

# MONACO

ELEVATED LIVING

Exclusive Listing Offered by Vantage Real Estate Group



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EXPERIENCE  
ELEVATED  
LIVING





# RARE OPPORTUNITY

## SOPHISTICATED AT EVERY LEVEL

Imagine streets below you, alive with shops, restaurants and local businesses, and yet, above, a timeless living space featuring expansive windows that look out to a breathtaking view. This is life at Monaco.

Located at 1350 Johnston Road, you will find yourself in a walkable neighbourhood that makes it simple to have a night out with friends, a lunch date, a shopping day, a trip to the market, and even an appointment at the spa. Endless amenities await at every corner of this quaint yet prestigious neighbourhood of White Rock.



# THRIVING COMMUNITY

## ICONIC WHITE ROCK

Just a short bike ride away, you will find yourself surfside, enjoying the White Rock Promenade or a beach day with fish and chips, as you walk barefoot through the sandy beaches or enjoy a sunset. At Monaco, elevated living happens both inside, and outside your home.



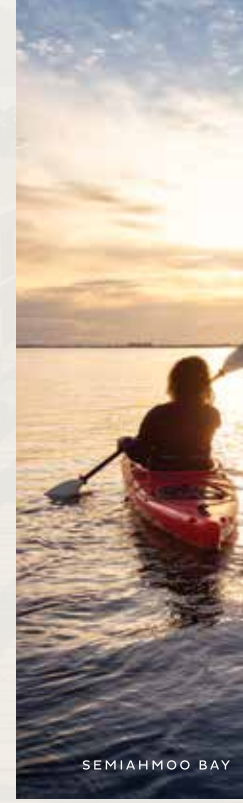
Laura's Coffee Corner



PUBLIC ART



TOTEM PARK



SEMAIHMOO BAY



WHITE ROCK PIER



NESTER'S FARE MARKETS



MOBY DICK



THAI AFFAIR ROLLED GELATO



WHITE ROCK PROMENADE



# ALL WITHIN REACH

## ESSENTIALS

1. Semiahmoo Shopping Centre
2. Scotiabank
3. TD Canada Trust
4. Nature's Fare Markets
5. White Rock Farmers' Market
6. Howes Market
7. Rexall
8. Canada Post
9. Peace Arch Hospital
10. The Shops at Morgan Crossing  
*9 minute drive*
11. Vancouver International Airport  
*34 minute drive*
12. Canada / US Border  
*8 minute drive*
13. Bellingham International Airport  
*36 minute drive*

## COMMUNITY

1. White Rock Community Centre
2. White Rock Players' Club
3. White Rock Library
4. White Rock Museum & Archives
5. Ruth Johnson Park
6. Dr R.J. Allan Hogg Rotary Park
7. Veterans Memorial
8. Bayview Park
9. Memorial Park
10. White Rock Promenade / Pier
11. Totem Park

## SCHOOLS

1. White Rock Montessori Pre School
2. Buena Vista Montessori Preschool
3. White Rock Elementary
4. Peace Arch Elementary
5. Bayridge Elementary
6. H.T. Thrift Elementary
7. St. John Paul II Academy
8. Semiahmoo Secondary School
9. Earl Marriott Secondary School

## FITNESS & RECREATION

1. White Rock Tennis Club
2. Peace Arch Curling Club
3. Centennial Park Tennis Courts, Soccer and Running Oval
4. Centennial Arena
5. South Surrey Athletic Park
6. The Yoga Bar
7. Diva Fitness and Pilates Studios
8. PR Fitness Studio
9. Grandview Heights Acquatic Centre
10. Peace Portal Golf Club  
*9 minute drive*
11. Morgan Creek Golf Course  
*2 minute drive*
12. Hazelmere Golf & Tennis Club  
*10 minute drive*
13. Nico-Wynd Golf Course  
*11 minute drive*

## DINING

1. Moby Dick Restaurant
2. Uli's
3. Charlie Don't Surf
4. Sushi Iwa
5. Cosmos Greek Restaurant
6. Laura's Coffee Corner
7. Emilio Finatti Pizzeria
8. Grounds & Greens Café
9. Hillcrest Bakery & Deli
10. 3 Dogs Brewing
11. My Shanti by Vikram Vij  
*9 minute drive*
12. Cotto Al Mare  
*15 minute drive*



## FEATURES

# TWO AND THREE BEDROOM

## URBAN AND VISTA COLLECTIONS

### A WHITE ROCK LANDMARK

- Developed by award-winning Solterra – winner of over 70 development and builder awards
- Contemporary, yet timeless architecture by award-winning firm, Rafii Architects Inc.
- State-of-the-art building technologies featuring engineered reinforced concrete construction
- Located in vibrant White Rock with great access to a wide array of restaurants, boutique shops, services, parks, trails, schools, and beaches; all within walking distance or minutes by bike or car

### A SIGNATURE HOME

- Three distinct designer colour palettes appropriately named *Pier*, *Bay*, and *Marine* – inspired by the largest landmark in White Rock, its location, and the sailing boats in Semiahmoo Bay
- *Pier Colour Palette* – rich mid-tone woods, high gloss white contrasted with subtle natural stone-inspired and dramatic precious stone-inspired porcelain tiles
- *Bay Colour Palette* – warm blonde woods, high gloss greige with soothing natural stone-inspired porcelain tiles
- *Marine Colour Palette* – deep and rich woods, warm smoked mirror glass with subtle and dramatic natural stone inspired porcelain tiles
- Elegant smooth ceilings adding to the contemporary look and clean lines of the home
- Recessed pot lights throughout and added surface mount fixtures in all bedrooms and living room
- Modern flat slab interior doors throughout the home
- Engineered hardwood floors and tile throughout
- Modern square edge baseboards and added detail to door moldings throughout
- Full height windows provide brilliant, natural light and expansive views
- Contemporary, roller window shades throughout the home, with blackout roller shades in all bedrooms – *for an added convenience, ask our sales team about our automated blinds*
- Dedicated family area\* to provide ample space for visitors and movie nights
- Spacious, open air balconies or patios for outdoor enjoyment and relaxation
- Striking, frosted glass sliding panels in flex\* spaces providing multi-use living

### GOURMET KITCHENS | SOLTERRA CUCINE

- Custom designed cabinetry, made in Italy exclusively for Monaco – making this kitchen truly one-of-a-kind
- Sleek, modern and luxurious design with dual tone cabinetry in vertical wood grain veneer and high gloss acrylic or warm smoked mirror glass finishes – *colour palette dependent*
- Cabinetry features soft close hardware
- Luxurious, full height slab quartz backsplash with matching countertop
- Convenient kitchen island with quart slab waterfall design provides additional counter space and seating
- Sleek above and under cabinet lighting provides both ambient and task illumination
- Large under mount commercial-grade stainless steel sink makes kitchen clean up a pleasure
- Custom designed, made in Italy chrome faucet adds sparkle, beauty and convenience to this exemplary kitchen
- Premium, high quality appliance package, perfect for those who love to cook includes:
  - Thermador® Masterpiece 36" 5 Star® Burner Gas Cooktop\*\*
  - Falmecc concealed European hood fan with task lighting
  - Thermador® Masterpiece 30" Single Wall Oven\*\* with SoftClose®
  - Thermador® Masterpiece 36" Integrated Refrigerator and Bottom Freezer\*\* with Auto Door Opening
  - Thermador® Masterpiece 24" Integrated Emerald Dishwasher\*\* with Chef's Tool Drawer (3<sup>rd</sup> rack)
  - Thermador® Masterpiece 24" MicroDrawer® Microwave\*\* with Touch Open/Close
  - Marvel® 24" under counter dual zone wine and beverage center

#### Optional premium, high quality appliance upgrade package:

- Gaggenau® 200 Series 36" 5 Burner Gas Cooktop\*\*
- Falmecc concealed European hood fan with task lighting
- Gaggenau® 400 Series 30" Single Wall Oven\*\* with handleless door / automatic door opening
- Gaggenau® 400 Series 36" Integrated Refrigerator and Bottom Freezer\*\* with opening assist (push-to-open)
- Gaggenau® 400 Series 24" Integrated Dishwasher\*\* with 3<sup>rd</sup> rack for cutlery
- Thermador® Masterpiece 24" MicroDrawer® Microwave\*\* with Touch Open/Close
- Marvel® 24" under counter dual zone wine and beverage center

\*\*WiFi smart appliance capabilities include personalized control, notifications, and remote diagnostics via Home Connect app

## SPA-INSPIRED BATHROOMS

- All bathroom cabinetry has been custom designed and made in Italy, exclusively for Monaco – making these bathrooms truly one-of-a-kind
- Sleek, modern and luxurious design throughout each bathroom with dual tone cabinetry in vertical wood grain veneer and high gloss acrylic or smoked warm glass finishes – *colour palette dependent*

### Primary Ensuite

- Floating vanity with added shelf for extra storage
- Cabinetry features soft-close hardware
- Custom medicine cabinet with mirrored doors and built-in lighting
- Luxurious and durable quartz countertops
- Contemporary, double under mount sinks with single lever chrome faucets for convenience and luxury
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Radiant floor heating for added comfort
- Sleek, frameless shower<sup>†</sup> glass door for a clean, modern look
- Convenient built-in wall niche with ambient lighting, perfect for in-shower bottles
- Extra-large rain head style showerhead with handheld wand and thermostatic mixers for a full spa experience
- Luxurious freestanding soaker tub<sup>†</sup> for a relaxing bathing experience
- Toto<sup>®</sup> water-efficient, dual low-flush, one-piece toilet with electronic washlet with heated seat, auto flush and auto open/close

### Secondary Baths

- Floating shelf for added convenience
- Cabinetry features soft close hardware
- Halo-lit mirror made perfect for makeup application and shaving
- Luxurious and durable quartz countertops
- Modern countertop style sink with polished chrome faucet
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Radiant floor heating for added comfort
- Sleek, frameless shower<sup>†</sup> glass door for a clean, modern look
- Large rain head style showerhead with handheld wand
- Toto<sup>®</sup> water-efficient, dual low-flush, one-piece toilet

### Powder Room<sup>†</sup>

- Floating vanity with halo-lit mirror
- Cabinetry features soft close hardware
- Luxurious and durable quartz countertops
- Modern countertop style sink with custom, made in Italy polished chrome faucet
- Floor to ceiling, large format handset porcelain tiles for easy cleaning
- Toto<sup>®</sup> water-efficient, dual low-flush, one-piece toilet

## COMFORT AND CONVENIENCE

- Walk in closets feature smoke mirrored pivot glass doors and fully custom millwork shelving and drawers
- Thoughtful built-in cabinetry in bedrooms and laundry closets or rooms
- In-suite front loading washer and stacking or side by side dryer for convenient laundering needs:
  - LG<sup>®</sup> 27" front loading washer with ThinQ<sup>®</sup> Technology<sup>\*\*</sup>
  - LG<sup>®</sup> 27" electric dryer with ThinQ<sup>®</sup> Technology<sup>\*\*</sup><sup>\*\*</sup>WiFi enabled appliance capabilities include personalized control, notifications, and remote diagnostics via ThinQ<sup>®</sup> app
- Air conditioning in all homes for summer comfort
- All homes equipped with a hassle-free smart thermostat of a sophisticated, integrated solution for controlling temperature, humidity, and air quality
- Telephone/cable/data outlets and high-capacity CAT-5 wiring maximize internet and digital entertainment
- USB outlets in all rooms for charging electronic devices
- Two bedroom homes include two parking stalls
- Three bedroom homes include two parking stalls
- One out-of-suite storage locker for every home
- Electric vehicle charging stalls available – *see sales team for details*

## PEACE OF MIND

- Secured garage and lobby entrances with controlled access for underground owner(s) and separate visitor parking
- Secured FOB access to all amenity areas
- Cold storage and parcel receiving room in lobby for your incoming packages and fresh produce deliveries
- Third Party Warranty includes 10-year structural coverage; 5-year water penetration coverage; and 2 years' materials and labour coverage

<sup>†</sup>In select homes

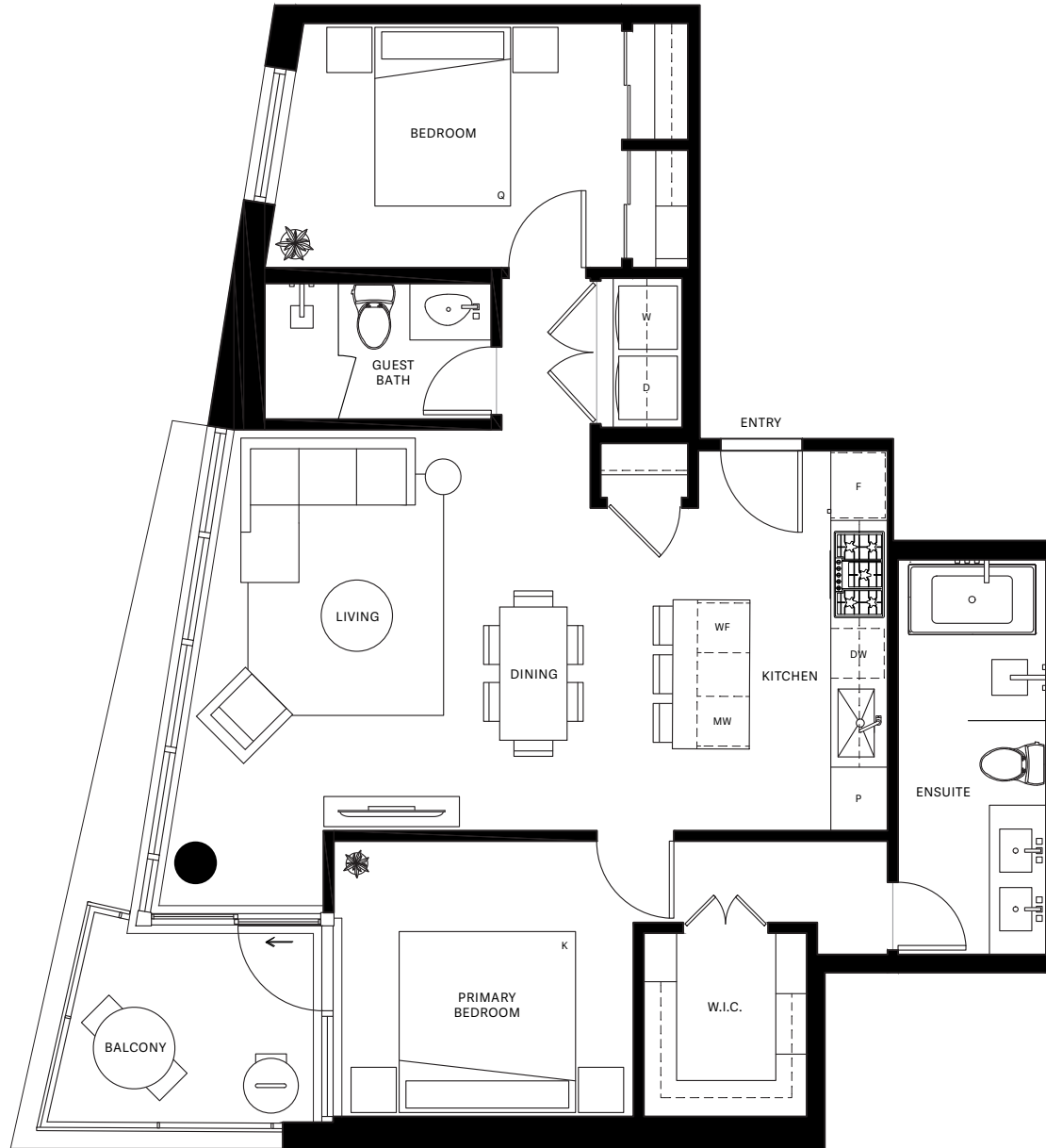
The developer reserves the right to make modifications, changes or substitutes to building design, specifications, finishes, features, dimensions and floor plans should they be necessary to maintain the high standards of this community. Square footages are approximate and may vary. Prices are exclusive of taxes and are subject to change without notice. This is not an offering for sale. Any such offering may only be made with a disclosure statement. E.&O.E. Sales by Solterra (Monaco 2) Ltd. and Multiple Realty Ltd.

2 BEDROOM, 2 BATHROOM

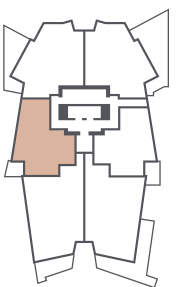
# PLAN TB4-B

Indoor 958 sf  
Outdoor 82 sf  
Total 1,040 sf

MONACO



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LEVEL 5





# UNPARALLELED QUALITY

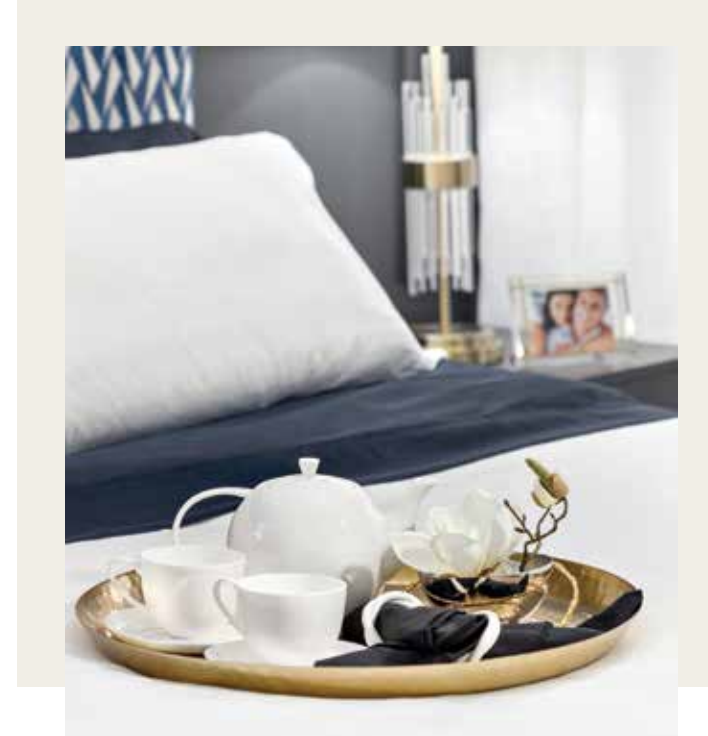
## ICONIC STYLE

Natural wood, expansive floor to ceiling windows, contemporary colour palettes and European cabinetry — these are just a few alluring features you can expect to find in these sophisticated and inviting living spaces.

Step into your professionally designed and finished home knowing that they have been masterfully finished using premium, custom materials. Floating vanities, soft close cabinets, rain showers, no detail has been overlooked.

As you relax on your oversized balcony gazing out at the impressive view unfolding in front of you — you will discover that at Monaco, you have truly experienced elegant, refined living.





**MARINE COLOUR PALETTE**  
 Submerge yourself in the richness of West Coast living where the beauty of the ocean welcomes you home. Let the natural tones of engineered hardwood flooring reflect the colours of walking barefoot in the sand. Step into your bathroom and immerse yourself in the cool, sea stone inspired surroundings or entertain in your kitchen showcasing deep, luxurious cabinetry. Breathe in the salty air at White Rock Pier before returning home to Marine where the timeless accents of costal living create a space of refined elegance.

# MARINE PALETTE



# EXTENDED LIVING

## 12,000 SQUARE FEET OF AMENITIES

At Monaco, extend your living space even further by taking advantage of the exquisite roof top courtyard and breathtaking view, a place where you can entertain, dine, or simply lounge in the sun.

This expansive greenspace features community garden plots, a putting green, private dog run, children's play area, space for dining al fresco with outdoor kitchen, and a lounge with and a fireplace — perfect for hosting a dinner with friends or sipping a glass of wine.







AMENITY KITCHEN & DINING



AMENITY LOUNGE



BIKE REPAIR



PET SPA



FITNESS STUDIO



DIY / HOBBY ROOM

Luxury living doesn't end there. Enjoy interior amenities such as a fitness and yoga studio, pet spa, amenities room and DIY/hobby room. All created as the perfect space for hosting group events, community get togethers, family activities, or simply walking your dog after work.

Extensive, well-planned and beautifully designed amenities are just one more reason you will love coming home to Monaco.





# BUILDING LUXURY

## MEET SOLTERRA

Solterra Group of Companies is an award-winning builder and developer who specializes in top quality high-rise and townhome residences. Over the past 21 years, Solterra has created numerous award-winning multi-residential communities throughout the Lower Mainland. We understand the importance of your living space, and pride ourselves on creating homes that feature exceptional design, solid construction and quality finishes.

With an emphasis on superior construction and stringent quality control, Solterra provides well-built homes for the discerning buyer. For your added peace of mind, our homes are backed by third party 2/5/10 warranty insurance.

