

# 2300 KINGSWAY

THE TIME+PLACE

A VANCOUVER  
LANDMARK  
WALL DOES  
IT AGAIN.



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[Features](#)  
[Amenities](#)  
[Plans](#)  
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Welcome to 2300 Kingsway Vancouver Condos

A VANCOUVER LANDMARK AND NOW YOUR NEW VANCOUVER HOME

WHEN YOU SAY LOCATION, IT'S VANCOUVER.  
WE HAVE ALWAYS UNDERSTOOD THIS AND NOW  
THE WORLD UNDERSTANDS IT TOO.

2300 Kingsway has the distinctive marque of a signature Wall community. Architecturally stunning concrete vertical lines and elegant steel construction create striking street level impact. Culturally diverse Renfrew-Collingwood neighbourhood includes Norquay Village shopping and choice Vancouver restaurants. 2300 Kingsway Vancouver residences are the perfect locale for accessing the city's best.

# 8

REASONS TO BUY AT 2300 KINGSWAY...

ALL ONE BEDROOMS UNDER \$299,000

FABULOUS VANCOUVER LOCATION

INCREDIBLE VALUE FROM JUST \$225,000

LEED SILVER DESIGN FOR SUSTAINABLE LIVING

QUALITY CONSTRUCTION FROM WALL GROUP OF COMPANIES

SPECTACULAR VIEWS

STAINLESS STEEL APPLIANCES INCLUDING GAS RANGE

RECORD LOW INTEREST RATES

GREAT SELECTION OF HOMES STILL AVAILABLE  
OPEN BY APPOINTMENT ONLY  
CALL 604 435 2300

Marketed by

RENNIE

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# MODERN STYLE. NATURAL FEEL.

YOUR CHOICE OF TWO GREAT SCHEMES BY AWARD-WINNING INTERIOR DESIGN FIRM, BYU DESIGN. ELEGANT CONCRETE CONSTRUCTION. SAVVY DESIGN. STUNNING VIEWS.

### LIVING

- Expansive windows
- Modern satin chrome levers for doors
- Warm laminate wide plank flooring in living, dining, kitchen and entry areas
- Custom dyed broadloom nylon carpeting in bedrooms
- Earth-tone colour palette

### KITCHEN

- Composite stone slab countertops and backsplashes in white or taupe to match your colour scheme
- Elegant dark wenge shaker or contemporary soft brown flat panel cabinetry
- Stylish double bowl stainless sinks with chrome spray faucets
- GE stainless steel appliances including deluxe gas cooktop/range
- Overhang at countertop for light dining
- Halogen recessed pot lighting
- Up to 30 square feet of storage space
- Large island for more prep space

### BATHROOM

- Natural stone countertops in limestone or polished marble
- Generous mirror and counter space
- Contemporary acrylic squared basins
- Plenty of storage in vanity with shelving for towels and a convenient drawer
- Clean lined ceramic tile from floor to tub walls and tub skirt
- Deep soaker bathtub
- Modern levered shower head and bathtub
- Sleek European styled towel bars
- Water efficient and sleek one piece toilet
- Plenty of lighting through recessed halogen pot lights at the vanity and over the tub

### AMENITIES

- Protection by National Home Warranty
- Secured entry
- Expansive roof deck landscaping and mews
- Fully equipped 2-level fitness centre
- Secured underground parking
- Steps to Norquay Village shopping
- Easy access to transit and SkyTrain



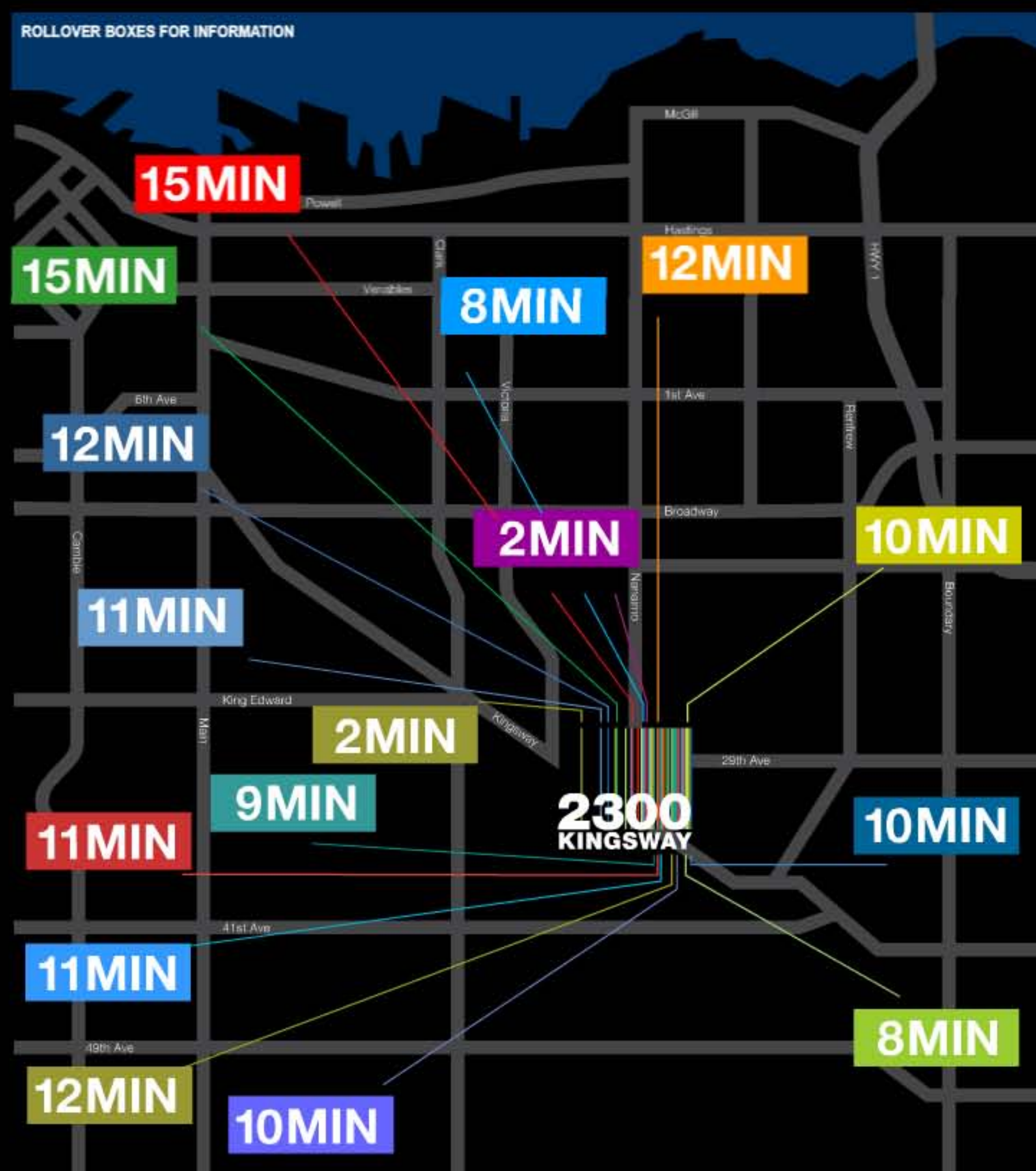
**VIEW  
LOCATION  
PRICE**

**YOUR NEIGHBOURHOOD**

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- [Location](#)
- [Views](#)
- [Features](#)
- [Amenities](#)
- [Plans](#)
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- [News](#)
- [Register](#)

2300 KINGSWAY HAS THE LOCATION IN EAST VANCOUVER

Phase One offers two distinct East Vancouver condominium buildings designed by the world-famous sustainable architecture team of Hotson Bakker Boniface Haden. The 22-storey tower offers 197 living spaces and the 8-storey mid-rise has 138 residences, both offering stunning north- and south-facing views. 2300 Kingsway is designed to meet LEED® Silver accreditation for the residential and retail components and LEED® Gold status for the childcare facility. The water- and heat-saving technology reduces day-to-day living costs. Green roofs on both towers plus nearby green spaces equal healthy and sustainable living – indoors and out. 2300 Kingsway – the East Vancouver condominiums where green living comes alive.

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## VIEWS ALL AROUND

[Home](#)  
[Location](#)  
[Views](#)  
[Features](#)  
[Amenities](#)  
[Plans](#)  
[Smart Buy](#)  
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## A DIFFERENT SCENE FROM EACH VANTAGE POINT



VIEWS NORTH TO MOUNT SEYMOUR, SOUTH TO MOUNT BAKER AND EAST TO THE CITY

A Different Scene from Each Vantage Point at 2300 Kingsway Condos in Vancouver

### VIEWS ALL AROUND

Unobstructed views of downtown Vancouver, the North Shore Mountains, Mount Baker and beyond from your studio, one-bedroom, two-bedroom or two-bedroom-plus-den living space at 2300 Kingsway condominiums. Standing out from other condominium developments in Vancouver, 2300 Kingsway features bold design features and earth tones reflect a thoroughly modern contemporary feel, complemented by a landscaped roof garden.

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SMART KITCHEN  
FOR THE LOVE  
OF FOOD



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[Location](#)  
[Views](#)  
[Features](#)  
[Amenities](#)  
[Plans](#)  
[Smart Buy](#)  
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## 2300 Kingsway East Vancouver Condo Features FEATURES

### SMART KITCHEN

Simple and sensuous cooking and eating in your new condominium in Vancouver – whether you're making a gourmet meal or foraging for a light snack. The peninsula kitchen boasts a composite stone slab countertop, a welcoming eating bar and loads of built-in storage. Each 2300 Kingsway condominium features a contemporary double-bowl stainless steel sink with spray faucet, stainless steel appliances and a gas cooktop/range add even more appeal.

[Download 2300 Kingsway Specifications \(28k PDF\)](#)

[Specifications in Chinese \(372k PDF\)](#)

[Specifications in Korean \(1.1MB PDF\)](#)

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## IT'S PLAYTIME



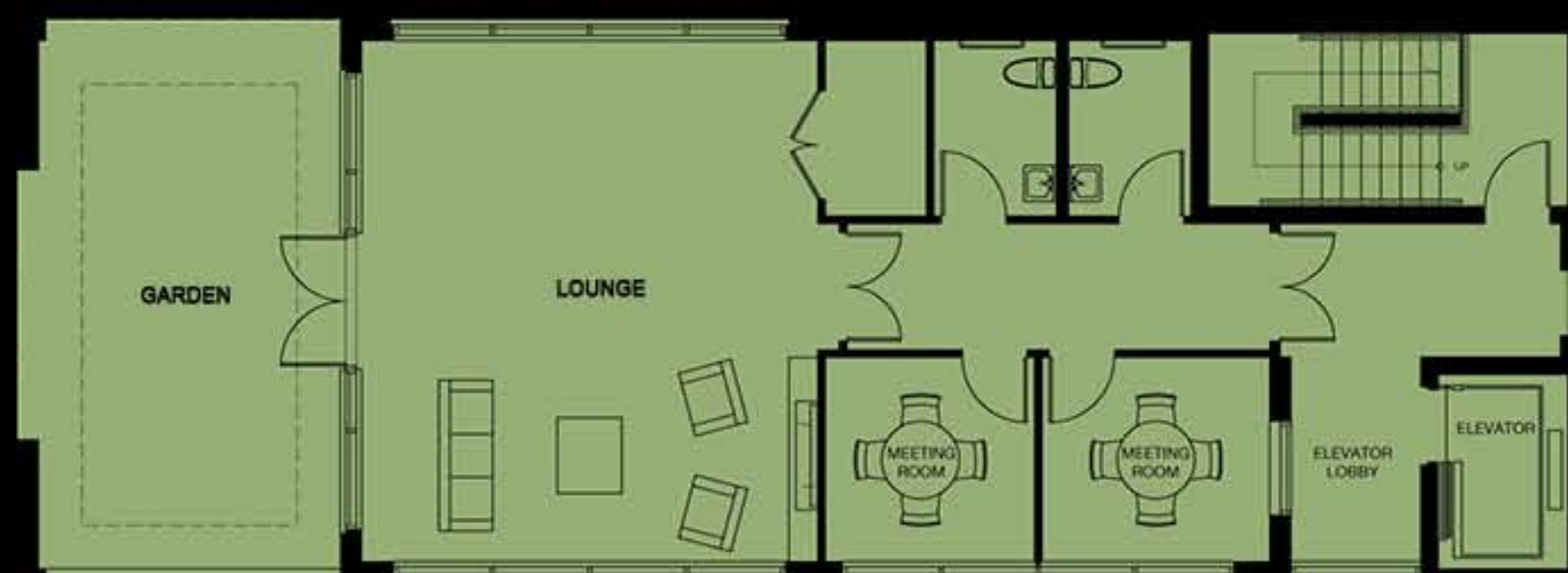
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2300 Kingsway Vancouver Condo Amenities

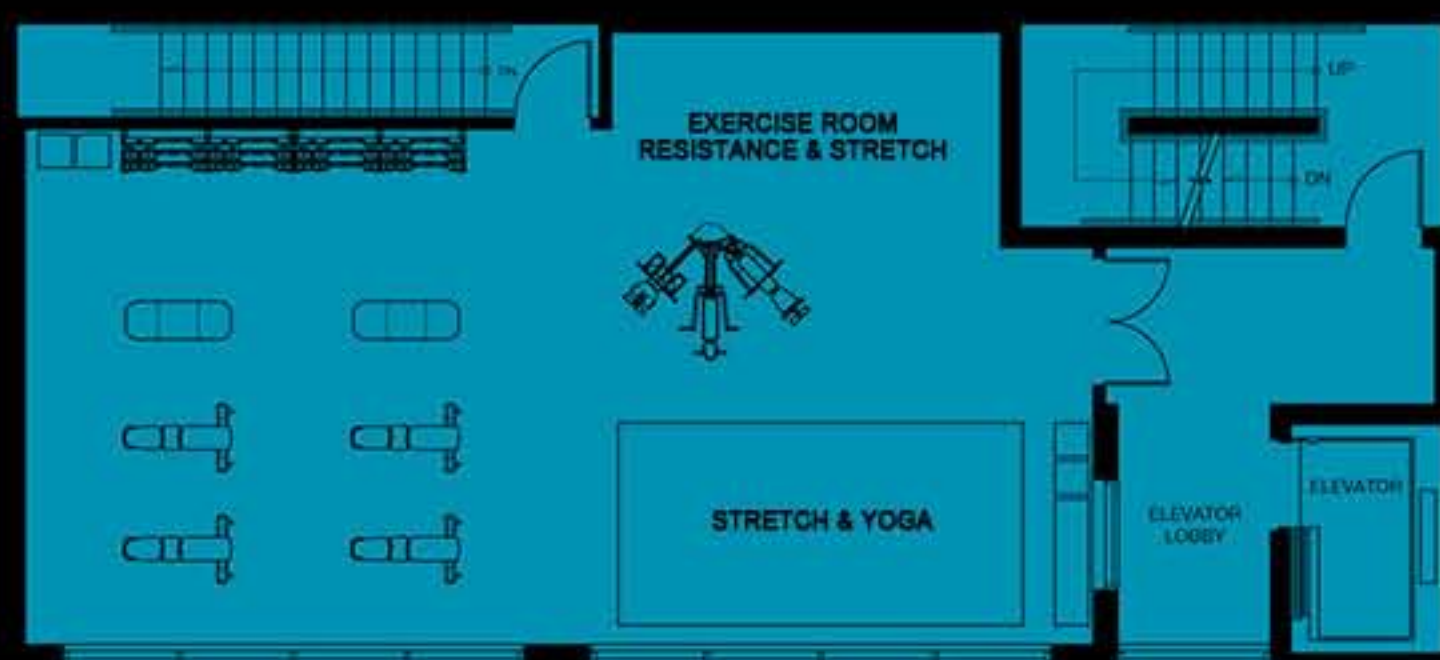
### AMENITIES

#### IT'S PLAYTIME

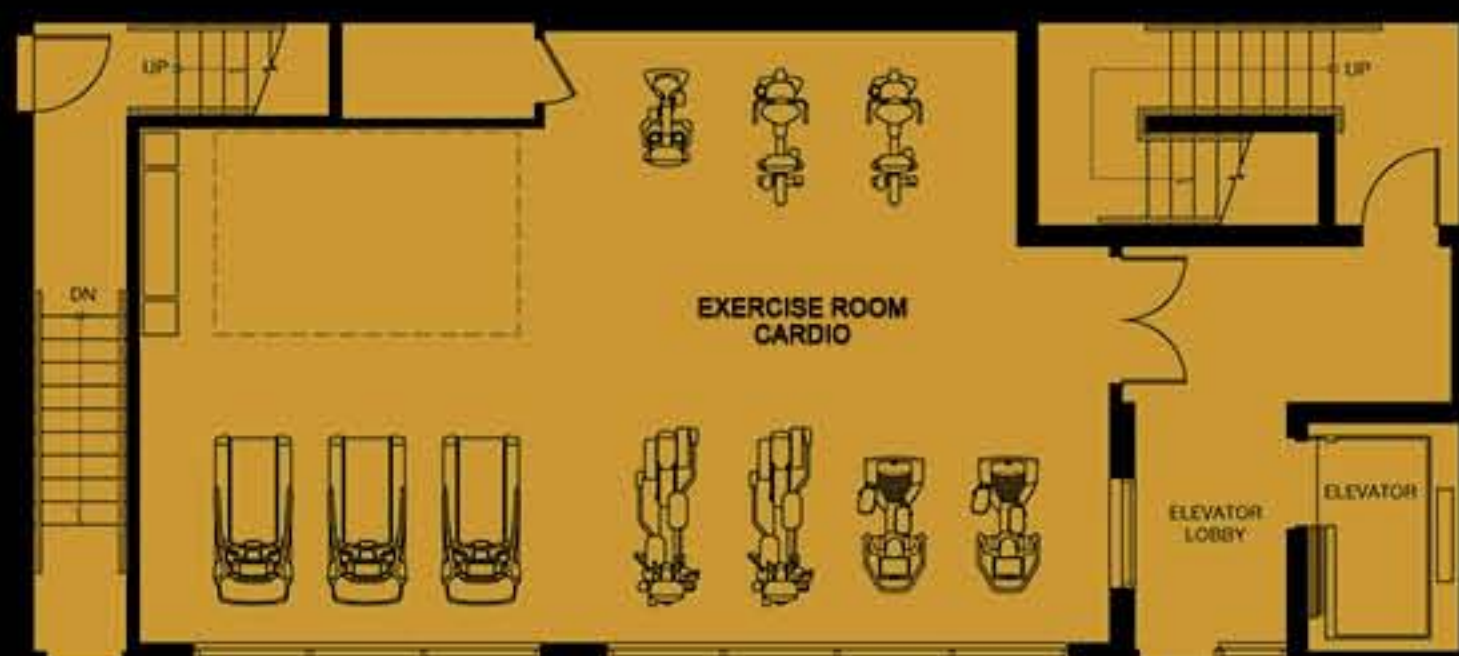
2300 Kingsway boasts a fitness centre that makes it more fun than ever to play your way to the top. Be as fit as you need to be with two exercise rooms outfitted with the latest cardio and strength-training equipment – treadmills, elliptical machines, stationary bikes and free-weight benches, plus stretching areas and more.



GARDEN LEVEL



UPPER LEVEL



LOWER LEVEL

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[Location](#)  
[Views](#)  
[Features](#)  
[Amenities](#)  
[Plans](#)  
[Smart Buy](#)  
[Developer](#)  
[News](#)  
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Vancouver Condo Development by the Wall Group of Companies

## DEVELOPER CONFIDENCE

Sound investments are made with confidence and you can be confident with the 2300 Kingsway Vancouver condominium development. The Wall Group of Companies' unparalleled condominium development reputation is built on a legacy of enduring success. Their experience with developing thousands of prestigious Vancouver condominium residences and hotels is reflected in every detail of 2300 Kingsway.

2300 Kingsway – from the team that brought you Electric Avenue, Yaletown Park, Wall Centre Richmond, and of course, Wall Centre.

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## 2300 Kingsway Mortgages

### SMART BUY

A rental study was conducted by the well respected local firm, Burgess, Cawley, Sullivan & Associates. The chart below is a summary of their findings, based on suites in Building One.

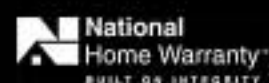
### HAVE SOMEONE ELSE PAY YOUR MORTGAGE

| SUITE | TYPE           | PLAN | VIEW | SQ FT | RENT     | MORTGAGE COVERED BY RENTAL INCOME |
|-------|----------------|------|------|-------|----------|-----------------------------------|
| 510   | Studio         | A    | W    | 396   | \$850    | \$195,000                         |
| 509   | Studio+Flex    | B    | SW   | 426   | \$ 900   | \$200,000                         |
| 1308  | 1 Bed+Flex     | C    | S    | 521   | \$ 1,075 | \$240,000                         |
| 1708  | 1 Bed+Flex     | C    | S    | 521   | \$ 1,115 | \$251,000                         |
| 601   | 1 Bed+Den+Flex | F    | W    | 576   | \$ 1,175 | \$265,000                         |
| 1303  | 1 Bed+Den+Flex | D    | N    | 544   | \$ 1,125 | \$250,000                         |
| 1703  | 1 Bed+Den+Flex | D    | N    | 544   | \$ 1,165 | \$260,000                         |
| 2101  | 1 Bed+Den+Flex | F    | W    | 576   | \$ 1,215 | \$275,000                         |
| 1707  | 2 Bedroom      | G    | SE   | 699   | \$ 1,430 | \$320,000                         |
| 1804  | 2 Bedroom      | G    | NE   | 699   | \$ 1,430 | \$320,000                         |

\* All mortgage calculations were prepared by a representative of TD Canada Trust and the Developer holds no responsibility for accuracy. The information displayed cannot be used in any legal capacity and is only meant to illustrate the potential rental income.

### WARRANTY PROTECTION

2300 KINGSWAY IS PLEASED TO OFFER WARRANTY PROTECTION BY AVIVA INSURANCE COMPANY OF CANADA. REPRESENTED BY ITS AGENT, NATIONAL HOME WARRANTY.



Limited home warranty insurance policy for a home in a strata residential building. Your warranty coverage includes the following:

#### COVERAGE FOR THE HOME

One Year - All materials and labour  
Two Years - Major systems, exterior cladding, building code

#### COVERAGE FOR COMMON PROPERTY

Fifteen Months - All materials and labour  
Two Years - Major systems, exterior cladding, building code  
Five Years - Building envelope  
Ten Years - Structural

For more information and a copy of the complete policy, please see a sales representative for details. Additional information is also available online at [www.nationalhomewarranty.com](http://www.nationalhomewarranty.com)

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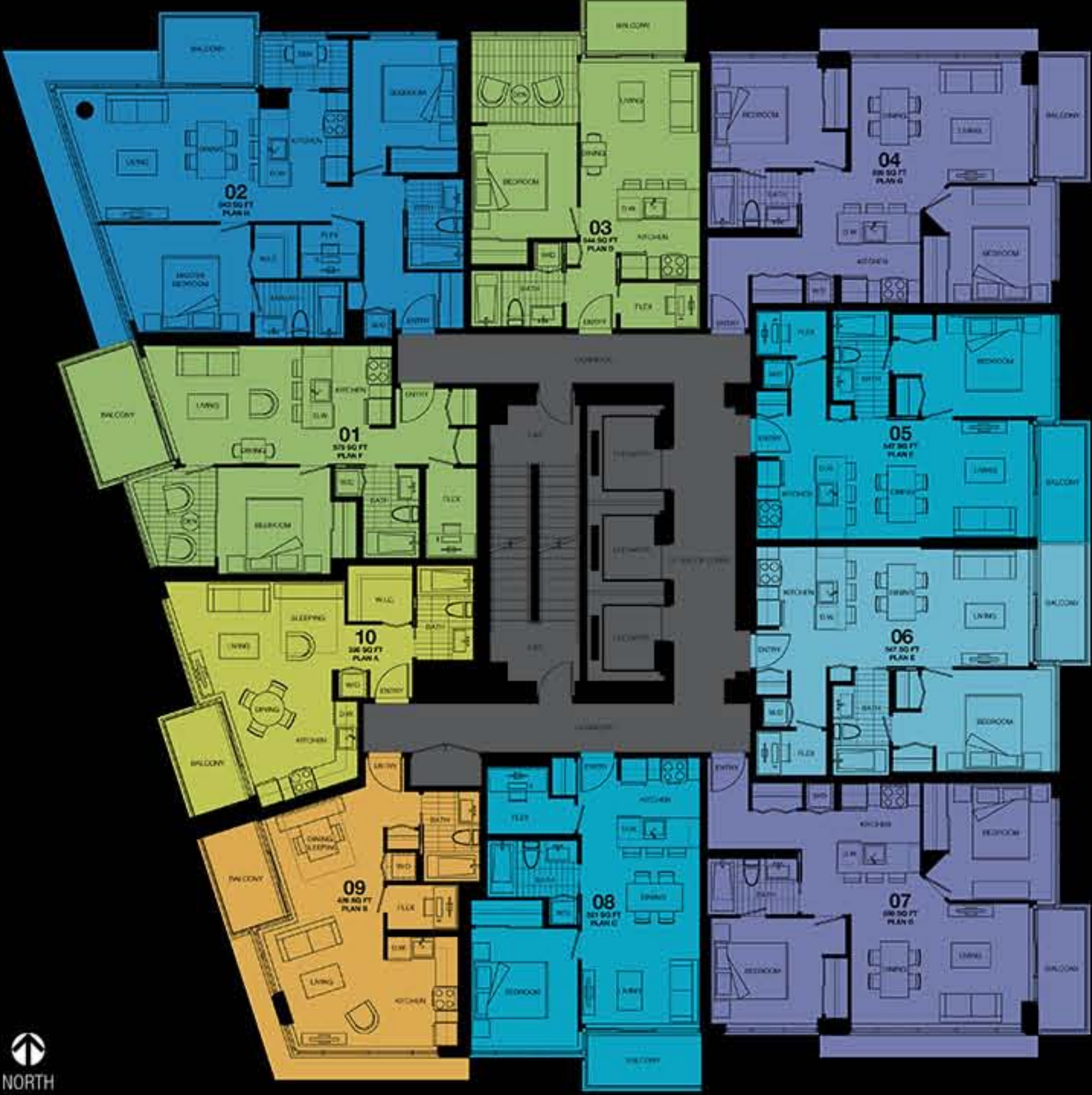
2300 Kingsway New Condos in Vancouver -Choose Your Space  
CONDOMINIUM FLOOR PLANS

Click on a building to jump to a floorplate and full list of condominium plans.



BUILDING 1 - LEVELS 3 - 21

Click on each unit in the floorplate for details, or select a plan from the full list below the floorplate.



| UNIT | TYPE                    | SF      | LEVELS     |
|------|-------------------------|---------|------------|
| A    | JUNIOR 1 BD             | 411     | 3 TO 21*   |
| B    | JUNIOR 1 BD             | 436     | 3 TO 21*   |
| C    | 1 BED + FLEX            | 521     | 3 TO 21*   |
| D    | 1 BED + DEN + FLEX      | 544     | 3 TO 21*   |
| E    | 1 BED + FLEX            | 547     | 3 TO 21*   |
| F    | 1 BED + DEN + FLEX      | 575     | 3 TO 21**  |
| G    | 2 BED                   | 699     | 3 TO 21*   |
| H    | 2 BED + DEN + FLEX      | 843-873 | 3 TO 21*** |
| J    | 1 BED + FLEX            | 585     | 23 AND 22  |
| K    | 1 BED + DEN             | 630     | 23 AND 22  |
| L    | 2 BED + DEN + FLEX      | 869     | 23 AND 22  |
| M    | 2 BED + DEN + FLEX      | 918     | 23 AND 22  |
| N    | 1 BED + DEN + EB + FLEX | 733     | PENTHOUSE  |
| P    | 2 BED + DEN             | 1089    | PENTHOUSE  |

\*Also available on level 2

\*\*Also available on level 2, 22 and 23

\*\*\*Also available on level 2, 22, 23, AND PH

BUILDING 2 - LEVELS 2 - 8 (+ PENTHOUSE)

Click on each unit in the floorplate for details, or select a plan from the complete list, below. Please note this floorplate does not include the penthouse, which may be found on the list.



| UNIT | TYPE               | SF      | LEVELS    |
|------|--------------------|---------|-----------|
| A    | STUDIO + FLEX      | 451-453 | 2 TO 8    |
| B    | STUDIO + FLEX      | 431     | 2 TO 7    |
| C    | STUDIO + FLEX      | 454     | 2 TO 8    |
| D    | STUDIO + FLEX      | 445     | 2 TO 8    |
| E    | 1 BED + FLEX       | 533     | 2 TO 8    |
| F    | 1 BED + DEN + FLEX | 529-536 | 2 TO 7    |
| F1   | 1 BED + DEN + FLEX | 545     | 7         |
| G    | 1 BED + FLEX       | 523     | 2 TO 8    |
| H    | 1 BED + FLEX       | 573     | 2 TO 7    |
| J    | 2 BED + FLEX       | 673     | 3 TO 7    |
| K    | 2 BED + FLEX       | 786     | 2 TO 8    |
| L    | 2 BED + DEN + FLEX | 788     | 2 TO 8    |
| M    | 2 BED + DEN + FLEX | 892     | 2 TO 7    |
| N    | 2 BED + DEN + FLEX | 733     | 2 TO 8    |
| P    | 1 BED + FLEX       | 603     | 2         |
| Q    | 1 BED + FLEX       | 587     | 8         |
| R    | 1 BED + DEN        | 620-624 | 8         |
| R1   | 1 BED + DEN        | 622     | 8         |
| S    | 2 BED + FLEX       | 807     | 8         |
| T    | 2 BED + DEN + FLEX | 924     | 8         |
| U    | 1 BED + FLEX       | 549     | PENTHOUSE |
| V    | 1 BED + DEN + FLEX | 546     | PENTHOUSE |
| W    | 2 BED + DEN + FLEX | 830     | PENTHOUSE |
| X    | 2 BED + DEN        | 569     | PENTHOUSE |
| Y1   | 1 BED + DEN        | 634     | PENTHOUSE |
| Y2   | 1 BED + DEN        | 624     | PENTHOUSE |
| Y3   | 1 BED + DEN        | 631     | PENTHOUSE |
| Z    | 1 BED              | 478     | PENTHOUSE |

ELDORADO - LEVELS 1 - 8 (+ PENTHOUSE)

Click on each unit in the floorplate for details, or select a plan from the complete list, below. Please note this floorplate is for levels 3 to 8, so does not include levels 1, 2 the penthouse, and the townhouses, which may be found on the list.



| UNIT | TYPE                       | SF          | LEVELS  |
|------|----------------------------|-------------|---------|
| A    | JUNIOR 1 BED               | 438         | 3 TO 8* |
| B    | JUNIOR 1 BED               | 436         | 3 TO 8* |
| C    | 1 BED                      | 451         | 3 TO 8* |
| D    | 1 BED                      | 489         | 3 TO 8  |
| D1   | 1 BED                      | 468         | 2       |
| D2   | 1 BED                      | 465         | 3 TO 8  |
| E    | 1 BED                      | 621         | 3 TO 8* |
| F    | 1 BED                      | 537         | 3 TO 8* |
| G    | 2 BED + DEN + NOOK         | 897 - 902   | 3 TO 8* |
| H    | 1 BED                      | 577         | 3 TO 8  |
| H1   | 1 BED                      | 549         | 2       |
| J    | 2 BED + DEN                | 761         | 3 TO 8  |
| J1   | 2 BED + DEN (13" CEILINGS) | 783         | 1       |
| K    | 1 BED (13" CEILINGS)       | 505 - 516   | 1       |
| L    | 1 BED + DEN                | 626         | 2       |
| M    | 1 BED + FLEX               | 556         | 2       |
| N    | 2 BED LIVE/WORK            | 1171        | 1 & 2   |
| P    | 2 BED LIVE/WORK            | 1228        | 1 & 2   |
| Q    | 2 BED LIVE/WORK            | 1212        | 1 & 2   |
| R    | STUDIO                     | 344         | 2       |
| S    | 2 BED                      | 840         | PH      |
| S1   | 2 BED                      | 850         | PH      |
| THA  | 3 BED                      | 1246 - 1273 | TH      |
| THB  | 3 BED                      | 1283        | TH      |

\*Also available on PH level

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# 2300 Kingsway, phase 2 Eldorado

## Kingsway and Nanaimo, Vancouver

Pricing key to homes' allure

Province

*Sunday, August, 15, 2010*



Phase 1 consists of a 22-storey highrise and mid rise; phase 2 will consist of 96 homes -- PNG PHOTOS



## THE FACTS

2300 Kingsway, phase 2

What: 96 townhouses and apartments

Where: Kingsway and Nanaimo, Vancouver

Developer: Wall Group of Companies

Sizes: 1 bed, 436-621 sq. ft; 2 bed + den,  
897-1,228 sq. ft; town houses 1,246-1,283 sq. ft.

Price: 1 bed from \$229,000; 1 bed + flex from  
\$265,000 2 bed + den from \$385,000; town  
houses from \$529,000

Open: Sales centre: 2330 Kingsway; Hours: noon  
-5 p.m., Sat -Thur

As marketer Bob Rennie sees it, the homes in the  
new development at Kingsway and Nanaimo are  
noteworthy not only for their value; they also  
further his belief that such development will  
continue to blur Vancouver's east-west divide.

"I've been preaching about 'moving' east since  
2002," says Rennie, whose Rennie Marketing  
Systems is coordinating the sales campaign for  
the 2300 Kingsway project.

"I think the east-west divide is disappearing, and  
eventually we'll start hearing people just asking  
whether or not you live in the city."

Phase 1 of the development is comprised of a  
22-storey highrise and a mid-rise, and went on  
sale on May 29. The bulk of those units have  
been snapped up and demand is now high for the  
96 homes in phase two. (The project will also  
eventually include a 37-space childcare centre for  
toddlers and preschool-aged children, to be run  
by the City of Vancouver.

"Affordability is key in this equation," says Rennie.  
". . . The views are great. You can see water from  
the third floor; those views would be much more



Project show suite -- PNG PHOTOS



Project show suite -- PNG PHOTOS



Project show suite -- PNG PHOTOS



Project show suite -- PNG PHOTOS



expensive downtown."

Designer Ada Bonini of BYU Design says she worked hard at giving the interiors a contemporary appearance, while staying conscious of pricing.

"We budgeted the funds into more important spots, like the composite stone counter in the bathrooms and kitchens, and the appliances," she says. The stainless steel stovetops use natural gas, which is an unexpected touch at this price.

"Then we used laminate flooring and ceramic tile, which are less expensive."

Bonini chose a palette of cream, oatmeal, cafe au lait, and chocolate. Kitchen cabinetry has been designed to feel like part of the furniture, since it's visible from the living room and will need to be compatible with a homeowner's other pieces.

Kitchen countertops include deep overhangs to serve as breakfast bars. Bathrooms in many of the one-bedroom apartments have been made "cheater" ensuites, and include open shelving under the sink for linens. The sink is a square raised bowl, echoing the neat lines of the soaker tub.

Phase two has been dubbed Eldorado in honour of the hotel on the site, which was originally oriented primarily toward business travellers. It's here that Rennie has more than a marketing connection: his mother worked for years as a waitress in the dining room.

"The businessmen started moving away to stay at other places, and the hotel wasn't viable," explains Rennie. "The beer parlour became the focus, and it eventually became a detriment to the neighbourhood."

The 2300 Kingsway/Eldorado project will be complete in 2013.



BIG PHASE 2 LAUNCH - The New 2300 Kingsway East Vancouver  
Condos for Sale - Pre-Construction Vancouver Apartments  
on the Eastside - Affordable 2300 Kingsway Condo Pricing  
& Floor Plans Now Released



**A VANCOUVER  
LANDMARK  
WALL DOES IT AGAIN.**  
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NEW LAUNCH! 2300 Kingsway Vancouver Condominiums



SALES START MAY 29th! A new East Vancouver real estate development is taking form at the presale 2300 Kingsway Vancouver condominium project. This brand new condo community is located at the crossroads of Kingsway and Nanaimo



B C C O N D O S . N E T



and brings you the same incredible East Vancouver real estate value, proven quality construction, and the type of fabulous and eclectic neighbourhood you've come to expect from the same developer as Electric Avenue, The Hudson, Yaletown Park and One Wall Centre in downtown. Ultimately, the 2300 Kingsway Vancouver condos for sale will feature a master planned East Vancouver condominium community of over four hundred homes! Phase One of 2300 Kingsway Vancouver real estate development is scheduled for launch this spring 2010 and will offer 188 new East Vancouver condos priced affordably from under \$300,000 (three hundred thousand dollar range). For more information about the new 2300 Kingsway Vancouver condos for sale, and to priority register for VIP Previews and the grand opening launch of pre-sales, please visit [www.2300kingsway.com](http://www.2300kingsway.com) or call 604.435.2300 to register your interest in this new East Vancouver real estate development. Managed by the Wall Group of Companies, 2300 Kingsway Vancouver condo project is now accepting priority registrations and is marketed by Rennie Marketing Systems. This view at this price is unattainable anywhere else! Thing views this good are priceless? Not Here, at the new East Vancouver 2300 Kingsway condos with one hundred and eighty eight homes priced under \$300's and coming Spring 2010. Just released: The 2300 Kingsway Vancouver condos will start sales on May 29th! Yes, you can purchase these new East Vancouver apartments May 29th, so get on the list to become a VIP registrant for the best selection of suites and best pricing. The time and place to purchase a new East Vancouver condo is right now, here at 2300 Kingsway by The Wall Group of Companies.

### **The Right Time and the Right Place**

With Phase 1 nearing sell-out, Phase 2 of the East Vancouver 2300 Kingsway condo project will be launching The Eldorado July 17th! Here are the top 8 reasons why you should buy at 2300 Kingsway today! All one bedrooms are priced under \$299,000 making them the most affordable East Van apartments in town. This fabulous Vancouver location is in a prime and central location close to everything. With incredible value based pricing that starts from just \$225,000, new Vancouver home ownership is now affordable. The Eldorado condo building will be LEED Silver certified upon completion, making it a sustainable development, the first of its kind in this neighbourhood. With quality construction that will last a lifetime, the Wall Group of Companies introduces a well built and designed building for you. The Eldorado East Vancouver 2300 Kingsway condos will also have spectacular views from all exposures. Inside, the suites at the East Vancouver Eldorado condo building will have stainless steel appliances including a gas range as standard finishes. Also, the last top reason to purchase a new home at The Eldorado is the record low interest rates. One bedroom suites start from just \$225,000 while two bedroom plus den homes start from \$349,000. In addition, the 2300 Kingsway Vancouver townhomes start from \$529,000. The presentation centre is located at 2330 Kingsway at Nanaimo.

**PHASE 2 AT 2300 KINGSWAY NOW SELLING - All One Bedrooms  
Under \$299,000**



THE SAME GREAT VIEWS, THE SAME GREAT LOCATION, AND THE SAME GREAT PRICE! Thank you for your interest in 2300 Kingsway East Vancouver condos for sale. This May we launched Phase 1 at 2300 Kingsway and are pleased to report that in just 30 days 317 homes were sold out completely! We are excited to offer you VIP access to our second offering at 2300 Kingsway East Vancouver condos. A collection of one & two bedroom homes and family sized Vancouver townhomes are now on sale. Here's the best part: ALL ONE BEDROOMS ARE UNDER \$299,000! DON'T MISS OUT! PUBLIC SALES BEGIN JULY 17th BUT YOU CAN SEE AND BUY IT TODAY! Visit the 2300 Kingsway Vancouver website for floorplans or call the sales centre now for pricing information - 604.435.2300. Hurry in for the best selection! \*Pricing and availability are subject to change without notice.



## The Features at the Pre-Construction Vancouver 2300 Kingsway Condos

Nothing like 2300 Kingsway has ever been built in the East Vancouver real estate district in this most amazing Renfrew-Collingwood neighbourhood. With the addition of the pre-construction East Vancouver 2300 Kingsway condos, homebuyers now have a great chance and opportunity to purchase a new condominium home at affordable prices in this truly eclectic community. With modern style and a natural feel, homebuyers will have a choice between two great colour palettes that are designed by BYU Design, internationally recognized local company. Concrete construction and savvy design are couple with outstanding views for 2300 Kingsway East Vancouver homebuyers here. The living rooms at 2300 Kingsway condos will feature large windows in addition to earth tone colour palettets and custom dyed broadloom nylon carpets in the bedrooms. The main living areas like the kitchen, dining and living rooms will feature warm laminate wide plank hardwood flooring and there are modern satin chrome levers for the doors. The bathrooms at the pre-construction Vancouver condos at 2300 Kingsway project will have natural stone counters in limestone or polished marble finish as well as a



generous mirror and counter space for the vanities. Also presented are sleek Euro style towerl bars, water efficient, one piece dual flush toilet, lots of pot lighting, modern lver shower head and bathtub and clean lined ceramic tiling surround. The master bathrooms at the pre-construction Vancouver 2300 Kingsway condos for sale will also have contemporary acrylic squared basins and lots of storage space. The beautiful kitchens are chef inspired and perfect for entertaining here at 2300 Kingsway Vancouver pre-construction condos for sale and include large islands with plenty of storage and preparation space, up to 30 sq ft of storage, halogen recessed lighting, overhang at countertop for light dining and GE stainless steel appliance set. There are stylish double bowl stainless steel sinks with chrome spray faucets, elegant dark wenge shaker or contemporary soft brown flat panel cabinets in addition to composite stone slab counters with backsplashes. All homes at the 2300 Kingsway Vancouver pre-construction condos for sale are protected by the National Home Warranty. The 2300 Kingsway condo building is secured with entry fob access and has a well lit secured underground parking.

## Location, Price and Views - 3 Reasons Why You Should Buy at the East Vancouver 2300 Kingsway Condo Project!

There are many reasons why a savvy homebuyer or investor should consider purchasing a 2300 Kingsway Vancouver East condo for sale as it approaches the grand opening launch in the spring 2010. The three main reasons why as pointed out by the New Home Buyers' Guide include the incredible up and coming Collingwood neighbourhood in the East Vancouver real estate market, in addition to the incredible views as there are no other tall buildings surrounding you. Residents will enjoy water, mountain and city views from their living rooms and outdoor living spaces. In addition, the new Vancouver East condos at 2300 Kingsway real estate project will feature an affordable price point for any purchaser in the Vancouver real estate market to get into as this ground level opportunity is accurately priced for today' s value. One of the most important decisions in your life should be based on location, location, location. The historical significance of the location requirement for your home purchase is never more evident than in Vancouver right now. The 2300 Kingsway Vancouver condos for sale are well situated in an urban community on the rise. Conveniently situated in the Collingwood neighbourhood of East Vancouver, the Wall Group presents 2300 Kingsway condos for sale in which more than half of the Phase 1 release of new homes are priced well below \$300,000, making them the most affordable East Vancouver condo project this year! However, as Rennie Marketing and The Wall Group have explained, although 2300 Kingsway Vancouver condos are affordable, but they also contain the high end features and finishes that everyone is looking for. These include downtown condominium style finishes like stainless steel appliances, granite counters and gas cooktop in addition to wood flooring and spacious floor plans. In addition, the East Vancouver condos for sale at 2300 Kingsway by Wall Group are sustainable and feature healthier homes for residents. The architecture will definitely transform the corner of Kingsway and Nanaimo and will forever push the limits in high-style urban living in the East Vancouver real estate market. The twenty two story high-rise also features



an eight story low-rise and the entire East Vancouver 2300 Kingsway condo development will be LEED Silver certified. Also, for those families moving into the 2300 Kingway Vancouver condo community, there will be a childcare facility that will have LEED Gold standards and can hold up to thirty seven preschool children and toddlers. The 2300 Kingsway Vancouver childcare facility will also have a six thousand square foot outdoor play area, nature friendly landscaping, garden and recycling. The new and exciting East Vancouver real estate neighbourhood at 2300 Kingsway condos by the Wall Group are coming May 29th for advanced preview sales and will feature a collection of one and two bedroom suites.



The 2300 Kingsway Floor Plans - Building 1 - Levels 3  
- 21



Here is a quick list of all the Building 1 2300 Kingsway floor plans available for purchase by new Vancouver homebuyers.

A STUDIO 396 3 TO 21\*  
B STUDIO + FLEX 426 3 TO 21\*  
C 1 BED + FLEX 521 3 TO 21\*  
D 1 BED + DEN + FLEX 544 3 TO 21\*  
E 1 BED + FLEX 547 3 TO 21\*  
F 1 BED + DEN + FLEX 575 3 TO 21\*\*  
G 2 BED 699 3 TO 21\*  
H 2 BED + DEN + FLEX 843-873 3 TO 21\*\*\*  
J 1 BED + FLEX 585 23 AND 22  
K 1 BED + DEN 630 23 AND 22  
L 2 BED + DEN + FLEX 869 23 AND 22  
M 2 BED + DEN + FLEX 918 23 AND 22  
N 1 BED + DEN + EB + FLEX 733 PENTHOUSE  
P 2 BED + DEN 1089 PENTHOUSE

The 2300 Kingsway prices for this pre-construction Vancouver condo release features impressively affordable condominiums. The square footage ranges from 396 to 1089 square feet, and make perfect sense for East Vancouver real estate investors looking for cash flow properties. According to the chart below, you can see how someone else (your tenant) can pay for your mortgage here at the 2300 Kingsway Vancouver pre-construction condos for sale. Much of the mortgage payments can easily be covered by using current market rents in this situation. Therefore the East Vancouver pre-construction condos is a SMART BUY!





## The 2300 Kingsway Floorplans - Building 2 - Levels 2 - 8

Here's a quick list of the Building 2 floorplans at 2300 Kingsway Vancouver pre-construction condos for sale.

- A STUDIO + FLEX 451-453 2 TO 8
- B STUDIO + FLEX 431 2 TO 7
- C STUDIO + FLEX 454 2 TO 8
- D STUDIO + FLEX 445 2 TO 8
- E 1 BED + FLEX 533 2 TO 8
- F 1 BED + DEN + FLEX 529-536 2 TO 7
- F1 1 BED + DEN + FLEX 545 7
- G 1 BED + FLEX 523 2 TO 8
- H 1 BED + FLEX 573 2 TO 7
- J 2 BED + FLEX 673 3 TO 7
- K 2 BED + FLEX 786 2 TO 8
- L 2 BED + DEN + FLEX 788 2 TO 6
- M 2 BED + DEN + FLEX 892 2 TO 7
- N 2 BED + DEN + FLEX 733 2 TO 8
- P 1 BED + FLEX 603 2
- Q 1 BED + FLEX 587 8
- R 1 BED + DEN 620-624 8



R1 1 BED + DEN 622 8  
 S 2 BED + FLEX 807 8  
 T 2 BED + DEN + FLEX 924 8  
 U 1 BED + FLEX 549 PENTHOUSE  
 V 1 BED + DEN + FLEX 546 PENTHOUSE  
 W 2 BED + DEN + FLEX 830 PENTHOUSE  
 X 2 BED + DEN 569 PENTHOUSE  
 Y1 1 BED + DEN 634 PENTHOUSE  
 Y2 1 BED + DEN 624 PENTHOUSE  
 Y3 1 BED + DEN 631 PENTHOUSE  
 Z 1 BED 478 PENTHOUSE

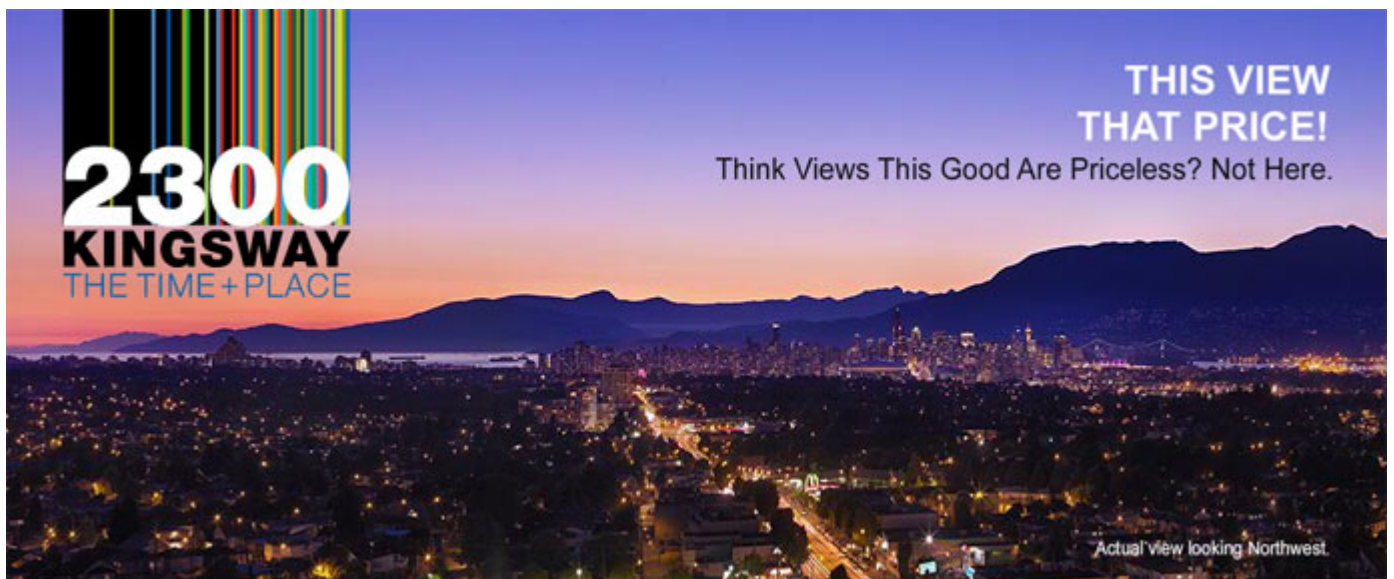
| HAVE SOMEONE ELSE PAY YOUR MORTGAGE                                                                                                                                                                                                                                  |                |      |      |       |          |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------|------|-------|----------|-----------------------------------|
| SUITE                                                                                                                                                                                                                                                                | TYPE           | PLAN | VIEW | SQ FT | RENT     | MORTGAGE COVERED BY RENTAL INCOME |
| 510                                                                                                                                                                                                                                                                  | Studio         | A    | W    | 396   | \$850    | \$195,000                         |
| 509                                                                                                                                                                                                                                                                  | Studio+Flex    | B    | SW   | 426   | \$ 900   | \$200,000                         |
| 1308                                                                                                                                                                                                                                                                 | 1 Bed+Flex     | C    | S    | 521   | \$ 1,075 | \$240,000                         |
| 1708                                                                                                                                                                                                                                                                 | 1 Bed+Flex     | C    | S    | 521   | \$ 1,115 | \$251,000                         |
| 601                                                                                                                                                                                                                                                                  | 1 Bed+Den+Flex | F    | W    | 576   | \$ 1,175 | \$265,000                         |
| 1303                                                                                                                                                                                                                                                                 | 1 Bed+Den+Flex | D    | N    | 544   | \$ 1,125 | \$250,000                         |
| 1703                                                                                                                                                                                                                                                                 | 1 Bed+Den+Flex | D    | N    | 544   | \$ 1,165 | \$260,000                         |
| 2101                                                                                                                                                                                                                                                                 | 1 Bed+Den+Flex | F    | W    | 576   | \$ 1,215 | \$275,000                         |
| 1707                                                                                                                                                                                                                                                                 | 2 Bedroom      | G    | SE   | 699   | \$ 1,430 | \$320,000                         |
| 1804                                                                                                                                                                                                                                                                 | 2 Bedroom      | G    | NE   | 699   | \$ 1,430 | \$320,000                         |
| * All mortgage calculations were prepared by a representative of TD Canada Trust and the Developer holds no responsibility for accuracy. The information displayed cannot be used in any legal capacity and is only meant to illustrate the potential rental income. |                |      |      |       |          |                                   |

## A Vancouver Landmark Here at 2300 Kingsway Condominiums PLUS Amenities

During 2010, we saw the rise of Vancouver again through the international 2010 Winter Olympic Games. Now, we can celebrate another impressive condo landmark here at the 2300 Kingsway Vancouver condos for sale, coming very soon. With spectacular unobstructed views of the city, water and mountains in addition to high quality construction and design, the striking 2300 Kingsway Vancouver East condos for sale



are featuring a fine collection of new condominium homes and townhouses for sale very soon. East Vancouver real estate is on the rise. This Signature Wall community is architecturally stunning in every way with concrete and steel construction and a glass faced. Located in the Renfrew-Collingwood East Vancouver real estate neighbourhood, 2300 Kingsway condominiums will be close to many of Vancouver's best eclectic restaurants, the Norquay Shopping Village, schools, banks and other local services. With prices starting under three hundred thousand dollars, the East Vancouver 2300 Kingsway condominiums are well priced and located. The presentation centre is located at 2330 Kingsway Vancouver and will be open daily 12-5pm and closed on Fridays. The East Vancouver condo project features a great amenities clubhouse for residents. The garden level of 2300 Kingsway condominiums features a community garden/green space in addition to a large entertaining lounge, meeting rooms (x2), bathrooms, and elevator lobby. The upper level of the clubhouse amenities features an exercise room for resistance and strength training in addition to a stretching and yoga area. The top floor has an exercise room with cardio equipment. Located just steps to shopping and to the SkyTrain and buses too. And remember, a great amenity is the 2300 Kingsway condominiums East Vancouver real estate location, where you are within walking distance to everything you need to see and do. Again, the East Van condos are brought to you by The Wall Group of Companies.



VIP Preview Priority Registration for New East Vancouver  
Condos at 2300 Kingsway



## HERE ARE A FEW EXAMPLES:

| BUILDING 1 |     |                |           |
|------------|-----|----------------|-----------|
| UNIT       | SF  | TYPE           | PRICE     |
| 306        | 547 | 1 BED+FLEX     | \$227,000 |
| 309        | 426 | STUDIO+FLEX    | \$219,000 |
| 501        | 576 | 1 BED+DEN+FLEX | \$305,000 |
| 602        | 843 | 2 BED+DEN+FLEX | \$439,000 |
| 604        | 699 | 2 BED          | \$332,000 |
| 710        | 396 | STUDIO         | \$213,000 |
| 1306       | 547 | 1 BED+FLEX     | \$255,000 |
| 2101       | 576 | 1 BED+DEN+FLEX | \$350,000 |
| 2303       | 544 | 1 BED+DEN+FLEX | \$345,000 |
| 2306       | 869 | 2 BED+DEN+FLEX | \$465,000 |
| PH1        | 873 | 2 BED+DEN+FLEX | \$565,000 |

| BUILDING 2 |     |                |           |
|------------|-----|----------------|-----------|
| UNIT       | SF  | TYPE           | PRICE     |
| 207        | 892 | 2 BED+DEN+FLEX | \$399,000 |
| 309        | 533 | 1 BED+DEN+FLEX | \$255,000 |
| 515        | 788 | 2 BED+DEN+FLEX | \$367,000 |
| 605        | 451 | STUDIO+FLEX    | \$202,000 |
| 619        | 533 | 1 BED+FLEX     | \$252,000 |
| 704        | 452 | STUDIO+FLEX    | \$213,000 |
| 714        | 529 | 1 BED+DEN+FLEX | \$264,000 |
| 803        | 733 | 2 BED+DEN+FLEX | \$381,000 |
| 811        | 622 | 1 BED+DEN      | \$370,000 |
| PH6        | 549 | 1 BED+FLEX     | \$355,000 |

Thank you for your interest in 2300 Kingsway

- a new community located in the heart of East Vancouver real estate market place at Kingsway and Nanaimo Street. Brought to you by the same Greater Vancouver real estate developers of Yaletown Park, The Hudson, Capitol Residences and Wall Centre Richmond, 2300 Kingsway Vancouver condos will feature a collection of unique urban concrete presale Vancouver condominium homes with the value and quality that has become synonymous with the Wall name. COMING SPRING 2010 - 188 2300 KINGSWAY VANCOUVER HOMES UNDER \$300,000! We issue you this simple challenge to prospective buyers at the 2300 Kingsway Vancouver real estate development by the Wall Group of Companies: Look at the numbers and you decide! The world has seen our stage and wants in at any price. You have the privilege of owning a piece of what the rest of the world covets. Having an inside track in the world's most exciting city is as sure a bet as one can expect in life. But you do the math! We are sure you will see the logic. Stay tuned for more information regarding the pre-construction East Vancouver 2300 Kingsway condo project! The 2300 Kingsway Team at t. 604.435.2300, w. 2300kingsway.com, e. info@2300kingsway.com.

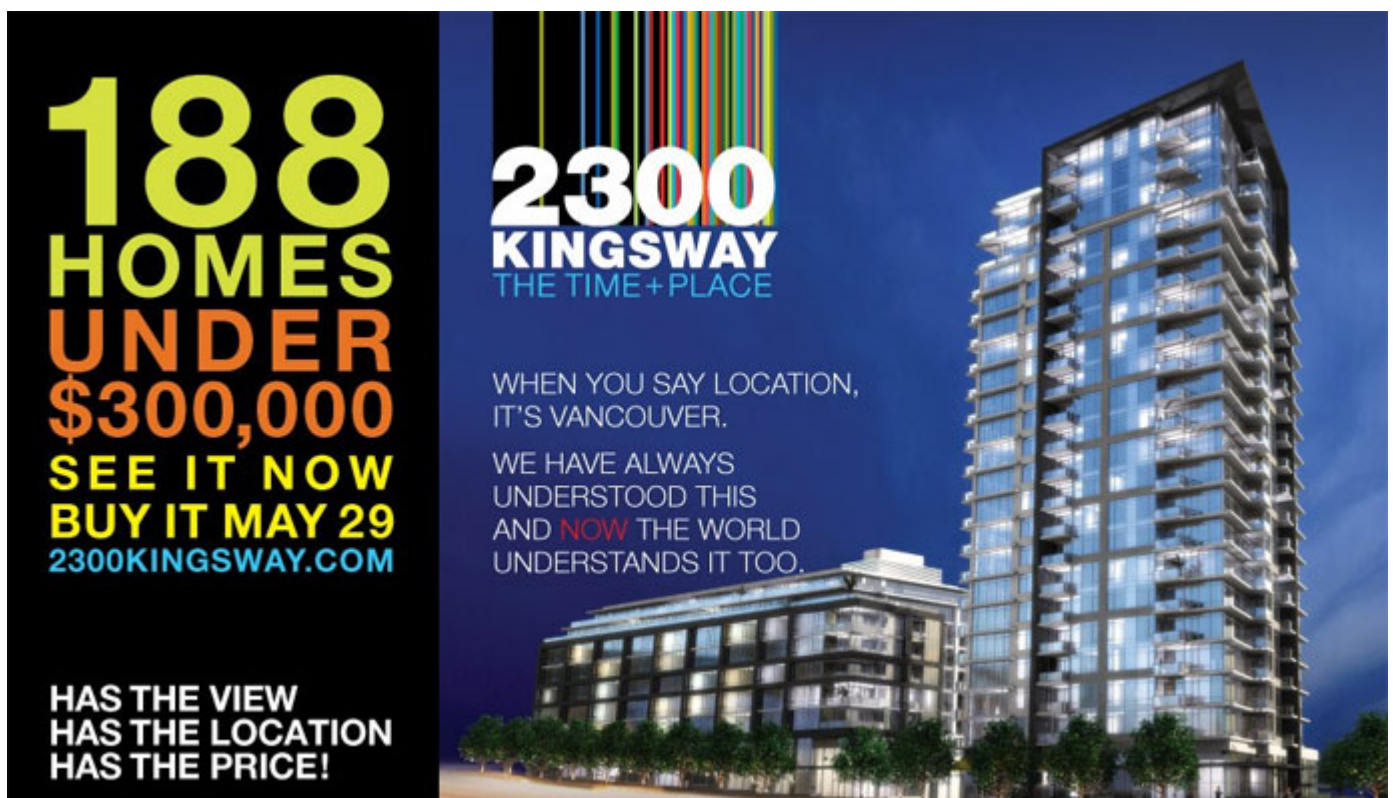
### 2300 KINGSWAY - SEE IT NOW BUY IT MAY 29

With one hundred and eighty eight pre-construction Vancouver homes for sale under \$300,000, the 2300 Kingsway Vancouver condo project represents the best real estate value in town! See it today and buy it May 29th! The time and place for this burgeoning East Vancouver neighbourhood is now here! When you say location, it's Vancouver. We have always understood this and now the world understands it too! 2300 Kingsway



Vancouver pre-construction condos has the view, the location and the price! In 2010, the world came to Vancouver to celebrate. This spring, you too can own in one of the world's most vibrant cities. 2300 Kingsway Vancouver pre-construction condos for sale offers beautiful views, in a smart locale, at a great price. Enjoy unobstructed views of downtown Vancouver, the Coast Mountains and beyond. Quality construction and savvy design are distinct features of the 2300 Kingsway Vancouver pre-construction condo project. Just ten minutes from downtown and five minutes to Commercial Drive shopping/dining, a farmers market and fabulous restaurants, it just doesn't get any better than this. It doesn't have to be expensive to own a Vancouver real estate landmark. Feel the real value at the 2300 Kingsway Vancouver condos for sale. Now previewing at 2330 Kingsway at Nanaimo, the new Vancouver condos at 2300 Kingsway will go on sale May 29th, 2010.

188 Homes are priced under \$300,000! Coming Spring 2010! From the developers who brought you Yaletown Park, Capitol Residences, Hudson and of course, Wall Centre. Now introducing 2300 Kingsway Vancouver condo development. Live atop Kingsway's highest point with unobstructed views of Downtown, the North Shore Mountains and beyond. Feel the Vancouver real estate value. Get on the list.



**188  
HOMES  
UNDER  
\$300,000  
SEE IT NOW  
BUY IT MAY 29  
2300KINGSWAY.COM**

**2300  
KINGSWAY**  
THE TIME+PLACE

WHEN YOU SAY LOCATION,  
IT'S VANCOUVER.

WE HAVE ALWAYS  
UNDERSTOOD THIS  
AND **NOW** THE WORLD  
UNDERSTANDS IT TOO.

**HAS THE VIEW  
HAS THE LOCATION  
HAS THE PRICE!**

