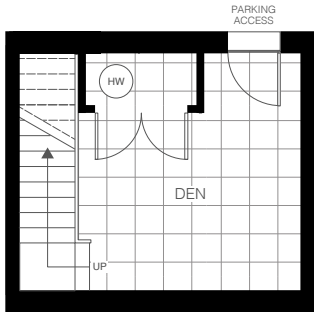
Rooftop  
150 - 227 sq ft



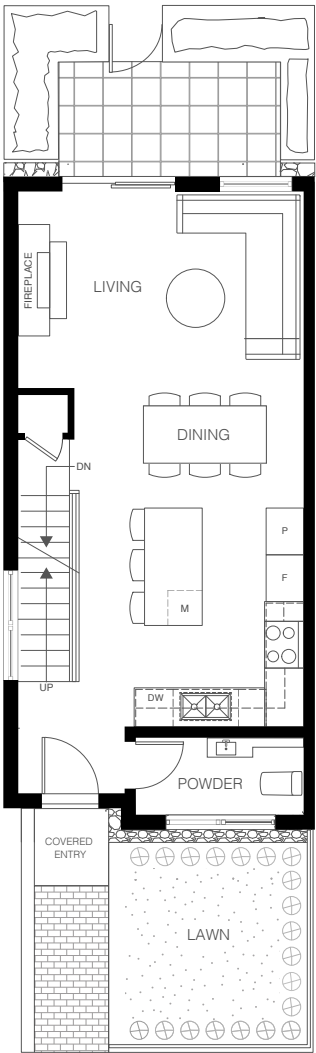


# B1 Plan

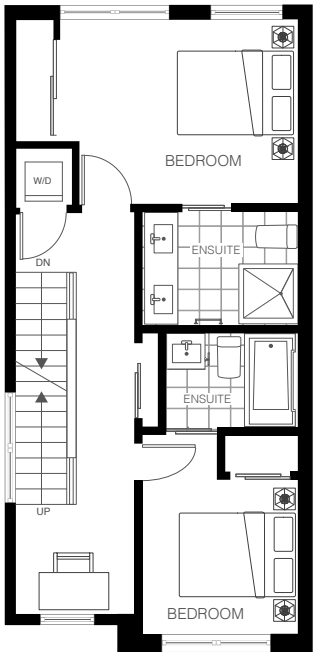
2 BEDROOM + 2½ BATH  
INTERIOR: 1284 SQ FT  
EXTERIOR: 299 SQ FT



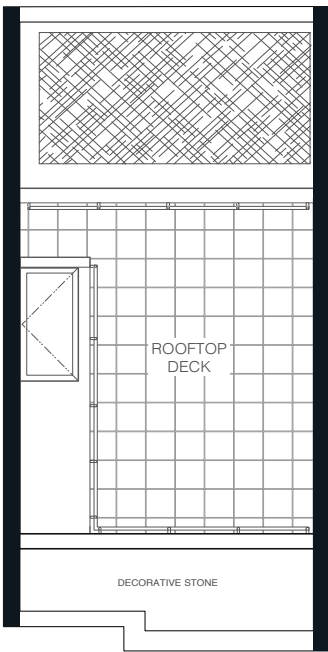
Lower Level  
193 sq ft



Main Level  
546 sq ft



Second Level  
545 sq ft

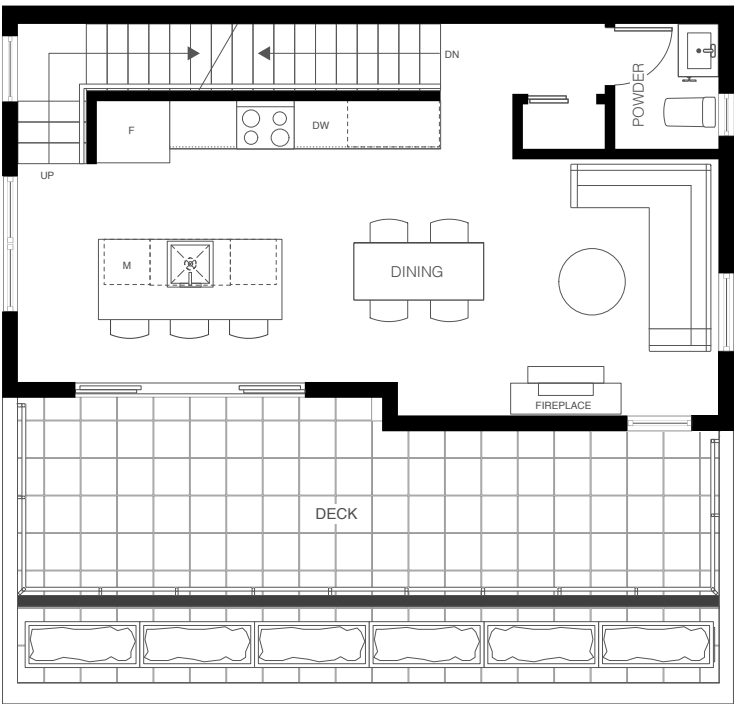


Rooftop  
216 sq ft

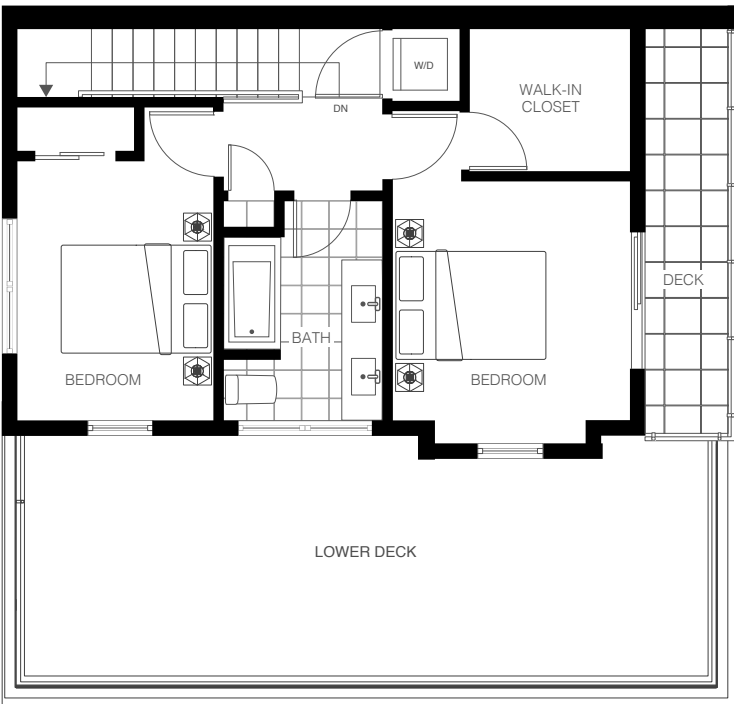


# C1 Plan

2 BEDROOM + 1½ BATH  
INTERIOR: 1033 SQ FT  
EXTERIOR: 304 SQ FT



Main Level  
530 sq ft



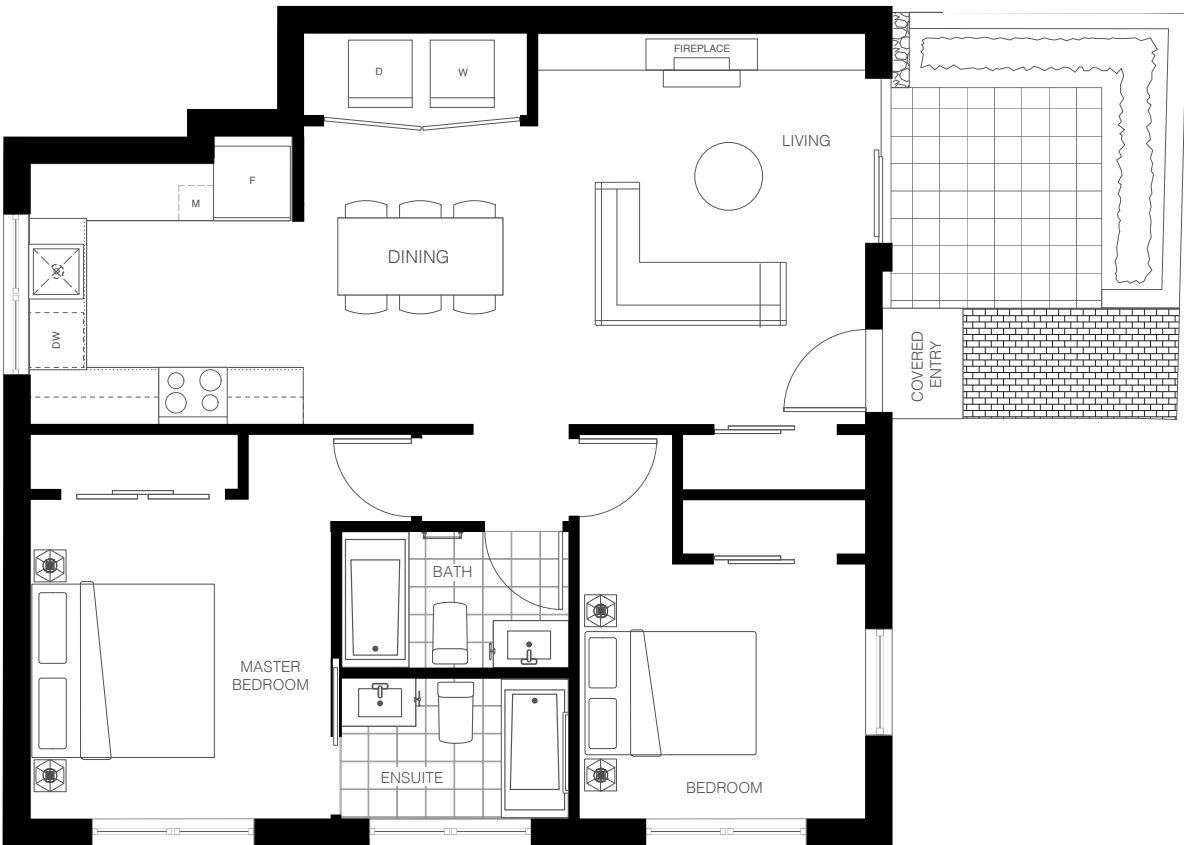
2nd Level  
502 sq ft





# D1 Plan

2 BEDROOM + 2 BATH  
INTERIOR: 894 SQ FT  
EXTERIOR: 68 - 92 SQ FT



Main Level  
894 sq ft



# D2 Plan

2 BEDROOM + 2 BATH  
INTERIOR: 972 SQ FT  
EXTERIOR: 162 SQ FT



Main Level  
972 sq ft





WHISTLER  
**1.7**  
HOURS

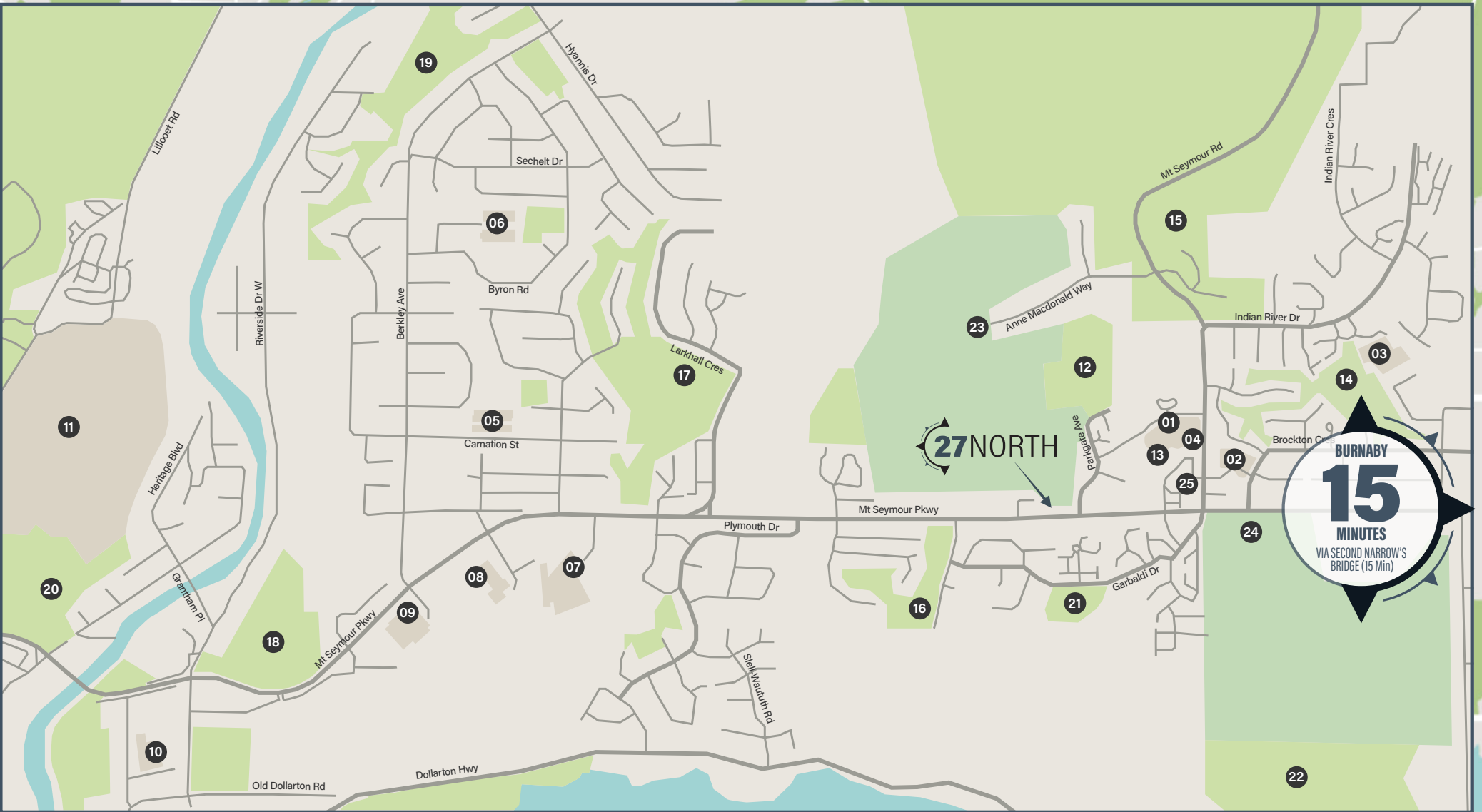
LION'S GATE  
**20**  
MINUTES

LOWER LONSDALE  
**15**  
MINUTES

IRON WORKERS  
**14**  
MINUTES

DOWNTOWN  
**26**  
MINUTES

BURNABY  
**15**  
MINUTES  
VIA SECOND NARROW'S BRIDGE (15 Min)



#### Schools and Public Services

- 01 Parkgate Community Service Society
- 02 St Pius X Elementary School
- 03 Dorothy Lynas Elementry
- 04 North Vancouver District Public Library
- 05 Seymour Heights Elementary School
- 06 Blueridge Elementary School
- 07 École Windsor Secondary
- 08 Ron Andrews Recreation Centre
- 09 Canlan Ice Sports
- 10 Kenneth Gordon School
- 11 Capilano University

#### Public Parks

- 12 Parkgate Park
- 13 Parkgate Skate Park
- 14 Indian River Park
- 15 Mountain Forest
- 16 Strathaven Park
- 17 McCartney Creek Park
- 18 Hogan Pools Park
- 19 Canyon Creek Park
- 20 Lillooet Park
- 21 Garibaldi Park
- 22 Roche Point Park

#### Golf Courses

- 23 Northlands Golf Course
- 24 Seymour Golf & Country Club

#### Shopping Hubs

- 25 Parkgate Village:  
Safeway, Shopper's Drug Mart, Starbucks, Parkgate Farm Market North Vancouver, Bean Around The World Coffee, For Pet's Sake, Golden Pet Services, COBS Bread Bakery, The Local Lift Juice Bar, InGrain Pastificio, A&W, Little Caesars Pizza, Genji Japanese Subway, Great Clips, Fawcett Insurance, Western Union, BlueShore Financial, Canada Post, Spirits of Mt Seymour, The Sanctuary Esthetic Studio, Seymour Stationary, Parkgate Optical, LifeLabs Medical Laboratory Services, Mt Seymour Drycleaners



# INTERGULF DEVELOPMENT GROUP

Founded in 1982, Intergulf Development Group has grown into one of Western Canada’s premiere vertically-integrated real estate development and investment companies. With communities in Alberta, British Columbia, and California, Intergulf has built more than 10,000 homes.

Our guiding principle, Intergulf Intelligence, is reflective of our commitment to outstanding quality and carefully considered design at every stage of a project’s development. This philosophy, based on our legacy as an industry leader, is the key to our success and your trust. From land acquisition through to design and construction, our integrated approach allows us to oversee every detail of the communities we create, ensuring that your home is as smart as you.

# TATLA DEVELOPMENTS

For over a decade, TATLA Developments has been solely committed to excellence in the construction and development of multifamily housing. As a dedicated and passionate team of professionals, we are focused on thoughtful & thorough project designs with prudent project planning that continually aims to create long term benefits for the communities we build in and for all of our future homeowners.

We constantly strive for the consistent creation of quality built homes, as we maintain our focus on developing a quality product for each valued homeowner. Our success is in pure alignment with the success of our homeowners.

# 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.

# ARCHITECT

Stuart Howard Architects is committed to developing high quality, innovative design solutions for its clients. Over the years, the practice has been involved in many building types with a strong area of emphasis on residential buildings and heritage restoration and rehabilitation. Various members of the firm are multiple award winners in residential design.

# INTERIOR DESIGN

Area 3 is a professional interior design firm that believes design is better together. We believe design is a collaborative effort and enjoy working with our clients and all parties involved to bring the teams vision to life. We bring the skills of four talented and experienced principles to create innovative, modern designs that reflect an international sensibility.

The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views and layouts are for illustration purposes only. This is not an offering for sale. An offering for sale can only be made after filing a disclosure statement. E.&O.E. Intergulf-Tatla Development (Seymour) Limited Partnership.





**1.604.987.5441**

**Sales Centre**

109 Lonsdale Ave  
North Vancouver, BC

**LIVEAT27NORTH.COM**

