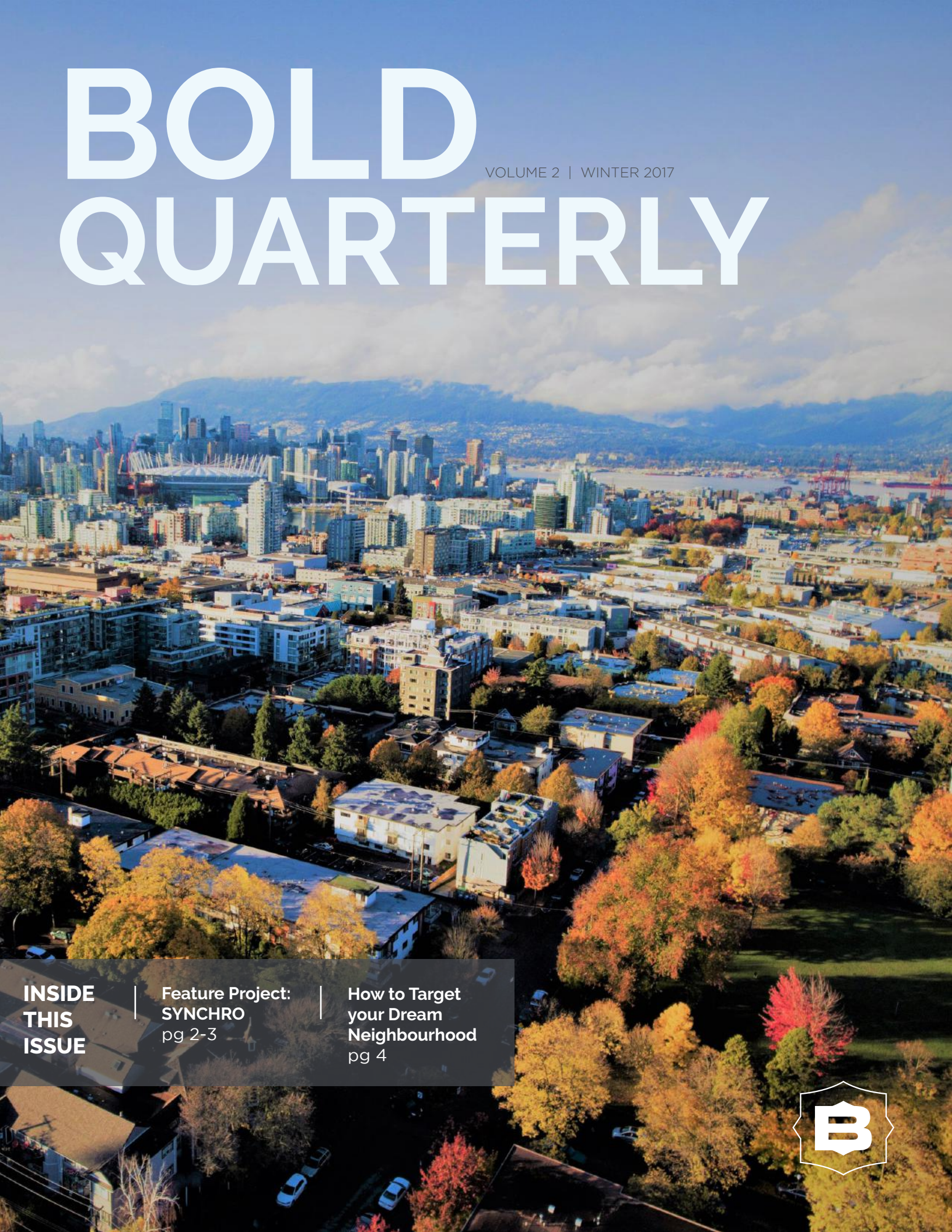


BOLD QUARTERLY

VOLUME 2 | WINTER 2017



**INSIDE
THIS
ISSUE**

Feature Project:
SYNCHRO
pg 2-3

How to Target
your Dream
Neighbourhood
pg 4



SYNCHRO



Life in Synchronicity

A unique living experience harmonizing urban life and human-centered design.

Introducing Synchro, a premier collection of 29 advanced homes. Featuring multi-functional communal spaces, integrated smart technology, and panoramic views, Synchro is built with the contemporary lifestyle in mind.



A Walker's Paradise

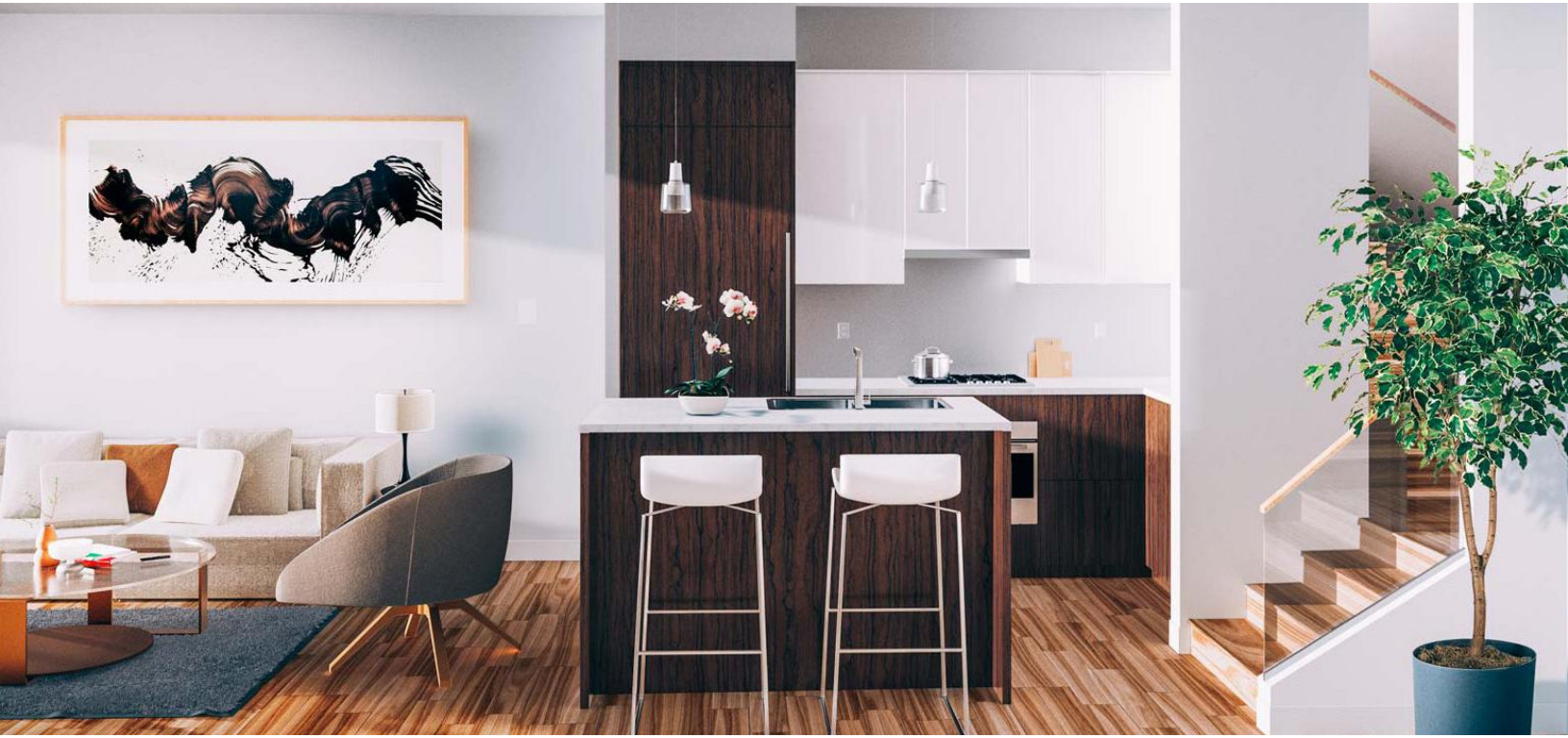
Live in the heart of an artistic, authentic and friendly neighbourhood.

Nestled in Mount Pleasant, Synchro is in walking distance of Main Street notables such as Brassneck Brewery, Cartems Donuterie, and 49th Parallel. A community truly like no other.

The 21st Century Home Comes Standard.

A holistic approach to enhancing the way you live.

Synchro offers a rare collection of highly liveable layouts uniquely suited to urban life. With an integrated system of smart home technologies and suite of innovative of interior details, we have created a home that works in synchronicity with your lifestyle.



All units include a seamless suite of technologies designed to connect you to home, effortlessly.



HOW TO TARGET YOUR DREAM NEIGHBOURHOOD

BY REBECCA PERMACK
LARCHWOOD SALES MANAGER



Is there a neighbourhood you often drive through and think, "Wow. I'd love to live here someday"? Do you find yourself daydreaming about walking to that cute coffee shop or meeting your friends for hikes?

You may not be able to uproot your life or afford to buy in that area right now, but that doesn't mean you can't start planning for that eventual move – even if you won't be ready for a couple of years.

There are some things you can do right now to determine if, in fact, it's a good fit for you. Use your house-searching skills to keep an eye on homes for sale in that area. Look at the pictures, watch the videos and go to some open houses. Learn the product and familiarize yourself with the homes. Try to find out the average selling prices for properties that would likely meet your criteria so you an idea of what you'll need financially. It wouldn't hurt to start talking to a mortgage professional so you can begin to put a concrete plan in place.

You should also take some time to get to know the neighbourhood. Go for walks, eat at the restaurants and check out the coffee shops. Get a feel for the people and the lifestyle. Note what you like and don't like about the area. Are there lots of hills? Is there a lot of traffic? Some things aren't immediately apparent when you're just visiting for the first time.

An often overlooked sign of a great neighbourhood is pride-of-ownership. Do the residents take good care of their homes? That's a solid indication the neighbourhood is a good one.

Finally, and most importantly, get in touch with a local Realtor! Someone who specializes in a specific neighbourhood will be able to give you more in-depth information on the area than you'll be able to find on your own. They can also help keep you alerted ahead of the public when new homes come on the market. Who knows – your dream home might be more accessible than you think!



LARCHWOOD COMMUNITY UPDATE

We're so excited to announce that Larchwood on Burke Mountain is almost complete! All homes will be occupied by the end of February and we couldn't be happier to welcome our final homeowners. Burke Mountain has experienced massive growth in recent years and Bold is grateful to be a part of this positive community change.



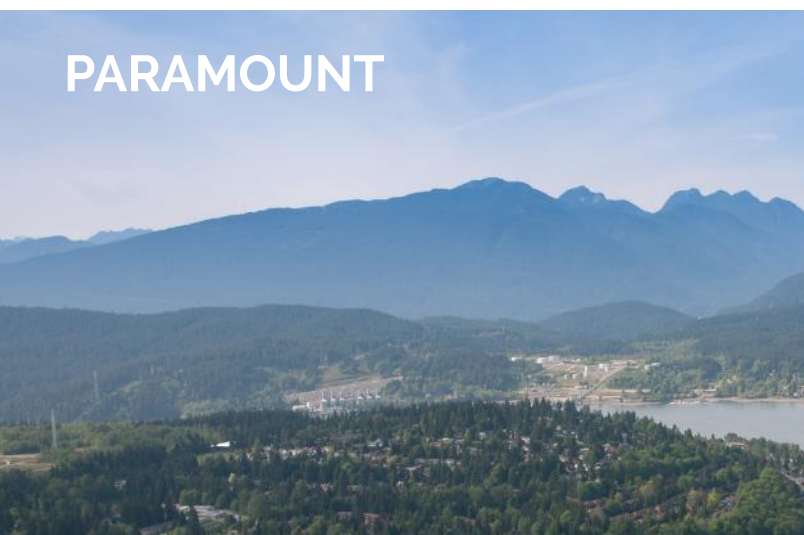
edgestone



TOWNHOME COMMUNITY PORT MOODY

Located in the heart of Port Moody, Edgestone will be an elegant addition to this charming historic neighbourhood. Conveniently accessible along the new Evergreen Line and the West Coast Express, this 38 unit townhome community will include thoughtful design touches and technologically innovative features that complement the modern family. Coming this Summer. Register now at bold.ca/communities.

PARAMOUNT



MID-RISE CONDOS PORT MOODY

Situated along the new Evergreen Line corridor in beautiful Port Moody, Bold is dreaming up a beautiful mid-rise condo building with gorgeous views of both the Burrard Inlet and the North Shore Mountains.

OAK FLATS



CONCRETE MID-RISE CONDOS VANCOUVER

Oak Flats is redefining Westside living. This signature collection of exclusive residences capture the elegance of modern luxury, coupled with unparalleled design and finishes. Located in the tranquility of Marpole, Oak Flats sets a new standard for contemporary comfort in a neighbourhood you can easily call home.



PLEASANT CONNECTIONS

BY NATALIE MORIN
BOLD OFFICE MANAGER

A survey of Vancouverites done a couple years back by the Vancouver Foundation unearthed an awareness that above many other possible upsets people could have living here, one of the most common trials faced by the residents of Vancouver was feeling isolated and disconnected.

I have been a resident of Vancouver for about a decade now, having moved here after a brief stint living in Europe. I lived most of my childhood in a tightknit Metro Vancouver suburban community - the kind of neighbourhood where all the kids played without adult supervision and went home when we were hungry or when the street lights turned on. As an adult in Vancouver, I have lived in six homes (all condos) in different areas of Downtown and South East False Creek before settling in Mount Pleasant, purchasing a condo in Spring 2015. From my experiences in Downtown and Yaletown living, I do understand people's feelings of being disconnected, but just a hop, skip and a jump over in Mount Pleasant I found a totally different experience.

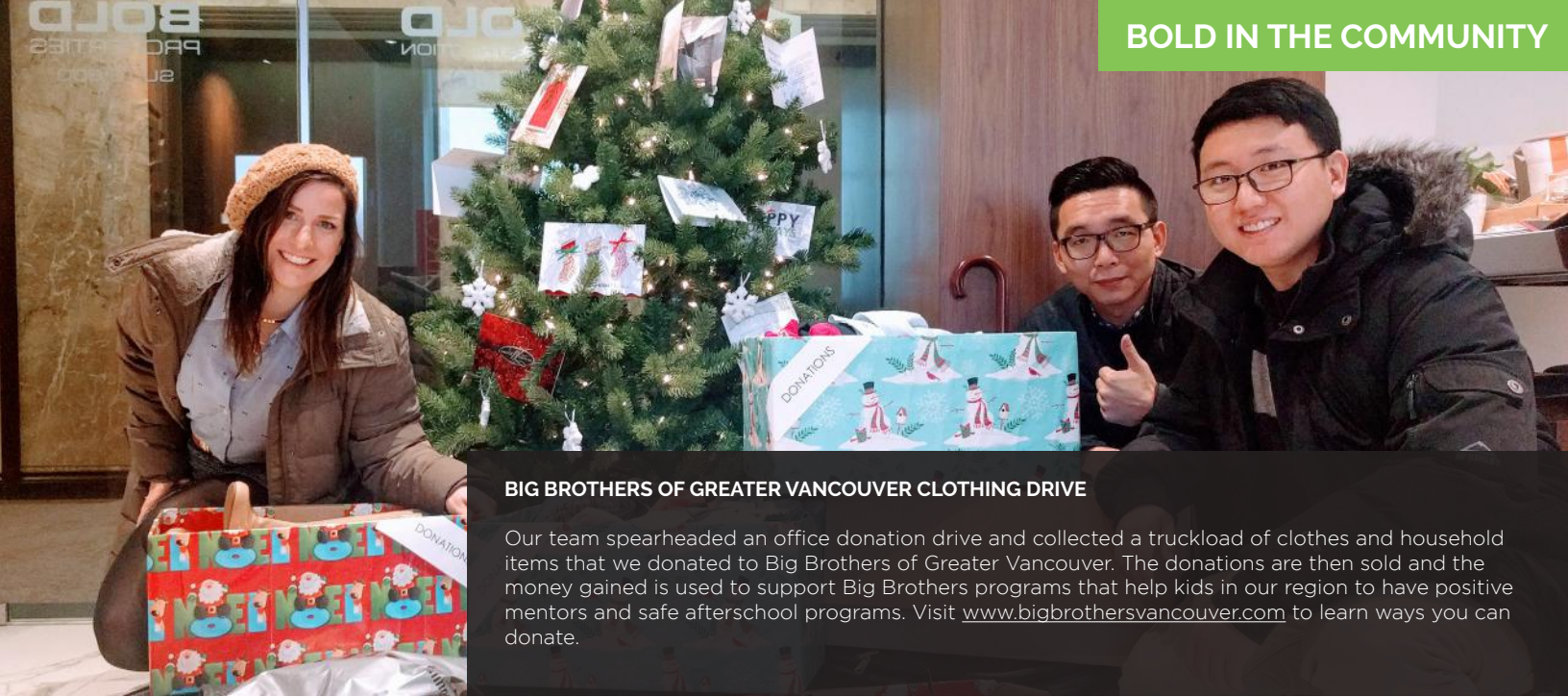
Admittedly, I am not the East Van hipster many people may envision. When I went to vote at my local community elementary school in Mount Pleasant, I stood out like a sore thumb. In the long lineup, I was the only woman wearing high heels with a dress and trench coat - typical Downtown work attire, but a bit out of place in East Van. I looked around at the wood framed glasses, gumboots, knit sweaters and those that had brought their own mugs of coffee (or maybe something more fun) from home. I smiled at the oddity that in this situation was me and whispered melodically, "One of these things is not like the other one." My fiancé and I are the only people in our building that can be seen leaving in the morning wearing formal business attire, and yet even as stand outs from the East Van "norm" we feel

completely at home, accepted and cared for in our community.

Living in Mount Pleasant is the most welcoming and community-based living experience I've had in the past decade since leaving the suburbs. Here in Mount Pleasant we know our neighbours, actually we don't just know them, we have them over for drinks around the fire on our patio and we even borrow baking supplies from them last minute. We buy special Halloween treats for the kids in our building and hold the door and help people carrying too many bags and have had help offered to us too. We have community gardens and I have come home to fresh chives anonymously hung from my door knob. We walk two blocks to the Farmers Market on Sundays, do free yoga in Dude Chilling Park and go for jogs to Trout Lake. In addition to these suburban-style comforts, Mount Pleasant also has the city perks! Cafes, art galleries, restaurants, stores, breweries, and more are all within walking distance. Vancouver's beloved seawall, Main Street and Commercial Drive are just a walk or bike ride away too.

It is no surprise to me that Mount Pleasant has seen some of the top real estate gains in North America over the past couple years. It is a unique pocket in the city that leaves you wanting for nothing. It offers the community and warm spirit of the suburbs combined with the walkability, culture and variety of the city. If you're not fortunate enough to live in Mount Pleasant, just visiting for shopping, events or a nice stroll around will help you to feel more connected.

Check out the Hidden Gems of Mount Pleasant blog post at www.bold.ca for Natalie's local insights!



BIG BROTHERS OF GREATER VANCOUVER CLOTHING DRIVE

Our team spearheaded an office donation drive and collected a truckload of clothes and household items that we donated to Big Brothers of Greater Vancouver. The donations are then sold and the money gained is used to support Big Brothers programs that help kids in our region to have positive mentors and safe afterschool programs. Visit www.bigbrothersvancouver.com to learn ways you can donate.



BC TECHNOLOGY FOR LEARNING SOCIETY COMPUTER DONATIONS

We recently upgraded some of our office computers and donated the gently-used computers to non-profit BC Technology for Learning Society that safely refurbishes them and works directly with BC schools and communities to ensure access to technology is available to students and low income learners. To learn how you can donate your own used technology equipment please visit www.reusetechbc.ca. If they can't use it, they will recycle it and they safely wipe data and info from any device donated as well.



WHEEL2HEAL FOR EAGLE RIDGE HOSPITAL FOUNDATION

We are gearing up for our 2nd annual title sponsorship of Wheel 2 Heal in support of the Eagle Ridge Hospital Foundation (ERHF)! Join the Bold team, friends and family in Coquitlam on Saturday, May 6th riding the Wheel 2 Heal 15km, 40km trail rides or the extreme 100km road ride! All monies raised go towards purchasing much needed equipment for Eagle Ridge Hospital. Register to ride at whealtoheal.ca or pledge to sponsor a Bold team member and cheers us on at the Wheel 2 Heal Celebration Plaza!



SAFETY ON THE JOB IS EVERYONE'S BUSINESS

With the construction sector experiencing one of the highest workplace injury rates, it is imperative for Bold to make people our priority.

We sat down with our CSO (Construction Safety Officer), Aaron Michaux, to discuss his role on maintaining a safe working environment while ensuring policies and regulations are being followed. At Bold, he explains that establishing a safe and controlled construction site for our workers is of utmost importance. A primary focus is to encourage all members of the construction team to be ambassadors of the CSO role and incorporate that mentality into their everyday job. It is crucial that the construction management team sets proper examples of safety practices for our trades. At the end of the day, it's all about prevention and anticipating hazardous situations before they occur. Here's a list of Aaron's top 5 tips when it comes to site safety.

Aaron's Top 5 Construction Safety Tips

- **Communication**
Effective communication is an integral part of achieving an injury-free environment.
- **Awareness**
Always be aware of your immediate surroundings.
- **Documentation**
Documentation of proper safety procedures and records demonstrate due-diligence.
- **Follow the Policies**
WorkSafeBC's Prevention Manual outlines all the official policies regarding Occupational Health & Safety matters.
- **Know your Rights**
If you have reasonable cause to believe that performing a task puts you or someone else at risk, you have the right to refuse unsafe work. Learn more about your rights and responsibilities [here](#).

BOLD SPOTLIGHT

featuring
STEVE O'CALLAGHAN



Steve O'Callaghan, also known as Steve'O, has been with the team for almost a year as Site Superintendent. Originally from Australia, he now plays a key role at Bold by providing leadership and overseeing personnel on project sites.

QUICK FAVOURITES:

Sport: Soccer/Football

Movie: James Bond - From Russia with Love

Book: Harry Potter and the Prisoner of Azkaban

Food: Woodfire Pizza

Vacation Spot: Hawaii

How would you describe yourself in three words?

Friendly, a joker, loyal

What is your role at Bold?

Site Babysitter (Superintendent)

What do you enjoy most about working at Bold?

The team.

When you're not being amazing at your job, what do you enjoy doing outside of work?

Walking my dog around the North Shore mountains.

Any hidden gems in the city you would like to share?

Best Brunch - District in North Vancouver

Best Sushi - Tatsu on Commercial Drive

What is your favourite room in your home and why?

Living room, there's a couch there and I don't get off it in the winter.

Tell us something that might surprise us about you.

I like classical music.

What is the next thing on your bucket list?

Drive a supercar around a race track.

What are your three most-used apps on your phone?

Messaging, emails and safari = boring

If you had a spirit animal what would it be?

A sloth.

Any hidden talents?

Incredible ability to pester people.

What inspires you?

Passion for my interests.

What is your personal motto or mantra?

Treat people the way you want to be treated.

Do you have a favourite quote?

"If you want to know a man's like, take a good look at how he treats his inferiors, not his equals." - Sirius Black



LET'S CONNECT!



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