



PARK RESIDENCES II

PREVIEW PACKAGE



SkyTrain
Station

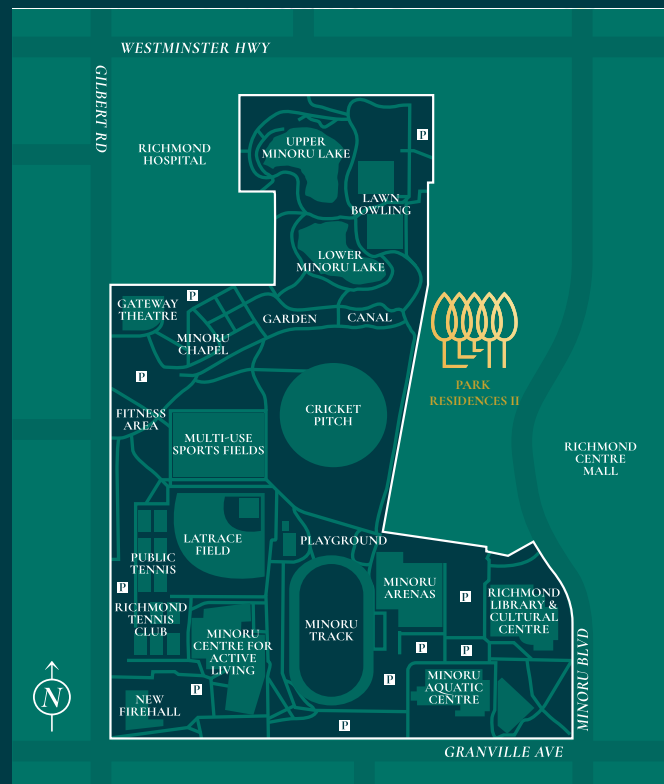
Richmond
Centre

Minoru Park

Minoru Centre for
Active Living



Your Own 45 Acre Urban Oasis
MINORU PARK



PARK RESIDENCES II



SALES OFFICE

FOOD & DRINK

- 1 Cactus Club
- 2 Earl's
- 3 Flying Beaver Bar & Grill
- 4 Chop Steakhouse & Bar
- 5 Shanghai River
- 6 Kirin Seafood
- 7 Chef Tony Seafood
- 8 Sun Sui Wah Seafood
- 9 Xiaolongkan Chinese Fondue
- 10 Seto Japanese
- 11 Gyu-Kaku Japanese BBQ
- 12 Afuri Ramen + Dumpling
- 13 HaiDiLao Hot Pot

SHOPPING

- 14 Richmond Centre
- 15 Lansdowne Mall
- 16 Aberdeen Centre
- 17 McArthurGlen Designer Outlet

GROCERY

- 18 Kin's Farm Market
- 19 T&T Supermarket
- 20 PriceSmart
- 21 London Drugs
- 22 Shopper's Drug Mart
- 23 Real Canadian Superstore

SCHOOLS

- 24 Kwantlen Polytechnic University
- 25 Trinity Western University
- 26 Brighouse Preschool Centre
- 27 Earth Child Montessori School
- 28 Samuel Brighouse Elementary
- 29 Ferris Elementary
- 30 Thompson Elementary
- 31 Richmond Secondary

PARKS & RECREATION

- 32 Minoru Park
- 33 Brighouse Park
- 34 Garden City Park
- 35 City Centre Community Centre
- 36 Richmond Olympic Oval



MINORU CENTRE FOR ACTIVE LIVING



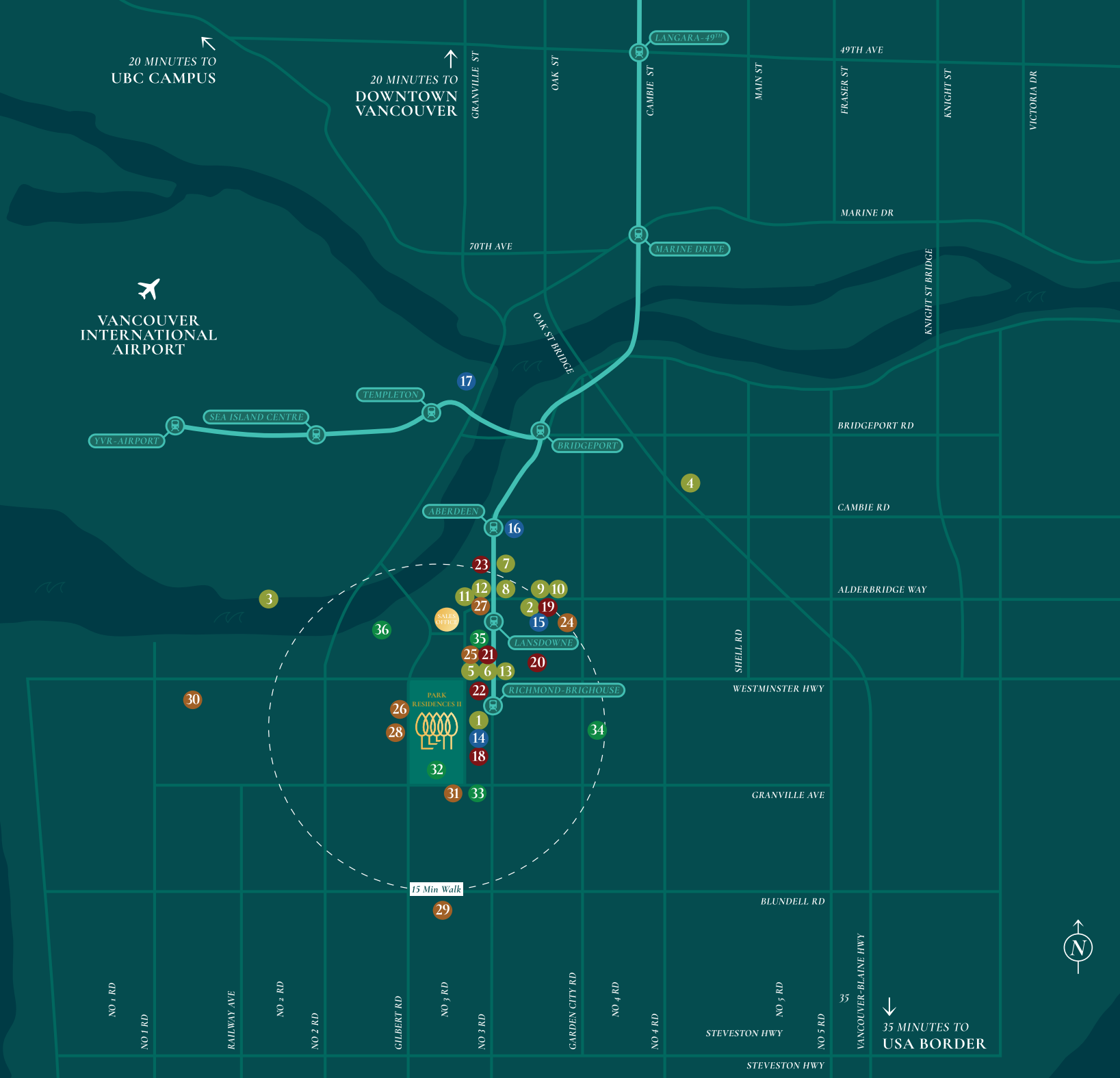
MINORU LAKE



MINORU TRACK & FIELD



MINORU CHAPEL



DRIVE TIMES:

YVR Airport - 10 minutes

Downtown Vancouver - 20 minutes

Metrotown Burnaby - 20 minutes

University of British Columbia - 20 minutes

WALKING TIMES:

Richmond Centre - 2 minutes

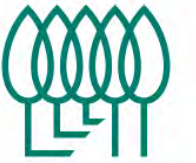
Richmond-Brighouse SkyTrain Station - 6 minutes

Richmond Secondary School - 10 minutes

Samuel Brighouse Elementary - 12 minutes

A CLOSE COMMUNITY

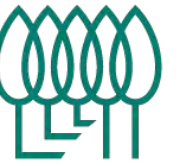
Breathtaking Views



PARK RESIDENCES II



Exterior



PARK RESIDENCES II





PARK RESIDENCES II

Minoru Park



Townhomes

Greenway

Mah Bing Street

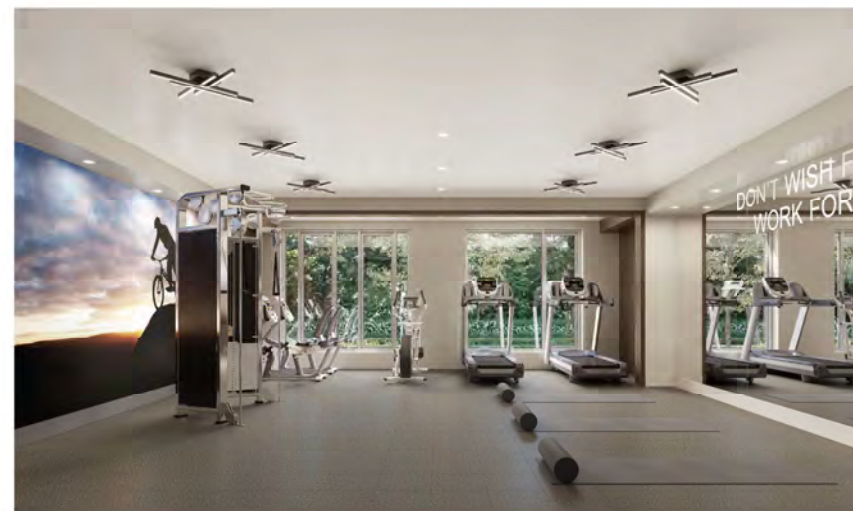
Murdoch Ave

Minoru Boulevard

Legend

- A - Park Residences I, completed in 2016
- B - Park Residences I, completed in 2016
- C - Park Residences II, Tower C, 15 storeys
- D - Park Residences II, Tower D, 15 storeys
- E - Park Residences II, Tower E, 9 storeys

Richmond Centre →

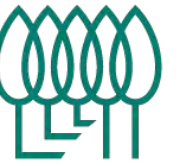


An Enhanced Life

The amenities at Park Residences II will inspire your mind, body, and social life. Work out in the fully-equipped fitness centre or swim laps in one of two pools, gather with friends and family in an entertainment room, and admire the magnificent views or mingle with neighbours from a beautifully landscaped rooftop terrace. Residents will also enjoy the green walkway that forms a tranquil boulevard between the three towers. There are many places to slow down and appreciate the moment.



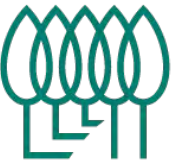
Kitchen



PARK RESIDENCES II



Living / Bath



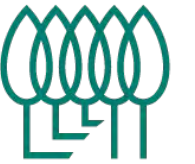
PARK RESIDENCES II



These elegant, multi-level townhomes offer direct access to Minoru Park, your own 45 acre playground right in your frontyard. Most townhomes include a private in-home elevator, perfect for those who don't want to walk up a flight of stairs. Most townhomes also include private gated parking. All townhomes come pre-wired for security.



Features & Finishes



PARK RESIDENCES II

COMMUNITY

- Park Residences II is a landmark community of 232 one, two and three bedroom homes among three towers, including 19 townhomes
- Spectacular views of Minoru Park, the city, and the mountains
- Located right along Minoru Park, Richmond's best kept secret.
- Conveniently surrounded by schools, parks, dining, shops, and services
- 2-minutes walk to Richmond Centre. 6-minutes walk to Canada Line Brighthouse Station. 20-minutes drive to Downtown Vancouver.
- Designed by award-winning W.T. Leung Architects Inc.

ELEGANT LIVING

- Handsome wide-plank, engineered hardwood flooring throughout
- Choice of two interior colour schemes, Oak and Maple, designed by award-winning interior designer BBA Design Consultants
- Generous 8 ft. - 8.5 in. ceiling
- Roller-shade window coverings for maximum privacy
- Motorized roller-shades for penthouses and sub-penthouses facing west
- Private indoor elevator and private gated parking for most townhomes
- Double-glazed, Low-E windows for maximum acoustical comfort and sustainable energy performance
- Generously-sized private patios, balconies and roof decks, offering an elevated outdoor living experience
- Side-by-Side Laundry with Blomberg front loading washer and dryer (for 2-bedroom homes and up; stacked washer-dryer for 1-bedroom homes)
- State-of-the-art hydronic heat pump system for all-season heating and cooling
- USB charging outlets conveniently placed throughout the home

GOURMET KITCHENS

- Engineered Quartz stone one-piece backsplash, with no grout lines for easy cleaning
- Soft-close, full height cabinetry with under-cabinet lighting
- Under-the-sink dual-sliding waste storage and recycling system
- Engineered quartz slab kitchen island and eating bar with distinctive waterfall edge (most homes)
- Convenient corner cabinet storage (select homes)
- Integrated Miele 30" fridge & freezer (24" package for 1-BR homes)
- Miele 30" stainless steel 5-burner gas cooktop (4-burner, 24" package for 1-BR homes)
- Miele 30" wall convection oven (24" for 1-BR homes) with self-cleaning technology
- Integrated Miele 24" dishwasher
- Built-in Panasonic 24" microwave
- High-performance Faber 30" hood fan (24" package for 1-BR homes)
- Marvel dual-zone wine fridge (included for 3-BR homes; upgrade available for 2-BR homes)
- Miele Steam Oven (for 3-BR homes and up)
- Spacious undermount stainless steel single-bowl sink with Riobel pull-out faucet

SPA-LIKE BATHROOMS

- NuHeat heated flooring in two- and three-bedroom homes' master bedroom ensuite bathrooms
- Porcelain tile flooring & shower/tub walls
- Polished marble slab countertop
- Custom mirror with integrated LED lighting
- Custom cabinetry with convenient open shelf and medicine cabinet
- Generous sized floating vanity

- Toto dual-flush toilet
- Premium Kohler fixtures, including chrome shower assembly with multifunction, three spray handshower
- Frameless glass sliding shower door
- In most homes, separate 'wet-room style' shower-and-bathtub configuration for the ultimate in relaxation and rejuvenation

AMENITIES

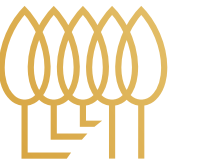
- Two indoor swimming pools (one in Towers D&E and one in Tower C) complete with hot-tub and sauna areas
- Social lounges with fully-equipped kitchens and dining areas for entertaining (one in Towers D&E and one in Tower C)
- Two fitness rooms (one in Towers D&E and one in Tower C)
- Two outdoor children's playground areas

COMFORT & CONVENIENCE

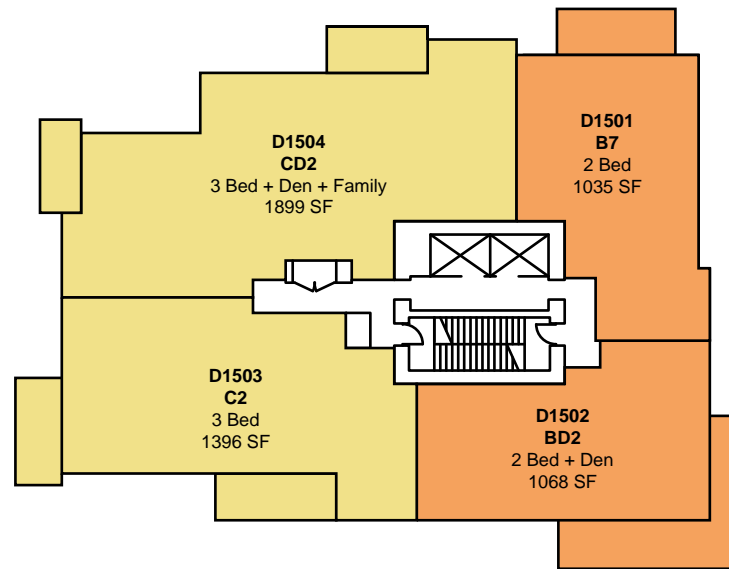
- Comprehensive 2-5-10 Warranty Insurance for ultimate peace of mind:
 - 2 years materials and labour warranty
 - 5 years building envelope warranty
 - 10 years structural warranty
- One bike storage locker is included for each home
- At least one parking stall is included for each home
- 100% EV Parking Stalls
- Electronic parcel locker system to receive online purchases conveniently and safely
- Secured keyless entry to the main lobby, parking, and Residents' Amenities

TOWER D

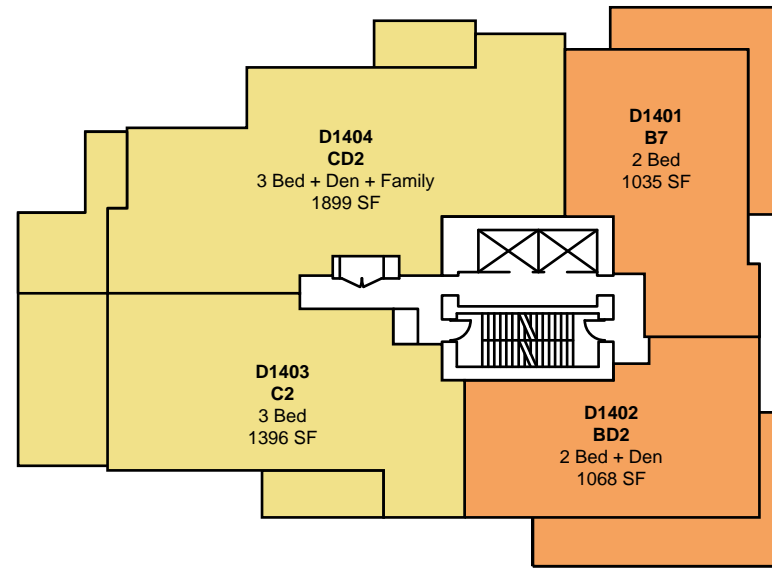
FLOORPLATES



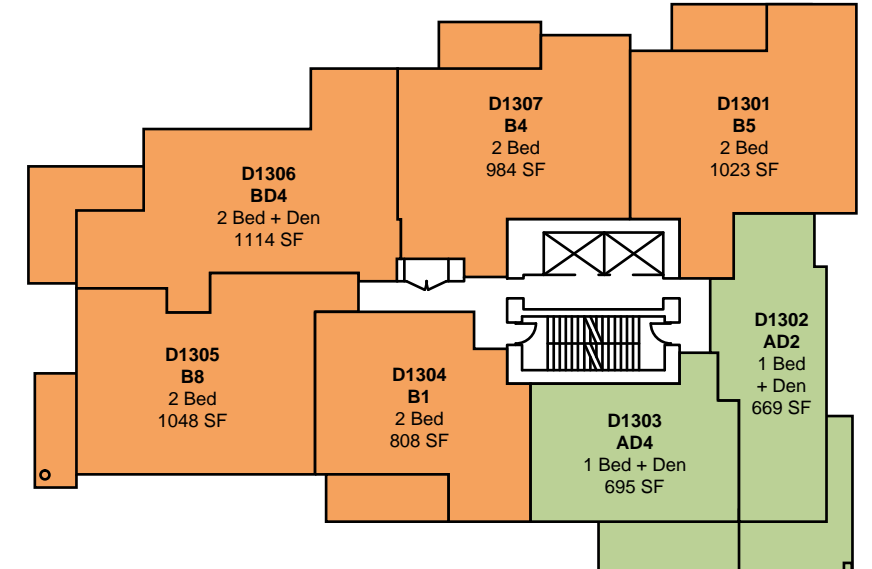
PARK RESIDENCES II



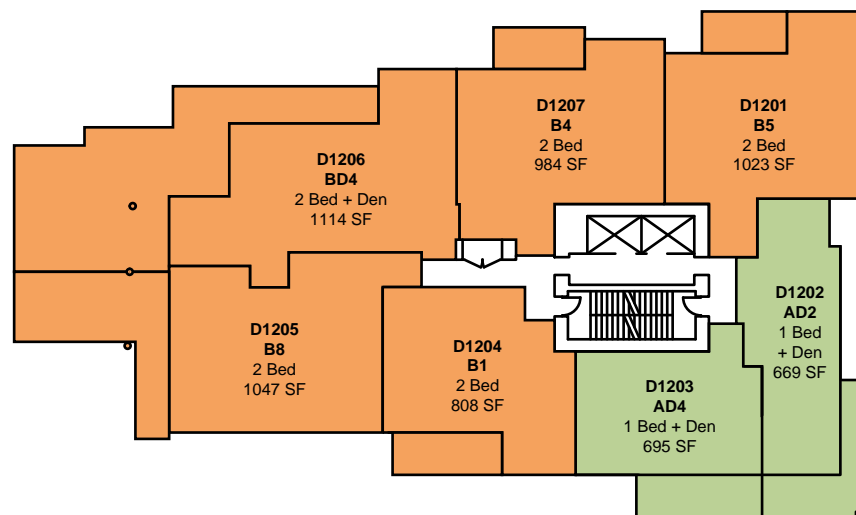
LEVEL 15



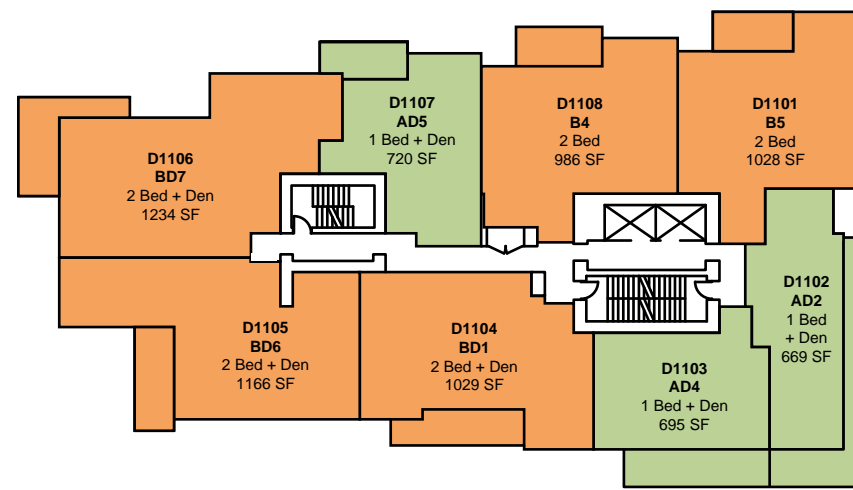
LEVEL 14



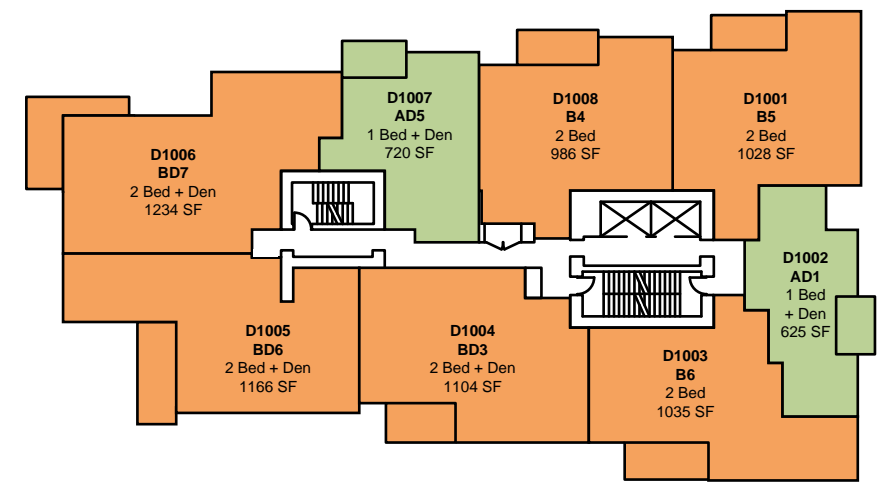
LEVEL 13



LEVEL 12



LEVEL 11



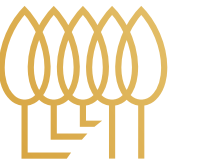
LEVEL 10

● 1 Bedroom ● 2 Bedroom ● 3 Bedroom

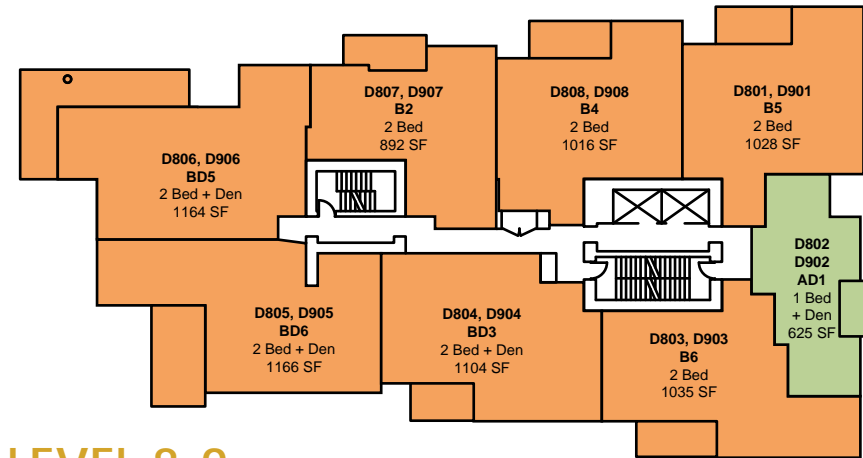


TOWER D

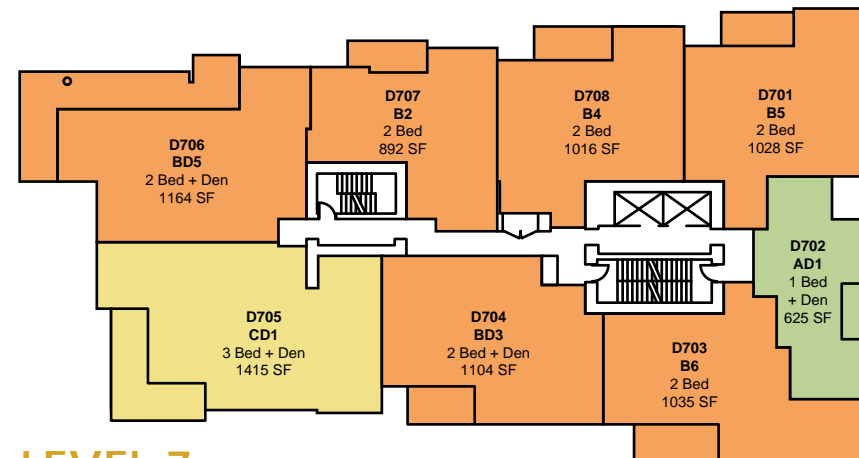
FLOORPLATES



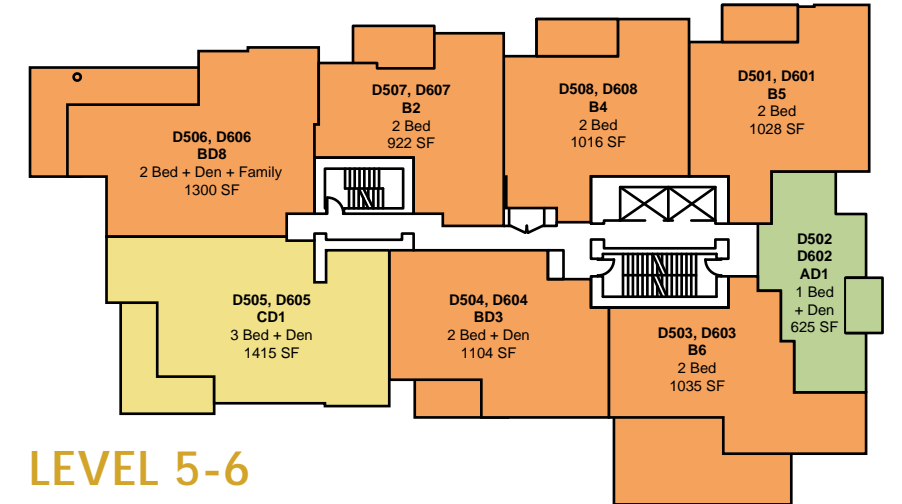
PARK RESIDENCES II



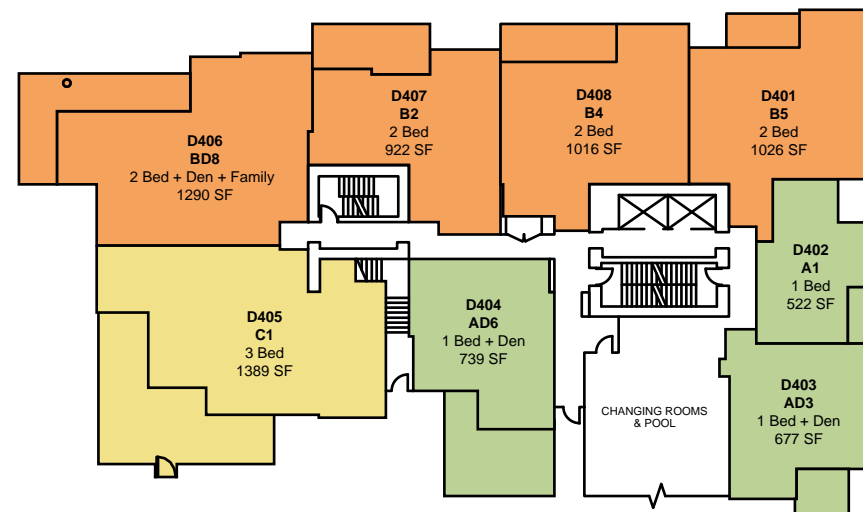
LEVEL 8-9



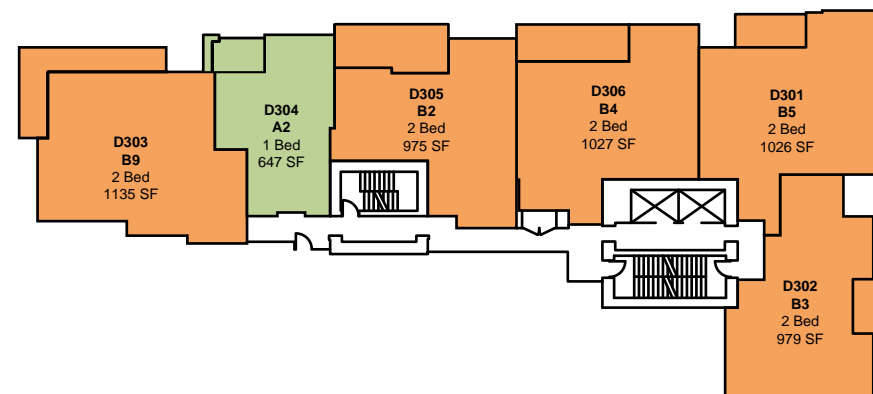
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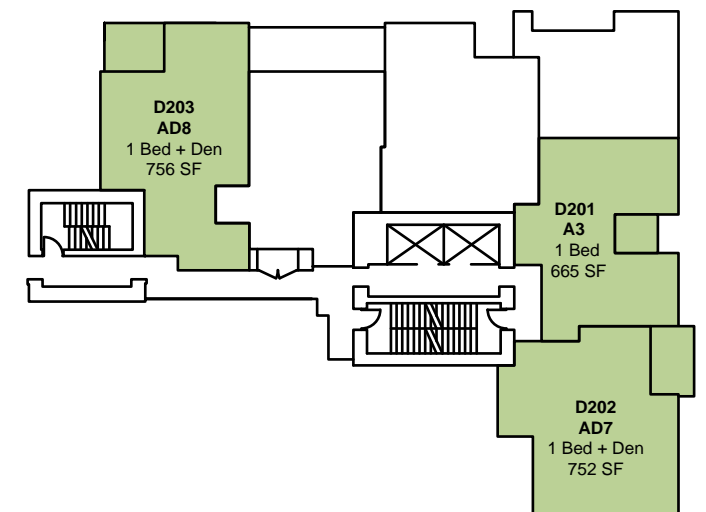
LEVEL 5-6



LEVEL 4



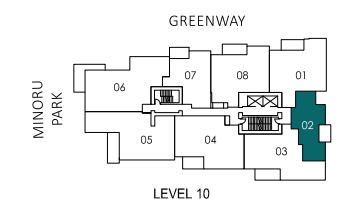
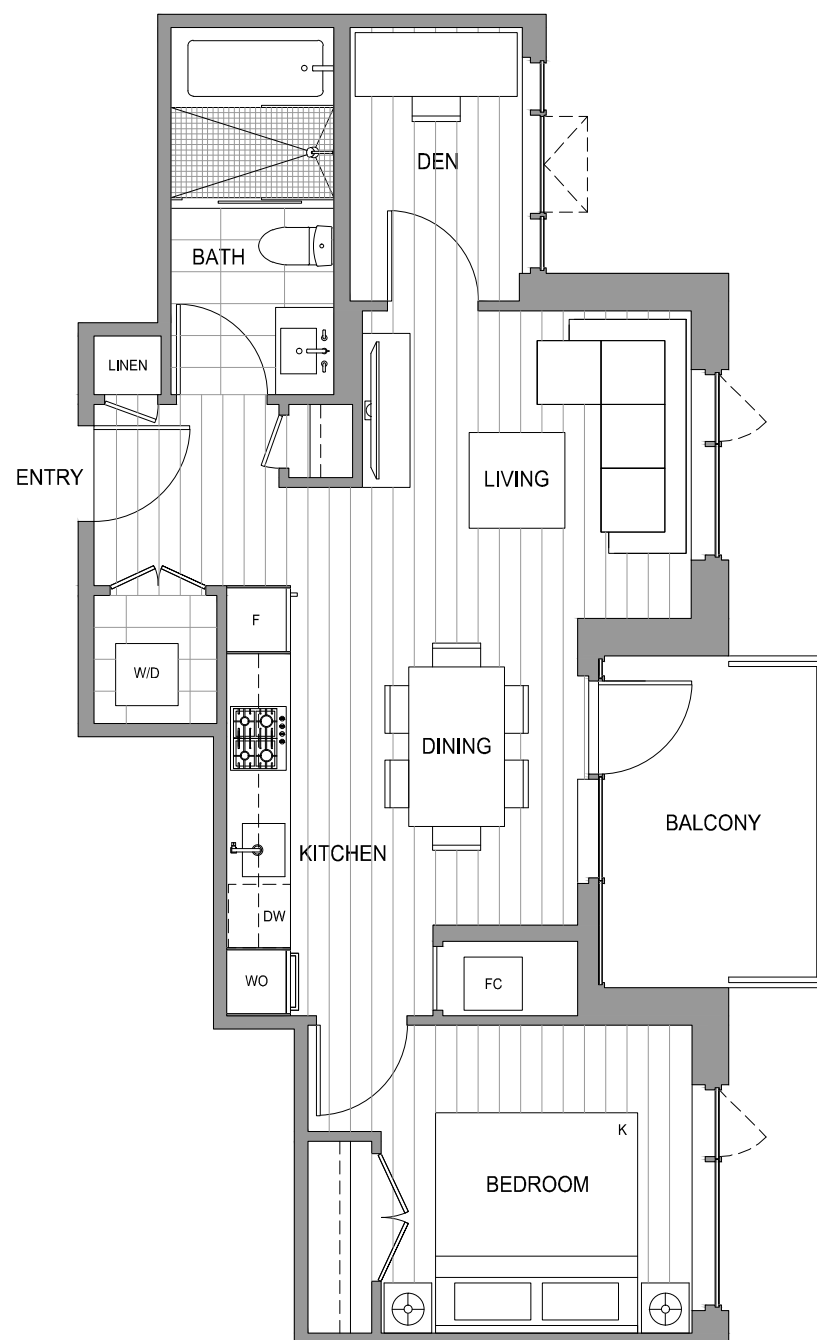
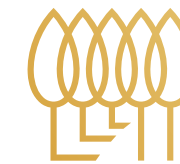
LEVEL 3



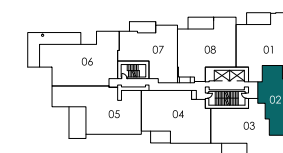
LEVEL 2

● 1 Bedroom
 ● 2 Bedroom
 ● 3 Bedroom





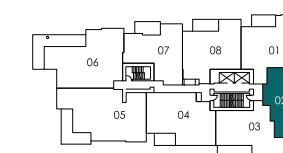
LEVEL 10



LEVEL 8-9



LEVEL 7



LEVEL 5-6

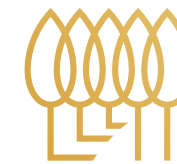


TOWER D

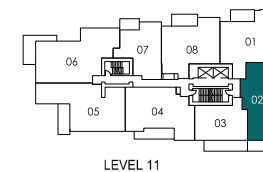
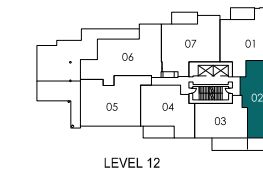
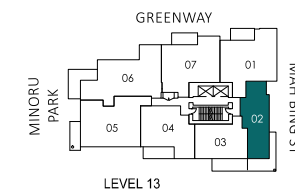
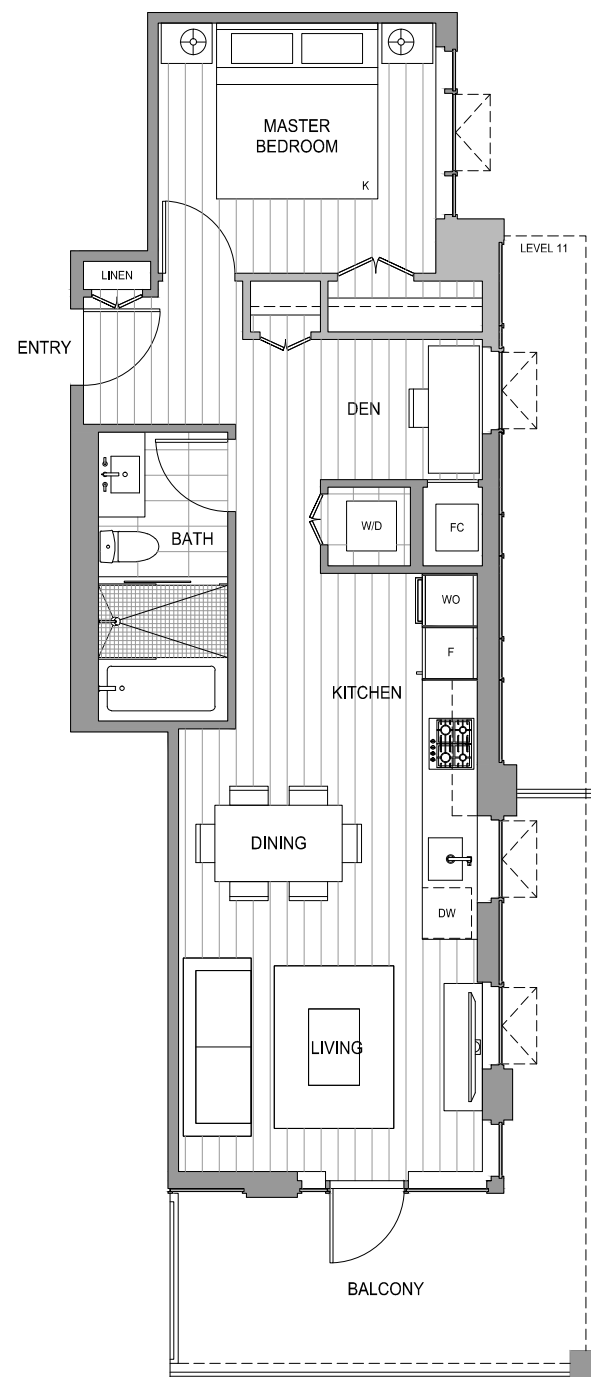
PLAN
AD2

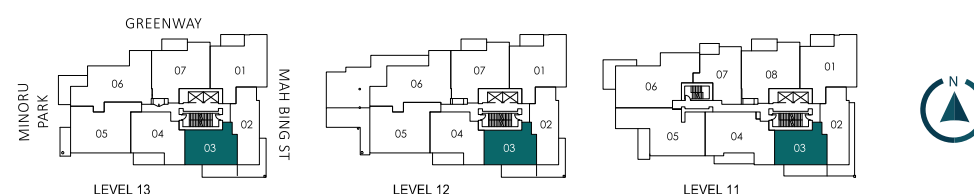
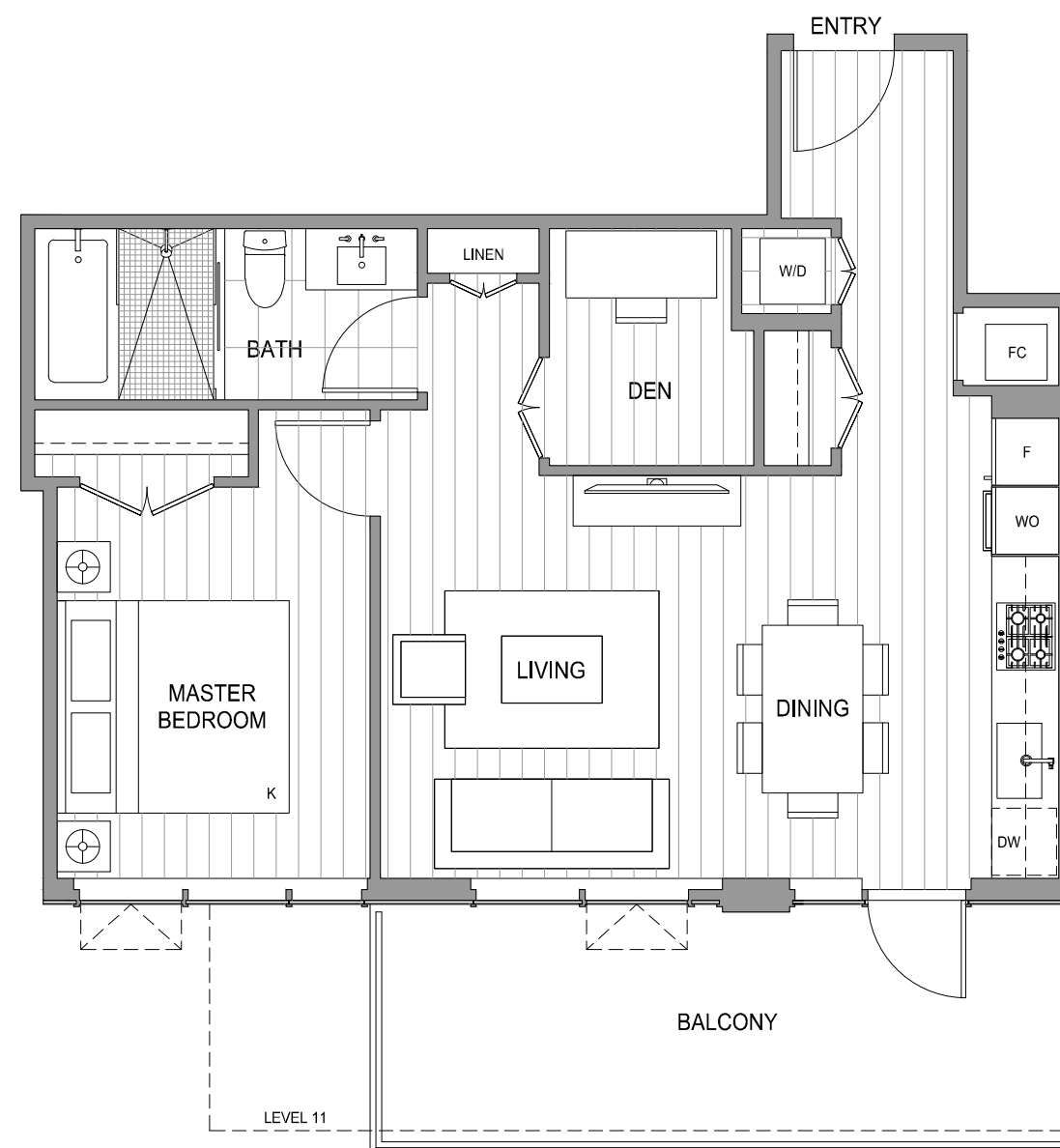
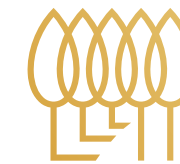
1 BEDROOM + DEN + 1 BATH

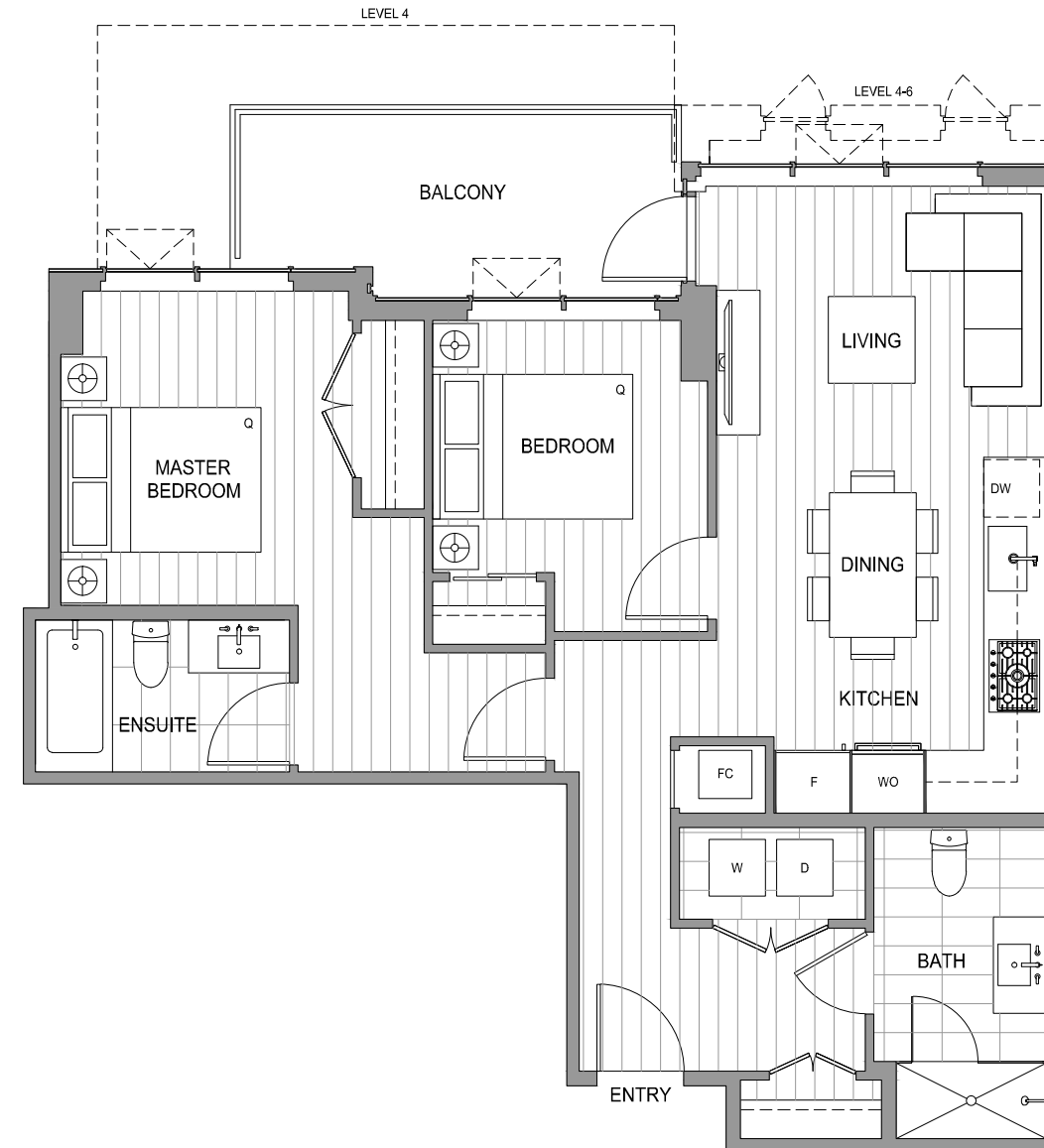
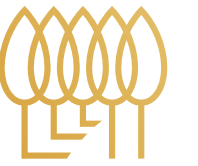
INTERIOR 669 SF EXTERIOR 185 - 229 SF
TOTAL 854 - 898 SF



PARK RESIDENCES II

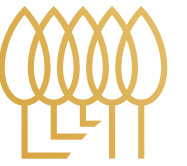




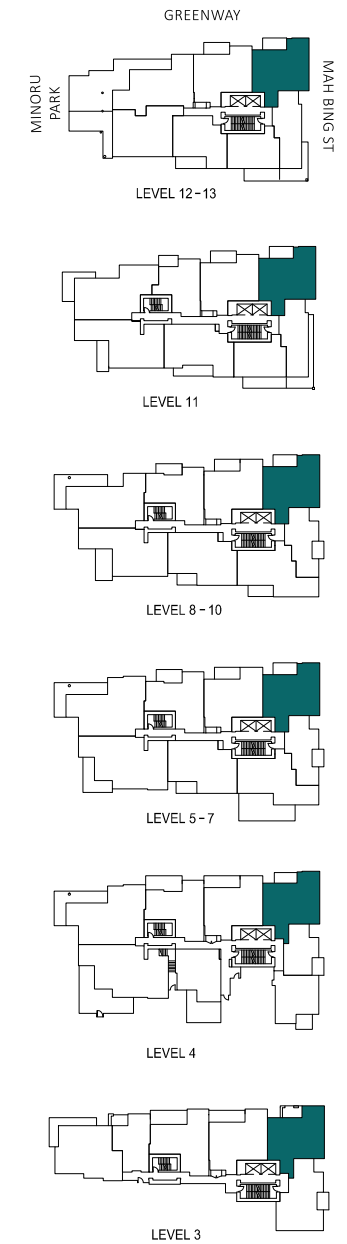
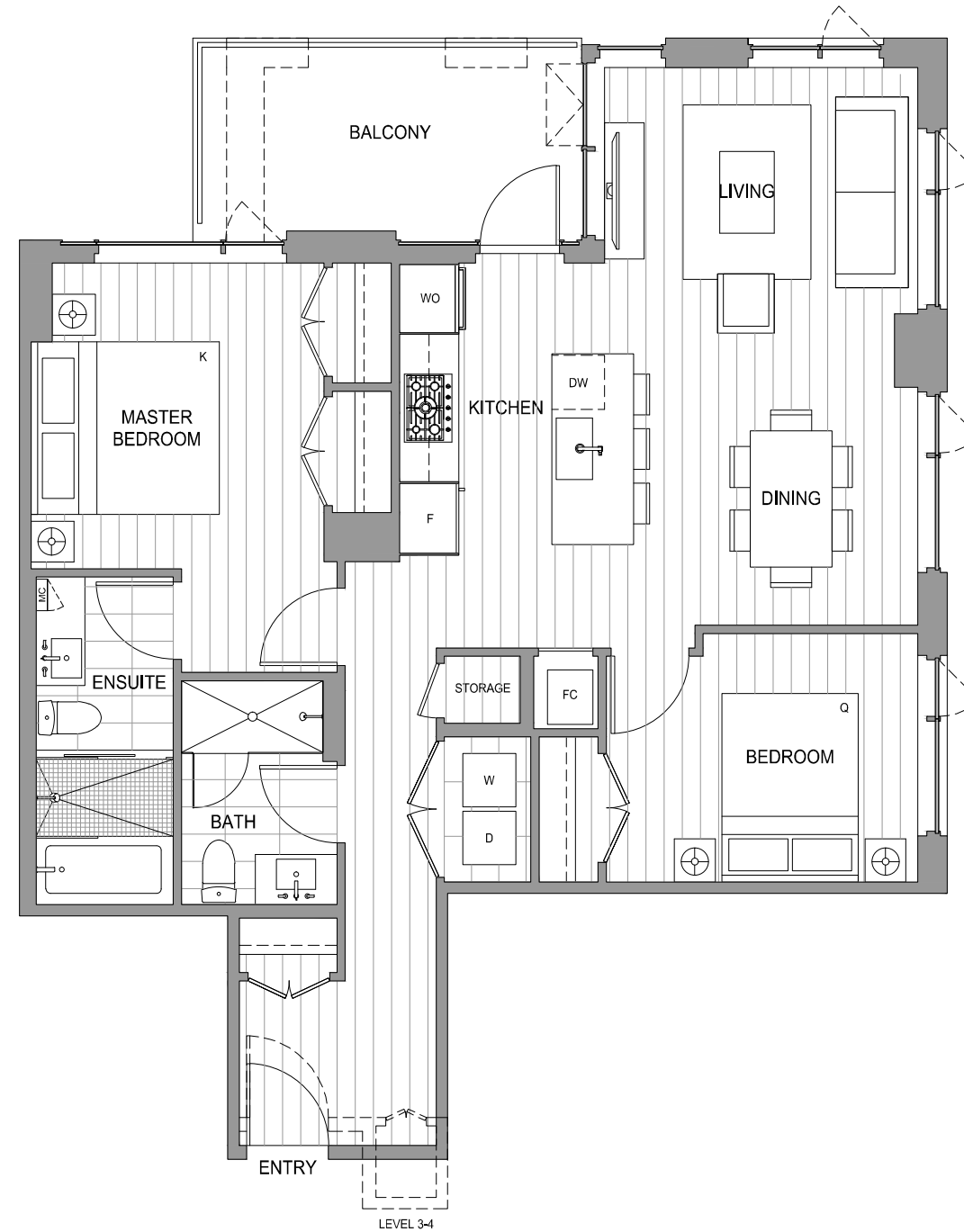


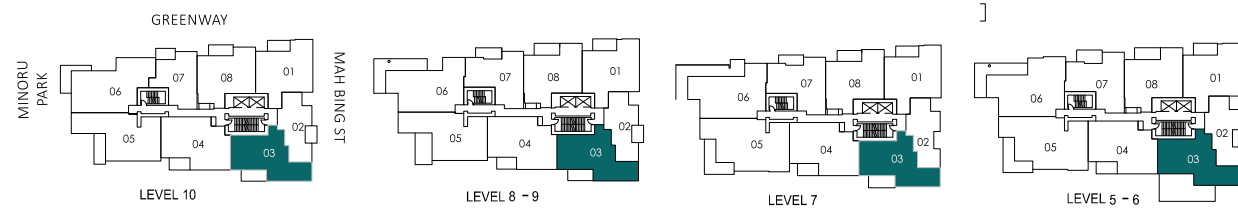
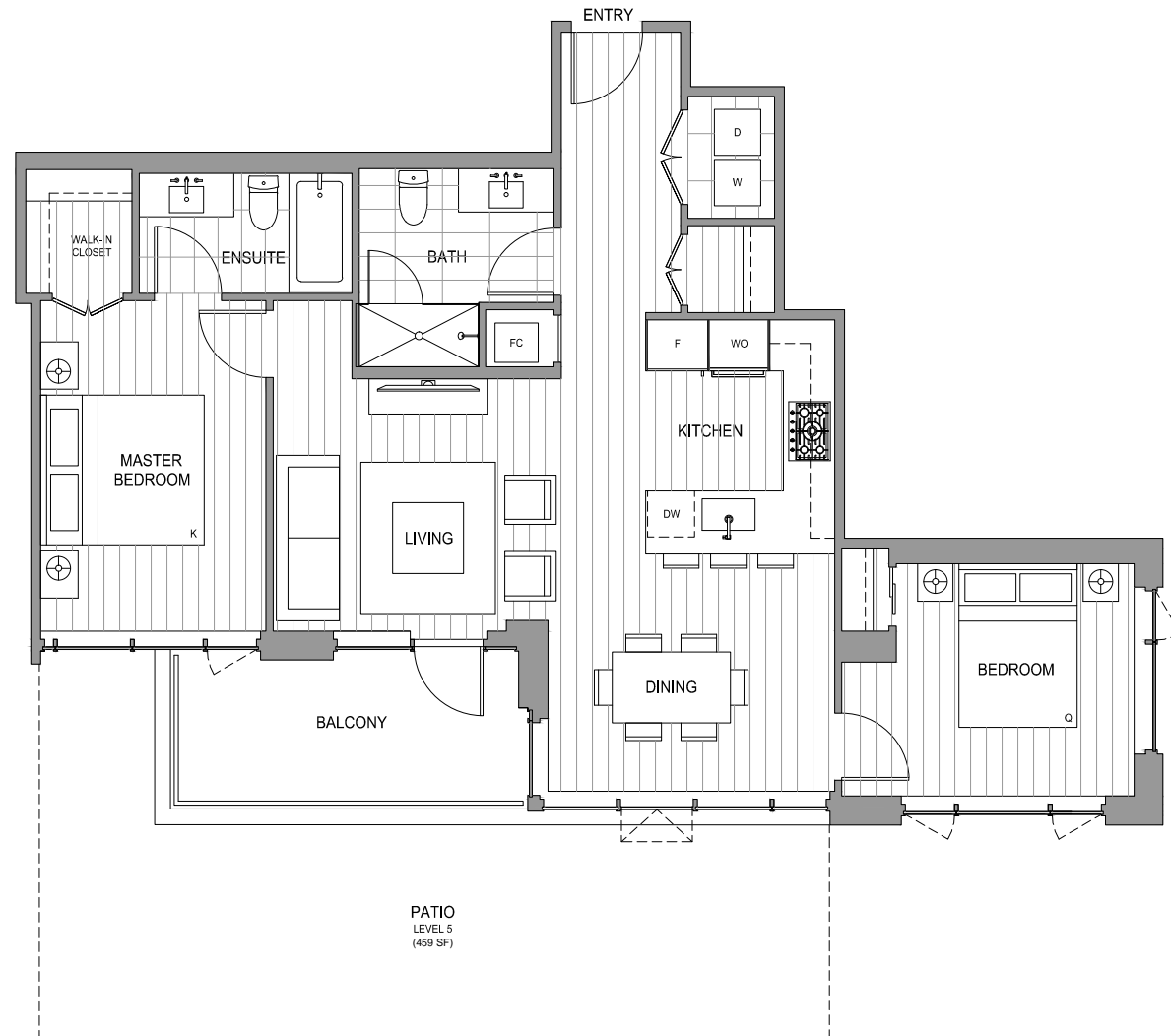
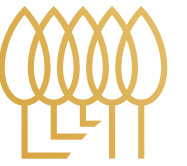
2 BEDROOM + 2 BATH

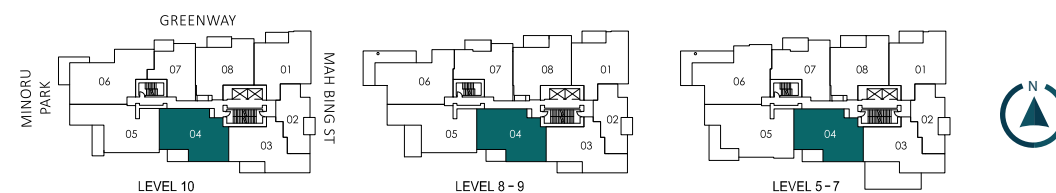
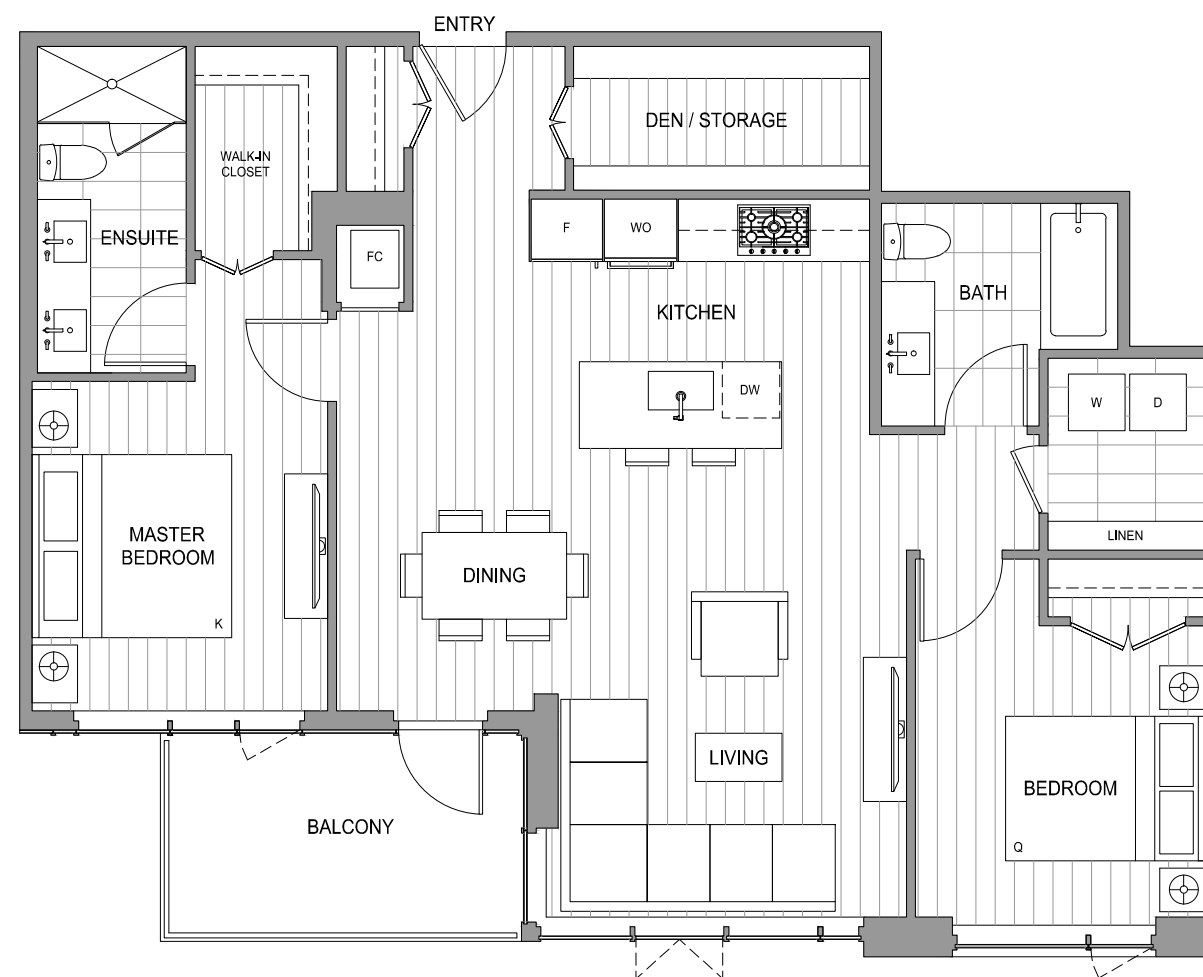
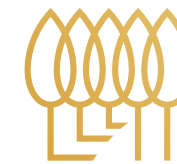
INTERIOR 1023 - 1028 SF EXTERIOR 80 - 105 SF
TOTAL 1103 - 1133 SF



PARK RESIDENCES II

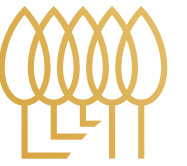




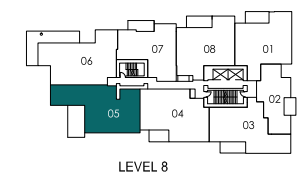
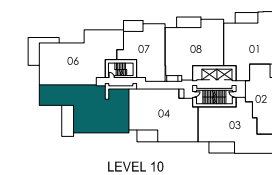
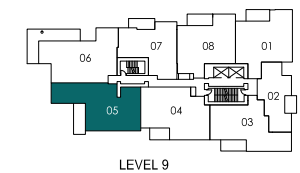
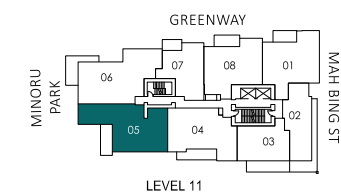
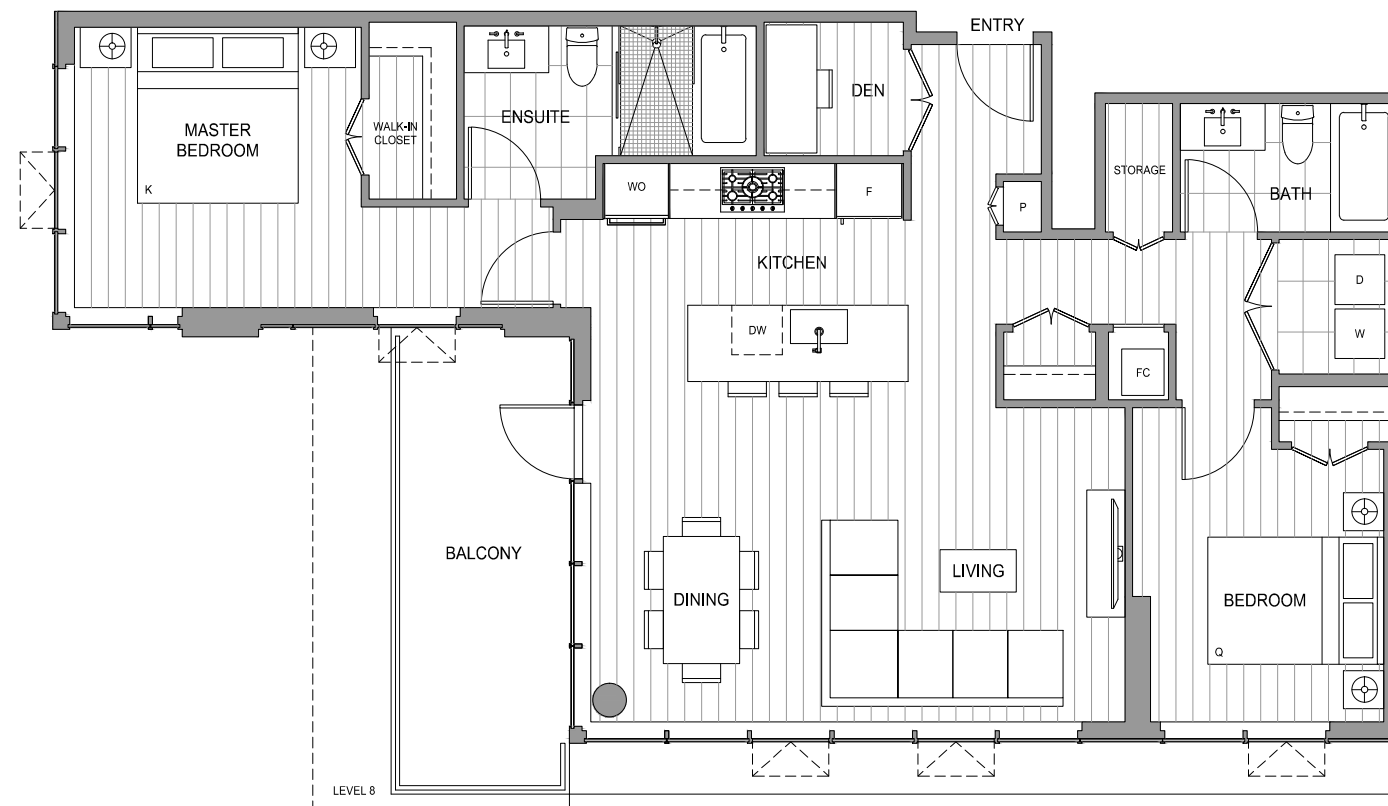


2 BEDROOM + DEN + 2 BATH

INTERIOR 1166 SF EXTERIOR 128 - 189 SF
TOTAL 1294 - 1355 SF



PARK RESIDENCES II

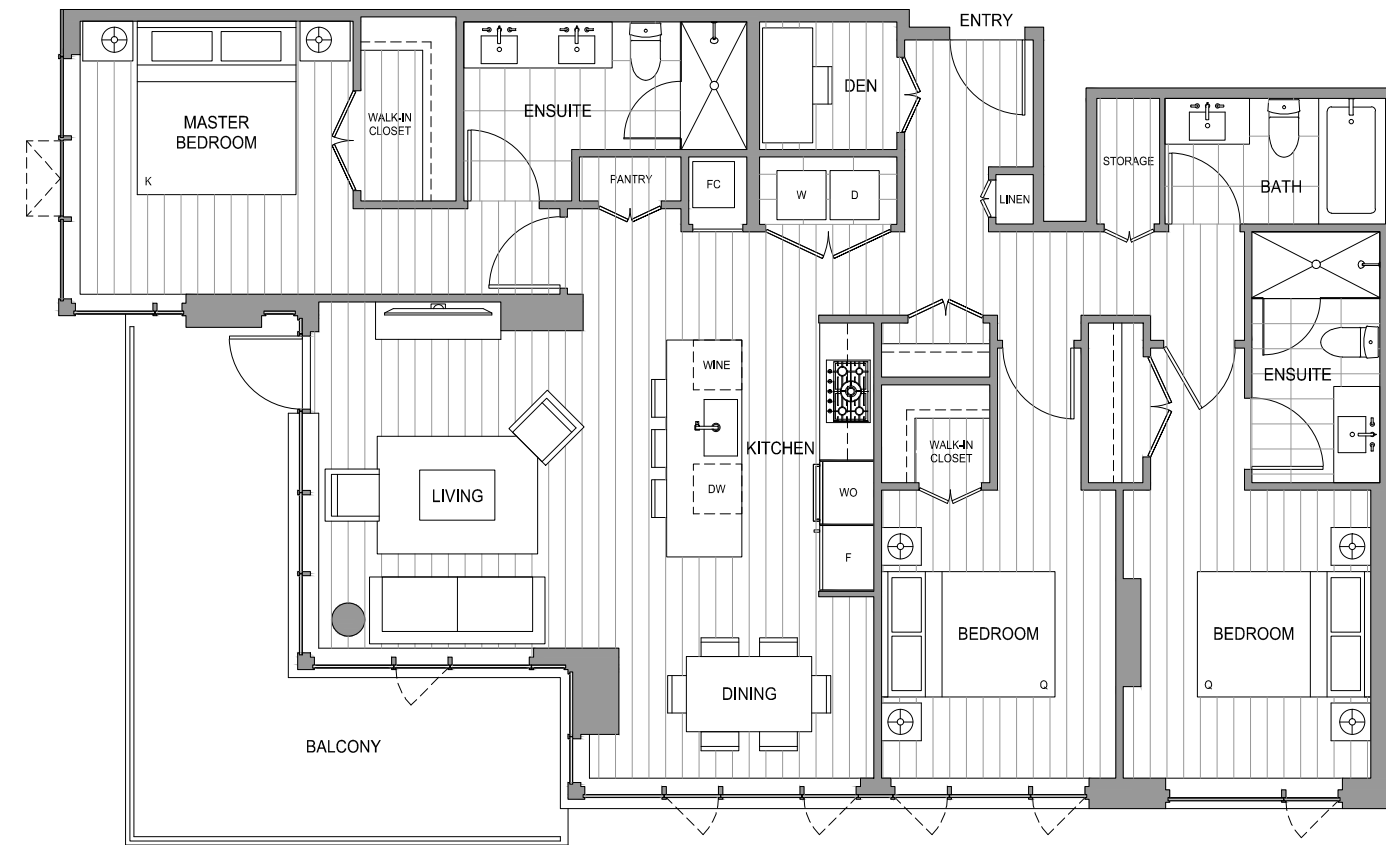


3 BEDROOM + DEN + 3 BATH

INTERIOR 1415 SF EXTERIOR 219 SF
TOTAL 1634 SF

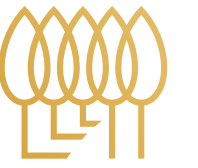


PARK RESIDENCES II

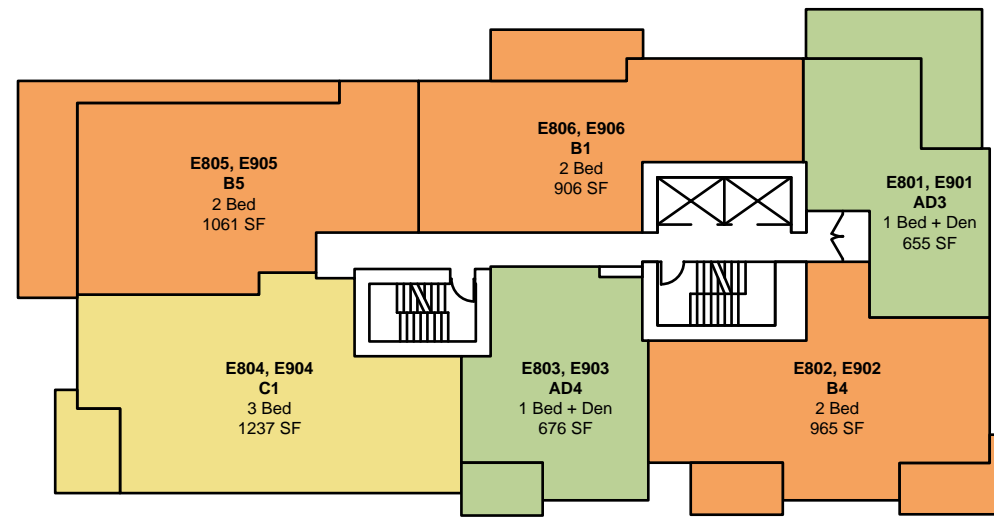


TOWER E

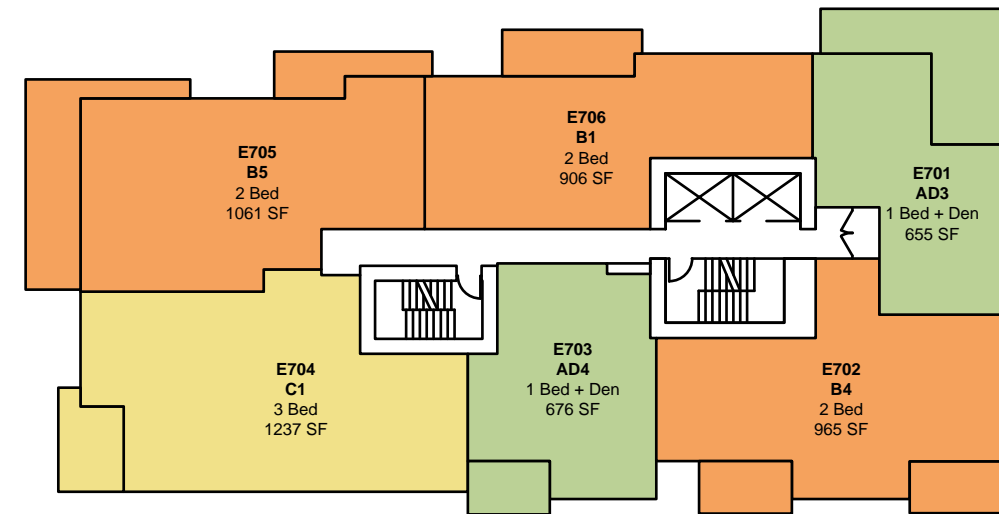
FLOORPLATES



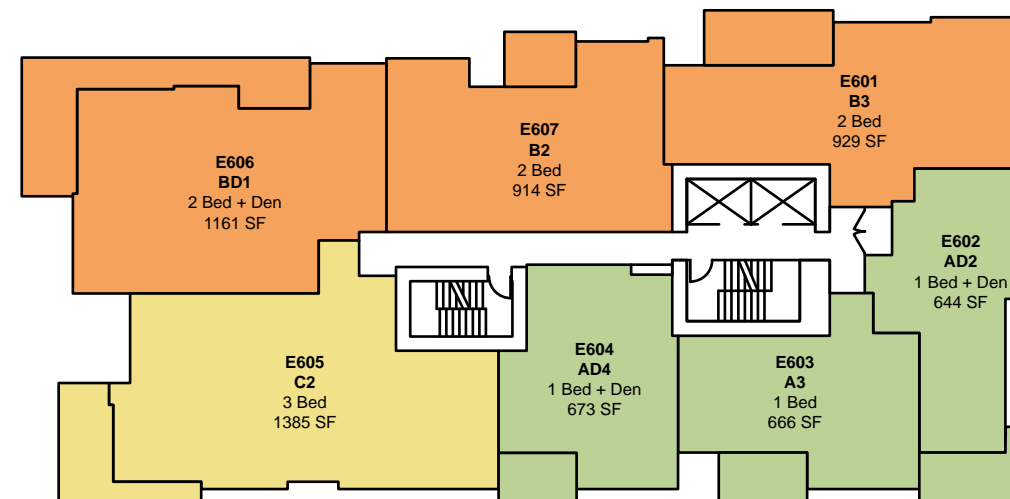
PARK RESIDENCES II



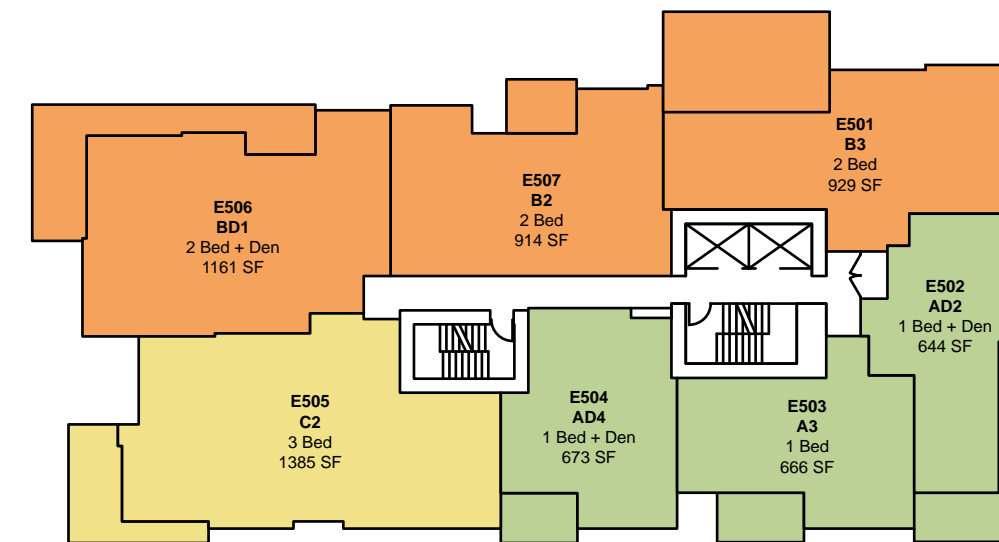
LEVEL 8-9



LEVEL 7



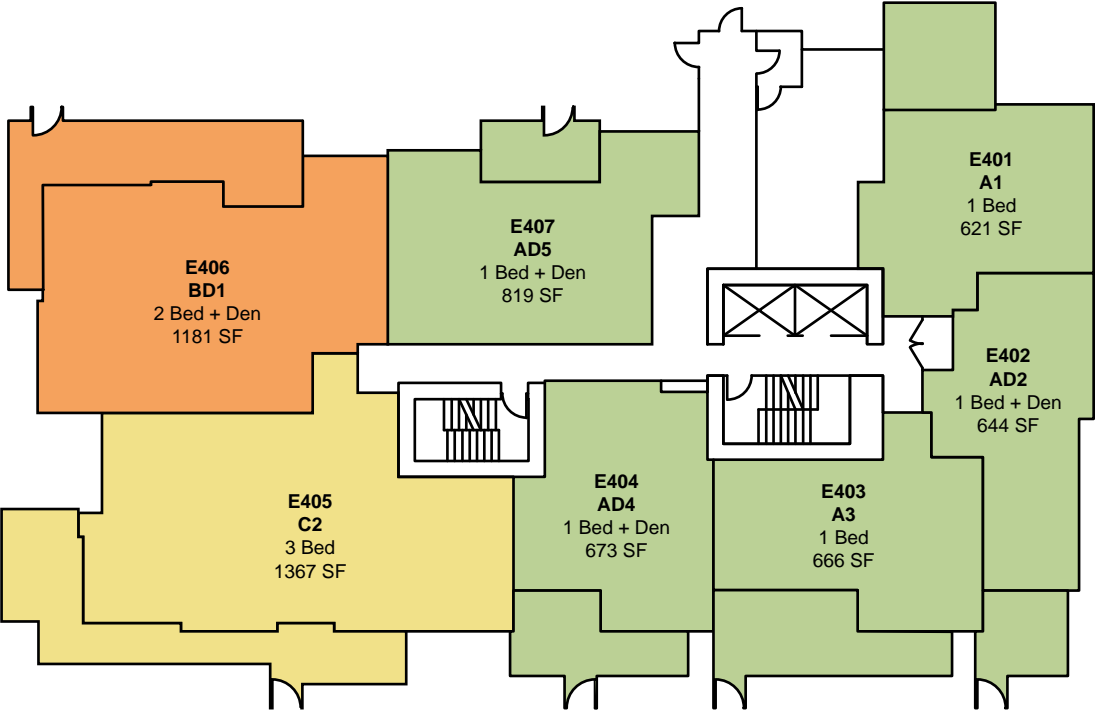
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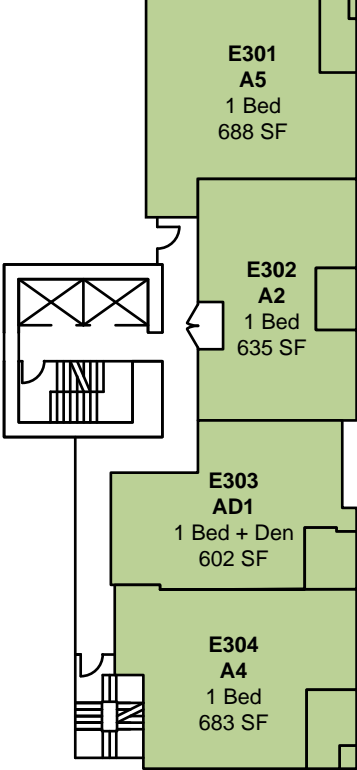
LEVEL 5

● 1 Bedroom
 ● 2 Bedroom
 ● 3 Bedroom

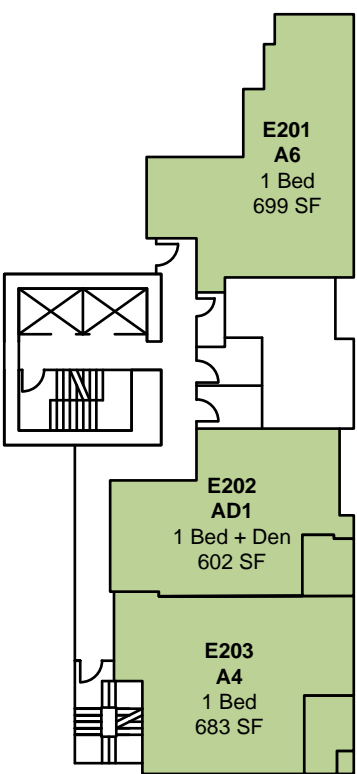




LEVEL 4

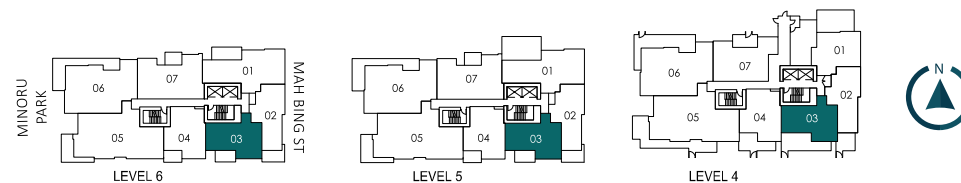
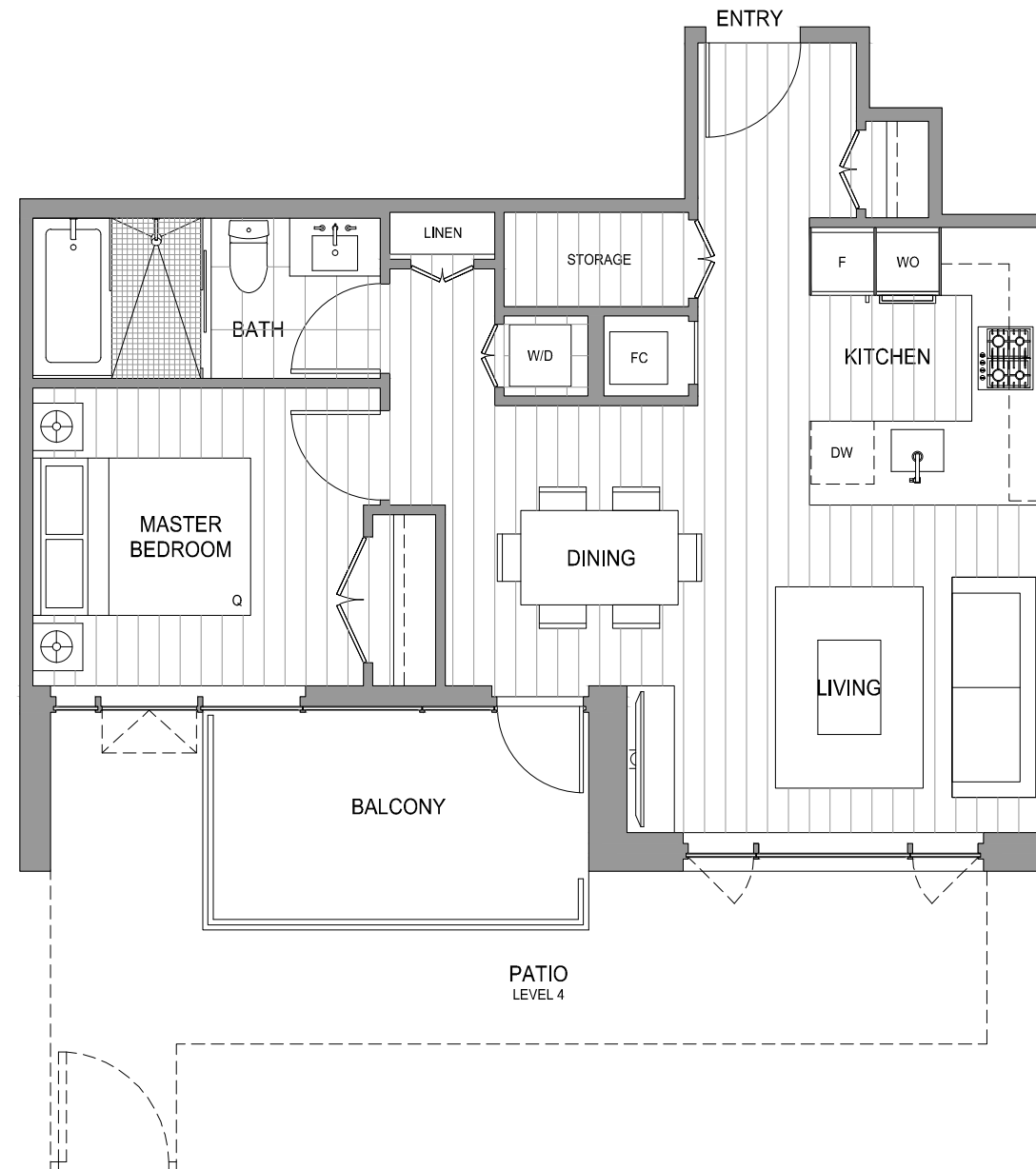
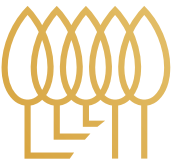


LEVEL 3



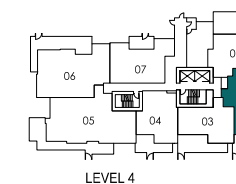
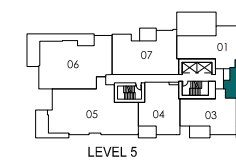
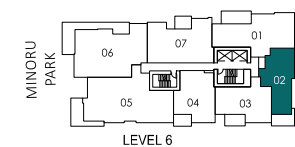
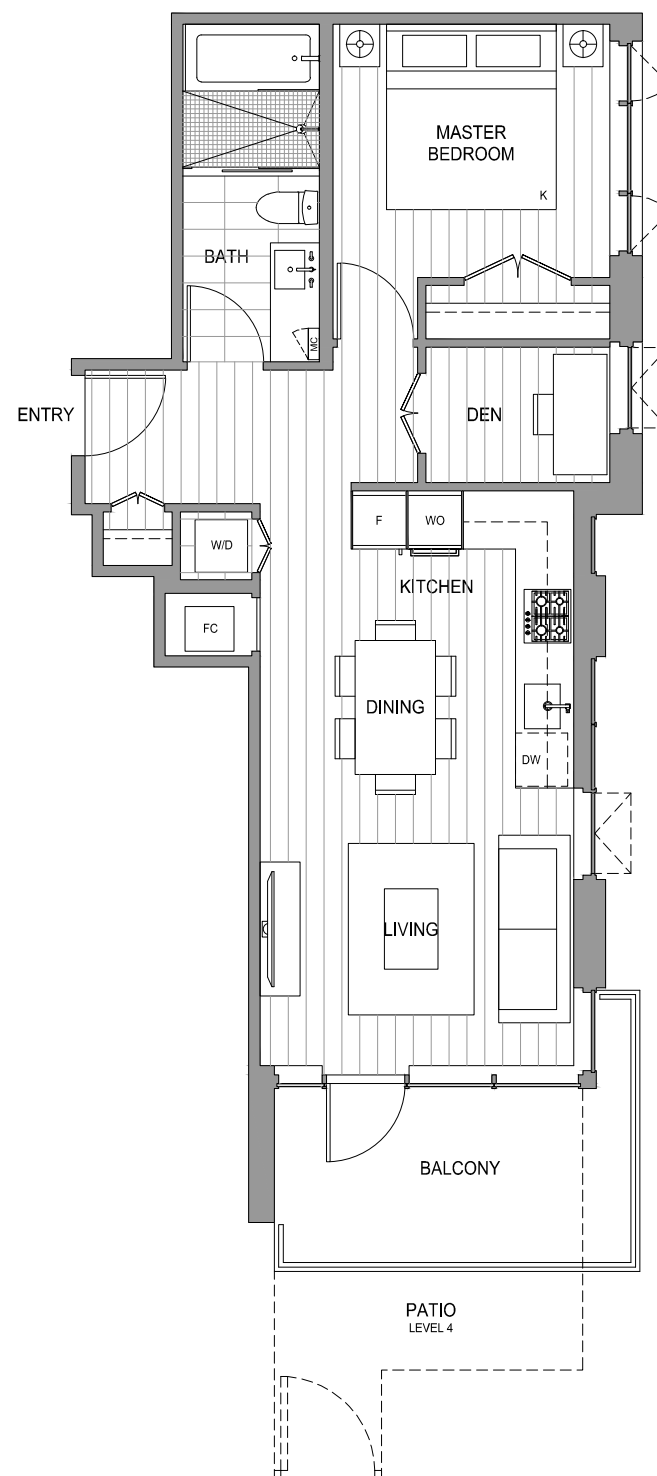
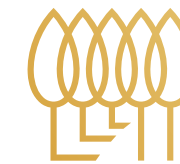
LEVEL 2





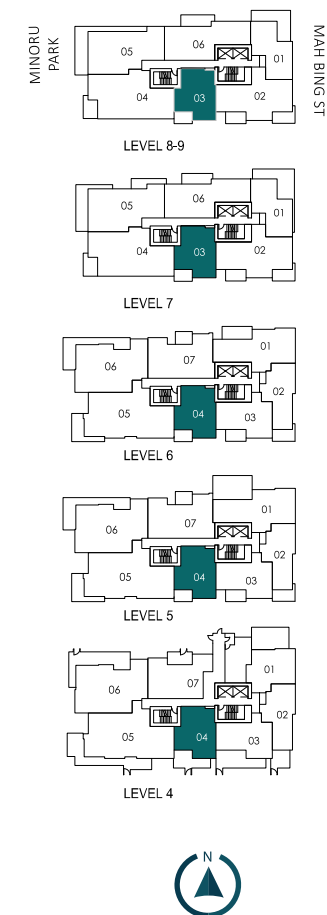
1 BEDROOM + DEN + 1 BATH

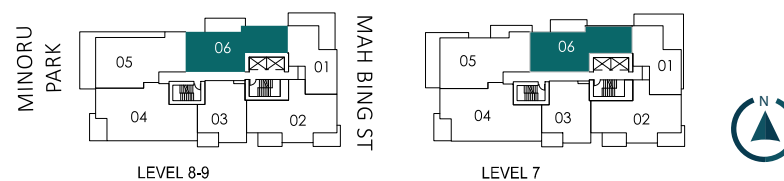
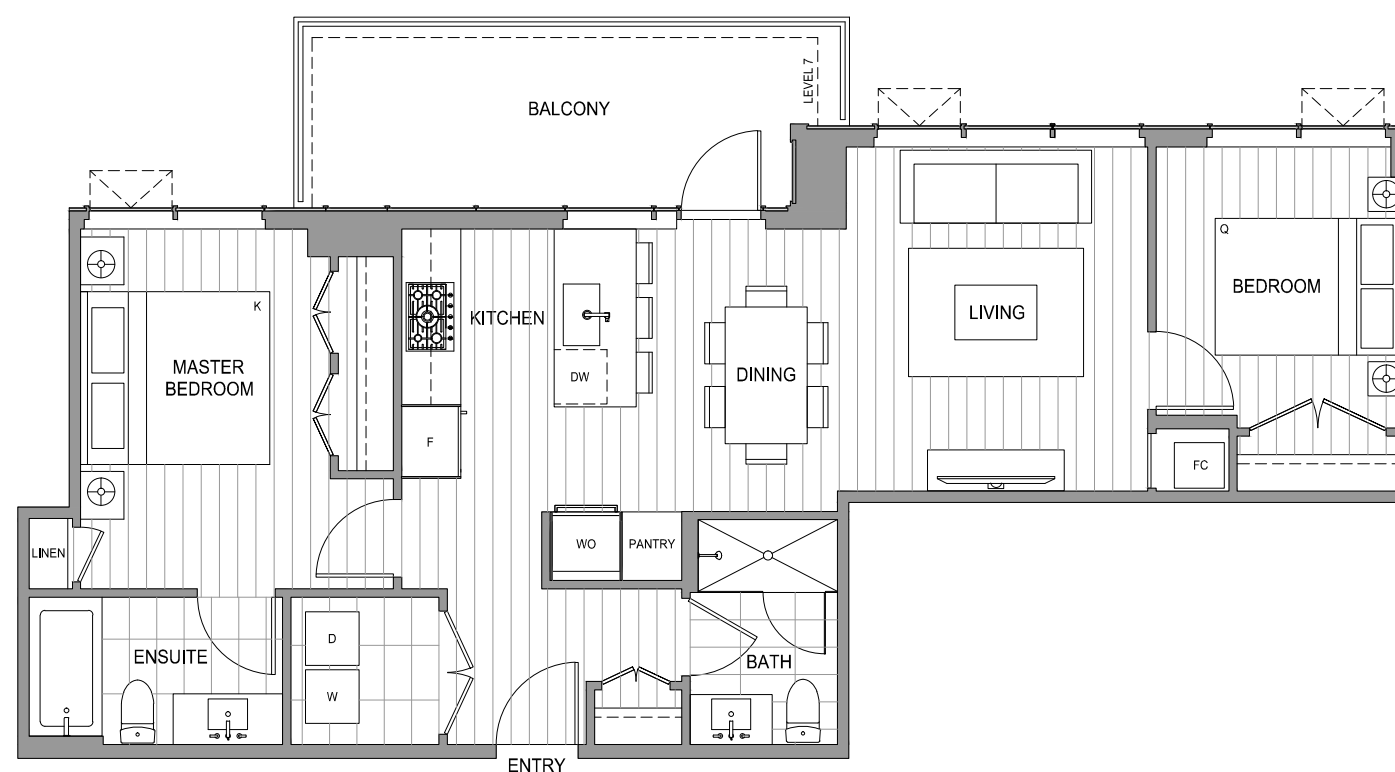
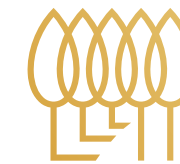
INTERIOR 644 SF EXTERIOR 98 - 150 SF
TOTAL 742 - 794 SF

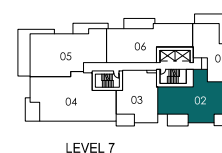
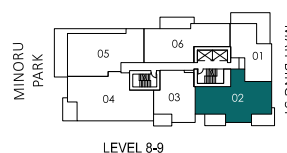
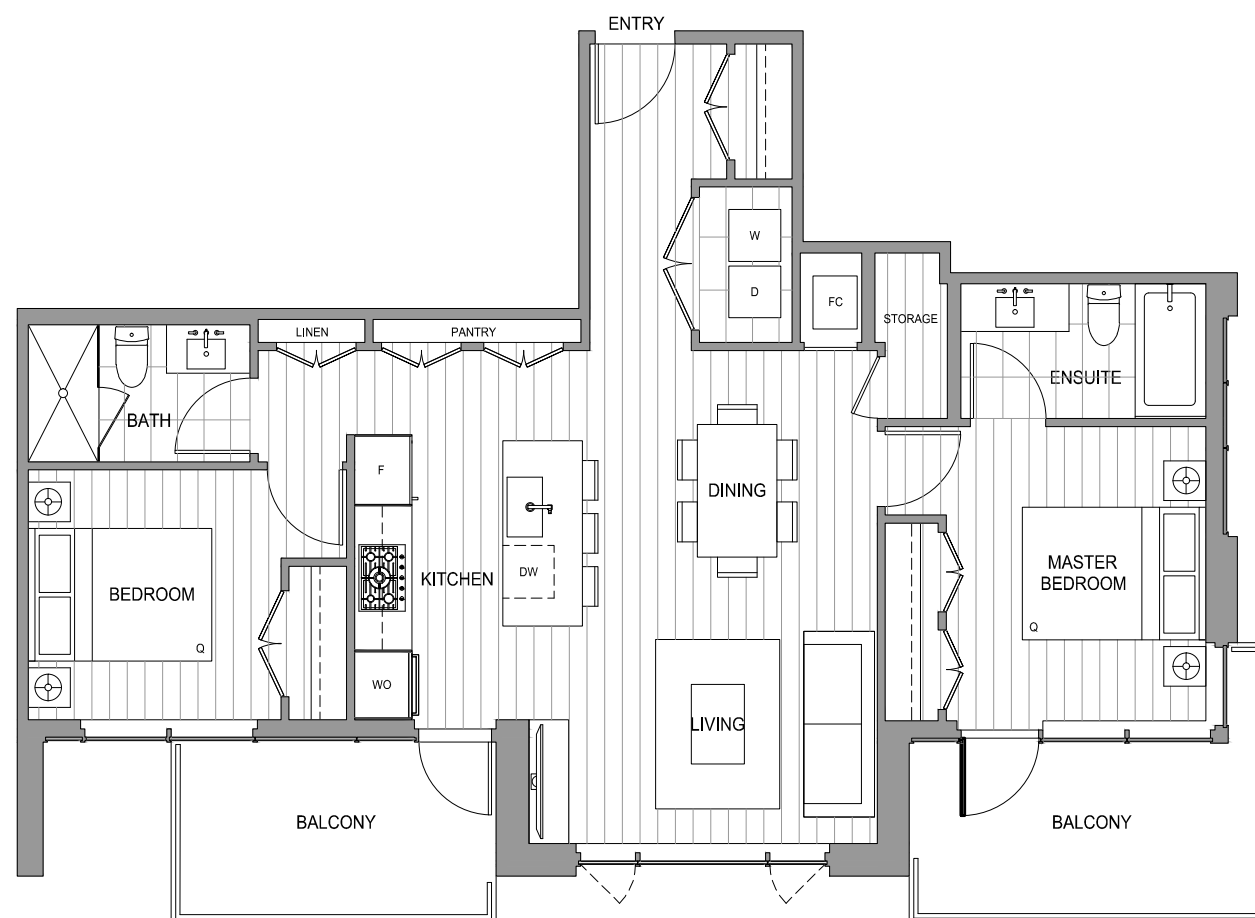
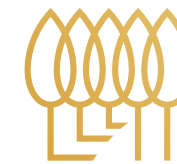


1 BEDROOM + DEN + 1 BATH

INTERIOR 673 - 676 SF EXTERIOR 72 SF
TOTAL 745 - 748 SF





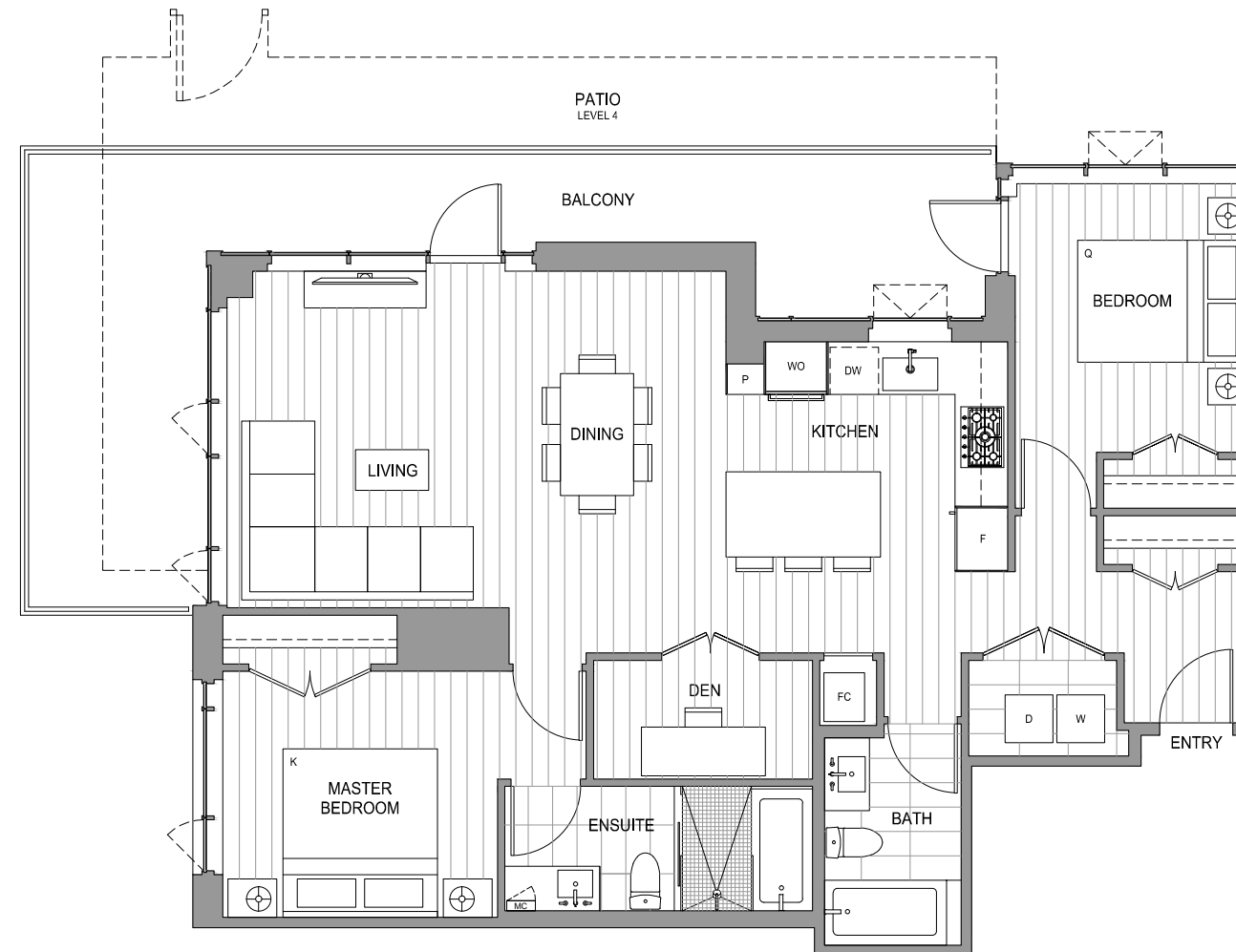


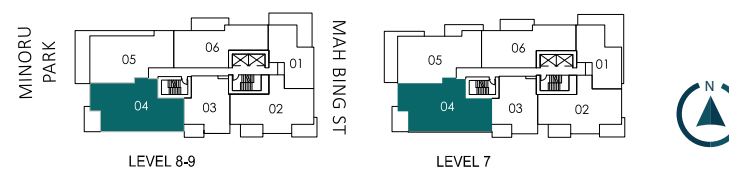
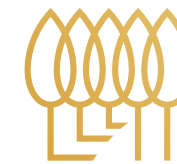
2 BEDROOM + DEN + 2 BATH

INTERIOR 1161 - 1181 SF EXTERIOR 308 SF
TOTAL 1469 - 1489 SF



PARK RESIDENCES II





THE RISE OF A VIBRANT COMMUNITY

Completed in 2016, Park Residences I was the first collection of homes introduced to Minoru Park by Yue Hwa. In total, 221 homes were completed between two towers.

Like Park Residences II, these luxury homes enjoy sweeping city and park views, with urban conveniences just steps from home.



PARK RESIDENCES I





AN AWARD-WINNING DEVELOPMENT TEAM

YUE HWA

Since 1959, Yue Hwa has always valued its customers first and foremost. Its commitment to faithfully serving its customers has never wavered, always aiming to nurture a trusting relationship. Yue Hwa's mission is simple: to serve and enrich their customers' lives, to bring the finest products to their customers, and to deliver the highest degree of quality and excellence. Building on the success of Park Residences at Minoru, Yue Hwa is committed to continuing this legacy. That's why Park Residences II is backed by the best team in the industry, specializing in homes that reflect a unique refined, European-inspired lifestyle. Park Residences II is the only choice for high-end luxury living in Downtown Richmond.

W.T. LEUNG ARCHITECTS

WTLA is a full service architectural design firm which has been designing mixed-use residential developments for over 35 years. Renowned for expressing Urban Richmond living at its best, WTLA is among the pre-eminent design firms in the community. Their refined level of design and honest professional standards have resulted in continued recognition with some of the most successful properties in Richmond and Metro Vancouver.

BBA DESIGN CONSULTANTS

Led by Principal and Founder Sharon Bortolotto, BBA is the leading interior design firm for high-end luxury residences, especially those appealing to a sophisticated global clientele. With a track record of over 35 years, the award-winning firm has designed some of the world's top luxury condominium and boutique hotel interiors including several in the Lower Mainland.

DURANTE KREUK


Led by Jane Durante, Durante Kreuk is a visionary landscape architecture firm with over 30 years of experience designing integrated and beautiful private and public outdoor spaces. The award-winning firm offers the most sustainable, healthy and elegant solutions to harmonize and enhance urban residential landscapes.

LEDCOR CONSTRUCTION

As one of the largest privately held, multi-disciplined construction companies in Canada, Ledcor has provided project and construction management, preconstruction, general construction and design-build services throughout Canada and North America since 1947. Built upon the values of safety, quality, integrity and sustainability, Ledcor's reputation for large scale luxury developments is unmatched in the Lower Mainland.

RAZOR PROJECTS

Razor Projects is a Vancouver-based real estate project marketing and sales firm. Their approach to real estate marketing is inspired by Occam's Razor, a philosophical ideal that preaches the application of simplicity and clarity to problem solving. From conception to execution for any real estate development, Razor Projects strives to deliver the best results to clients and homeowners at every step of the way.





PARK RESIDENCES II

ParkResidences.ca

Developer

YUE HWA

Marketing & Sales

RAZOR
PROJECTS