



Spires



## Chapter: Prologue

Dive into the epitome of modern elegance and urban sophistication with 8899, a premier townhouse collection that offers a tranquil sanctuary nestled amidst the vibrant pulse of the city.



Living at the heart of the city:  
Embrace life with your family







Location  
Location  
Location

8899 is situated in a prime location, making it the ultimate choice for unparalleled comfort and convenience. Enjoy seamless access to a wealth of amenities. Positioned at a short distance from Richmond Centre, it allows you to immerse yourself in a world of exclusive shopping and explore diverse dining experiences. Additionally, the proximity to the Minoru Centre for Active Living offers added opportunities for indulgence in a plethora of sports facilities and recreational opportunities. Proximity to the Canada Line ensures effortless commuting to downtown Vancouver and YVR Airport.



The Last Townhouse Development in  
the Heart of Richmond Downtown



# Your Everyday Oasis Offers Unparalleled Convenience

Indulge in a lifestyle of luxury and convenience at 8899, where every amenity is just a few steps away. Forget long commutes and unending errands, 8899 has it all in its heart. Whether you crave retail therapy at CF Richmond Centre or a refreshing swimming session at Minoru Centre for Active Living, our location offers it all.

With popular retail destinations, bustling markets, esteemed educational institutions, and modern recreational facilities conveniently located nearby, residents can enjoy the luxury of a vibrant and connected community. Embrace the unmatched convenience of our prime location and elevate your everyday living experience.



Public Market



KPU Richmond Campus



CF Richmond Centre



Minoru Centre for Active Living



Garden City Park Lagoon

## A Higher Education Community

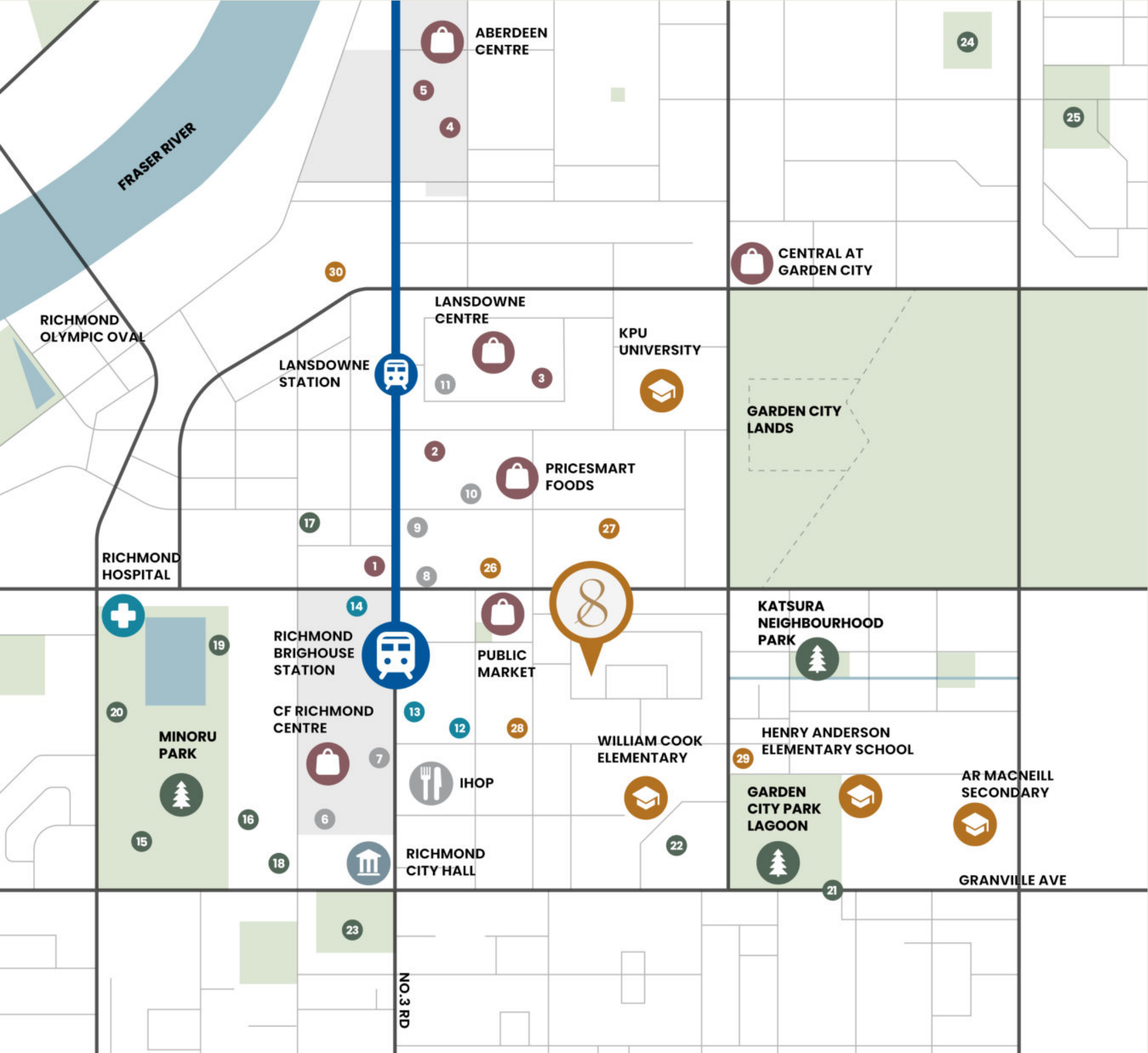


T&T Supermarket



# 94

Walking Score



## Explore What You Enjoy

### RETAIL

- 1. London Drugs
- 2. Richport Town Centre
- 3. T&T Supermarket
- 4. Parker Place
- 5. H-Mart

### RESTAURANT

- 6. Thai Express
- 7. Cactus Club Cafe
- 8. HaiDiLao Hotpot
- 9. White Spot
- 10. Tokyo Joe's sushi
- 11. No.9 Restaurant

### HEALTH

- 12. LifeLabs Medical Laboratory Services
- 13. ProCare Health & Wellness Clinic
- 14. WELL Health Medical Clinic

Costco 10 mins Drive  
 McArthurGlen Designer 13 mins Drive

### PARKS & RECREATION

- 15. Minoru Centre for Active Living
- 16. Richmond Cultural Centre
- 17. City Centre Community Centre
- 18. Richmond Museum
- 19. Richmond Lawn Bowling Club
- 20. Gateway Theatre
- 21. Garden City Dogs Off-Leash Area
- 22. Paddock Recreational Centre
- 23. Brighthouse Neighbourhood Park
- 24. Tomsett School Park
- 25. Odlin Neighbourhood Park

### SCHOOLS

- 26. City Vancouver Academy High School
- 27. Ackroyd Children's Learning Centre
- 28. Cook Road Children's Center
- 29. FAMC Education Centre
- 30. Rotherwood Academy

Outlet IKEA Richmond 12 mins Drive  
 Downtown 30 mins Drive

1km 10 Park

3km 21 School

1km 6 Mall

10 Mins





## Designed for Modern Family Living

Nestled in a serene neighbourhood in the heart of Richmond, this brand-new residential project offers access to a myriad of conveniences away from the hustle-bustle of the city. Residents can discover a world of green spaces, parks, and recreational centres located in close proximity, along with the on-site amenities required for their daily needs. Positioned at the intersection of Cook Crescent and Spires Road, 8899 boasts **28** spacious homes thoughtfully designed for family living, with over 45% of units featuring **secondary suites**. Each residence is expertly crafted to elevate the residents' lifestyle, prioritizing functionality and personalized comfort.





A Place You  
Call Home





## Crafted for Elevated Lifestyle

Welcome to our haven to witness the seamless merger of comfort with modern elegance. Step into the expansive living room with an open-concept layout that fosters seamless movement between spaces. Soaring ceilings amplify the sense of spaciousness, while expansive windows flood the room with natural light, creating an inviting ambiance conducive to relaxation and socializing.

Whether hosting gatherings or creating private family memories, this versatile space effortlessly accommodates every occasion, enriching your holistic living experience. Enfold the benefits of Enriched Living, where every detail is meticulously curated to elevate your lifestyle through a unique blend of comfort and functionality.





## Verdant Outdoor Retreat

Step outside and bask in the refreshing breeze and picturesque ambiance of the surrounding cityscape. The expansive roof patio offers an elevated vantage point, inviting you to unwind, entertain, and soak in the panoramic vistas that surround you.



## Peaceful Spacious Haven

Step into our peaceful havens, ideal for relaxing evenings and refreshing mornings. Soft lighting sets up a warm and cozy ambiance, while large windows bathe the room with natural light, fostering an overall sense of tranquility. The master suite features a spacious walk-in closet with ample storage, ensuring a clutter-free space and promoting a relaxed and peaceful mind.





## Breathe Easy: Live Lush Green

From the ground-level patio, perfect for unwinding and socializing with loved ones, to the rooftop patio offering panoramic views and a peaceful retreat, every corner beckons you to embrace the outdoors. Nestled amidst verdant pedestrian green lanes and enclosed green spaces, our townhouse presents a serene atmosphere that restores a deep connection with nature. Extensive lighting illuminates pathways and exterior stairs, ensuring improved visibility and safety, even after the sun sets. Whether you're enjoying a leisurely stroll along the pathways or watching children frolic in the amenity area, the outdoor spaces of this residence are meticulously designed to enhance your lifestyle and nurture a sustainable, green community.







Exclusive North Playground

## A Reassuring Paradise

Unwind in the fresh air on the benches provided at the outdoor amenity area, offering tranquil retreats for residents. The outdoor amenities feature two children's playgrounds and a ping pong area, where laughter fills the air and friendships blossom. Designed to imbue a sense of community and connection, the playground serves as a hub for children to play and neighbours to bond. Collaborative bonds with families and neighbours enhance safety, promoting peace of mind for all residents. Additionally, the play area is visible from certain rooftop patios, which ensures a watchful eye over the community, providing an added layer of security and tranquillity.



Exclusive South Playground







Fitness Area

## Promoting a Healthy Lifestyle



Ping Pong Area



Central Garden



Neighbourhood Green Space



# Outdoor Amenities

1 Green Lane

2 Front Yard

3 Secondary Suite Individual Entrance

4 Exclusive Playgrounds

5 Central Garden

6 Neighbourhood Green Space

7 Fitness Area

8 Ping Pong Area

9 Private Roof Patio



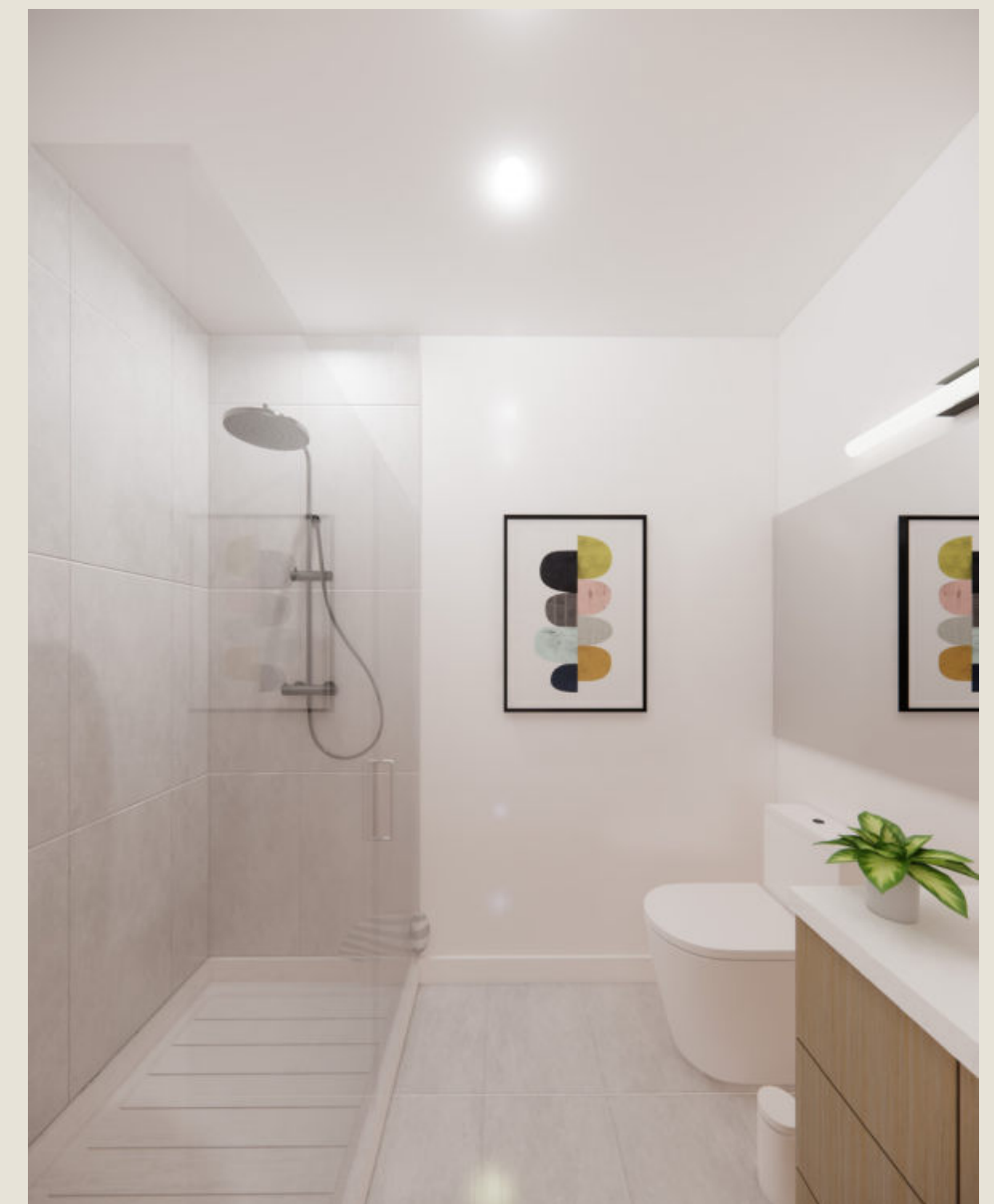


# Multifunctional with Space Optimization

The heart of every home is the kitchen, which offers unparalleled functionality at 8899. Equipped with a built-in oven and fridge, along with the dishwasher and 4 stovetops, every tool you need is just at your disposal, ensuring maximum efficiency and convenience. The spacious island countertop provides ample space, while contemporary cabinetry offers smart storage solutions to create culinary masterpieces. The open layout seamlessly integrates the kitchen with the living room, fostering interaction and creating an inviting space for hosting memorable gatherings or casual family meals.







## Spacious Living for Larger Family

Adorned with contemporary finishes and elegant fixtures, these residences are designed to accommodate large families and multi-generational living dynamics. Besides 3 full bathroom suites, there is adequate space for the whole family and guests to coexist comfortably. The bathrooms are characterized by a spacious shower area, elegant tilework and modern fittings, and thoughtful storage solutions for organized and convenient experiences, inviting relaxation and rejuvenation from the comfort of home.



# Crafting the Perfect Townhouse Experience

## Family Oriented

The additional separate main entrances for the secondary suite offer both privacy and convenience. Each unit features 3 spacious bedrooms to accommodate multiple family members. Enjoy the convenience of 3.5 washrooms, reducing morning traffic with a guarantee of uninterrupted personal space.

## Secondary Suite

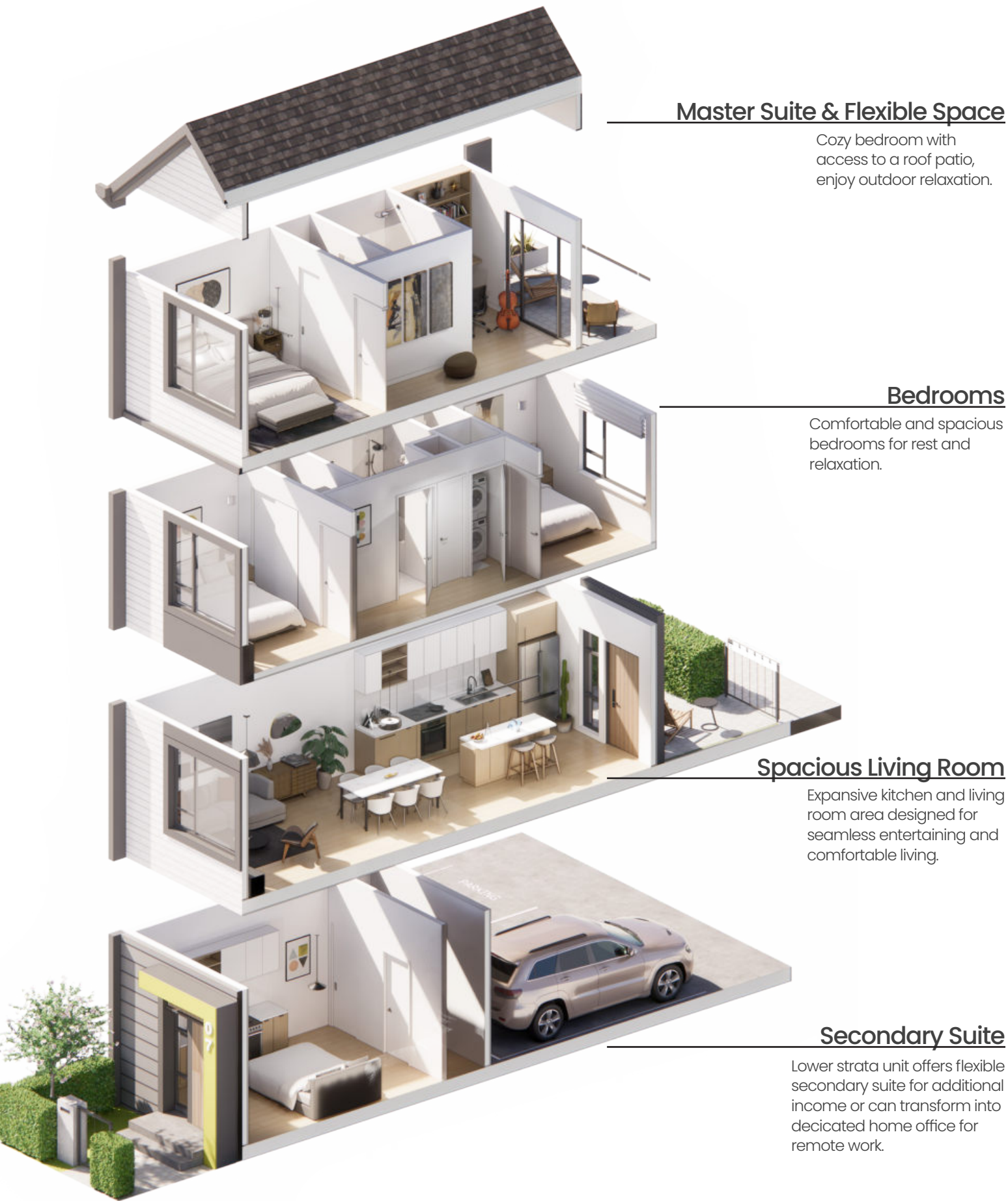
Over 45% of the units feature secondary suites, providing additional rental income opportunities.

The thoughtfully designed flexible floorplans and designs allow for adaptable living spaces that suit various lifestyle preferences and budget needs.

## Multi-Purpose Spaces

Dedicated home office space for remote work.

The versatile multi-purpose room fulfills home office, playroom, guest room, or home gym needs.



### Master Suite & Flexible Space

Cozy bedroom with access to a roof patio, enjoy outdoor relaxation.

### Bedrooms

Comfortable and spacious bedrooms for rest and relaxation.

### Spacious Living Room

Expansive kitchen and living room area designed for seamless entertaining and comfortable living.

### Secondary Suite

Lower strata unit offers flexible secondary suite for additional income or can transform into dedicated home office for remote work.

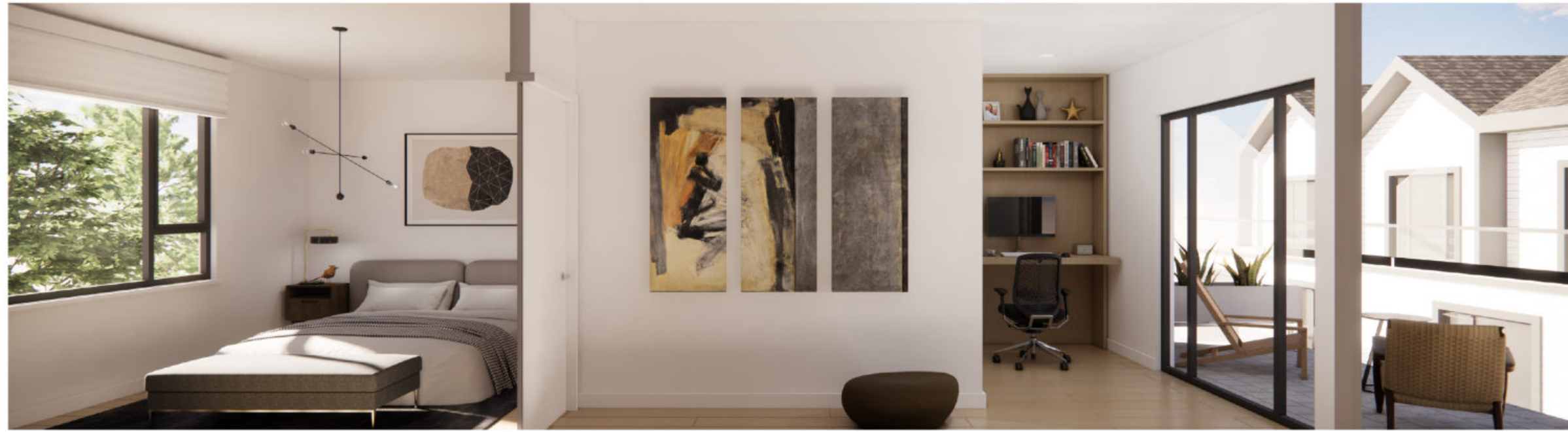


# Functional Living Spaces

Thoughtfully designed to maximize space and functionality, the interior of this residence embodies a seamless fusion of comfort and sophistication. Upstairs, the serene bedrooms provide peaceful retreats, with the master suite featuring luxurious amenities and ample closet space. Downstairs offers versatile options such as a home office or a guest room for overnight visitors. Over 45% of the units feature secondary suites, providing additional rental income opportunities. With its open kitchen seamlessly connected to the living room, this home embodies modern living at its finest.







Crafted for all  
Family Diversity  
Needs







Home Office



Play Room



Bedroom



Home Gym

## Multi-Purpose Space With Flexible Lifestyle

Tailored solutions are curated to cater to the ever-changing lifestyle and individual needs. These rooms offer endless possibilities as a home office, a cozy den for relaxation, or a dynamic space for hobbies and entertainment. With its adaptable design and meticulous layout, you can easily transform the space to suit your ever-changing preferences. The multipurpose rooms seamlessly accommodate your diverse lifestyle and provide the freedom to customize your living space to cater to your unique needs.



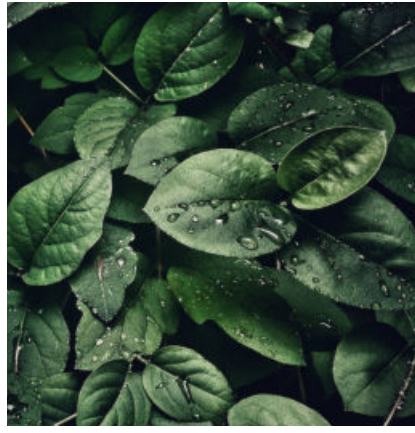


## Secondary Suite

Each secondary suite is thoughtfully designed with its own separate entrance, ensuring privacy for both occupants. Armed with a full ensuite, a wash tower for laundry convenience, and a fully equipped kitchen, including a built-in oven, these suites offer all the comforts of home. While upstairs residents can access the secondary suite, a door separates the two, ensuring privacy and autonomy. In the event of non-occupancy, this space can be easily transformed into a home office or entertainment room, providing extra flexibility to suit your lifestyle needs. Live life to the fullest with our convenient and versatile secondary suites, designed to elevate your living experience to new levels.







## Natural Immersion Living Environmental

- The abundant exterior landscape of the community, with multi-layered greenery surrounding the buildings, provides a complete green landscape experience.
- Features two kids' playground, ping pong, and fitness area, providing a fun and safe space for children and pets.
- Private balconies, patios, yards and expensive private rooftop, featuring low profile glass railing frames for unobstructed views of the surrounding.



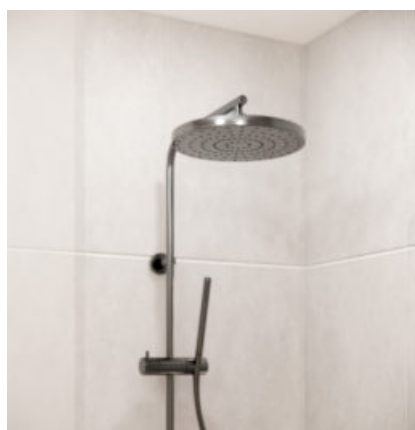
## Engineered Living Standard

- Proven Unit designs, balancing investment returns and accommodating multiple family members, validated by market experience.
- Setting up a separate entrance for the secondary suite enhances the competitiveness of leasing independent spaces.
- High ceilings and spacious windows create a sense of openness and introduce natural light, a well-ventilated living space.



## Luxurious Kitchen

- Highly integrated all-in-one Prefabricated Kitchen.
- Extra spacious island featuring an aesthetic quartz countertop.
- Hidden range hood with strong suction force, commercial filter and silent operation.



## Considerate Ensuite Design

- Five-piece luxury washroom offers an immersive comfort and spa-like indulgence, elevating daily routines into a serene, lavish experience.
- Immerse yourself in the spacious alcove bathtub, featuring a remarkable 17 3/4" soaking depth.
- Extra wide (30") sink paired with a vanity mirror



## Energy Efficiency & Sustainability

- Energy-efficient, double-glazed windows
- EV Ready parking for all units.
- STEP4 heating/cooling heat pump air conditioning system for year-round comfort.



## Reliable Secure Community

- Secure gated and enclosed community with access control and in-suite intercom systems ensure residents' safety and privacy.
- A community-exclusive activity platform and in-home space, ensuring privacy and security.
- Includes wired smoke and carbon monoxide detectors.



## Durability & Waterproofing

- Hardie board is used for exterior walls, offering superior waterproofing and fireproofing performance, which ensures exceptional durability.
- Bathroom waterproofing is designed to protect against splashes while effectively preventing moisture and mold buildup.
- Home warranty coverage: 2-year materials and labour, 5-year building envelope, 10-year structural







Chapter: Epilogue





At Topstreams, we boast extensive expertise in constructing single-family homes. Our primary focus lies in ensuring the well-being of our homebuyers and the wider community. Beyond simply defining the characteristics of houses, unique preferences and requirements of our clients, we strive to fulfil their desires to the fullest extent. Our aim is to achieve the best possible outcomes for both our homebuyers and the community at large. With an unwavering commitment to creating homes that surpass the expectations of our homebuyers, we strive to respond to the evolving needs of our community. 8899 reflects the initial phase of our journey, as we remain dedicated to crafting high-quality homes that contribute positively to our community and fulfill the diverse needs of our homebuyers.



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