



*You see it in the soft lighting that shines through every space.*

*You feel it in the fine craftsmanship all around you.*

*You experience it in the rich, premium textures.*

*You sense it in the sophistication of the design and details.*

THE SIGNATURE  
COLLECTION BY  
WESGROUP ELEVATES  
YOUR SENSES AND  
CREATES AN EXPERIENCE  
THAT REDEFINES  
EXCEPTIONAL LIVING.



# TRUSTED QUALITY FROM A TRUSTED DEVELOPER

Signature Collection by Wesgroup is an exquisite series of elegantly designed and well-appointed private residences, with meticulous attention to detail, and quality finishes throughout the homes.

These luxurious residences can be found in some of Metro Vancouver's most coveted neighbourhoods, and are built with the assurance of Wesgroup's solid reputation of quality craftsmanship, spanning over 50 years.

One of Western Canada's largest private real estate organizations, Wesgroup is behind some of the region's most innovative and vibrant residential communities and Signature Collection by Wesgroup showcases our commitment to creating a luxurious living experience that is simply unrivalled.

Every Wesgroup home is customized with the latest design finishes and features that resonate with the building's architecture and surrounding neighbourhood. Please see sales associate for details. Renderings are an artist's interpretation only. Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. E. & O.E.





## ELEVATED DESIGN

Your front door opens into a harmonious home, intelligently designed to celebrate the abundance of space. From the wood floors to the refined fixtures, every element of the interiors epitomizes modern elegance. Efficient layouts make everyday living an illustrious experience, with elevated ceilings and expansive windows that allow daylight to shine throughout. This is the definition of exceptional living.

### *Homes feature first-class design and details:*

- Refined engineered hardwood flooring anchors the living space
- Plush wool carpets in the bedrooms
- Custom closets in the master bedroom ensure everything has a place
- Sleek electronic roller shades throughout
- Full-size, front-loading washer and dryer
- Private outdoor spaces extend your living outside
- Expansive windows with energy-efficient low-E glass to protect your furniture and art
- Preferred secure parking allocations
- Restricted elevator access with interphone in the lobby



# MICHELIN STAR WORTHY

Your kitchen is more than just counters and cabinets — it's an intimate place where your family and friends come together over food and drinks, to share stories and laughter and make memories that will last a lifetime. Signature Collection by Wesgroup offers truly exceptional kitchen spaces, with top-of-the-line appliances, exquisite finishes and luminous lighting that make your special moments shine even brighter.

### *Intuitive and superior design details:*

- Premium stainless steel appliance package with fully integrated refrigerator and dishwasher, gas cooktop, and low-profile under-cabinet range hood
- Sleek stone countertops with a waterfall treatment
- Recessed under-cabinet lights keep everything illuminated
- Solid stone slab backsplash adds a designer touch
- Smooth-sliding drawers with soft-close technology
- Ergonomic pull-down faucet
- Clean square-edged cabinetry



# A REFINED RETREAT

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*Master ensembles feature top-of-the-line fixtures and sleek designer finishes.*

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*Sophisticated interiors feature two contemporary colour palettes to choose from.*

Everyone needs a serene space to help ease into or wind down from the day. The master ensembles in Wesgroup's Signature Collection are designed to be utterly exceptional, with details in place to satisfy your every indulgence. From heated floors and custom cabinetry to spacious tubs and sleek showers, your bathroom will exceed your expectations as a tranquil oasis of comfort and calm.

*Details that make a difference:*

- Recline and relax in the luxurious soaker bathtub
- In-floor heating system keeps you cozy and warm
- Frameless glass showers with rain showerhead
- Custom medicine cabinet with mirrored front in the master ensuite
- Designer tile accents in the master ensuite
- Elegant porcelain tile floor in a contemporary pattern
- Water-saving dual-flush toilets
- Under-cabinet LED lighting with motion sensor
- Discreet recessed lighting for a well-lit ensuite experience





# EXPANSIVE OUTDOOR LIVING

Savour a space that invites you to live in harmony with the outdoors. Wesgroup's Signature Collection homes feature spacious and spectacular patios that accentuate the importance of enjoying time outside. Breathe in the fresh air or marvel at the night sky. Relish a leisurely breakfast in the morning light. Or spend the afternoon and evening with friends, sipping cool drinks as the sun goes down. Your private outdoors expands your living space to an impressive calibre.

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*A welcome extension of your interior space into the fresh air,  
with ample room for entertaining family and friends.*

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*Experience an elevated perspective  
of outdoor living.*



*The common areas are defined by custom elevator surrounds, designer wall coverings, and elegant lighting.*

*Each home features custom door surrounds and distinctive suite numbering.*

# ALL IN THE DETAILS

Crafted with care using finishes of the finest quality, the elegant interiors shine with atmospheric lighting and a colour palette that complements the contemporary design within Wesgroup's Signature Collection. From lobbies to common corridors, a warm and refined elegance is conveyed in every detail of the décor, establishing a sophisticated degree of luxury. Enjoy every step leading to your front door, relishing in the distinguished statement your home exudes upon first sight.





WITHIN AVALON 3 AT AVALON PARK, SIGNATURE COLLECTION BY WESGROUP IS A SELECTION OF EXQUISITE PENTHOUSE RESIDENCES AT THE APEX OF THE 25-STOREY TOWER. DEFINED BY A LUXURIOUSLY ELEVATED AESTHETIC, WELL-APPOINTED FINISHES, AND A METICULOUS ATTENTION TO DETAIL, THE EXCLUSIVE RESIDENCES ALSO ENJOY ENVIABLE ACCESS TO TOWN CENTRE AND LUSH GREEN SPACE THROUGHOUT THE NEIGHBOURHOOD.

#### NEIGHBOURHOOD FEATURES AND AMENITIES

- Steps from everyday urban essentials at Town Centre—Everything Wine and Westminster Savings are open now, and Save-On-Foods, Starbucks, TD Canada Trust and more are coming soon
- Close access to two sports fields, a riverfront walking and cycling path and 25 acres of public green space throughout the neighbourhood
- Nearby River District Community Centre hosts a farmers' market, yoga, movie nights, and more
- The neighbourhood is thoughtfully planned for optimal pedestrian and cyclist mobility, with a network of interconnected streets, sidewalks, and walking paths

#### ARCHITECTURE AND AMENITIES

- Clean, contemporary architecture is complemented by contrasting white and dark grey brick and varied paneling
- A generous common courtyard includes ample green space, lush landscape, plenty of seating and a water feature
- Over 10,000-square-feet of podium rooftop space, including an indoor lounge with kitchen that opens onto an expansive outdoor terrace, with a pool and hot tub and lots of seating, an outdoor barbeque, as well as agricultural plots for urban gardeners
- Additional amenities include a fitness facility, meeting room and two guest suites, cold storage, daytime concierge, and electric vehicle parking

#### INTERIORS

##### LIVING

- Interiors are defined by a modern elegance, with luxurious design features and meticulous attention to detail combining to produce an elevated living experience
- Your selection from two sophisticated colour palettes
- Soaring overheight ceilings rise up to 12'
- Built-in closet organizer in master bedroom
- High-efficiency heating and cooling system controlled by a wifi-enabled thermostat offers

optimal comfort year-round

- Refined engineered hardwood flooring sweeps through the entry, kitchen, living, and dining spaces
- Plush wool carpeting in the bedrooms gives everyday a comfortable start
- Sleek and modern remote-control roller shades throughout
- Full-size, front-loading Whirlpool washer and dryer
- SkyTerraces™ for unrivaled outdoor entertaining, basking in the sun, and absorbing the waterfront setting
- Expansive windows with energy-efficient, low-E glass to protect furniture and artwork
- Custom imagery applied to each suite entry door
- Fibre-ready homes conveniently pre-wired for internet and cable
- Complimentary internet and cable package for one year
- Electrical outlets with built-in USB port in bedrooms, kitchen, and flex space

##### KITCHEN

- Premium appliances, exquisite finishes, and intelligent design create a distinguished backdrop for inspired entertaining and culinary adventures
- Premium appliance package includes:
  - 36-inch Jenn-Air French Door refrigerator, fully integrated into cabinetry
  - 30-inch Jenn-Air 5 burner gas cooktop with cast-iron grate
  - 30-inch Jenn-Air wall oven with dual fan
  - 30-inch Jenn-Air Stainless Steel Pro Style hood fan
  - Jenn-Air dishwasher fully integrated into cabinetry
  - Built-in KitchenAid microwave
- Wine fridge that perfectly chills favourite bottles
- Brizo pull-down faucet with matte finish pairs elegantly with a double-bowl, under-mounted stainless steel sink
- Sleek European style square-edged cabinets and drawers with soft-close technology

- Quartz countertop, with a waterfall treatment, and solid slab backsplash contribute to a polished designer touch
- Convenient and hidden under-sink waste and recycling bins
- Recessed, under-cabinet LED lights

##### BATHROOM

- Spa-like bathrooms feature elegant accents and high-end fittings for a serene retreat
- Energy-efficient, in-floor heating in the master ensuite
- Porcelain tile flooring suits the serene space
- Frameless glass shower with built-in shower niche
- Stimulating Kohler chrome rain shower
- Mosaic-tiled flooring in bathroom showers in the master ensuite
- Luxurious soaker bathtub provides a private place to recline and relax
- Sleek and tailored single-handle bath package by Kohler
- Water-saving, dual-flush toilet
- Custom medicine cabinet with mirrored front in the master ensuite
- Under-mirror LED lighting with motion sensor
- Contemporary designer accent wall in the master ensuite
- Vanity lighting for a well-illuminated space throughout
- Modern wall sconce for definition in the master ensuite

##### SAFETY AND SECURITY

- Preferred allocations in the secure underground parking
- Restricted penthouse-level elevator access with enterphone at lobby and parkade entrances
- Comprehensive, industry-leading 2-5-10-year New Home Warranty by Travelers

# FEATURES

