



MOSAIC

TOWNS AT **LYNN**

Only 46 Family Friendly Townhomes in Lynn Valley

Surrounded by the beauty of the North Shore, Towns at Lynn is the next chapter at our Lynn community.

As beautiful to look at as they are to live in, Towns at Lynn is a community of three- and four-bedroom family friendly townhomes set right beside Kirkstone Park.

Tall ceilings and oversized windows mean more space, more volume and more light.

Quality finishes in warm, natural materials, inspired by the local surroundings.

Large living areas with private outdoor patios and tons of storage means families have room to grow here.

In every Mosaic home, we make every inch count. Because for us, better is found in the details.



Nestled in Nature

Overlooking Kirkstone Park with stunning scenery all around, Lynn is everything North Shore.

World-class trails. Walkable conveniences. Nothing between you and the great outdoors. Life up here is calmer, and the air feels fresher.

Lynn Valley Centre is your neighbourly village up the street with great shops, services and eateries.

The surrounding trails offer endless opportunities to bike, hike and roam free. With the region's best ski hills close by, adventures are around the corner, whether you want a full day on the mountain or just a few runs after work.

Welcome to Lynn Valley – where every day starts and ends with nature.





Lynn Canyon Trails & Suspension Bridge



Everything North Shore



Clockwise: École Argyle Secondary School, Lynn Valley Main Library, Tommy's Cafe, The End of the Line General Store



- TOWNS AT LYNN
- MOSAIC LIVING LYNN
- PARKSIDE AT LYNN
- FUTURE HOMES
- KIRKSTONE PARK

The Next Chapter at Lynn

The Lynn Club

Lynn is a beautiful community connected to nature. Bigger spaces, cleaner air and calmer surroundings.

The Lynn Club, exclusively for residents, includes a Great Room with a cosy fireplace, a fitness centre and an indoor pool. There's no shortage of space to relax and recharge.

With an abundance of outdoor hangouts - like the children's play zone and outdoor kitchen and dining area - you'll always get a warm welcome from neighbours.





Brohm Series Living Room

Details that Differentiate

Bigger and brighter to give families more of what they need, Towns at Lynn townhomes have 9-foot ceilings, oversized windows and plenty of storage for life's adventures.

Large living spaces allow everyone to spread out. And with access to your own private patio, you're always connected to the outdoors.

Inspired by the mountain village setting, the interiors have natural materials and a colour palette inspired by the local scenery.

There are two different schemes to choose from: Morning (warm light oak) and Evening (rich walnut). Stone and quartz details add texture. And fixtures and pulls in brushed nickel complete the look.

It's the details that differentiate.

Heart of the Home

The kitchen is the heart of the home, perfect for whipping up Sunday brunch and plenty of counter space for preparing pizza night.

Tons of built-in drawers and cabinets give you storage where you need it.

Integrated appliances keep everything looking clean and there's lots of room for entertaining, with space for a big dining table for everyone to gather around.



Brohm Series Kitchen in Morning Scheme



Made To Give You More Space

We care about how your life will fit into your home. From the underground parkade with direct access into your home through the lower floor, where you can put the bikes, skis and stroller. And there's smart storage throughout by way of pantries, drawers and closets.

We also care about how life flows in your home. So, there are enough bedrooms and bathrooms for stress-free school mornings. Some bathrooms have a deep soaker tub. Others have a frameless glass shower. The ensuite in the main bedroom has both – like a spa, but at home.

Currie Series Ensuite Bathroom

Atwell A

3 Bed 2½ Bath

1,604 square feet

This home has three bedrooms and two bathrooms upstairs, plus a powder room on the lower floor, along with a large entry, and a flex space, the perfect place to clean off from your outdoor adventures and store your gear. The main floor flows from the kitchen to the patio, with lots of room for entertaining in the dining and living room. Upstairs, two bedrooms are separated by a bathroom and laundry, while the main bedroom on the upper floor has a spa-like bathroom, plus a walk-through closet.



Prices, sizes and details are approximate and subject to change. E.&O.E.

Atwell A1

3 Bed 3 Bath

1,594 square feet

With three bedrooms and three bathrooms, this home has balanced spaces for the whole family. On the lower floor there's a flex space, the perfect place to clean off from your outdoor adventures, while the main floor was made for entertaining. With the kitchen at one end and the patio at the other, there's lots of room for a big dining table. Up the stairs, there are two bedrooms and two bathrooms – one with a tub, the other with a shower. And the main bedroom on the upper floor is the ultimate retreat, with a spa-like bathroom and a large closet.



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Brohm B

4 Bed 2½ Bath

1,706 square feet

This home keeps the functional parts of everyday life – like the laundry and storage – tucked away on the lower floor, giving you more space upstairs for living. The kitchen is the main floor’s focal point, with a big island for hosting pizza nights, plus enough space for dining at one end and lounging at the other. Doors onto the patio make summertime entertaining easy, while having three bedrooms and a bathroom on one floor and the main bedroom and ensuite on another floor means everyone gets their own space.



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Brohm B1

4 Bed 2½ Bath

1,696 square feet

With bay windows upstairs, this home brings the outdoors in so you can feel closer to nature. The main floor has the open-living design we all love, with a kitchen in the heart of the home and a big island to separate the dining area from the living room and patio. The lower floor has a powder room, laundry and closet for your outdoor gear, plus great storage. With three bedrooms and a bathroom for the kids on the second floor, the main bedroom and ensuite, complete with a shower and a deep soaker tub, are on the upper floor – the perfect sanctuary for parents.



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Currie C

3 Bed 2½ Bath

1,624 square feet

Bay windows at the front are a bonus in this home, along with a powder room, flex space and great storage on the lower floor. You'll find lots of space in the entryway to hang your coat and tuck your shoes away. There are two bedrooms, a bathroom and laundry room on the second floor, with the main bedroom on the upper floor, where you'll find a walk-through closet plus a bathroom with a tub for soaking as well as a shower. The main floor has a smart kitchen plus a dining and living room that flows out onto the sun-filled patio, with plenty of space to play.



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Currie C1

3 Bed 3 Bath

1,615 square feet

This home has three bedrooms and three bathrooms, with lots of room for life to unfold. The open living area on the main floor with the large patio means tons of space for coming together, whether you're hosting friends or just the family. Along with two bedrooms and two bathrooms on the second floor, you've got the main bedroom on the upper floor with a spa-like bathroom, bay window and a large closet. Down on the lower floor, there's plenty of room for outdoor gear and lots of space to stay organized.



Prices, sizes and details are approximate and subject to change. E.&O.E.



Brohm Series Kitchen in Evening Scheme

Specifications

Inside the Home

- Every home at Towns at Lynn has 9-foot ceilings on the main level of living and in the main bedroom, resulting in more volume, more natural light and more storage
- Oversized windows increase natural light, enhancing the sense of space
- Recessed LED pot lights in carefully selected locations
- Cut pile carpeting throughout bedrooms, upstairs hallway and stairways
- Reinforced television wall with cord-concealing conduit for wall-mounted big-screen TVs
- Plenty of storage by way of pantries, cupboards and closets, and a storage room in most homes just off the underground parkade for outdoor gear
- Every home has direct private access from the underground parkade
- Flex space and storage at underground parkade entry with laundry and/or bathroom to clean up
- Underground parkade equipped with electric vehicle charging plugs
- Large private patios perfect for family barbecues

Inside the Kitchen

- Contemporary cabinets in a rich walnut (Evening) or a warm light oak (Morning) colour scheme
- Contemporary brushed nickel drawer and door pulls
- Warm textured backsplash with Ceppo Di Gre tile
- Quartz stone countertops with a double-bowl undermount stainless steel sink
- Pull-down spray faucet in brushed nickel
- Under-cabinet integrated task lights
- Appliances:
 - Fisher & Paykel 36" integrated refrigerator with French doors and bottom freezer
 - Fisher & Paykel 30" electric slide-in induction range
 - Fisher & Paykel 24" integrated dishwasher
 - Faber 30" slide-out hood fan
 - Option to add Panasonic microwave
 - LG 27" stacked or side-by-side (home-specific) front-load washer and dryer

Inside the Bathroom

- Contemporary wood-grain cabinets in a rich walnut (Evening) or a warm light oak (Morning) colour scheme
- Oversized Ceppo Di Gre floor tiles in all bathrooms
- White porcelain undermount vanity sinks in a classic shape
- Quartz stone countertops
- Deep soaker tubs in white acrylic
- Frameless glass ensuite showers
- Polished chrome single-lever faucets
- High-efficiency white dual-flush toilets
- Shower heads and handle sets in polished chrome
- Polished chrome rain shower head with hand-held wand in the ensuite

Mosaic Home Care

From technical questions to design details, our Home Care team conducts meticulous assessments of each home before you even step inside. Our team is there to educate you about your new home and to provide support when you need it:

- 1-Year Materials and Labour Warranty
- 2-Year Materials and Labour Warranty for Distribution Systems
- 5-Year Building Envelope Warranty
- 10-Year Structural Warranty
- Mosaic's Home Care orientation program and on-call homeowner support

The Lynn Club

- A private clubhouse exclusively for the community, built on the idea of relaxed mountain living
- Includes an indoor swimming pool, a great room, a fitness centre, a movement studio and an outdoor barbecue area
- An outdoor children's area is right next door as part of the community



MOSAIC

A Better Home

For over 23 years and 7,000+ homes, our focus on designing and building Better Homes has never wavered.

Striking designs. Simple proportions. Cosy, inviting interiors. We make every inch count.

We think about what it will feel like when you arrive home (and why you'll never want to leave).

Tall ceilings and oversized windows mean light, lofty living with more storage and more volume. Great floorplans designed for real life mean bigger beds and comfier couches.

Our promise is simple.
To create a Better Home.

Victoria by Mosaic | Burke Mountain

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