



MOSAIC

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# Moody Yards



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# No Ordinary 'New'

Designed with world-renowned, locally based architecture studio MGA, Moody Yards is no ordinary 'new'.

Sitting above spaces for cafés, shops and services.

Across the street from a waterfront park.

With a co-work studio and shared backyard exclusively for residents.

These brand-new Mosaic homes mark an evolution for Murray Street and the local community.

The start of something different. Something better.

Welcome to Moody Yards.







# World-Class Architect, Backyard Project

Pushing boundaries and leading the way in creating innovative, sustainable developments, MGA designs meaningful, award-winning spaces that benefit both people and planet.

From a landmark activity centre in Sweden to Google's first mass timber office building in California, the Vancouver-based team has been contributing to communities around the world through excellence in design since 2012.

## Selected Awards

Architizer A+ Awards:  
Best Firm in North America 2020

Royal Architectural Institute of Canada:  
Firm of the Year 2021

Architizer A+ Awards:  
Best Medium-Sized Firm in the  
World, Finalist 2020

American Institute of Architects:  
Innovation Award 2020

Governor General's Medal in Architecture:  
Medal 2020







Multiaktivitetshuset by MGA | Gällivare, Sweden



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# Port Moody – Made of More

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At the end of Burrard Inlet, on the edge of Rocky Point Park, Port Moody is a tight-knit community close to some of the region's best nature.

The Shoreline Trail is great for winding along the coast on foot or by bike. Grab an ice cream in Rocky Point Park. Swim at the beach. Enjoy a craft beer at Brewers Row a block down the way.

Suter Brook Village and the local farmers market make great neighbours too. And with the West Coast Express and Evergreen Line connecting you to everywhere, more and more people and businesses are making Port Moody home.







Brewers  
Row

Moody Centre SkyTrain &  
West Coast Express Station

Belcarra Park

Shoreline Trail

Port Moody  
Recreation  
Complex

Newport  
Village

Suter Brook  
Village

Rocky Point  
Park

Sasamat Lake

MOSAIC

Moody Yards

← Vancouver (20-Minute Drive)

← SFU (10-Minute Drive)

Coquitlam Centre (10-Minute Drive) →

# Good Neighbours All Around





Moody Yards is a new look for Mosaic and a new home for you.

Taking inspiration from Port Moody's industrial heritage, the smart layouts, striking aesthetic, great neighbours and natural surroundings deliver something different than the same old.

Grab a coffee and run some errands at the Murray Street shops below.

Get to know your new neighbours over drinks in MY Backyard.

And bring your laptop to MY Co-Work Studio – we've saved you a seat.

An evolving Murray High Street with urban vibes and a local feel, this is a community you want to be a part of.

# Love The Feeling of Coming Home





# MY Co-Work Studio

MY Co-Work Studio is where residents can come when they need a change of scenery. A beautifully designed and private space where inspiration happens, and tall ceilings and oversized windows let in lots of natural light. Stunning furnishings and

finishes create a great space where ideas come to life. And with Wi-Fi and plenty of electrical outlets, everyone gets a seat.





Great for those moving into their first home or for those moving up, homes at Moody Yards are bright and spacious, with 9 ft ceilings, oversized windows and plenty of storage. They're also super private. And with access to your own patio or deck, you're always connected to nature.

Following a classic design with hints of an industrial feel, warm tones blend with a modern feel for a colour palette of Oyster Grey or Rich Navy. Fixtures and pulls in matte black complete the look.

But it's the details that differentiate.

Kitchen in Rich Navy

# Made To Be Lived In





Whether it's after-work cocktails, prep for pizza night or a birthday dinner for six, we designed the kitchens with tons of built-in storage. There's also a utensil rod to keep your counter clear. An appliance garage tucked away in the corner. And moody under-cabinet lighting to keep your kitchen looking sharp.

Designed to feel like your happy place from the second you walk through the door, welcome home.

Kitchen in Oyster Grey

## Details That Differentiate

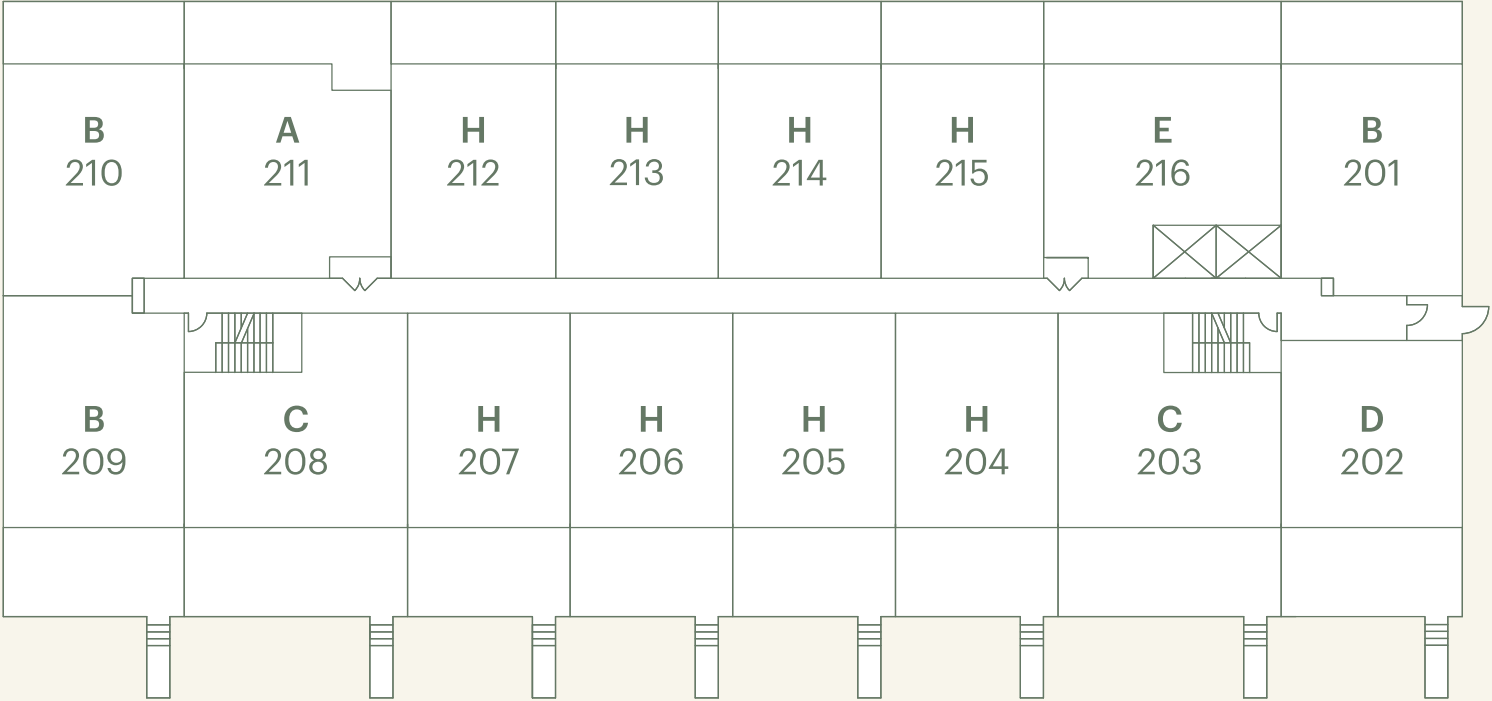


# Building Plan

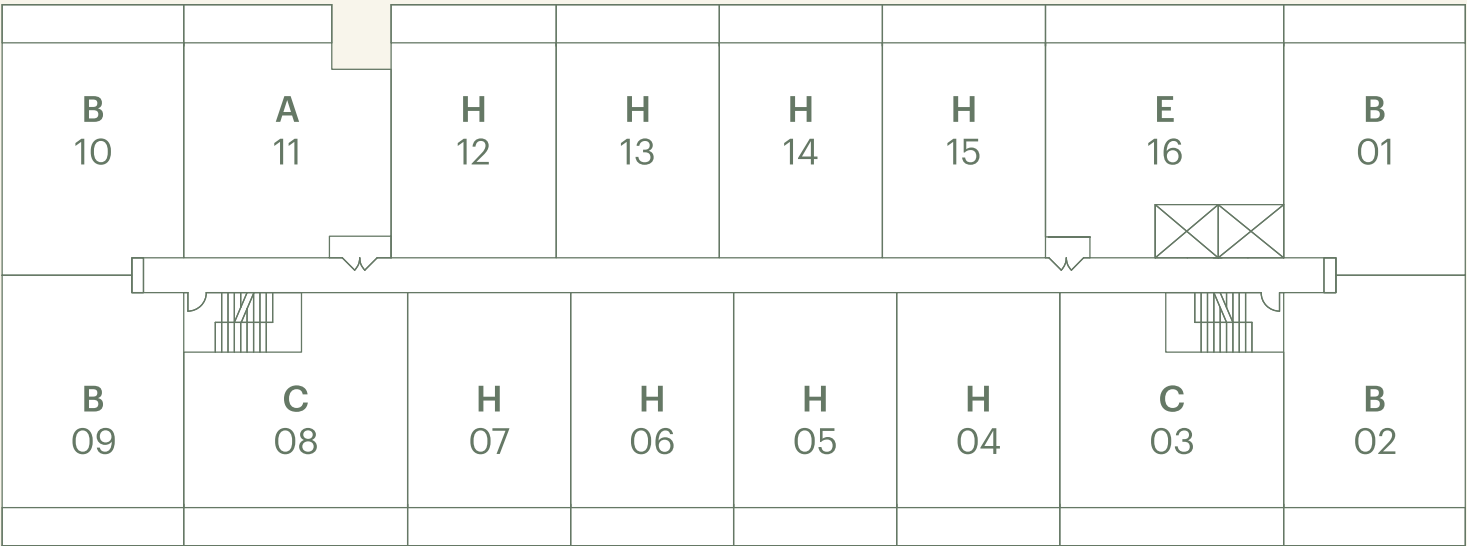
Moody Yards East

## LEVEL 2

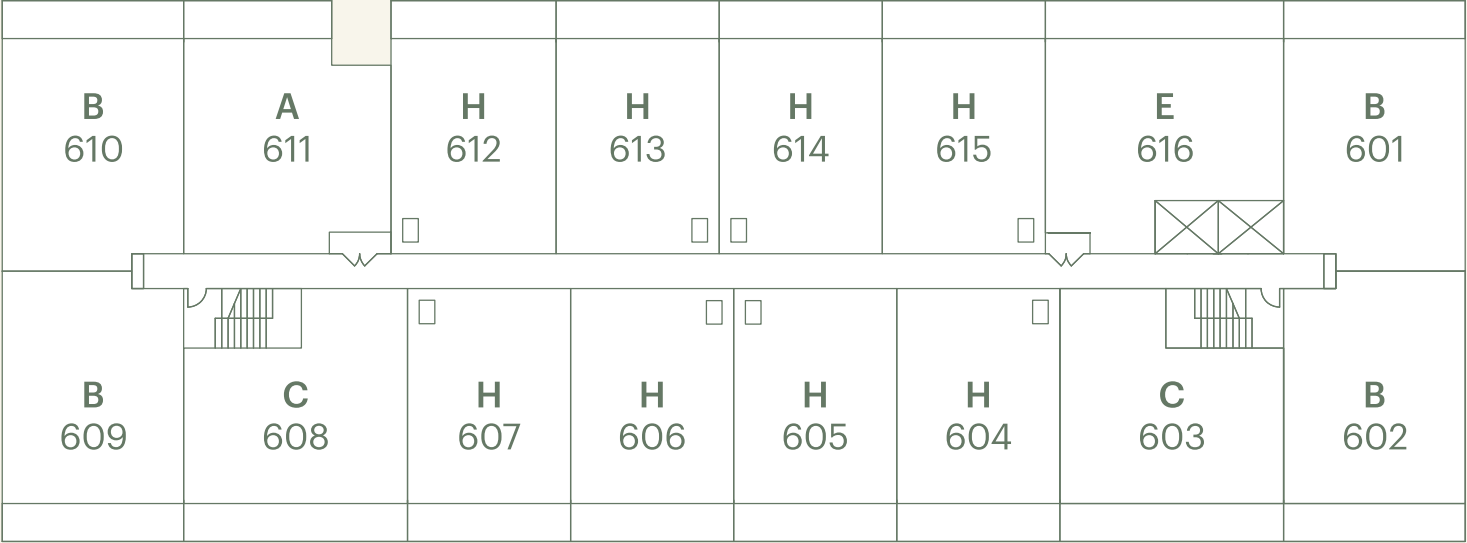
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## LEVEL 3-5



## LEVEL 6



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

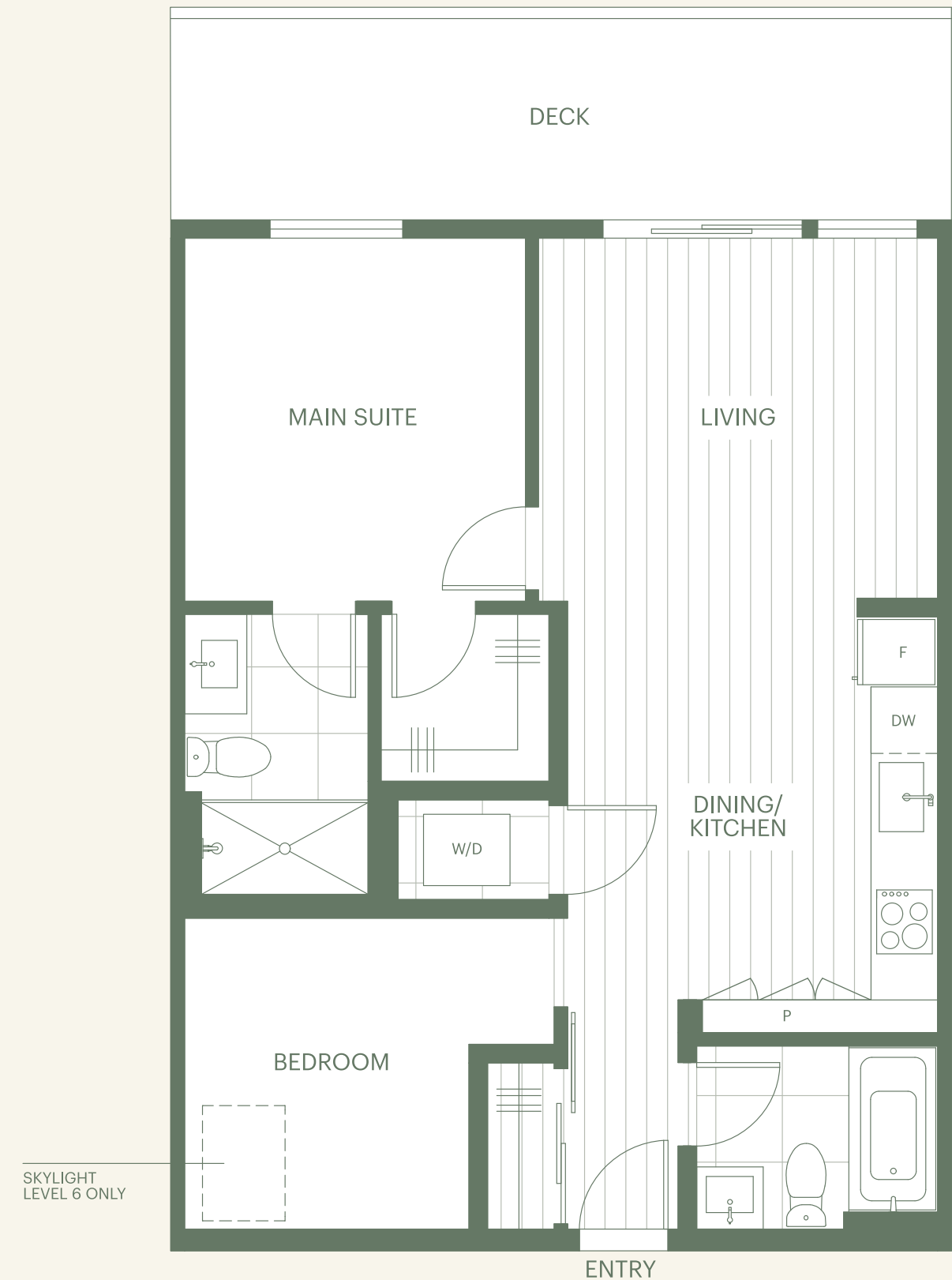


# Hemlock

## 2 Bed 2 Bath

Level 3-6 721 sq ft

This home has two bedrooms and two bathrooms with a flexible open living and dining area – a smart kitchen at one end, a private deck at the other for summertime hangouts. The bedroom has an ensuite and a generous closet. And the second bathroom is right across from the second bedroom (or yoga space/home office/hobby room – you choose).



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

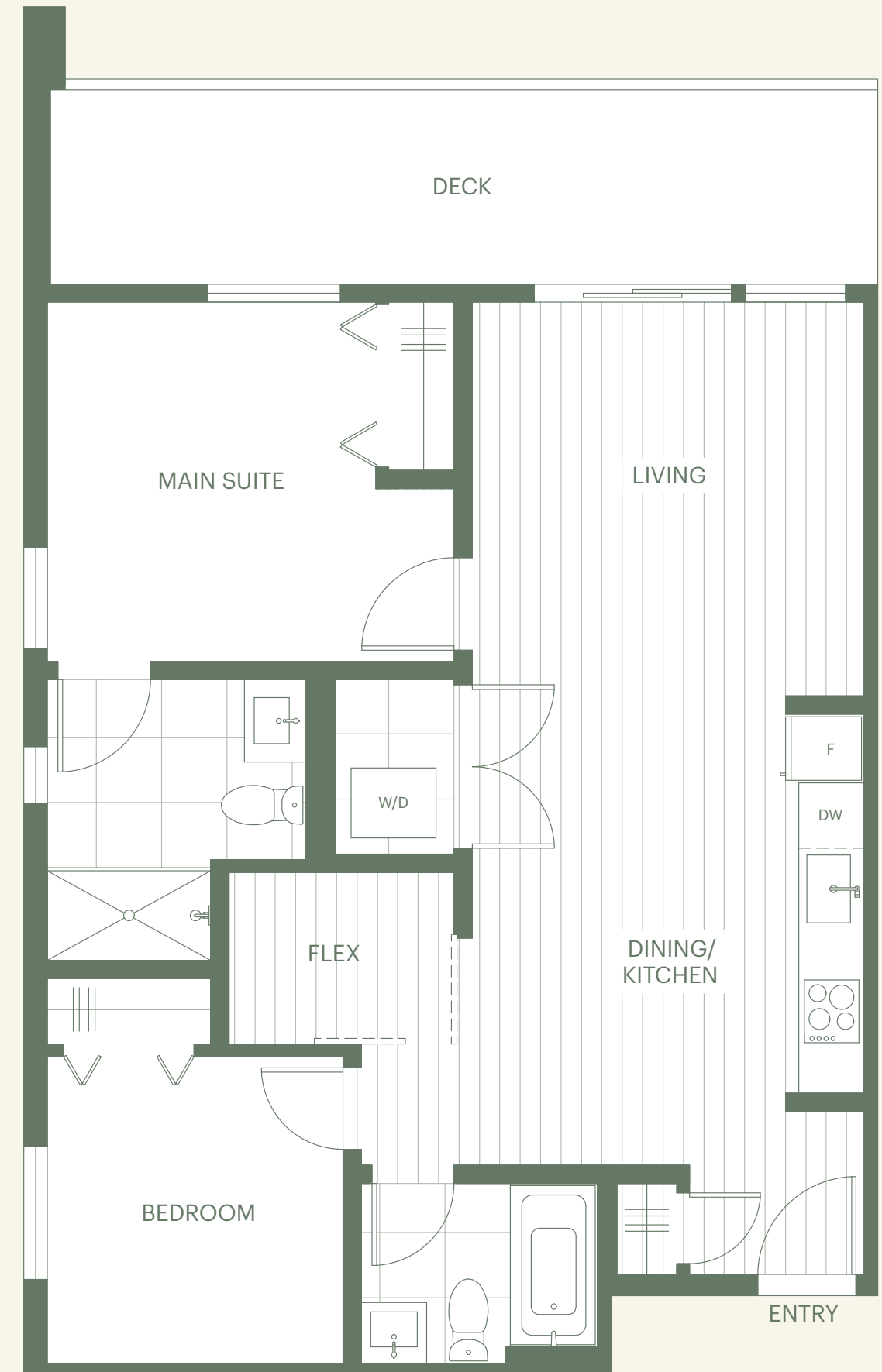


# Birch

## 2 Bed 2 Bath

Level 3-6 850 sq ft

A corner plan with two bedrooms and two bathrooms, this home also has a flex space, which is great for storage. The smart dining/kitchen flows into the living area and out onto the deck. And while the main bedroom has an ensuite, the second bedroom has a bathroom right next door.



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



# Cedar

## 2 Bed 2 Bath

Level 3-6 840 sq ft

With two bedrooms and two bathrooms, this home also has a flex space, which is great for storage. The smart dining/kitchen flows into the living area and out onto the deck. And while the main bedroom has an ensuite, the second bedroom has a bathroom right across the hall.



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





Kitchen in Rich Navy



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# All the Details

There's a lot to look forward to at Moody Yards.

Live above spaces for cafés, shops and services. Hang out with your neighbours in the shared MY Backyard. And work on your next big idea at the MY Co-Work Studio.

With smart layouts, bright spaces and your own patio or deck connecting you to the stunning surroundings, a Moody Yards home makes staying in a whole lot better.

9 ft ceilings, oversized windows and tons of storage deliver light, lofty homes that are made to be lived in. And the classic design with an industrial feel is the perfect nod to the history of the neighbourhood.

Welcome home.



# Specifications

## Inside the Home

- 9 ft ceiling height for more volume, more natural light and more storage.
- Plenty of storage in every home by way of closets, and flex space in some homes.
- Oversized windows over 7 ft in height to increase natural light and extend space in the living/dining area.
- Reinforced television wall with outlets for wall-mounted big-screen TVs.
- Cut-pile carpeting throughout bedrooms. Light oak finish laminate flooring everywhere else.
- Recessed LED pot lights in carefully selected locations. The ensuite bedroom also has a feature wall sconce.
- Contemporary baseboard and doorway trims.
- Garages equipped with electric vehicle charging capabilities.

## Inside the Kitchen

- Contemporary, slim Shaker cabinets in a Rich Navy or Oyster Grey colour scheme.
- Full-height pantry in most homes and an appliance garage for smart storage.
- Feature kitchen utensil rail to keep your counter clear.
- Quartz stone countertops with a stainless steel sink.
- Textured porcelain backsplash inspired by natural stone.
- Pull-down spray faucet in matte black.
- Under-cabinet integrated LED strip.
- Matte-black edge pulls on lower cabinets and contemporary linear pulls on fully integrated appliances.
- Appliances:
  - 24” stainless steel refrigerator (fully integrated in Ash Series homes).
  - 24” electric ceramic glass cooktop.
  - 24” convection wall oven.
  - 24” fully integrated dishwasher.
  - 24” microwave hood fan.
  - 27” front-load stacked washer and dryer.

## Inside the Bathroom

- Contemporary slim Shaker-style cabinets in a Rich Navy or Oyster Grey colour scheme.
- Deep soaker tubs in white acrylic.
- Frameless glass showers.
- White dual-flush toilet with a matte-black push button.
- White porcelain vanity sinks.
- Quartz stone countertops.
- Feature black quartz stone shower ledge.
- Single-lever faucets in matte black.
- Showerheads and handle sets in matte black.
- Large-format porcelain tiles line the floor and walls.
  - Ensuite 2”x2” architectural mosaic wall tile.

## Mosaic Home Care

We want you to feel right at home as soon as you walk through the door. Before you move in, we carry out meticulous assessments of each home. And once you’re in, we’re always available to answer any technical or design detail questions you might have.

- 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

## Community Spaces

### MY Backyard

So much more than a private courtyard, MY Backyard gives residents a sanctuary where they can come together and connect.

With over 36,000 sq ft of outdoor space, plus harvest tables, a children’s play area, an outdoor fitness zone and a shared veggie garden, this is where community comes alive.

Gather with your neighbours and enjoy a glass of wine while the kids play. Fire up the barbecue and share a feast as the sun goes down. Do your morning workout, play bocce ball or curl up with your favourite book. This is your backyard – make it what you will.

### MY Co-Work Studio

MY Co-Work Studio is where residents can come when they need a change of scenery. A beautifully designed and private space where inspiration happens and tall ceilings and oversized windows let in lots of natural light. Stunning furnishings and finishes create a great space where ideas come to life. And with Wi-Fi and plenty of electrical outlets, everyone gets a seat.

### Murray Street Shops

Moody Yards also features 14 ground-level commercial spaces with over 29,000 sq ft for small business like cafés, shops and services.





For over 22 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.

Edward by Mosaic | West Side

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# MOSAIC | A Better Home



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