

NOW SELLING. Construction Underway. COMPLETION EARLY 2023.

URBAN AMENITIES with MOUNTAIN LIVING



MILAGRO

SQUAMISH BC



DEVELOPMENT BY
**MEGADEX INTERNATIONAL
INVESTMENTS (SQUAMISH)
CORPORATION**

SALES + MARKETING BY

RE/MAX
SEA TO SKY
REAL ESTATE

RE/MAX
CREST | MASTERS
Member of the RE/MAX Franchise System

CONSTRUCTION BY:

 **kerkhoff**[®]
DEVELOP • BUILD

ELEVATE YOUR MOUNTAIN LIFESTYLE



Introducing Milagro, a boutique offering of one-, two- and three bedroom condominium homes in downtown Squamish. The residences at Milagro feature unprecedented style and spectacular views, with ultra-convenient shopping and amenities just footsteps away. Built for discerning buyers who refuse to compromise on urban amenities, Milagro brings elevated living to those who cherish the city's unique outdoor playground.

Milagro. Finally, you can have it all.





POLISHED HIGH-END HOMES FOR UPSCALE LIVING

Life at Milagro is about designer-selected features and beautifully finished homes. Generous living spaces feature high ceilings and over-sized windows that deliver breathtaking views, with privacy shades when you need them. Gourmet kitchens are equipped with stainless steel appliances, sleek, flat-panel cabinetry and stylish quartz countertops, while islands are illuminated by Luminosa light fixtures. At Milagro, we've taken care of all the fine details that promise unparalleled lifestyles.

ADD YOUR PERSONAL SIGNATURE OF STYLE

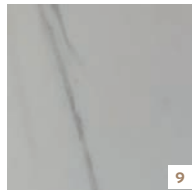
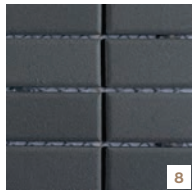
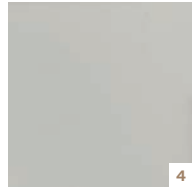
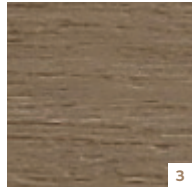
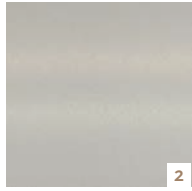
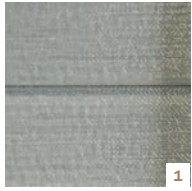


At Milagro, your way is the best way. Choose from one of two colour palettes and upgrade to the features you love, including hardwood flooring, a built-in closet organizer, a wine fridge or a den reconfigured to an office or flex space. Add the sought-after Nest system for digital access to thermostats, doorbell and front door.

Milagro. Make It Yours.

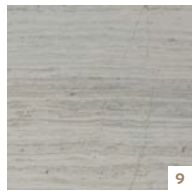
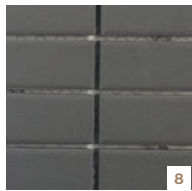
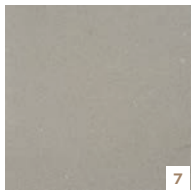
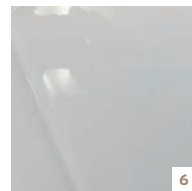
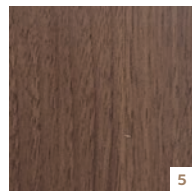
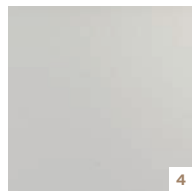
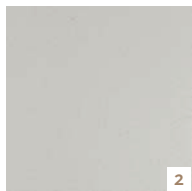
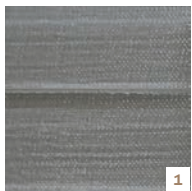


COLOUR SCHEMES



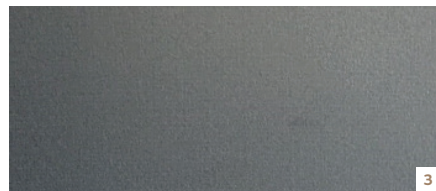
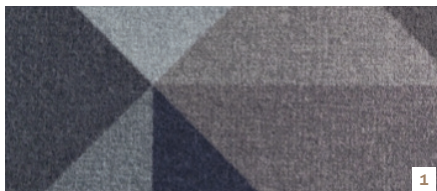
LIGHT SCHEME

- | | |
|----------------------------------|---------------------------|
| 1. KITCHEN BACKSPLASH | 5. LOWER CABINETS |
| 2. COUNTERTOP
KITCHENS / BATH | 6. WALL TILE BATHTUBS |
| 3. FLOORING | 7. FLOOR TILE BATHROOM |
| 4. UPPER CABINETS | 8. WALL TILE SHOWER NICHE |
| | 9. WALL TILE SHOWERS |



DARK SCHEME

- | | |
|----------------------------------|---------------------------|
| 1. KITCHEN BACKSPLASH | 5. LOWER CABINETS |
| 2. COUNTERTOP
KITCHENS / BATH | 6. WALL TILE BATHTUBS |
| 3. FLOORING | 7. FLOOR TILE BATHROOM |
| 4. UPPER CABINETS | 8. WALL TILE SHOWER NICHE |
| | 9. WALL TILE SHOWERS |



COMMON AREAS

- | | |
|--------------------------|--------------------------|
| 1. CARPET CORRIDORS | 4. FLOOR TILE LOBBY |
| 2. SUITE DOORS SURROUNDS | 5. LOBBY WALLS |
| 3. ELEVATOR INTERIOR | 6. AMENITY ROOM FLOORING |

FEATURES + FINISHES

LIVE THE MOUNTAIN LIFESTYLE IN

DOWNTOWN SQUAMISH

- A boutique six-storey collection of tastefully appointed 1-, 2- and 3-bedroom residences in the heart of Squamish, with completion scheduled for Q1 2023
- Designed by award-winning AKA Architecture + Design, specialists in the Sea to Sky Corridor, Milagro features a sustainable, energy efficient design & contemporary architecture complemented by warm wood accents
- Oversize windows frame panoramic views of the spectacular mountain scenery
- Generous, well thought-out floorplans offer spacious living
- Exterior balconies enhance indoor-outdoor lifestyle
- Generous storage space for recreation gear in oversize secure storage units on every floor
- Three retail storefronts at ground-level along Victoria St. and Second Ave. offer convenient services close to home
- Urban amenities and endless outdoor recreation at your doorstep: hiking, skiing, sledding, climbing, kayaking, fishing and more

SLEEK, STYLISH INTERIORS

- Tailor your home with a choice of two designer selected colour palettes: Urban or Orchard
- Durable laminate flooring throughout the main living areas and bedrooms
- High quality Luminosa lighting package illuminates vibrant and inviting living spaces
- Window blinds offer privacy and control over the interior environment
- Contemporary baseboard and window/door trim package
- Spacious interiors feature 9' ceiling on 6th floor and 8'6" height on floors 2-5
- Energy Star rated, stacked, front-loading washers & dryers

GOURMET KITCHENS

- Contemporary flat-panel laminate cabinetry
- Designer-selected refined quartz countertops with complementary tile backsplash
- Double-basin undercounter stainless steel sink
- Gourmet stainless steel Whirlpool appliance package
- 30" electric slide-in range with ceramic cooktop
- 18.5-cubic-foot bottom-freezer refrigerator, Energy Star rated
- High quality, whisper-quiet dishwasher, Energy Star rated

BATHING BLISS

- Modern and matching tub and shower surrounds
- Generous flat-panel vanity with ample storage
- Porcelain tile flooring
- Designer-selected plumbing fixtures, including polished chrome faucets and powerful shower heads

OPTIONAL UPGRADES

- NEST System for seamless, digital operation of thermostat, doorbell & lock
- Wine Fridge for convenient storage of your libations
- Under-Cabinet Lighting adds soft illumination to kitchen and master ensuite under kick
- Built-In Closet Organizer for easy storage of garments in master bedroom
- Den Reconfiguration to office or flex space, including full wall and door
- Sleek Hardwood Flooring in living area and/or bedrooms
- Nuheat Floor Heating adds cozy warmth to master ensuite

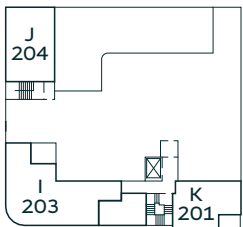
PEACE OF MIND

- 2-5-10 year warranty
- Sustainable and energy efficient design integrated into the building and homes

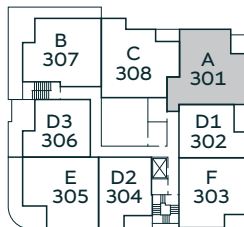
* Project specifications subject to change at the developer's discretion as detailed in the Contract of Purchase and Sale and Disclosure Statement and subsequent amendments.

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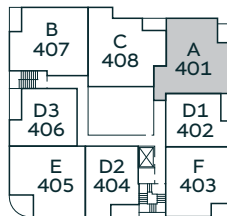
2 BEDROOM + FLEX
2 BATHROOM
1,024 SQ FT



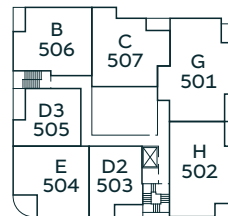
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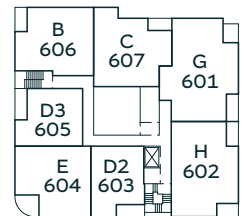
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Level 4



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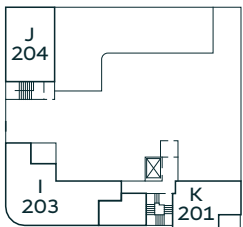
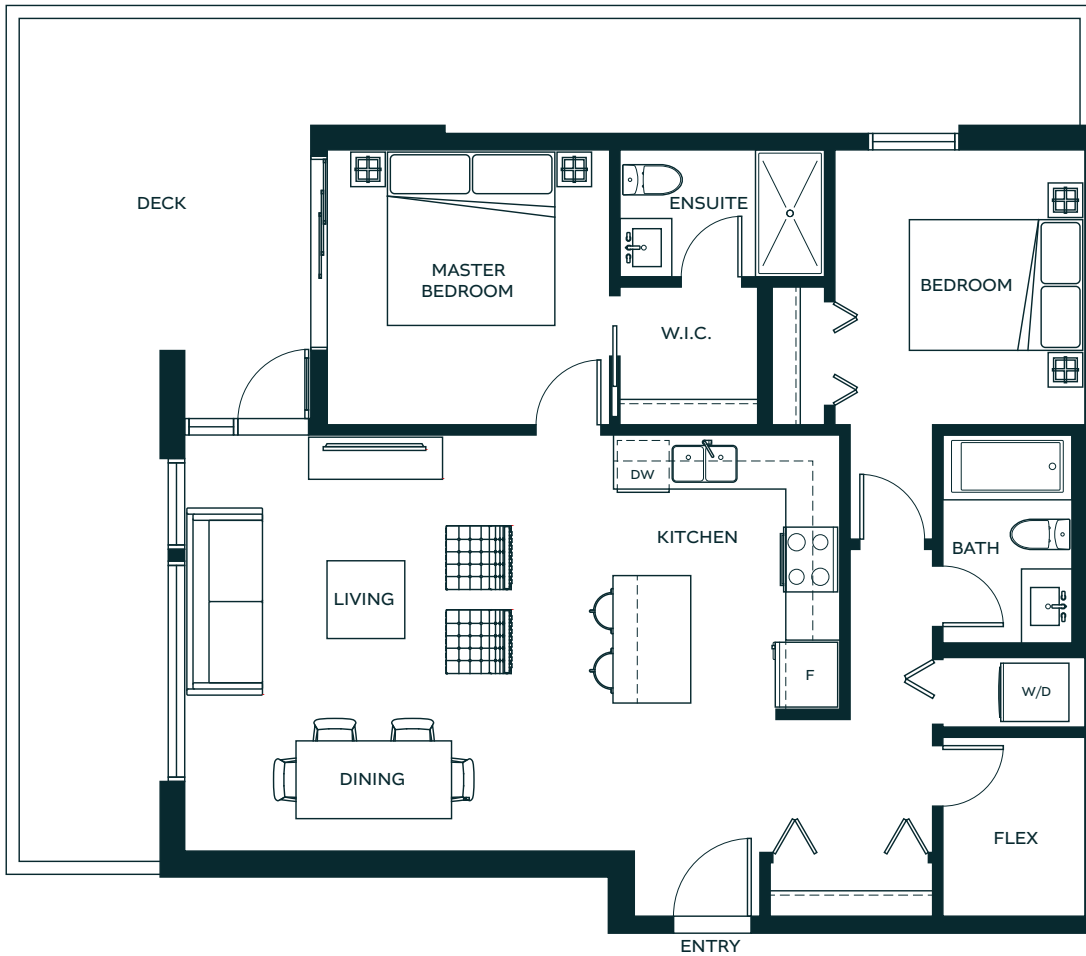


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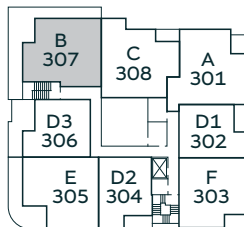


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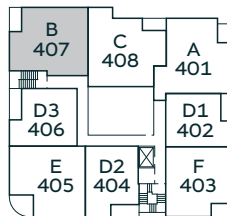
2 BEDROOM + FLEX
2 BATHROOM
994 SQ FT



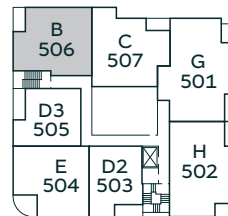
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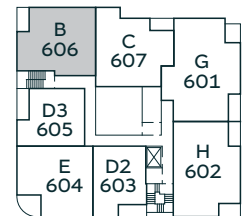
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Level 4



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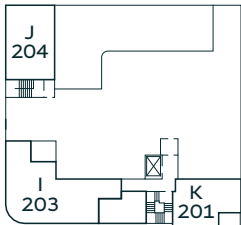
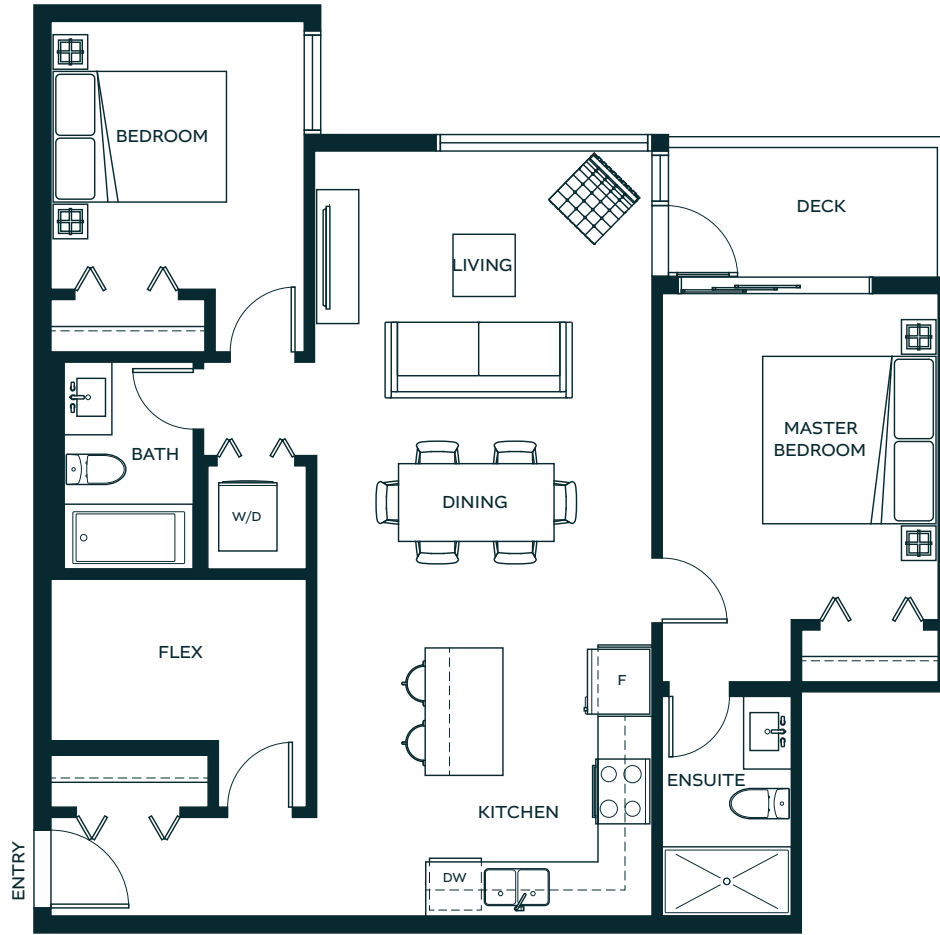


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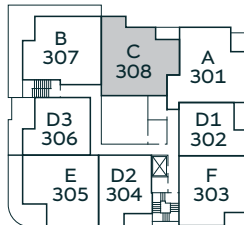


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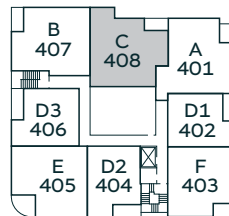
2 BEDROOM + FLEX
2 BATHROOM
1,013 SQ FT



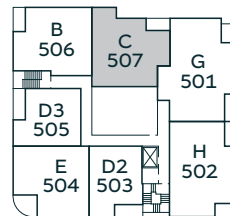
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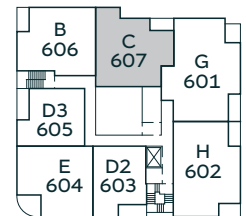
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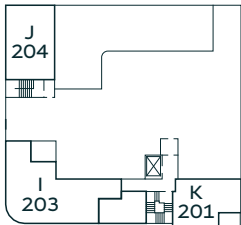
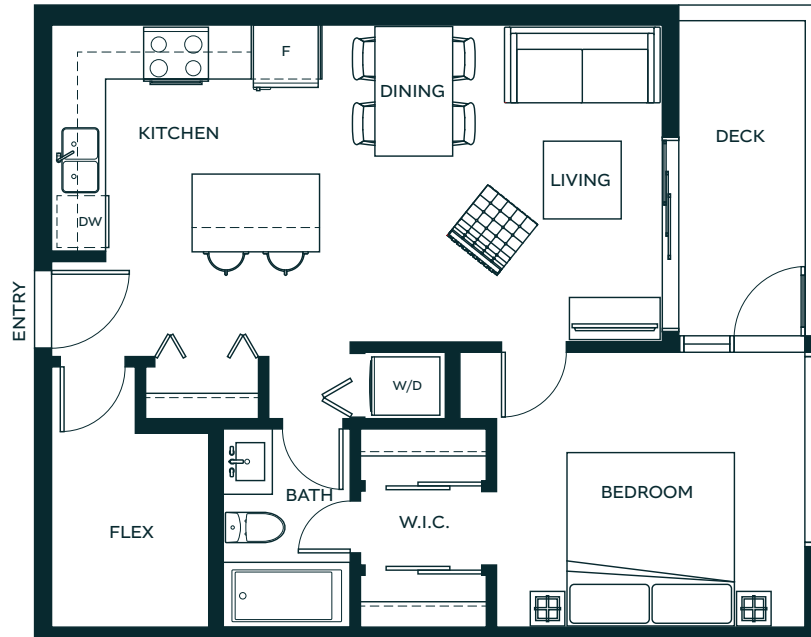


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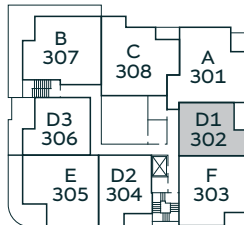


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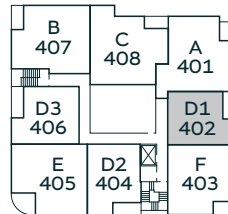
1 BEDROOM + FLEX
1 BATHROOM
654 SQ FT



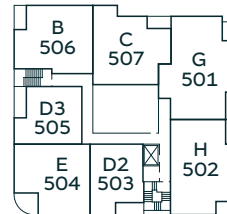
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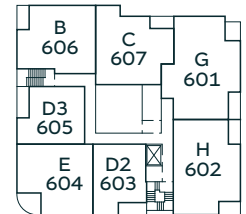
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Level 4



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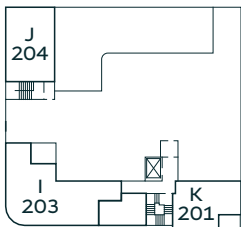
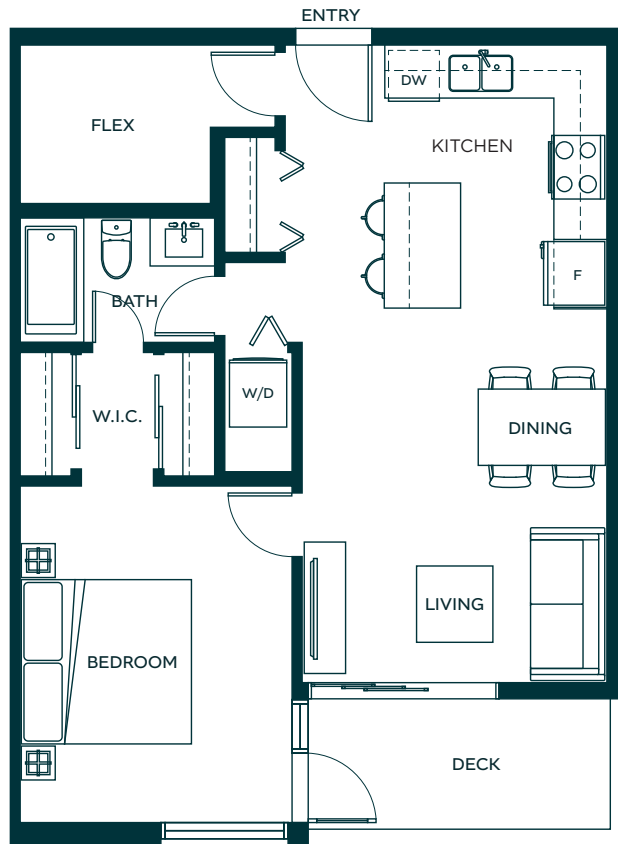


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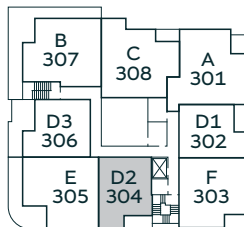


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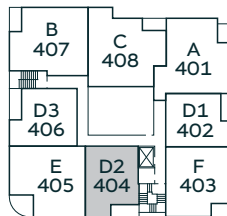
1 BEDROOM + FLEX
1 BATHROOM
687 SQ FT



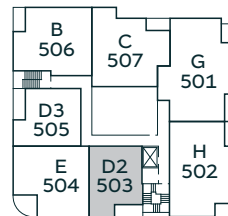
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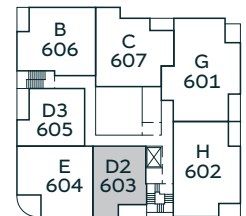
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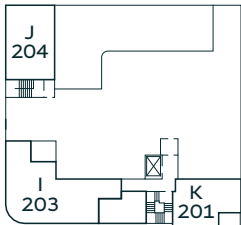
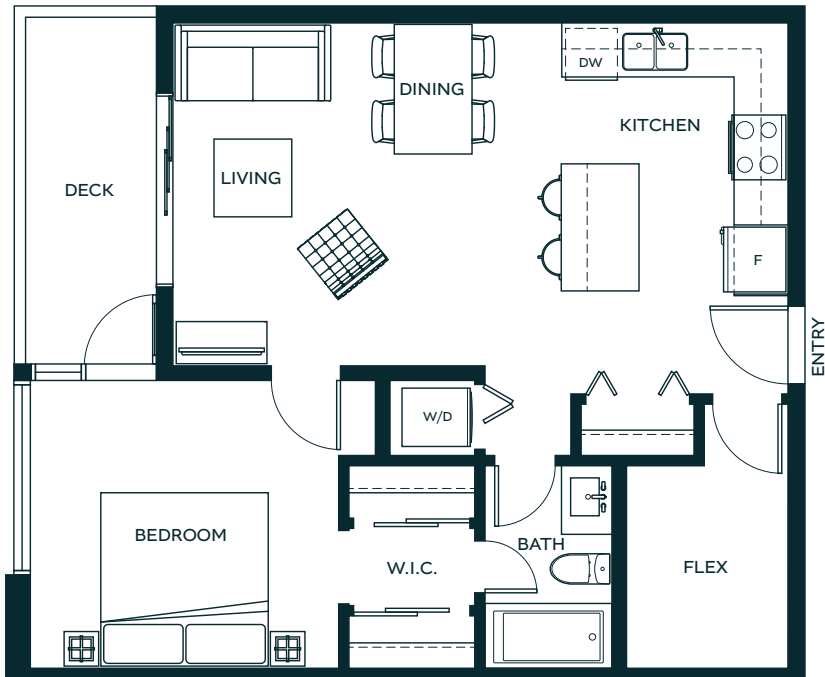


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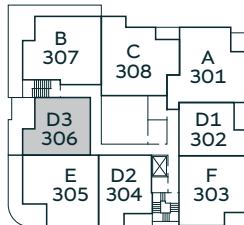


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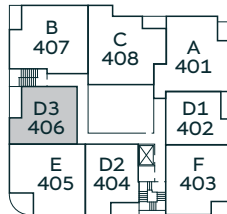
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1 BATHROOM
705 SQ FT



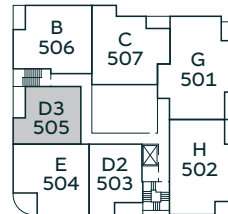
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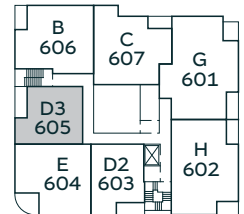
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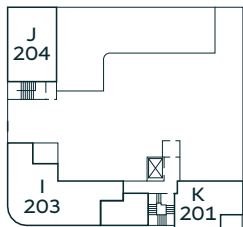
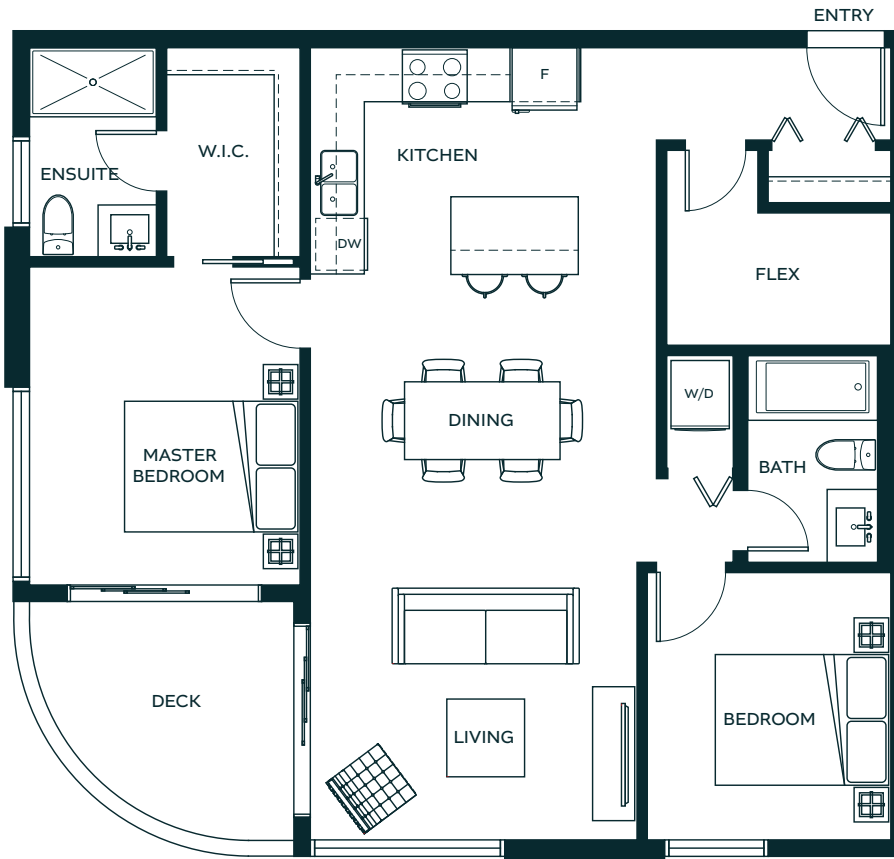


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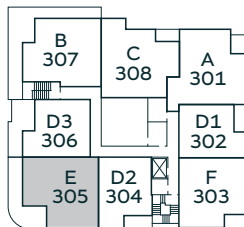


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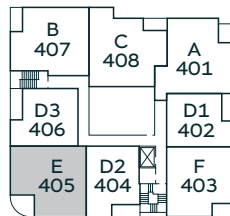
2 BEDROOM + FLEX
2 BATHROOM
970 SQ FT



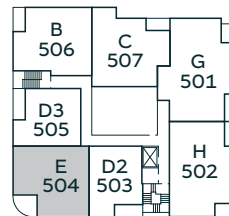
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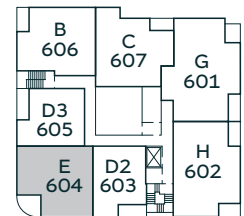
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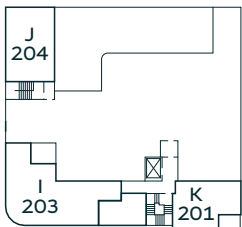


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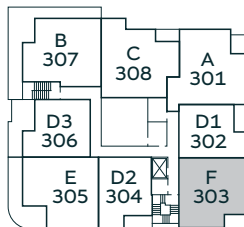


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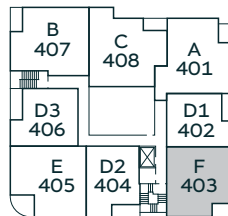
2 BEDROOM + FLEX
 2 BATHROOM
 892 SQ FT



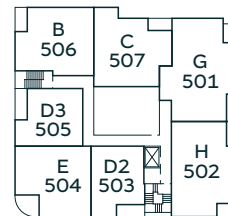
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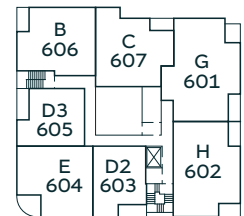
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Level 4



Level 5

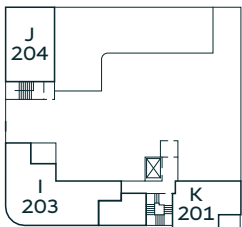
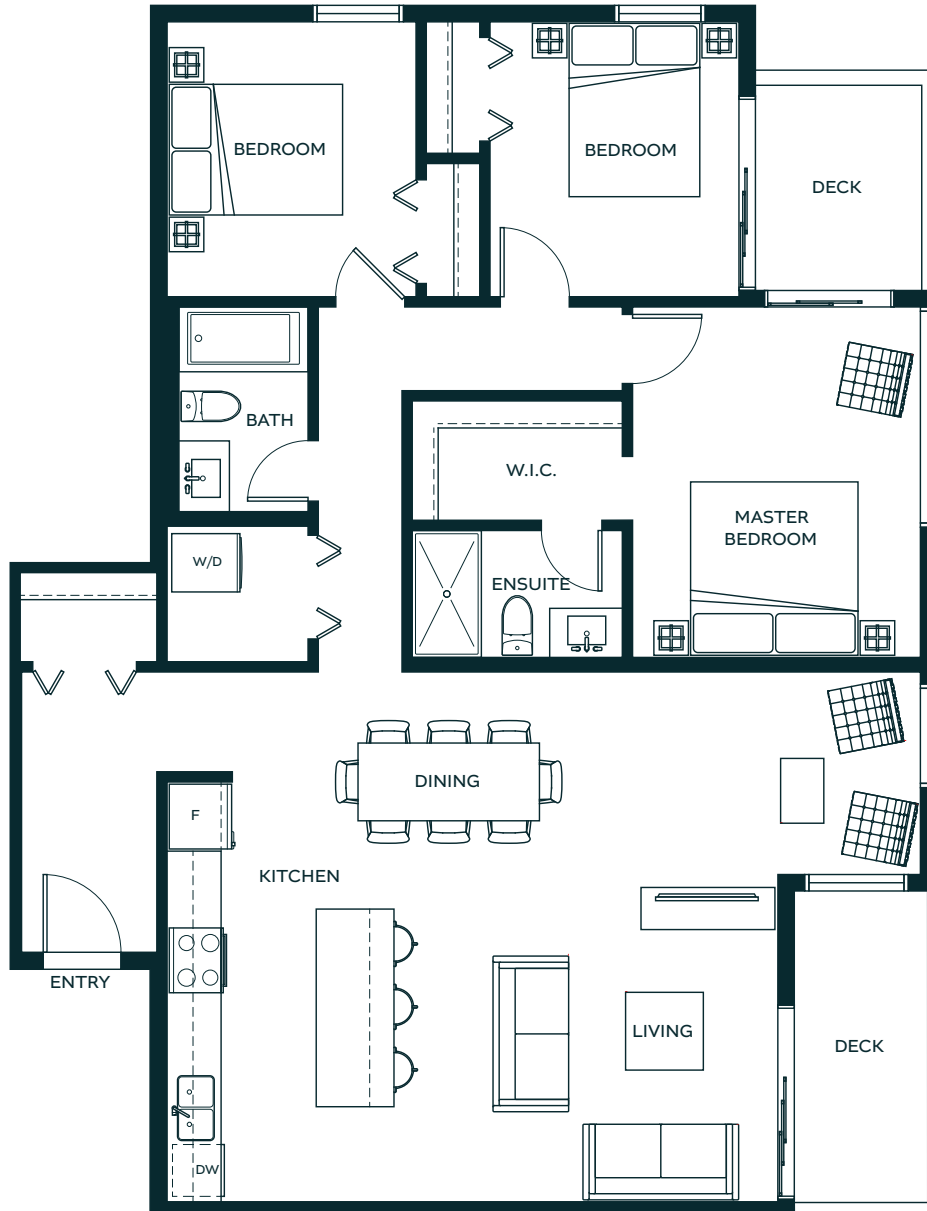


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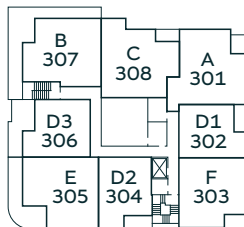


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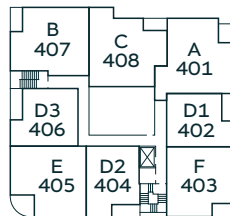
3 BEDROOM + FLEX
2 BATHROOM
1,337 SQ FT



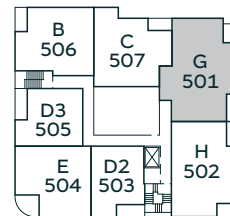
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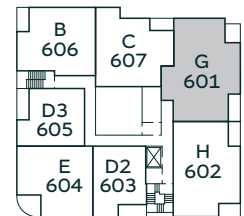
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Level 4



Level 5

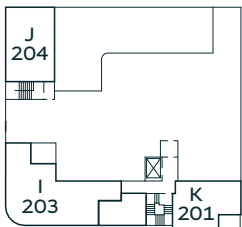
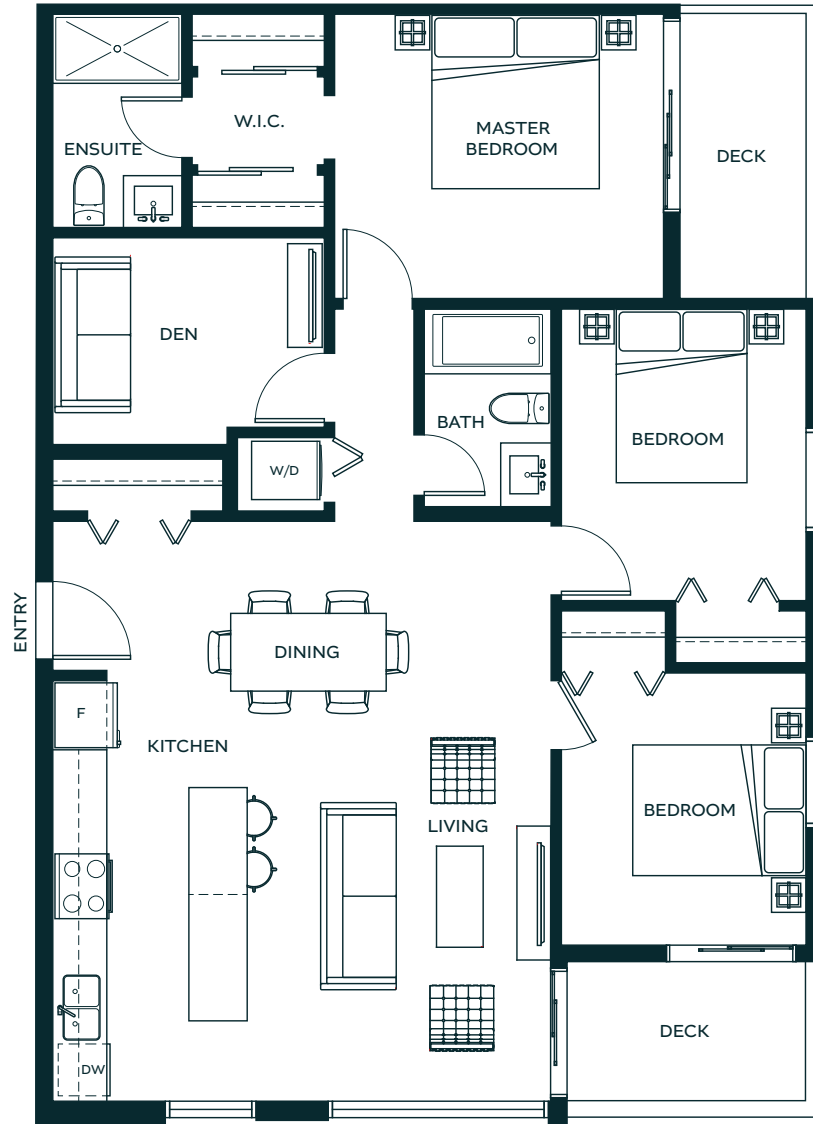


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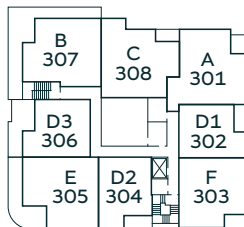


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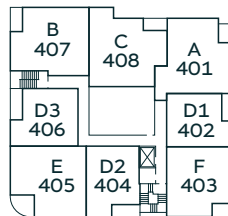
3 BEDROOM + DEN
2 BATHROOM
1,174 SQ FT



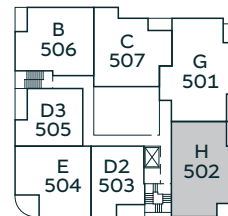
Level 2



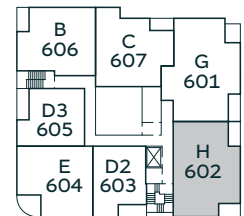
Level 3



Level 4



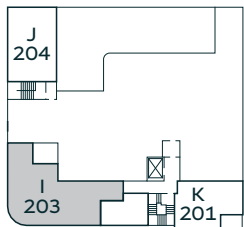
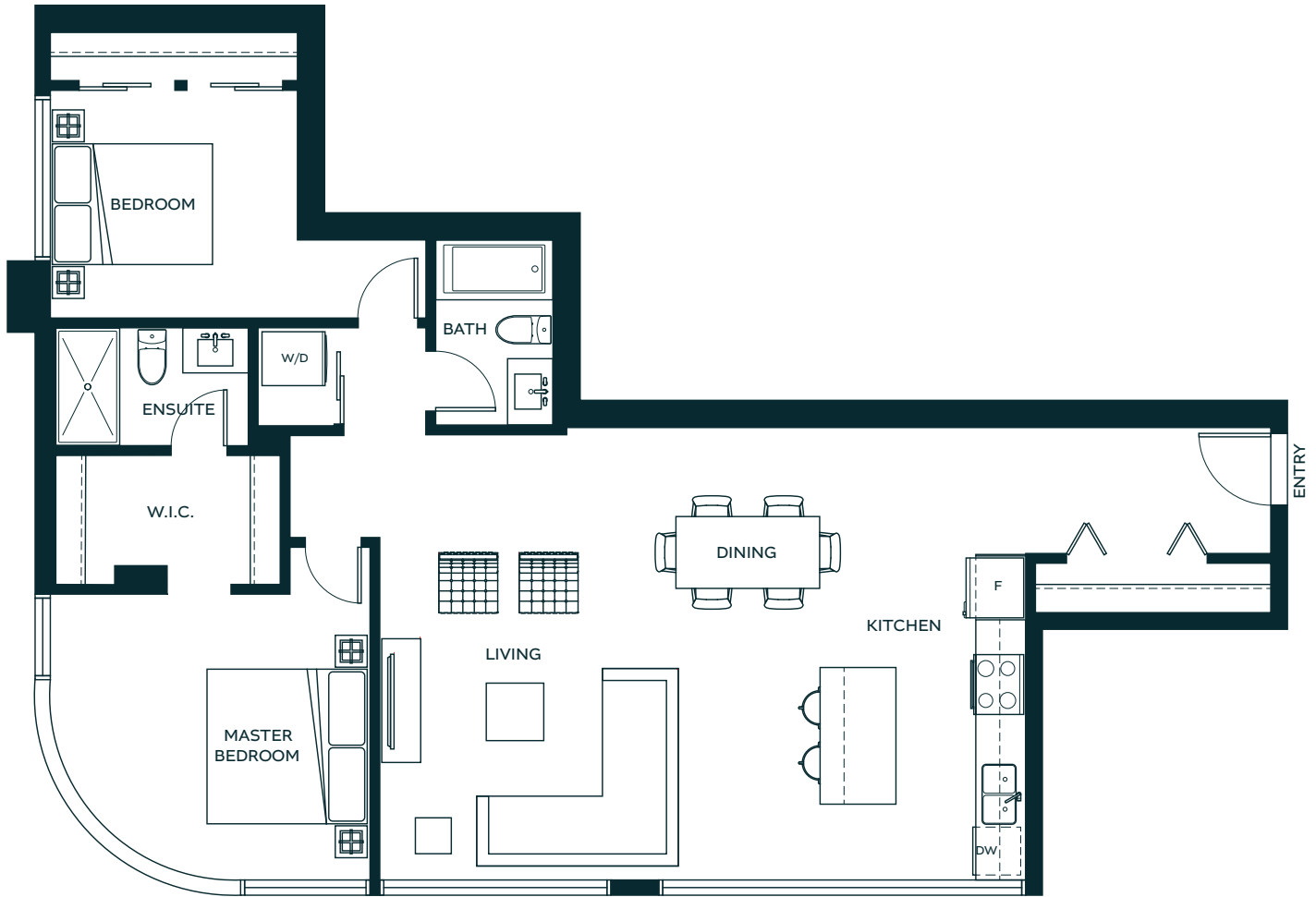
Level 5



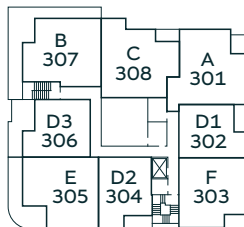
Level 6



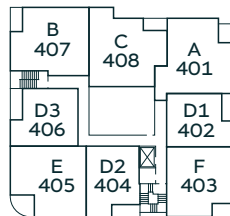
2 BEDROOM
 2 BATHROOM
 1,207 SQ FT



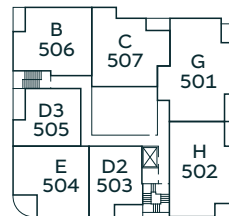
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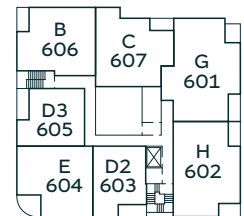
Level 3



Level 4



Level 5

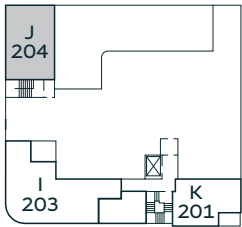
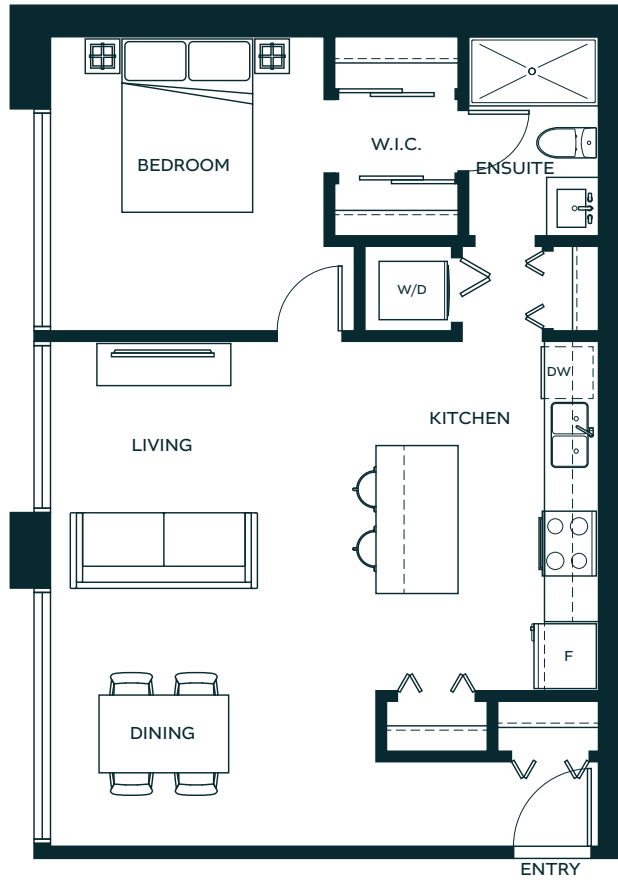


Level 6

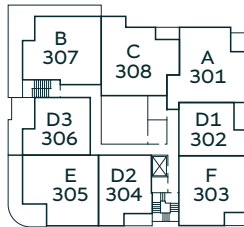


J

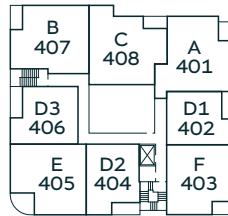
1 BEDROOM
1 BATHROOM
747 SQ FT



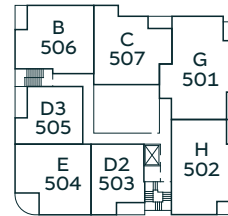
Level 2



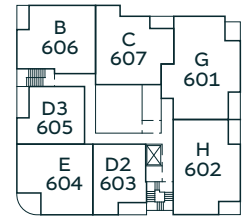
Level 3



Level 4



Level 5

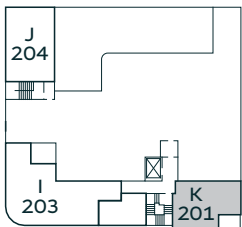
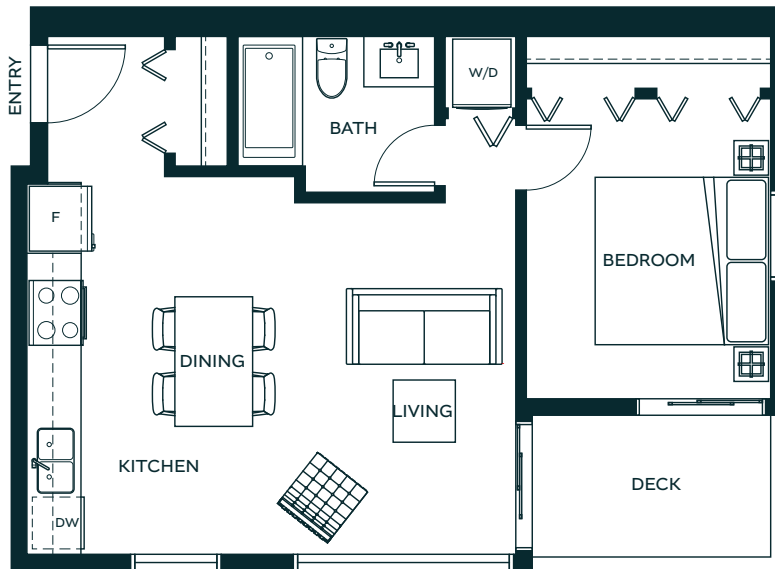


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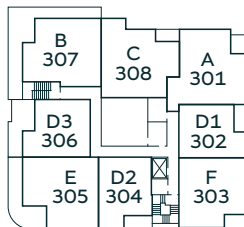


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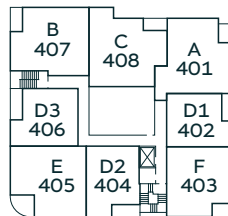
1 BEDROOM
1 BATHROOM
573 SQ FT



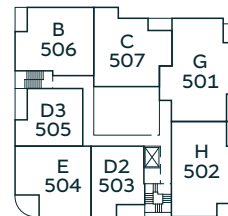
Level 2



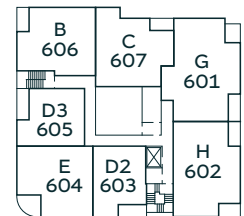
Level 3



Level 4



Level 5



Level 6





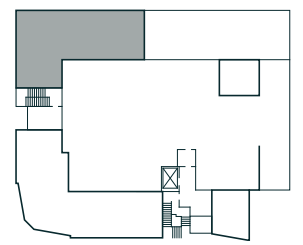
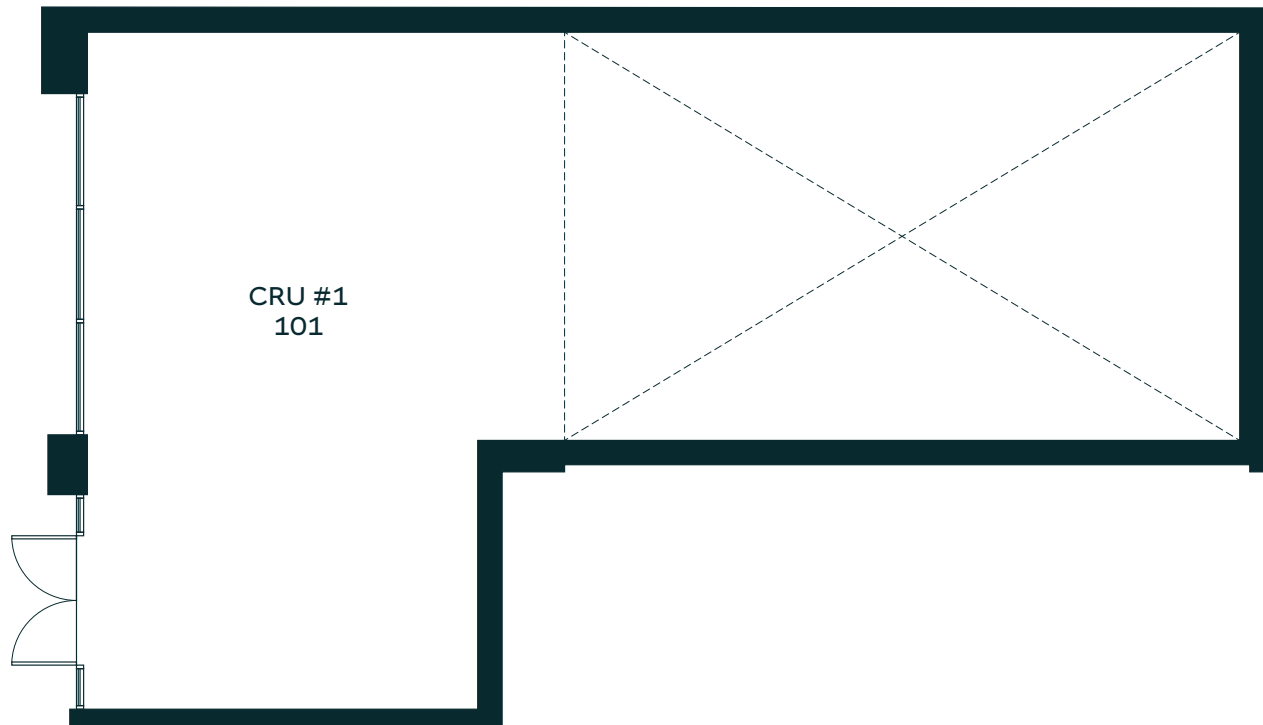
THE ULTIMATE COMMERCIAL/RETAIL LOCATION

When it comes to retail, location is everything. Milagro is proud to present three spacious retail locations at the coveted intersection of Victoria and Second avenue, the heart of Downtown Squamish. Minutes from the Sea to Sky Highway and featuring easy pedestrian access to area restaurants and stores, this well positioned locale promises incredible retail opportunity, success and growth. Reach out to our sales team for more information.



CRU 1

1404 SQ FT

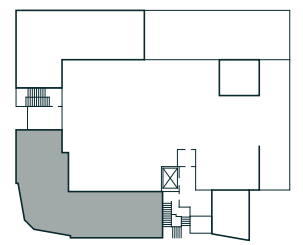
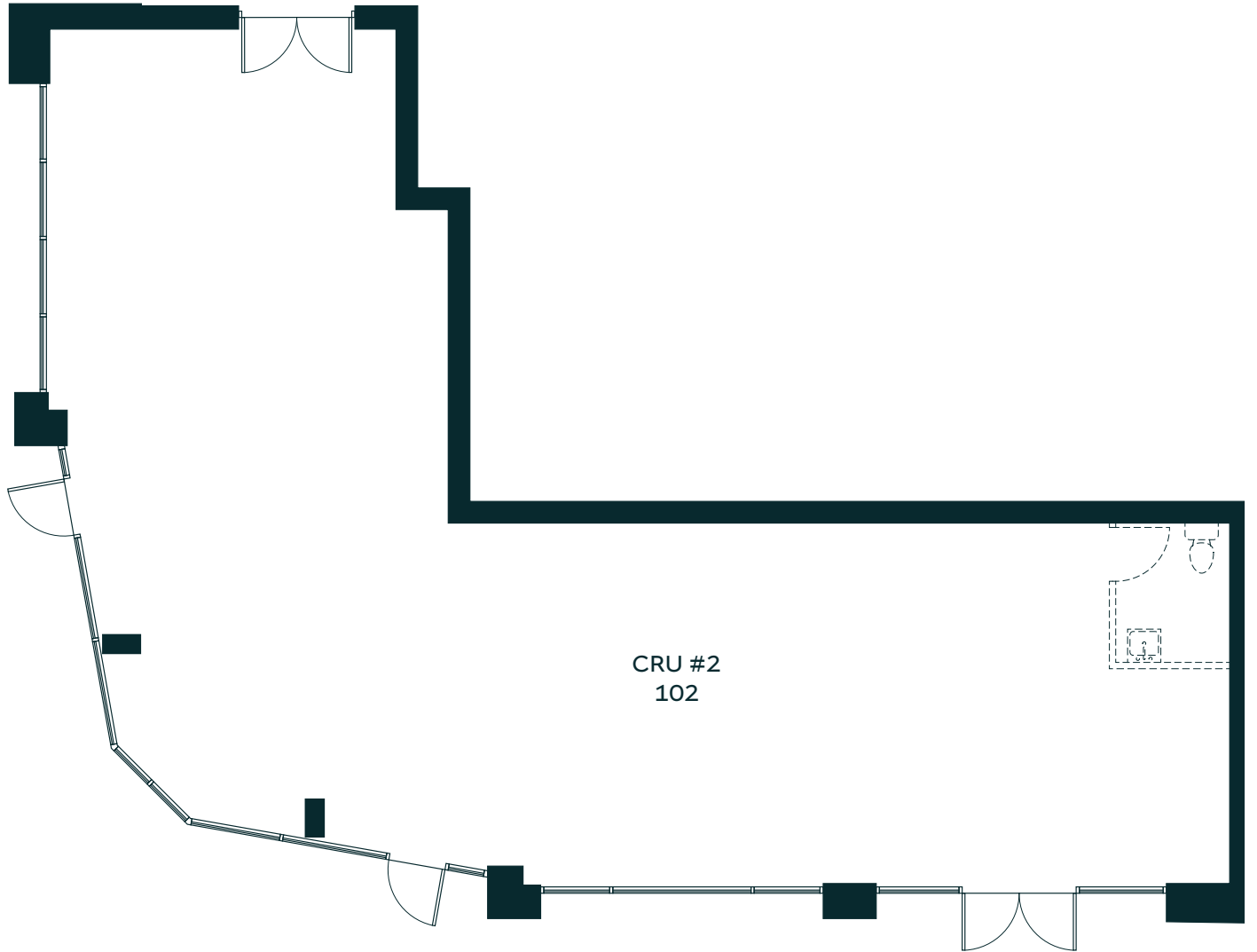


Level 1



CRU 2

1730 SQ FT

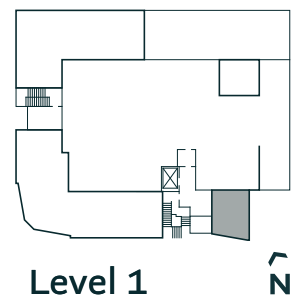
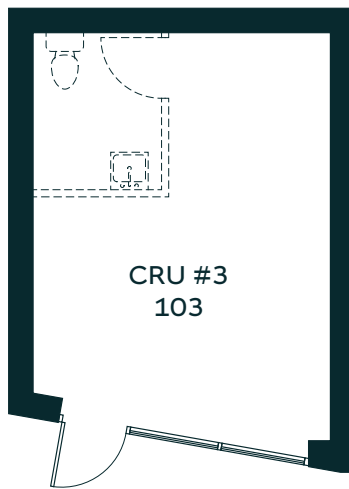


Level 1



CRU 3

320 SQ FT

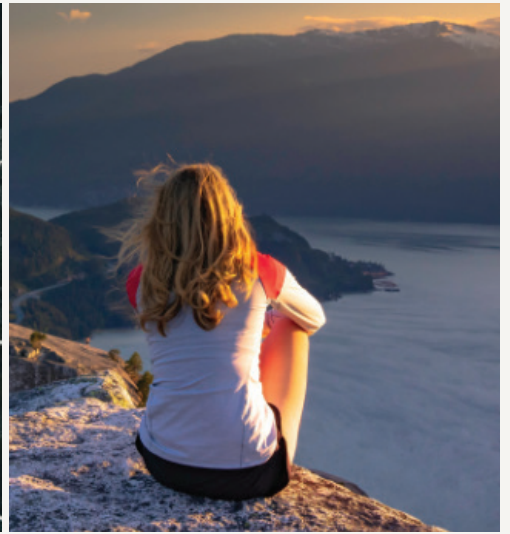






IT DOESN'T GET BETTER THAN THIS



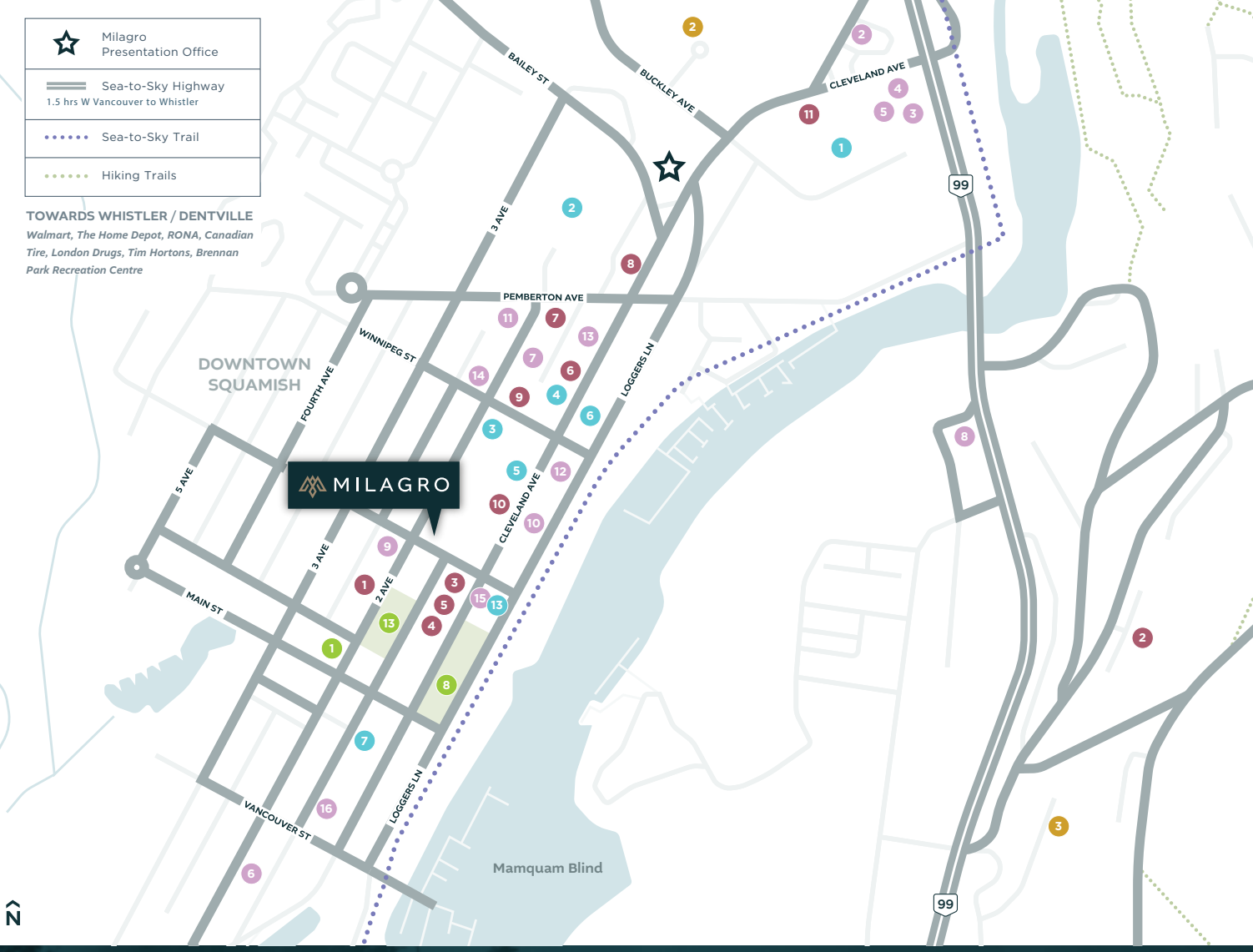
The ultimate playground for natural recreation, the choices are endless in Squamish. Climb The Chief, dip your paddle into the cool waters of the Squamish Estuary, hike the Oceanfront Trail or feel the wind in your hair riding down the Ray Peter's Trail.

Or just stroll down the street from your home. Start your day at the café around the corner. Shop at the Farmer's Market and local boutiques. Explore the dozens of fine dining restaurants and eateries within blocks. Squamish is a city bursting excitement all year round.



-  Milagro Presentation Office
-  Sea-to-Sky Highway
1.5 hrs W Vancouver to Whistler
-  Sea-to-Sky Trail
-  Hiking Trails

TOWARDS WHISTLER / DENTVILLE
 Walmart, The Home Depot, RONA, Canadian Tire, London Drugs, Tim Hortons, Brennan Park Recreation Centre



SHOPPING/GROCERY

- 1 Squamish Station
(Bosley's Pet Food Plus, Engel & Volkers Whistler, Health Food Heaven, Home Hardware, Nester's Market, Valhalla Pure Outfitters)
- 2 Chieftain Centre
(Save-On-Foods, Shoppers Drug Mart, Squamish Liquor Store, Lordco)
- 3 Dollar Tree
- 4 Corsa Cycles
- 5 Random & Co
- 6 Pearl's Value & Vintage
- 7 Climb on Equipment
- 8 Walmart
- 9 The Home Depot
- 10 RONA
- 11 Canadian Tire
- 12 London Drugs
- 13 Squamish Farmer's Market

FOOD & BEVERAGE

- 1 Tim Hortons
- 2 McDonald's
- 3 White Spot
- 4 A&W
- 5 Starbucks
- 6 Flipside Burgers
- 7 Saha Eatery
- 8 Sunny Chibas Fried Chicken Mexican Cantina
- 9 The Salted Vine Kitchen + Bar
- 10 Chef Big D's
- 11 Joe Pesto's Wood Fired Pizzeria
- 12 Zephyr Café (850)
- 13 Green Olive Market and Cafe
- 14 Sushi Goemon
- 15 The Copper Coil Still & Grill
- 16 Howe Sound Inn & Brewing

SERVICES

- 1 Squamish Municipal Hall
- 2 Squamish General Hospital
- 3 Squamish Pharmacy
- 4 Squamish Medical Clinic
- 5 Diamond Head Medical Clinic
- 6 Garibaldi Dental Clinic
- 7 Precision Optical
- 8 BMO
- 9 RBC
- 10 Scotiabank
- 11 TD Canada Trust

RECREATION / PARKS

- 1 Squamish Public Library
- 2 Brennan Park Recreation Centre
- 3 Smoke Bluffs Park
- 4 Rose Park
- 5 Squamish Adventure Centre
- 6 Rope Runner Aerial Adventure Park
- 7 Squamish Spit & Estuary
- 8 Junction Park & O'Siyam Pavilion
- 9 Squamish Terminals
- 10 Oceanfront Loop Trail
- 11 Sea-to-Sky Gondola
- 12 Squamish Estuary
- 13 Stan Clark Park / Playground

EDUCATION

- 1 Quest University Canada
- 2 Ecole Squamish Elementary
- 3 Stawamus Elementary
- 4 Squamish Waldorf School
- 5 Valleycliffe Elementary
- 6 Howe Sound Secondary

AREA STATISTICS

The following demographic information is based on the dissemination area as defined by Statistics Canada. A dissemination area contains, on average, approximately 200 – 400 households and is often referred to as a small neighbourhood. Data has been provided by a 3rd party supplier based on census data from Statistics Canada.

POPULATION SIZE

934

MEDIAN AGE

41.1

AVERAGE HOUSEHOLD SIZE

2.1

AVERAGE HOUSEHOLD INCOME

\$158,267

HOUSEHOLDS WITH CHILDREN (%)

46%

HOUSEHOLDS WITHOUT CHILDREN (%)

54%

NUMBER OF HOUSEHOLDS

389

NOT IN THE LABOUR FORCE (%)

19%



THE TEAM

MEGADEX INTERNATIONAL INVESTMENTS

A Canadian company based in BC, Megadex International Investments Corp. was incorporated in 1994. We are licensed BC residential builders with a focus on high-end single family homes and multifamily developments. Our specialty is real estate investment and development, and we bring an intrinsic understanding of our clients' needs to every project. We pride ourselves on establishing successful partnerships and assembling top-notch teams that exceed expectations and deliver projects on deadline, every time.

KERKHOFF CONSTRUCTION

A design and construction company with over 50 years of experience, Kerkhoff specializes in assembling dynamic teams that deliver outstanding results. Focused on quality craftsmanship and creative designs, our buildings include condominium high rises, townhomes, mixed-use buildings and single detached homes. We're proud of our legacy and of helping shape the BC landscape with iconic urban developments that stand the test of time.

AKA architecture + design

A full-service, award-winning Squamish-based architectural firm, AKA's portfolio includes an extensive selection of highly successful projects designed with an inherent sensitivity to the interface between the built and natural environments. Whether the design requirements are urban or mountain, we respond to the vision and requirements of each project with focus, integrity and skill, delivering designs that inspire functionality and integrate seamlessly into the landscape.

REMAX SEA TO SKY REAL ESTATE

RE/MAX Sea to Sky Real Estate has been in business and servicing the Sea to Sky Corridor for over 30 years with its dedicated team of professionals. The project sales team headed by Darren McCartney has advised developers and served hundreds of clients in dozens of residential and commercial projects from start to finish in the general Squamish area. With over 15 years experience on the ground, Darren and his team look forward to doing business!

REMAX CREST MASTERS REAL ESTATE

Headed by Orazio Scaldaferrri, ReMax Crest Masters brings 29 years experience in residential and investment real estate. A skilled negotiator, Scaldaferrri is a client-service oriented realtor who has built his reputation on good ethics and a no-pressure approach. His clientele includes many international investors seeking to relocate or invest in British Columbia.









MILAGRO

SQUAMISH BC



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(SQUAMISH) CORP.**
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