



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



East Vancouver Cedar 54 Condos - Affordable Vancouver Condominiums for Sale by Empire Developments - 7087 Victoria Drive

AFFORDABLE EAST VANCOUVER CONDOS AT CEDAR 54 LAUNCHING SALES AND MARKETING!



The wait is finally over! For homebuyers looking for affordable East Vancouver condos for sale, look no further than the new Cedar 54 apartment homes, a new community that blends modern urban design with the charm of a traditional neighbourhood. The Grand Opening of the East Vancouver Cedar 54 presale condos is happening November 14th, 2009 at noon sharp. From great eateries, restaurants, eclectic shopping, the Killarney Leisure Pool, Famous Foods grocers, Dona Cata Mexican Café and of course Langara College, these new East Vancouver affordable condos for sale at Cedar 54 will be making its way onto the market very soon. The traditional yet streamlined exterior architecture will feature both cedar and brick and inside, homebuyers can enjoy over height ceilings, window walls, plenty of natural light and a level of urban condominium living not seen in the East Vancouver real estate market place until now. Located in a traditional and quiet neighbourhood that is safe as well as convenient to services and public transportation, the affordable Vancouver Cedar 54 condo homes are also close to a diverse mix of shops and eating options. In addition, the established tree lined streets are beautiful and await your walking or jogging pursuits throughout the year. Brought to you by Empire Developments, the affordable Cedar 54 Vancouver condos for sale will feature an experienced developer team that also includes Interior Designer at Lot 30 Design Inc. and Cornerstone Architecture. The marketing and sales is by Re/Max Central and all new Vancouver condo homes at Cedar 54 condominiums will come with the National Home Warranty. The presentation centre is located at [7087 Victoria Drive, Vancouver](#) (across the street from the actual site of the Cedar 54 Condos) and will be open daily from noon to five (closed Fridays). You can call Ron at 604.220.0800 or you can also visit www.cedar54.com for additional information about these affordable



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



CEDAR54

Redefining East Side Living

FEATURES

THE ULTIMATE HOME

- Masterly planned vast open-space living at the heart of East Vancouver
- Unprecedented central location to K-12/post-secondary schools, community centres, parks, shopping, major bus routes, cycling trails, and the Fraserview Golf Course
- Exceptional use of natural materials including:
 - Rain-screened red brick
 - Rain-screened rare HardiePanel™ siding
 - Rain-screened cedar siding
- Environmentally friendly insulating black vinyl double glazed low emission windows

EXQUISITE LIVING

- 9 ft. vaulted ceilings
- Choice of two contemporary designer colour schemes
- Durable wide-plank laminate flooring throughout kitchen, living, dining, entryway, and hallways
- Elegant plush-cut bedroom wall to wall carpeting
- Limitless outdoor entertainment possibilities:
 - Oversized balconies / patios with cedar deck soffits and concrete pavers
 - Gas outdoor fireplaces*
 - Aluminum privacy screens*
 - European style glass and aluminum railings

CULINARY ARTISTRY

- Modern flat profile Walnut or Fir doors
- Polished granite countertop
- Handcrafted European porcelain or granite backsplash
- Undermount stainless steel sink with chrome pull out spray faucet
- In-sink waste disposal / garburator
- Stainless steel appliances
- Floor-to-ceiling pantry
- Luminous under-cabinet accent lighting system

LUXURIOUS ENSUITE & BATHROOMS

- Modern flat profile Walnut or Fir doors
- Polished granite countertop
- Contemporary style American Standard™ porcelain basin & polished chrome faucets
- Extra large brushed nickel framed mirror with vanity
- Easy clean, large format porcelain tub / shower tile with designer marble and glass mosaic accent
- Water efficient, eco-friendly Toto™ dual flush toilet
- Oversized (up to 6') spa soaker tubs for total relaxation*

THOUGHTFUL CONVENIENCES

- Built-in electric fireplaces
- Energy efficient washer & dryer
- High speed internet, digital phone, and cable accessible
- Pre-installed closet shelving solution
- Individual thermostat controlled baseboard heating system

PEACE OF MIND

- Bright and secure underground parking with remote entry*
- Personal bike storage
- Well-lit pedestrian walkways, common area, and exterior green space
- Hard-wired smoke detectors, fire alarms, and sprinklers throughout
- Meticulously constructed red brick, cedar, and concrete fibre siding using the latest rain screen protection system
- Comprehensive 2-5-10 warranty coverage by National Home Warranty

The builder reserves the right to make modifications and changes should they be necessary. E.&O.E. *Select Units Only



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CEDAR54

MODERN STYLE
TRADITIONAL CHARM

HOME

■ ABOUT

COMMUNITY

FEATURES

FLOORPLANS

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East Vancouver is home to some of the city's best-kept secrets. Places like Killarney Leisure Pool, Famous Foods grocery, Dona Cata authentic Mexican café, Langara College, the Fraserview Golf Course...and now, Cedar 54: a new community that blends modern urban design with the charm of a traditional neighbourhood. With upscale extras like brick and cedar exteriors and nine-foot ceilings, it introduces a level of quality and style entirely new to the east side.



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CEDAR54

THE HEART AND HUB

[HOME](#)[ABOUT](#)[■ COMMUNITY](#)[FEATURES](#)[FLOORPLANS](#)[DEVELOPER](#)[CONTACT US](#)[REGISTER](#)

Nestled at the edge of a traditional and quiet residential neighbourhood, you're just steps from a diverse mix of ethnic eateries, fresh produce shops and small family businesses. Meet friends for dim sum on a Sunday morning, or at the pizza parlour on a Friday night. The urban hub waits at your front door whenever you want it, but tree-lined streets stretch out for blocks when you're in the mood for a peaceful walk or cycle.

[■ VIEW MAP](#)

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



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CEDAR54

Redefining East Side Living

Schools

1. Sir James Douglas Elementary
2. Kingsford-Smith Elementary
3. David Thompson Secondary
4. Twinkle Stars Montessori Preschool

Community Recreation

5. Vancouver Public Library
6. Killarney Community Centre
7. Champlain Heights Community Centre

Shopping & Everyday Conveniences

8. London Drugs
9. BW Farm Produce
10. Chong Lee Market
11. Champlain Square
12. Killarney Market
13. Metropolis at Metrotown
14. Oakridge Mall
15. Rogers Video



Download Map

Shift map to view.
Map not drawn to scale.



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

CEDAR54

DEVELOPER PROFILE

HOME

ABOUT

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Empire Developments' building philosophy on having uncompromising commitment to quality and a genuine concern for customers' well-being, was passed on from the family business – Terminal Forest Products. Following this philosophy, Empire has created some of the most stunning quality homes in distinguished neighbourhoods like South Granville, Southlands, and White Rock. Now they bring the same exact standards of design and quality to Cedar 54.

A development is only as strong as the team behind it. Here are some of the other talented professionals in our team:

Master Architect: Cornerstone Architecture

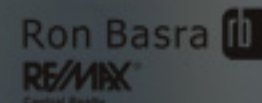
Interior Designer: Lot 30 Design Inc.

Marketing & Sales: Ron Basra, Re/Max Central

Warranty Provider: National Home Warranty



Empire Developments



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MONDAY, NOVEMBER 9, 2009

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RE-LAUNCH OF THE VANCOUVER CEDAR54 CONDOS - APRIL 3RD!

If you are still looking for a central Vancouver condo for sale, check out Cedar54. The official re-launch of presales at Vancouver Cedar54 Condos is happening April 3rd at noon sharp with new floorplans and pricing available to new homebuyers. Starting prices for these central Vancouver condos for sale are from \$299,900, making them highly desirable and affordable for today's homebuyers. Cedar 54 is a luxurious west side concept specied up with the rich ethnic character of Victoria Drive community. Situated in an urban hub with a diverse mix of ethnic eateries, boutiques, schools, Fraser View Golf course and parks, this new East Vancouver Cedar 54 Condo development blends modern design and traditional neighbourhood charm. Its distinctive brick and cedar exterior, nine foot ceilings inside, in and outdoor fireplaces, and oversized balconies/outdoor living spaces with mountain views introduce a level of quality and style entirely new to the East Vancouver real estate market place. There are 32 luxurious East Vancouver condos for sale at Cedar 54 condominiums at 54th Avenue and Victoria Drive and 50% of them are already sold out during pre-construction and presales launches. There are a select number of Cedar 54 Vancouver penthouse suites still available that are one bedroom/flex and 2 bedroom/flex floor plans between 608 sf to 794 sf with huge outdoor balconies with outdoor fireplaces in addition to a

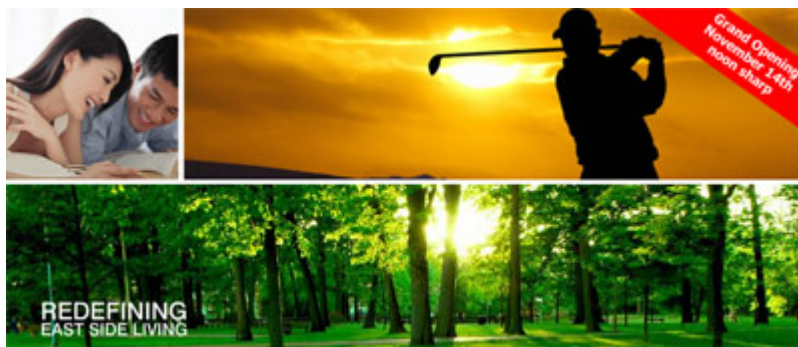


townhome at two bed plus flex floor plan with 200 sf balcony and 919 sqft of interior living space. Visit the newly launched Cedar 54 East Vancouver condo presentation centre that is now located at 7187 Victoria Drive, Vancouver (at 54th Avenue). Visit cedar54.com for more information about this Empire Development.

Cedar54 GRAND OPENING.. hope to see you there!

30 Luxurious Condos at Victoria Drive & 54th Street in East Vancouver real estate district are coming soon. Grand opening of the East Vancouver Cedar54 condos is happening November 14th, Saturday at noon sharp. Cedar54 Vancouver condos for sale is a luxurious west side concept that is spiced up with the rich ethnic character of East Vancouver real estate market. Situated in an urban hub with a diverse mix of ethnic eateries, restaurants, cafes, parks, and much more, this new East Vancouver Cedar54 Condo development features modern design, a distinctive West Coast architecture, fireplaces, high ceilings, oversized entertainment outdoor spaces and quality throughout. Don't miss out on this incredible opportunity to purchase a new Vancouver condo at Cedar54 at 7087 Victoria Dr.

INTERIOR FEATURES AND APARTMENT FLOOR PLANS RELEASED



Spacious living

spaces are standard in each and every home here at the new East Vancouver condos for sale. Cedar 54 condominium floor plans feature open plans and finished with natural materials. From electric fireplaces to stainless steel appliances and from granite counter tops to huge windows, these warm and inviting Cedar 54 Vancouver condo homes are a step above the competition in every way. Also, most floor plans afford the space of outdoor entertainment in the way of patios and balconies with gas fireplaces too. The East Vancouver



Penthouse Plan PH1 is a two bedroom plus flex space that has 1006 square feet of interior living space and an outdoor terrace of 1254 sqft on the south east corner. Plan PH2 is a 2 bed plus flex floor plan as well as the affordable East Vancouver Cedar 54 condos for sale, and is 955 sf inside and 663 sf outdoor patio on the south west direction. Floorplan PH3 at the Cedar 54 Vancouver condominiums is a one bedroom plus den plus flex space and is 553 sf plus 115 sf outdoor area. The north west corner suite for sale at the East Vancouver affordable condos is PH5 which is 2 beds plus flex space and is 899 + 318 sf. Last but not least on the fourth floor penthouse is PH6 floor plan which is 1005 sf with an expansive 964sf patio deck with outdoor fireplace. The affordable Cedar 54 Vancouver condos is a low-rise building of only four floors. In addition to the regular apartment homes, the East Vancouver Cedar 54 townhomes provides more living space for couples and growing families. Plan TH1 is a three bedroom plus flex space with 1088 sqft of covered living area and a huge 439 sqft open deck. Plan TH2 is also a affordable Vancouver Cedar 54 townhome for sale that features an even larger floorplan at 1114 sf with an outdoor open deck of six hundred square footage.

Cedar54: Special Event happening THIS Saturday!

The Cedar54 Vancouver condo sales centre opens Saturday, November 21st at 12 noon! Starting from \$288,000, these affordable Vancouver condos for sale at Cedar54 apartments present thirty luxurious east side condominiums at 54th Avenue and Victoria DR. Cedar54 is a luxurious west side concept that has been spiced up just for you. Close to golf courses, recreational activities, shopping, dining hot spots and schools, the East Vancouver Cedar54 condo development is now nearing their grand launch. Here are some of the staff favourites for the Cedar 54 Vancouver condos for sale that includes a one bedroom plus flex space with a 341 square foot balcony and outdoor fireplace at 638 sf floor plan. The two bedroom plus flex at 774 sf features a 303 square foot balcony and also an outdoor fireplace, while the Cedar 54 Vancouver penthouse condo features 1252 sqft balcony and 1006 interior living space. Last but not least are the new Cedar 54 townhomes in East Vancouver real estate district that are 1066 sqft over multiple levels and features a 439 square foot balcony.

CEDAR 54 VANCOUVER CONDOMINIUMS FOR SALE





Good news for

Vancouver home buyers looking for a new condominium home in the East Vancouver real estate district, South of 33rd Avenue, the new Vancouver condos for sale at Cedar 54 development is located at 2008 East 54th Street (at Victoria) and is preparing for their sales and marketing launch for November 2009. Very high-end and luxurious, these prestigious 30 Cedar 54 Vancouver condominiums for sale are located above retail space and have large balconies (many of them are larger than three hundred sq ft and some include outdoor gas fireplaces too). The pre-construction East Vancouver Cedar 54 penthouse condos are spectacular with about a thousand square foot interior floor plans plus 1000 sf outdoor entertainment decks. For more information about the new Vancouver Cedar 54 Condos for sale, please do not hesitate to contact 604.230.9899 to register your interest, or visit www.cedar54.com for more details.

REDEFINING EAST SIDE VANCOUVER CONDO LIVING AT CEDAR 54 CONDOMINIUMS

With a small collection of only thirty new East Side Vancouver condos available at Victoria Drive and 54th Street, homebuyers now have a great option to purchase ground level, pre-construction priced and affordable condominiums in this burgeoning neighbourhood. Cedar 54 Vancouver condos is a luxurious west side concept spiced up with the rich ethnic character of Victoria Drive neighbourhood. Situated in an urban hub with a diverse mix of ethnic eateries, restaurants, boutique shops, big box retailers, schools and urban parks, this new pre-construction Vancouver Cedar 54 condo community blends modern design with traditional neighbourhood charm. Its distinctive brick and cedar exterior, nine foot ceilings, fireplaces



indoors as well as out (in select Cedar 54 Vancouver condo floor plans), and oversized entertainment balconies and decks offer great mountain views and introduce a level of high-end quality and style entirely new to the East Side Vancouver real estate district. The Grand Opening of the East Side Vancouver Cedar 54 Condominiums for sale is happening Saturday, November 14th, 2009 at noon sharp. The presentation centre for Cedar 54 condos is located at 7087 Victoria Drive (at 54th) and will be open daily from noon to five (except Fridays) after the grand launch date. This is an Empire Developments project and the exclusive sales and marketing is presented by Ron of RE/MAX Central Realty. Visit www.cedar54.com for more information or call 604.230.9899 to register for more details regarding the East Side Vancouver Cedar 54 condominiums for sale today.

