

the  
Baityards

BOND'S LANDING  
787 TYEE ROAD

Studios + Live/Works + 1 Bedrooms + 1 Bedroom Lofts



a new **lifestyle** comes with your purchase





affordable waterfront  
community





3D Rendering – From Tyee Road

# BOND'S LANDING

## 787 TYEE ROAD

### Unique Project Features

#### SOLAR HOT WATER HEATING

- NEW TO THE RAILYARDS – Centralized rooftop solar panels heat water for the water tanks within individual units.

#### GREEN ROOF

- ALSO NEW TO THE RAILYARDS – A green roof system over the underground parkade with ornamental grasses and sedums.

#### EXTERIOR

- CLADDING – The exterior cladding will be long enduring with an engineered rain screen system featuring colour imbedded cement panels augmented by contemporary metal panels.
- WINDOWS – double glazed thermally insulated & CMHC rated energy efficient
- BALCONIES & PATIOS – All units will have a patio or balcony.

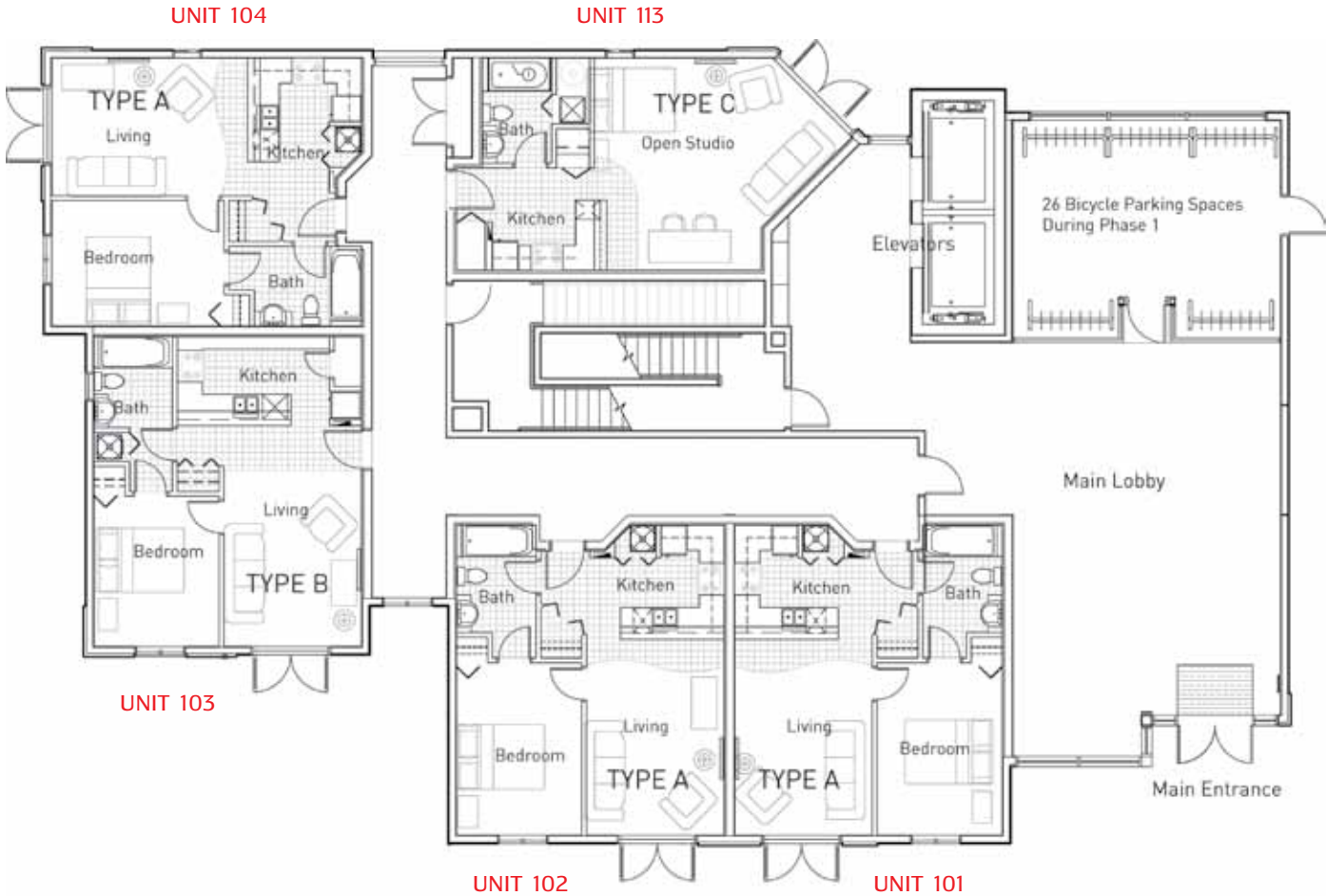
#### INTERIOR

- HEATING – Electric baseboard and electric fireplace.
- FLOORING – Typical units & lofts pattern loop 32oz carpet. Kitchens & bathrooms durable marmoleum. Common area hallways: upper floors – carpet, ground floor – polished concrete.
- APPLIANCES – Complete four item stainless steel appliance package plus a stacked washer/dryer.
- KITCHEN – Custom made laminate cabinets & countertops with raised eating bar and full height, tiled backsplash.
- WINDOW COVERINGS –Horizontal metal finish venetian blinds.
- BATHROOMS – Four piece white fixtures featuring six foot shower/tub, cantilevered sink vanity & high efficiency dual flush toilet.
- LIGHTING – Combination of contemporary recessed pot & track lighting in kitchen & bathroom.
- DOORS – French doors leading to balconies & patios on ground floor units. Sliding doors to balconies on upper floor units. Hardwood faced solid core entry doors and trim. Solid core paint grade interior doors and bifold closet doors.

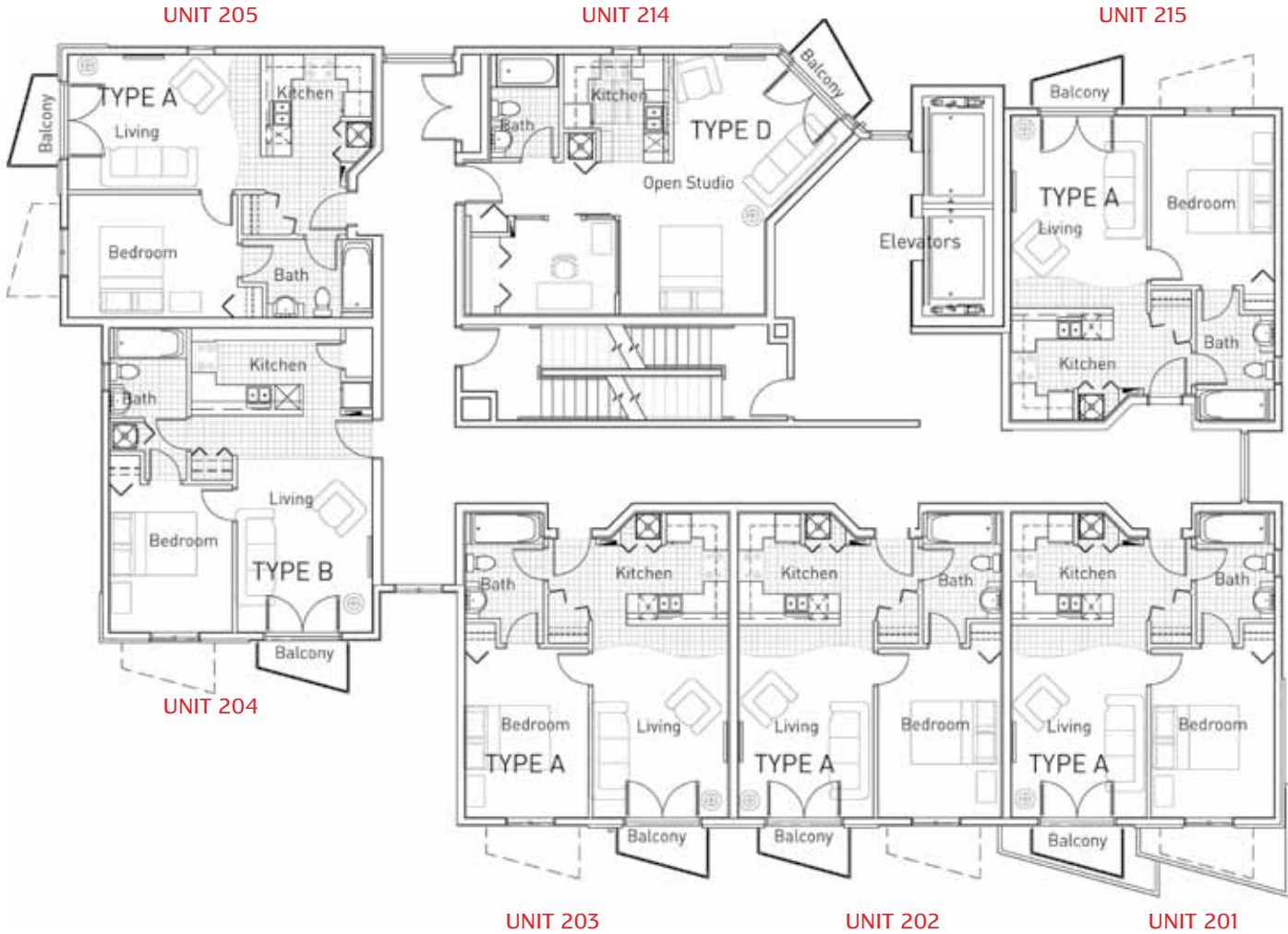
### Common Project Features

- INTERNET ACCESS –High-speed broadband capability and high-speed ADSL.
- PARKING – Gated, secure electronic access to underground parkade & visitor parking.
- BICYCLE & STORAGE LOCKERS
- NEW HOME WARRANTY –Complete 2, 5, 10 year new home protection provided by Travelers Guarantee Company of Canada.

Bond's Landing - Phase 1 Typical Floor Plans



Level 1 Floor Plans

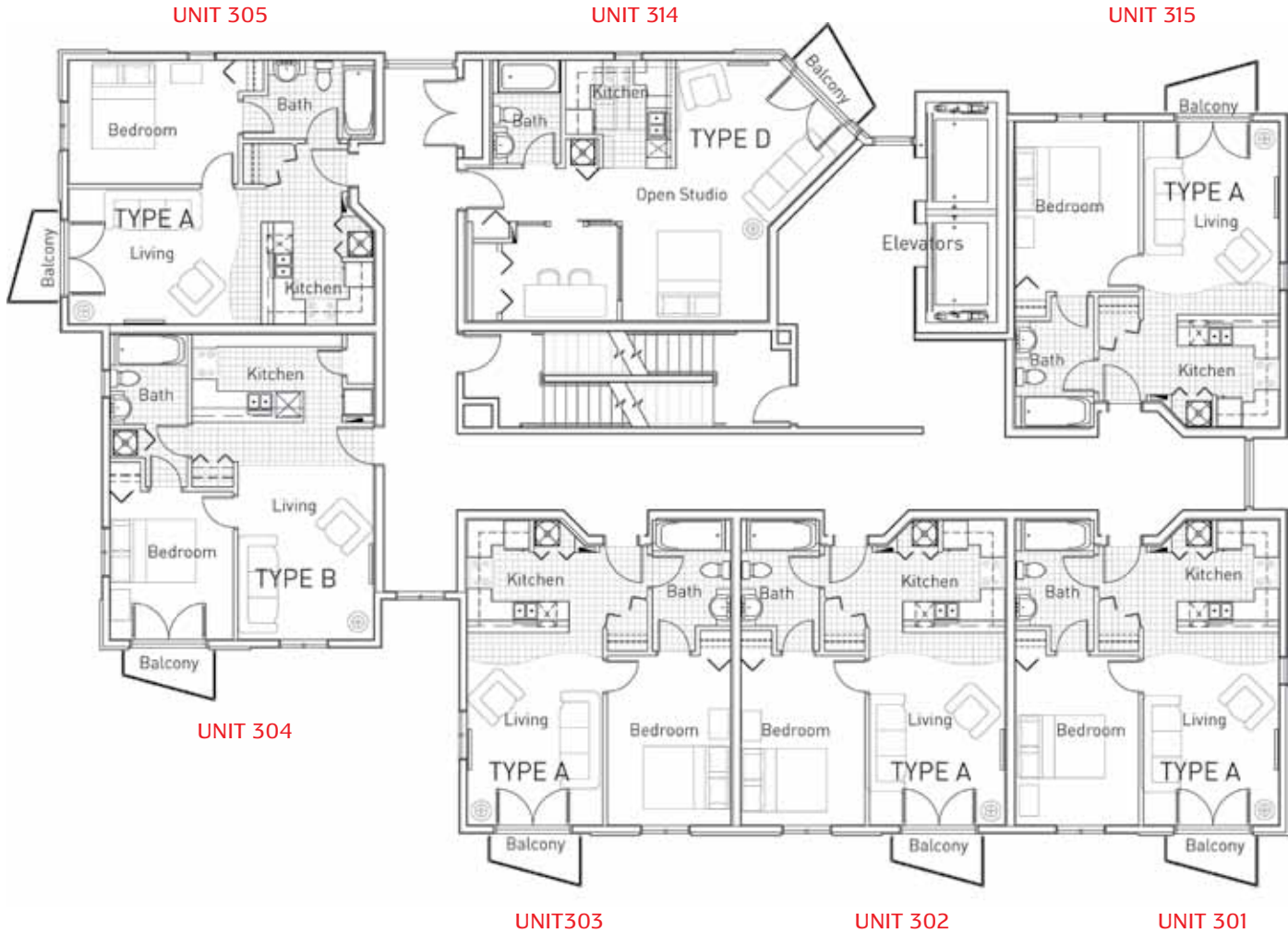


Level 2 Floor Plans

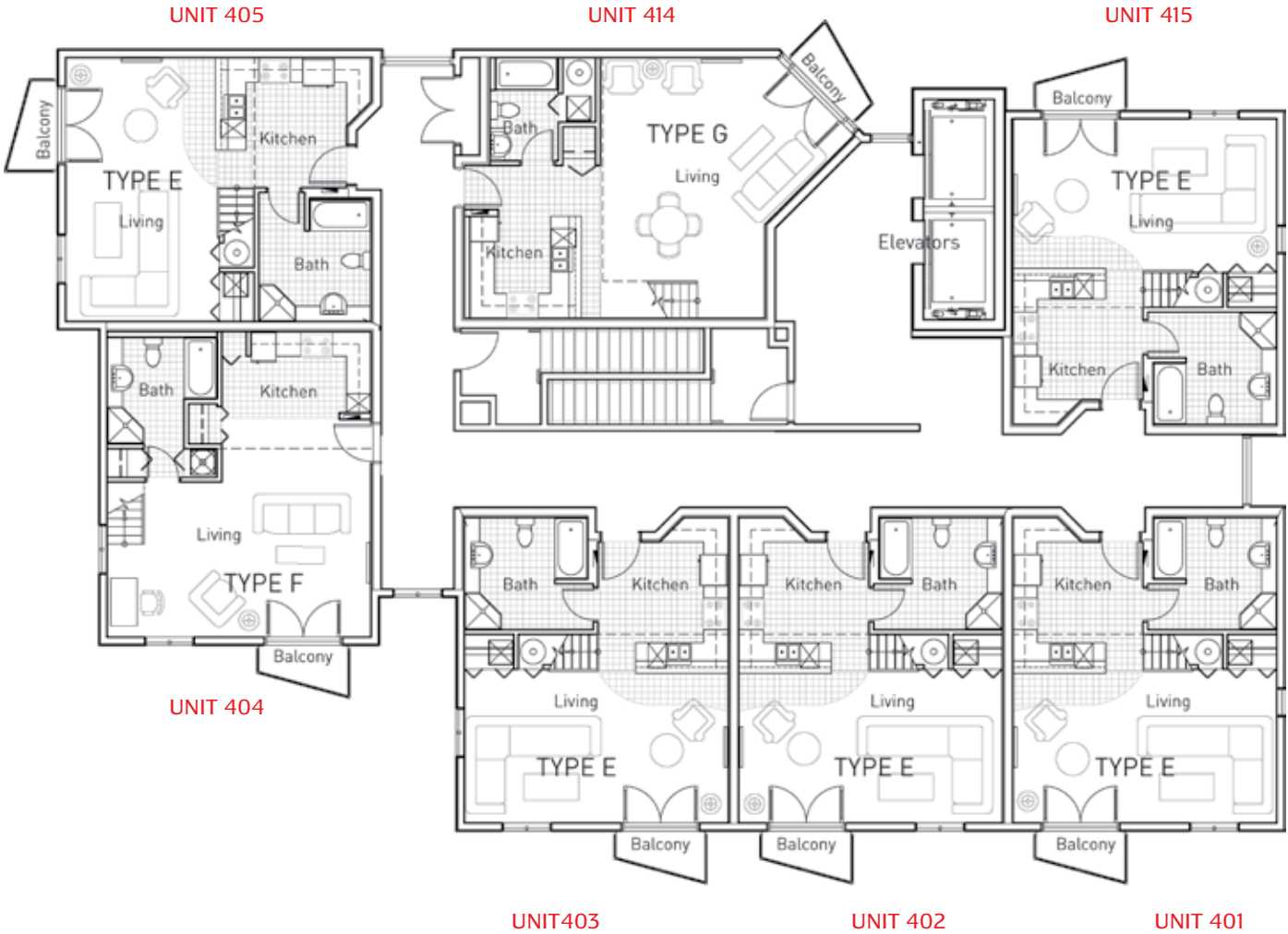
# the RailYards

Prices are exclusive of GST. Payable by the purchaser. The final configuration, area & dimensions of units and balcony/terrace areas may vary from the preliminary configuration and estimated areas. Final areas will be determined at the filing of the strata plans. Prices as of September 1 2009. Prices subject to change without notice.

Bond's Landing - Phase 1 Typical Floor Plans



Level 3 Floor Plans

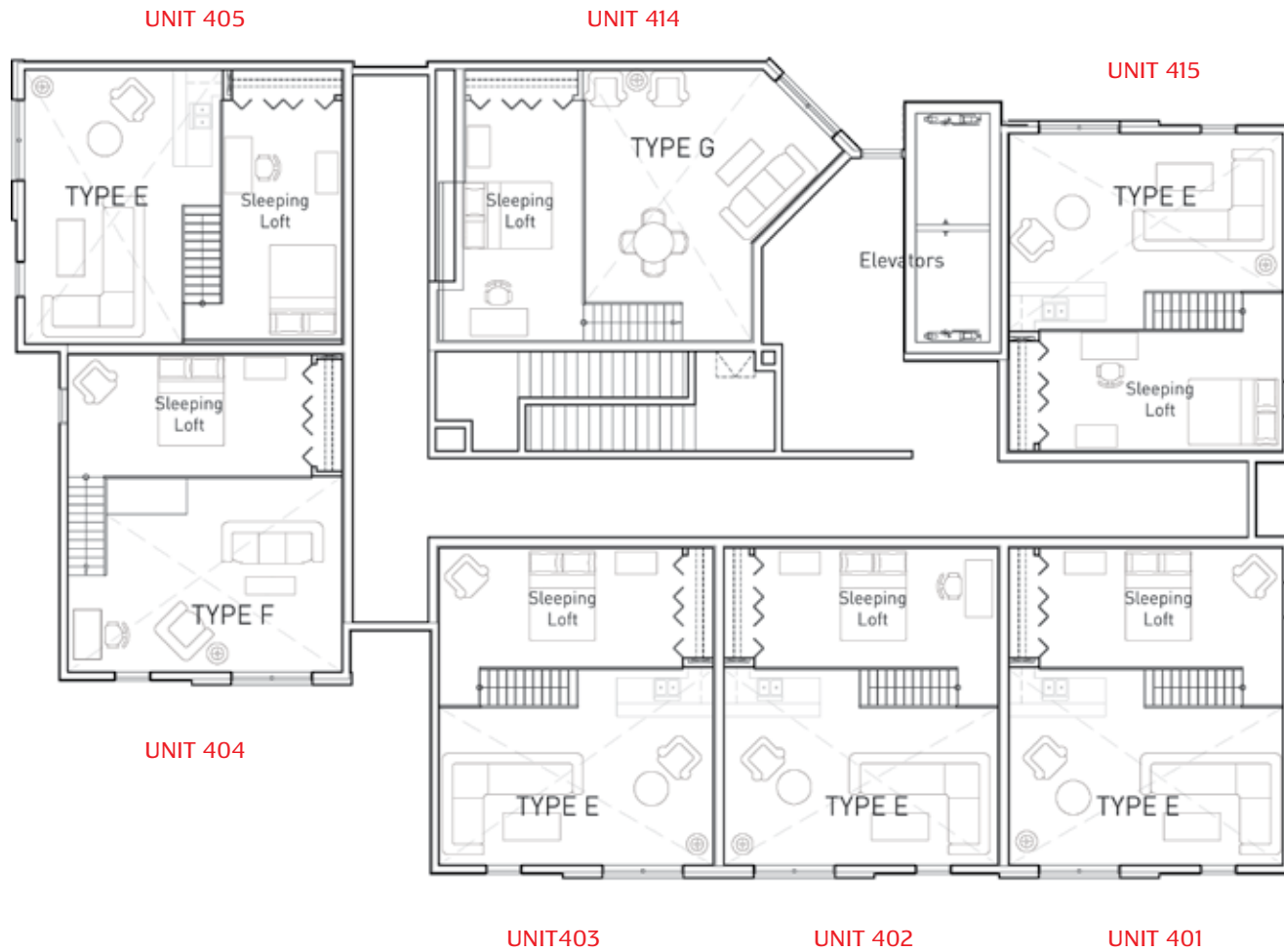


Level 4 Floor Plans

# the RailYards

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Bond's Landing - Phase 1 Typical Floor Plans



Level 4 Mezzanine Floor Plans

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