

At Intracorp, we believe in “Building the Extraordinary.” This philosophy is our daily reminder to create homes that are “beyond what is ordinary.” It’s our promise to give Homeowners the features that make life more comfortable, more beautiful, and offer lasting quality. Look for the Intracorp Extraordinary Logo 📍 highlighting extraordinary features you won’t easily find elsewhere.

COMMUNITY

Intracorp is excited to bring our reputable history of building the extraordinary to Oakdale for the first time with Gardena

Lotus at Gardena is the first offering at this exciting and enriching masterplanned community, where extensive landscaping shapes courtyards, gardens, and well-lit pathways between buildings

Live in the growing Oakdale neighbourhood, just steps from urban amenities and transit options, yet tucked away in an established residential community

Take a five-minute walk to the Burquitlam SkyTrain Station; then it’s just a short trip to K-Town, Lougheed and Coquitlam Centre malls, Port Moody’s Brewery District, or Downtown Vancouver

Hike or bike the trails of Burnaby Mountain, explore Mundy Park with your four-legged friend, or take to the water at Rocky Point

Oakdale Greenway, a future bike path, connects you within and around the Oakdale neighbourhood

Hop on a quick B-Line bus to Simon Fraser University; plus, there are plenty of local elementary and secondary schools nearby

Wraparound balconies in many homes take advantage of the sweeping views:

Enjoy vistas of Burnaby Mountain in most west-facing homes

Take in scenes of Eagle Mountain and Mount Bishop in most north-facing homes

FIRST IMPRESSION

True to Intracorp’s reputation, the homes at Gardena are created with care, attention to detail, and high-quality construction and building technology

Striking architecture by internationally recognized IBI by Arcadis, featuring alternating balconies that creatively scale the building

📍 Green-wrapped columns and a five-storey, illuminated green wall grace the side of the building, enclosing a stunning secret garden amenity for residents only

📍 Extensive landscaping throughout public spaces and resident amenities ties the community together and beautifully integrates into the surrounding neighbourhood

Gardena’s interiors and common areas are designed by Ste. Marie Studio, known for creating immersive residences and hospitality spaces — no detail is overlooked and every space tells a story

The double-height lobby is an elevated welcome home, with statement lighting, a water station, concierge, and a glimpse into the amenity spaces beyond

AMENITIES

Within Lotus, explore an impressive collection of amenities:

Double-height Lobby featuring a concierge and Snail parcel lockers

Fitness Studio with cardio equipment

CrossFit Studio with TRX, battle ropes, a boxing bag, plyometric boxes, and a gym sled

Yoga & Barre space with lululemon Studio Mirrors that let you stream workouts and receive live feedback on form

Private Treatment Room

Co-working Lounge for quiet remote work or study

Meeting Room for collaboration or presentations

Social and Dining Lounges for hosting get-togethers

Indoor Spa with two saunas and one steam room for complete relaxation

Outdoor Spa with firepits, four-person barrel sauna, and outdoor shower with cool Nordic waterfall — providing an authentic Scandinavian sauna experience

Outdoor Kitchen and Dining Areas for al fresco meals

Outdoor Social Lounge for sunny gatherings with friends

Outdoor Play Area keeps kids active and entertained

📍 The Secret Garden is hidden away, with greenery climbing the walls and five-storey columns soaring above, creating the perfect place for relaxation and restoration

Outdoor Rooftop Movie Theater for fun nights in the fresh air with your favourite films

Bike Repair and Wash to maintain your ride

📍 Secure Bike Room

📍 Storage Lockers to house extra possessions

Dog Wash and Dryer keep your pup (and your home) clean

Car wash for convenient detailing

As part of the Gardena masterplan, you also have access to even more amenities within the community:

Additional Social and Dining Lounges

Patio with BBQ and Dining

Guest Suite to comfortably accommodate visiting family and friends

Dog Lounge and Dog Run to get your pets socializing

📍 Podcast Room to support your business, hobby, or dream

Additional Co-working Spaces, including private work pods

Community Garden and Communal Tool Shed

Additional Outdoor Kitchen and Dining Area

Outdoor Games Area

BUILDING DETAILS

Secure lobby and parkade entry access by fob

Limited-access elevator security to each level

Hard-wired smoke and carbon monoxide detectors

Parking stalls equipped with EV charging rough-in

Third-Party Warranty Insurance providing coverage up to 2/5/10 years



FEATURES CONT'D

INTERIORS

Choose between two designer-selected colour schemes by Ste. Marie Studio

Laminate flooring flows throughout the home's main living areas

8'8" ceilings invite light to circulate

Pot lighting illuminates the corridors, kitchen, and bathrooms, and a rosette gives you the opportunity to add custom lighting over the kitchen island

Roller shades maintain privacy and atmosphere throughout

Contemporary-styled, flat-slab interior doors with brushed-chrome hardware

Built-in media conduit for TV/electrical outlet combination to conceal wires in living room

Low-E, glare-reducing windows

Heating and cooling climate control system (via four pipe-fan coil units) keeps your home comfortable year-round

An HRV system keeps your home healthier, cleaner, and more comfortable by continuously replacing stale indoor air with fresh outdoor air

Private patios and balconies extend living space outdoors

KITCHENS

Flat-panel, contemporary cabinetry with integrated door pulls and soft-close doors and drawers

Contemporary pull hardware for refrigerator and dishwasher

Under-cabinet LED strip lighting illuminates the backsplash and countertop

Engineered-stone countertops complement the single-slab porcelain backsplash

✦ Spacious island with microwave, storage, and dining-style seating offers a variety of uses

Undermount stainless steel sink with single-lever Grohe faucet in chrome finish

✦ Built-in garbage and recycling receptacles

✦ Appliance Package for Studio, 1-Bed, and Jr. 2-Bed homes:

Bosch 24" stainless steel 4-burner gas cooktop

Bosch 24" stainless steel wall oven with touch display

Fulgor Milano 24" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

24" hood fan insert with a 3-speed powerful CFM

Blomberg 24" stacking washer and dryer for Studio and 1-Bed homes

Electrolux 27" washer and dryer for Jr. 2-Bed homes

Microwave with trim kit

✦ Appliance Package for 2-Bed and 3-Bed homes:

Bosch 30" stainless steel 5-burner gas cooktop

Bosch 30" stainless steel oven with touch display

Fulgor Milano 30" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

30" hood fan insert with a 3-speed powerful CFM

Electrolux 27" washer and dryer

Microwave with trim kit

✦ Appliance Package for Townhomes:

Bosch 30" stainless steel 5-burner gas cooktop

Bosch 30" stainless steel oven with touch display

Fulgor Milano 30" integrated refrigerator

Fulgor Milano 24" integrated dishwasher

30" hood fan insert with a 3-speed powerful CFM

Electrolux 27" washer and dryer

Microwave with trim kit

PRIMARY BEDROOM ENSUITE

Contemporary cabinets with integrated drawers and soft-close mechanisms

✦ Custom medicine cabinet with integrated LED strip lighting

Engineered-stone countertop offers space for two

Undermount Kohler basin with Grohe faucet

Matte porcelain 24" x 24" tile flooring and shower surround

Frameless-glass shower with Grohe fixtures and a shower wand

✦ Washlet-ready Kohler toilet

✦ Electrical outlet for a washlet with additional features

Built-in millwork linen closet for extra storage space (select homes)

MAIN BATHROOM

Contemporary cabinets with integrated drawers and soft-close mechanisms

Custom mirror with millwork frame and convenient shelf

Engineered-stone countertop

Undermount Kohler basin with Grohe faucet

Bathtub with Grohe fixtures and a shower wand

Matte porcelain 24" x 24" tile flooring and bathtub surround

✦ Washlet-ready Kohler toilet

✦ Electrical outlet for a washlet with additional features (for Studio, 1-Bed, and Jr. 2-Bed homes)

SUSTAINABILITY FEATURES

✦ Situated in a pedestrian- and bike-friendly location with direct access to the multi-use pathways from the bike storage room and easy access to public transit

TransLink Compass Card reimbursement and Modo Membership with \$50 credit available for each home on a first-come, first-serve basis, with priority given to homes with no parking

We've added measures that will not only result in a safer and healthier building, but a better home for those who will live here:

Low-emitting materials, adhesives, sealants, and paint

✦ Touchless entry and exit on main floor and parkade levels, in common area amenity rooms, and in elevators

✦ Common amenity room air filtration using Active Particle Control Technology

✦ Elevator cab air filtration using Ionic Air Purification Technology