

BUILDING BROCHURE

2ND & COMMERCIAL

1661 EAST 2nd Ave. · Vancouver, BC V5N 1E1 · Grandview VE



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YEAR BUILT 2014	LEVELS 4	SUITES 22	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN BCP44374	DEVELOPER Now Developments
ARCHITECT Integra Architecture Inc		MANAGEMENT First Service Residential	

Overview

Local -1661 2nd Avenue East, Vancouver, BC V5N 1E1, BCP44374 - located in Grandview area of Vancouver East, at the crossroads East 2nd Avenue and Commercial. Local is close to Grandview Elementary, Alice Townley Park, Shelley Park, shops, restaurants, cafes on Commercial Drive. Granview Lane Bowling Centre, McSpadden Park, Rio on Broadway, Queen Victoria Annex school, Shoppers Drug Mart, China Greek Skatepark, Vancouver Community College, JJ Market, Centre for Digital Media, Sahalli Park, Victoria Park, Grandview Park and Britannia Community Elementary are close to the complex. The restaurants in the neighbourhood are Libra Room Cafe, Lombardo's Pizzeria and Restaurant, Bouzyous The Greek Taverna, Belgian Fries and Rinconcito. The bus stops at your door. Commercial Skytrain Station is a couple of blocks away. Local was built in 2011 by Streamline Group. This four-level building has frame-wood construction with mixed exterior finishing. There are 22 units in development and in strata. These urban homes designed by Virage Design and Integra Architecture Inc. Located in the most vibrant and fun neighbourhood, this complex is a collection of studio homes, one and two bedroom suites. Some of the most impressive features at the new Local condos are the eco-friendly and sustainable features incorporated into the building exterior and interior. These features include a heat recovery ventilation system with fresh air exchange every two hours in addition to polished concrete floors with radiant in floor heating and cooling system. This building also have roof mounted solar UV thermal collection that provide domestic hot water heating and an Innotech Tilt Turn European windows and door with UVA and B coated finishing which provides added thermal insulation lowering the energy costs. Local features a premium appliances package that includes an AEG stainless steel electric cooktop, oven and Titanium fridge, Blomberg Energy Star rated dishwasher, full size LG washer and dryer. Homes at Local have custom kitchen and bathroom cabinetry that are built to premium environmental standards. All homes have the new home warranty in addition to a five-year plumbing, heating ventilation and building envelope service contract.

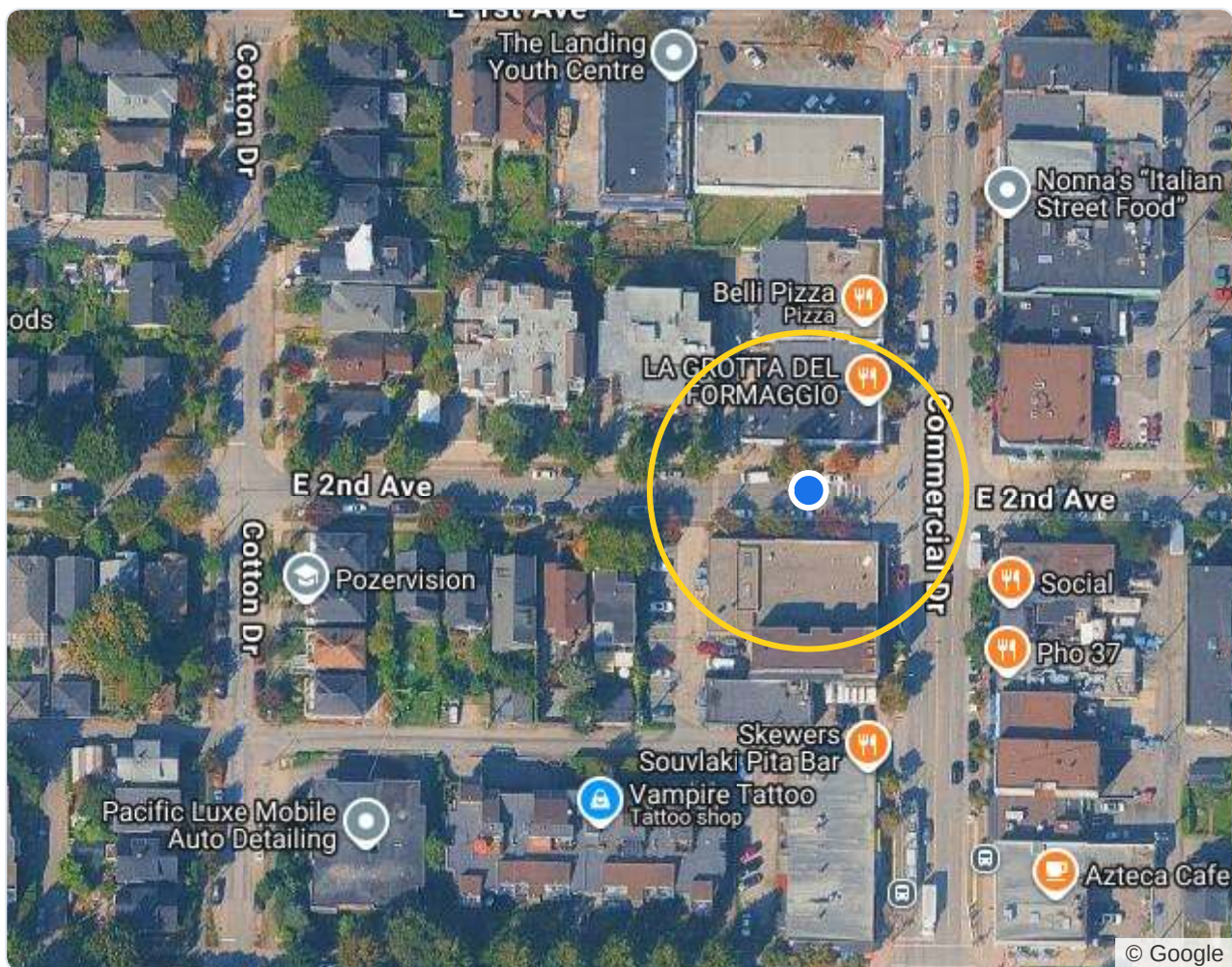
Amenities & Features

- | | |
|-------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Garden | ✓ In Suite Laundry |
| ✓ Storage | |

Maintenance Fees Include

- | | |
|------------------|----------------|
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Gas | ✓ Hot Water |
| ✓ Management | ✓ Snow Removal |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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