



GRANVILLE MEWS

[REGISTER NOW](#)

[HOME](#) | [SOUTH GRANVILLE](#) | [COLLECTION](#) | [DISTINCTIVE STYLE](#) | [TEAM](#) | [CONTACT](#)



Granville Mews. All Rights Reserved. Copyright © 2011 Marketing by [Magnum Projects Ltd.](#) | Site Design by [KLD](#)



BC CONDOS.NET





GRANVILLE MEWS

Features & Amenities

STATELY HOMES

- Designed by award-winning Formwerks Architectural Inc., Granville Mews features exterior of robust wood detailing, quarried stone and original old stonework on site that adds an historic Granville feel to the residences
- Park your car with peace of mind in the secured underground parking, with co-op car stall available
- Enjoy a spacious, meticulously landscaped courtyard featuring centre fountain, children's play area, outdoor seating in a park-like setting and community garden plots with greenhouse and tool shed
- Invite friends over for a summer barbecue on your private patio
- Built Green Gold Standard
- Experience a green, environmentally friendly design with solar power electricity that reduces strata fees, and landscaping irrigation provided by collection of rain water stored underground

CHARMING INTERIORS

- Choose your individual style from one of two designer schemes:
 - New World – sleek, rich and bold with a stylish modern flair
 - Timeless – fresh, crisp and clean with Shaker styling and more traditional accents
- Nine-foot ceilings and open plan living areas create the ultimate great room feel
- Square shaker panel interior doors with sleek, polished chrome lever handles
- Rich oak flooring throughout kitchens, living room and dining areas
- Tailored, sculpted nylon loop carpet creates a warm surface in all bedrooms and upper floor hallways
- Launder your clothes in stacking full size, energy-efficient Bosch front load washers and dryers
- Choose a temperature to your comfort from thermostats controlling electric heat throughout your home
- Nuheat heated floors in master ensuite

BLISSFUL BATHROOMS

- Retreat into a spa-like bathroom with the comfort of electric floor heat in the master ensuite, large format wall and floor tile and polished chrome trim and glass accents
- Enjoy the luxury of relaxing in your deep soaker tub, or take a replenishing shower in your spacious shower, which features Grohe hand-held shower on slide bar
- Custom vanities with mirror surrounded by sleek granite, marble or Caesar stone counter tops
- Square, porcelain sinks with stylish Grohe faucets add modern flair to your bathroom
- Water-saving, dual-flush state-of-the-art Toto toilets
- Glass mosaic feature wall in powder room of B-type unit

GOURMET KITCHENS

- Perfect for entertaining, your open plan kitchen features a supremely functional layout
- Casual eating bars for everyday convenience are located on peninsulas or on the kitchen island, depending on floor plan
- Recessed and under-cabinet lighting highlights a beautifully appointed space
- Double stainless steel square sinks are undermounted and feature Grohe single-lever faucet with pull-down spray
- Elegant, glass accent doors with in-cabinet lighting create a showcase for beautiful serving ware
- Per scheme
 - New World scheme features rich, dark flat panel cabinetry with low lustre brushed nickel pulls, Caesar stone countertops and glass backsplash tile
 - Timeless scheme features crisp, white, Shaker-style cabinetry with brushed nickel pulls, granite counter tops and Carerra marble backsplash

3 Unit Types: with distinct kitchen layouts and appliance packages:

A TYPE

- Fisher Paykel 33" Fridge – Bottom mount freezer with ice maker and water through door
- Bosch dual fuel slide in range
- Panasonic over the range microwave
- Bosch dishwasher

B TYPE

- Fisher Paykel 36" French door fridge with ice maker and water through door
- Bosch dual fuel slide in range
- Broan slide out range hood
- Panasonic microwave with custom trim kit
- Bosch dishwasher

C TYPE

- Fisher Paykel 36" French door fridge with ice maker and water through door
- Bosch 4 burner gas cooktop
- Broan slide out range hood
- Bosch 30" wall oven
- Panasonic microwave with custom trim kit
- Bosch dishwasher

WARRANTY

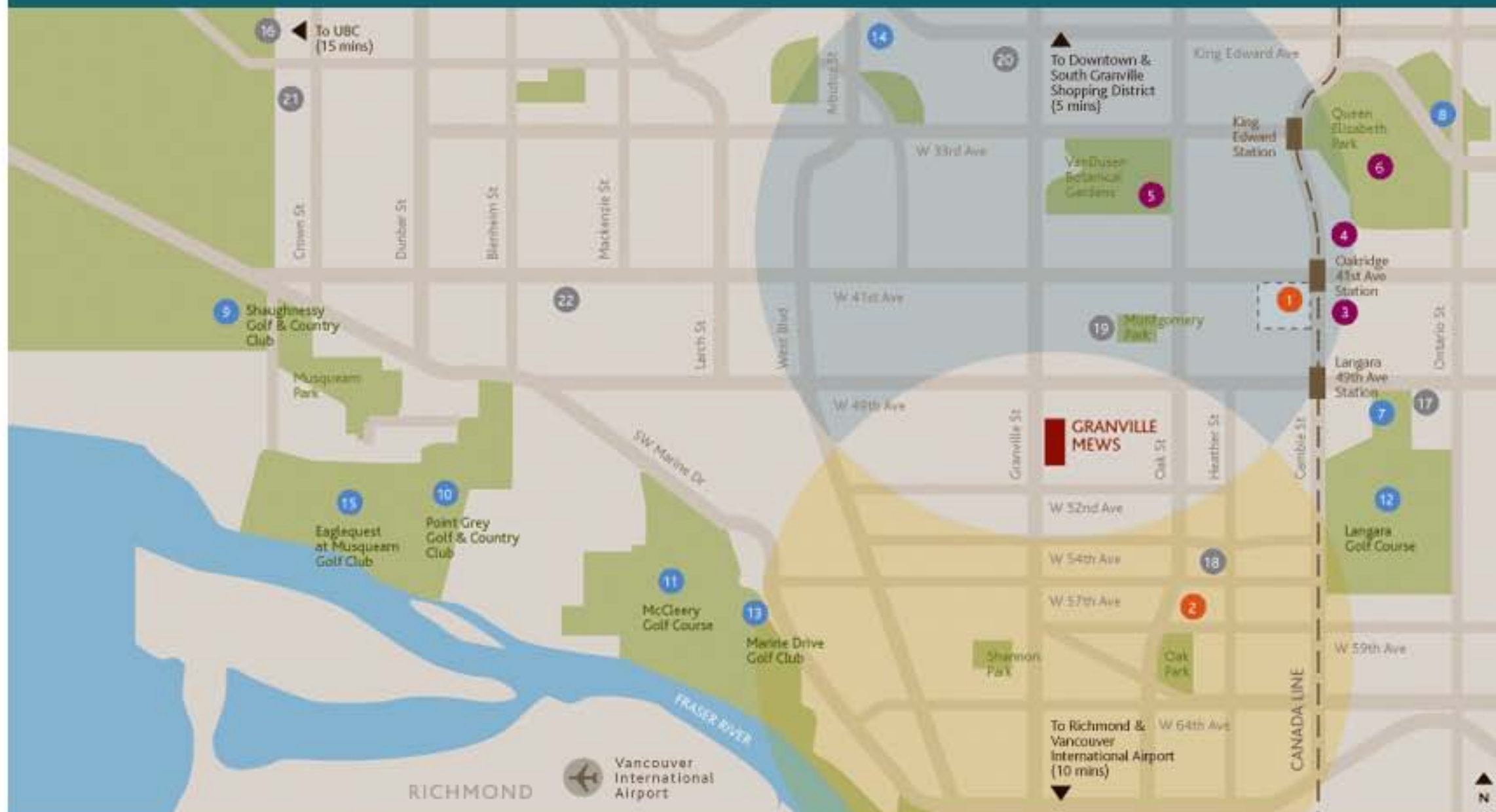
- 2/5/10 Travelers Guarantee Home Warranty





SOUTH GRANVILLE

Granville Mews is a vibrant residential community perfectly situated between South Granville, Shaughnessy, and Oakridge Shopping Centre.



SOUTH GRANVILLE NEIGHBOURHOOD

NEIGHBOURHOOD MAP

South Granville Neighbourhood

SHOPPING & ENTERTAINMENT

- 1 Oakridge Centre
 - The Bay
 - Harry Rosen
 - BCBG Max Azria
 - DKNY
 - Apple
 - Coach
 - Birks
 - Kin's Farm Market
 - Safeway
 - Oakridge Fish Market
 - Vancouver Public Library
 - 2nd Look Day Spa
 - Hennessey Salon & Spa
 - Empire Oakridge Cinemas
- 2 Marpole-Oakridge Community Centre

RECREATION & PRIVATE CLUBS

- 7 Langara Family YMCA
- 8 Vancouver Racquets and Fitness Club
- 9 Shaughnessy Golf and Country Club
- 10 Point Grey Golf and Country Club
- 11 McCleery Golf Course
- 12 Langara Golf Course
- 13 Marine Drive Golf Club
- 14 Arbutus Club
- 15 Eaglequest at Musqueam Golf Club

DINING

- 1 Oakridge Centre
 - Starbucks
 - Murchie's Tea and Coffee
 - Fortune Restaurant
- 3 Samurai Sushi
- 4 Spicy Court Chinese Restaurant
- 5 Shaughnessy Restaurant at VanDusen Garden
- 6 Seasons in the Park

SCHOOLS

- 16 University of British Columbia
- 17 Langara College
- 18 Winston Churchill High School
- 19 Sir William Osler Elementary
- 20 York House (Private)
- 21 St George's (Private)
- 22 Crofton House (Private)





SOUTH GRANVILLE

Granville Mews is a vibrant residential community perfectly situated between South Granville, Shaughnessy, and Oakridge Shopping Centre.



SOUTH GRANVILLE NEIGHBOURHOOD

NEIGHBOURHOOD MAP

South Granville Neighbourhood

A Prime Location

Finally there's a vibrant residential community perfectly situated between South Granville, Shaughnessy, and Oakridge Shopping Centre. Granville Mews is an address where quiet homes with manicured lawns meet the city's retail heartbeat. Everything is close to home – whether you're headed to the gym, the community centre, the library or Oakridge Centre mall. The shopping is legendary, the dining is unparalleled and the lifestyle is convenient, social, trendy and upbeat. Granville Mews – a location like no other.





GRANVILLE MEWS

[REGISTER NOW](#)

[HOME](#) | [SOUTH GRANVILLE](#) | [COLLECTION](#) | [DISTINCTIVE STYLE](#) | [TEAM](#) | [CONTACT](#)

TEAM

Granville Westside Developments, the team behind Granville Mews, is comprised of four partners well rooted in the development and construction industry.



Formwerks

The prestigious homes at Granville Mews are designed by Formwerks Architectural who has earned a reputation as a premier boutique architectural firm in Vancouver. Since 1988, they have designed hundreds of single family and townhomes. Many have become favourites in the local architectural scene. It is with the same skills, inspired ideals and traditions that Formwerks created Granville Mews. Welcome.

[Letter from Jim Bussey, Principal of Formwerks Architectural \(PDF\)](#)

Granville Westside Developments

Granville Westside Developments, the team behind Granville Mews, is comprised of four partners well rooted in the development and construction industry. Collectively, the partners have over 75 years of experience designing and developing award winning single and multi-family homes throughout Vancouver.

James Bussey
Formwerks Architectural Inc.
formwerksarchitectural.net

Alan Forrester
Forrester Development Corp.

Brad McPherson
McPherson Construction

Graeme Renton
DecCol Investments





GRANVILLE MEWS

[REGISTER NOW](#)

[HOME](#) | [SOUTH GRANVILLE](#) | [COLLECTION](#) | [DISTINCTIVE STYLE](#) | [TEAM](#) | [CONTACT](#)

CONTACT

Opportunities are limited.
Contact us today to learn more about Granville Mews.



[VIEW LARGER IMAGE](#)

Grand Opening, Summer 2011

Granville Mews is an exclusive collection of 35 two, three and four bedroom town & garden homes located in the prestigious South Granville neighbourhood on Vancouver's West Side. Opportunities are limited. Contact us today to learn more about Granville Mews.

Contact Elise Yu for more information.

T 604.261.8088

C 778.322.8666

E elise@granvillemews.com

Developed by

GRANVILLE WESTSIDE
DEVELOPMENTS LTD

Architecture by

FORMWERKS
ARCHITECTURAL

Marketing by

magnum
projects ltd



Granville Mews - 52nd Avenue and Granville Street by Granville Westside Developments

Architect aimed to ensure that townhomes took their cue from the neighbourhood **Felicity Stone**

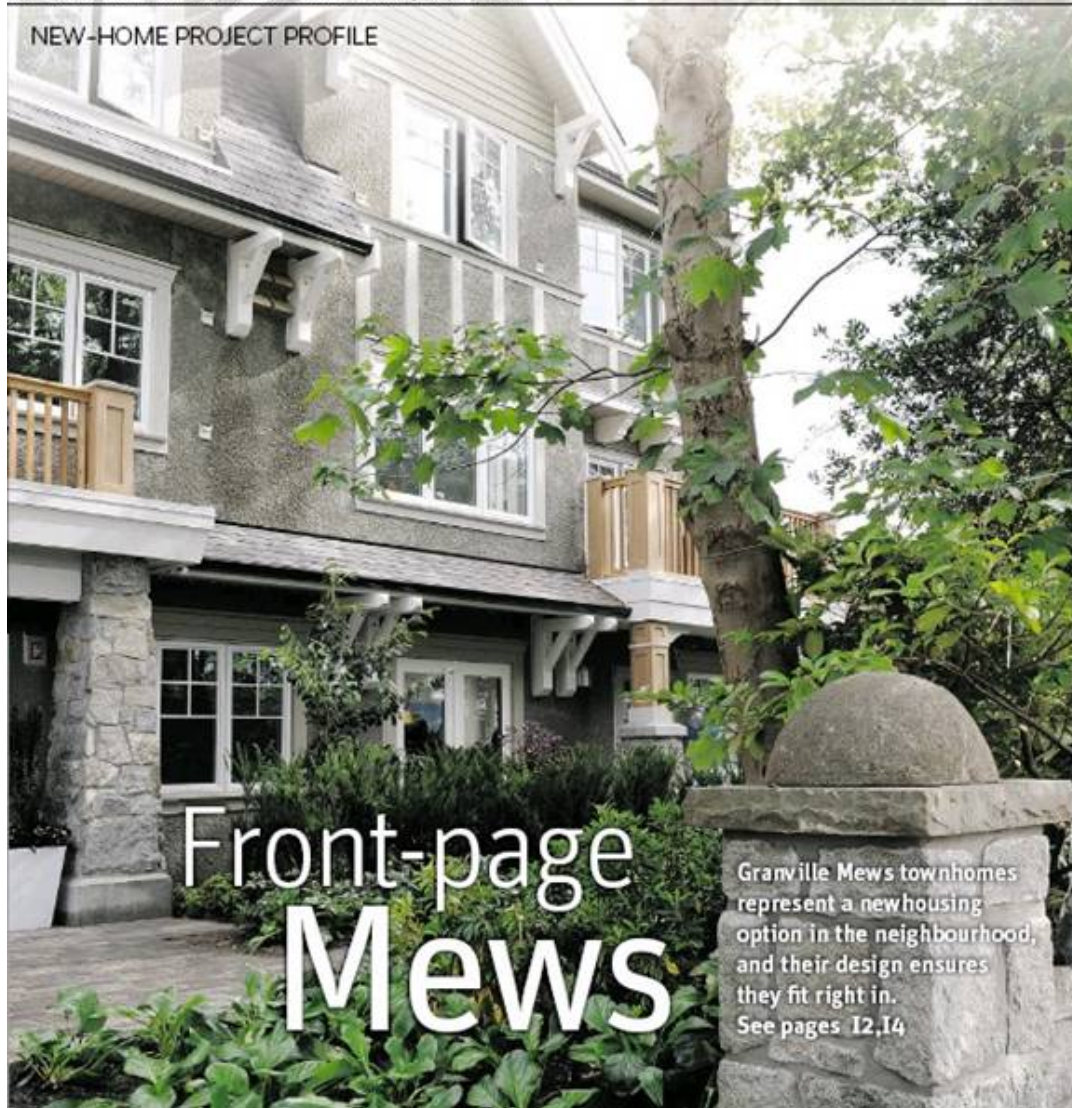
Sun

Saturday, October, 01, 2011

WESTCOASTHOMES

SATURDAY, OCTOBER 1 | 2011 | EDITOR BARBARA GUIN 604.681.3279 | FIDRES@YANCOCKENTERPRISE.COM

NEW-HOME PROJECT PROFILE



Granville Mews townhomes represent a new housing option in the neighbourhood, and their design ensures they fit right in. See pages 12,14



GRANVILLE MEWS Project location:
52nd Avenue and Granville Street Project
size: 35 townhomes (2 bedrooms, 3
bedrooms + den, 4 bedrooms) Residence
size: 1,518 - 2,131 square feet Prices:
From \$1.1 million Developer: Granville
Westside Developments Architect:
Formwerks Architectural Interior
Design: Bernalli Interior Design Sales
Centre: 6700 Granville Street Hours: 12
to 5 p.m., Sat.-Thurs. Telephone:
604-261-8088 Email:

info@granvillemews.com Web:
www.granvillemews.com Occupancy:

Spring 2012 Granville Mews is a
collection of 35 townhomes that's the
new kid on the block, and yet it fits right
in. That is by design. The Arts and Crafts
architecture of the homes, with their
gable roofs, dormers and rough dash
stucco, was inspired by the nearby
Trinity Baptist Church building. The
solid wood Craftsman-style entry doors
even have panes of stained glass. "I think
the design did benefit from taking cues
from the neighbourhood," says architect
Jim Bussey of Formwerks Architectural.
"That's the overall philosophy and goal
of this firm." Sales of the townhomes
begin Oct. 8. Bussey and his partners in
Granville Westside Developments also
took cues from the neighbours. During
the design process, they met with local
residents, many of whom said they had
remained in their large houses because
they didn't want to leave the
neighbourhood, and had no smaller
housing alternatives. "They saw this as a
very valuable addition to the
neighbourhood because they could age in
place," says Bussey. The area is one of
single-family homes, which "makes
Granville Mews quite unique in the fact
there's not much multifamily in these
types of neighbourhoods," says Dave
Bauman, sales and marketing director for
Magnum Projects, which is marketing
the development. "In the whole



The living area in the Granville Mews show home, above, has an open plan and french doors that lead to a deck. There is also a large walk-in pantry or wok kitchen off the main kitchen. Photograph by: Jenelle Schneider, PNG, Special To The Sun



The study is on the home's lower level.



neighbourhood, homes start around \$4 million, so to have the opportunity to buy this type of product starting from \$1.1 million is quite rare in this prestigious neighbourhood." The layouts of the "B series" homes are well suited to families, with a den or a bedroom with ensuite on the ground floor; living room, dining room, kitchen and powder room on the second floor; and three bedrooms, plus two bathrooms, on the top floor. B series homes are 1,593 to 1,851 square feet - and airy. Windows are large, and the living room and master bedroom have windows on two walls for maximum light and ventilation; windows facing Granville Street are triple-paned, and all homes offer optional air conditioning. Because of the dormers, the bedrooms have interesting wall nooks or vaulted ceilings, highlighted in the display home with attractive wall treatments. The living area is open plan with a deck through french doors off the dining room and a large walk-in pantry or wok kitchen off the main kitchen. Hardwood floors on the bottom two levels and stairs, are standard, as is a mosaic feature wall in the powder room, a stainless steel appliance package and front-load washer/dryer. There are two colour schemes. "New World," with dark-stained oak floors and flat-front walnut cabinets, white Caesarstone counters and glass-tile backsplash, is featured in the display home, which has a B series floor plan. "Timeless," with lighter oak floors, white Shaker-style cabinets, black granite countertops and grey Carrera marble tile backsplash, has been used in the sales centre in a single-storey two-bedroom garden home. The garden homes, one of which is completely detached, are included in the A series floor plan. The third floor plan is the C series, with the living area on the ground floor; two bedrooms, two baths and (in some units) a den on the second



High-end touches include flat-front walnut kitchen cabinets, white Caesarstone counters and glass-tile backsplash.



floor; and, in some units, a third floor with master bedroom and ensuite. These range from 1,518 to 2,131 square feet and are along the back of the site. The 35 homes are in seven buildings separated by landscaped walkways. The site is more than 230 feet deep, which allowed the developers to include a 60-foot-wide courtyard. It will include a water feature, pavilion and seating area, children's play area and community garden plots with a greenhouse and garden shed. © Copyright (c) The Vancouver Sun

Solid wood Craftsman-style entry doors, top left, are fitted with panes of stained glass. Because of dormers, the bedrooms have wall nooks or vaulted ceilings. The

Granville Mews show home features a spacious balcony off the living area



Exclusive West Side Vancouver Granville Mews Towns & Garden Homes Now Selling!

Spectacular New Vancouver Homes on the Westside
- Only 35 Opportunities!



Granville Mews Vancouver Homes

An exclusive collection of thirty five West Side Vancouver townhomes and garden homes are now available at Granville Mews. Located in the prestigious South Granville real estate neighbourhood on Vancouver's West Side, the Granville Mews Vancouver townhomes and garden homes will feature a range of two, three and four bedroom residences. The exclusive opportunity won't last long! This sought after exclusive community is already in the early stages of development and the advanced previews for a small collection of these new Granville Mews Vancouver homes for sale has already occurred. Unfortunately, the sales team and developer are very secretive regarding releasing and publishing information regarding features, floor plans and availability. VIP registrants and quite possibly inside contacts have the first selection of homes here at the



exclusive West Side Vancouver Granville Mews townhomes and garden homes right now. If you would like more information and to register your interest, please visit www.granvillemews.com today or you can contact a sales representative at 604.261.8088. The new Granville Mews Vancouver real estate development is brought to you by Granville Westside Partners that includes James Bussey of Formwerks Architecture Inc., Alan Forrester of Forrester Development Corp, Brad McPherson of McPherson Construction as well as Graeme Renton of DecCol Investments. Granville Westside Developments, the project team behind the exclusive South Granville Vancouver Granville Mews townhome project includes these four outstanding and experienced partners who have over 75 years of collective experience in the Lower Mainland construction, design and development industry.



West Side Vancouver Granville Mews VIP Preview

From their marketing desk: As a VIP Registrant, we wanted to share exciting new details with you on Granville Mews Vancouver towns and garden homes. Due to an overwhelming response, we are offering a small number of our VIP Registrants an exclusive sneak peek of Granville Mews well before we release Granville Mews Vancouver West Side homes to the general public. We know many of you have been eagerly awaiting more information on the Vancouver Granville Mews townhomes and we're excited to share with you our VIP Package with important information on Granville Mews. Due to our limited pre-release of 10 homes, we are only allowing 30 RSVPs to our grand opening event. This is available on a first come first served basis. Granville Mews Vancouver Towns Preview Event was at Magnum Projects Ltd. located at 401-100 West Pender St Vancouver on March 9th. If you missed



out on this preview event make sure you visit www.granvillemews.com today to register online.



6708–6776 Granville Street Vancouver Applicant, Property, and Development Proposal Information

The project site at 6708–6776 Granville Street Vancouver has been planned for development for a few years now. Because of the exclusive nature of these South Granville Vancouver townhomes and garden homes at Granville Mews in addition to the limited information provided by the sales team and developer, the following information about the project is based on the application for rezoning and redevelopment back in November 2009. The proposed development which is now known as Granville Mews Vancouver towns and garden homes called for CD-1 zoning with uses for multiple dwellings and accessory buildings. The number of units, which was approved for the West Side Vancouver Granville Mews project was for 35 rowhouses with a maximum floor space ratio of 1.0 FSR or 4,642.0 square metres. The maximum allowable height in the proposed development was for 10.7m or 35.10 feet with a maximum number of 3 storeys for these rowhouses. The proposed Granville Mews Vancouver real estate development site called for a front yard setback of 4.9 to 6.10 metres, a side yard setback of 2.4 to 4.9m and a rear yard setback of 4.9 metres to maximize the space. Also, the proposal for the new Vancouver Granville Mews towns and garden homes called for 66 parking spaces for the project (one of which is a car share spot).



In addition, the original proposal was for 35 dwelling units at a density of 1.0 FSR located in 7 separate buildings with floor plan sizes between 878 square feet to 1,710 square feet and one level of parking accessed from the lane. The Granville Mews Vancouver townhome buildings would be designed to have the appearance of a 2 ½ storey form with steeply pitched roofs, dormers, and bay windows and individual entryways reflecting the traditional character of the South Granville Vancouver district. In addition, the proposed Granville Mews Vancouver West Side development called for LEED Silver certified construction with BuiltGreen BC Gold (Energuide 80 or equivalent score). Also, the proposed selling price of the pre-sale Vancouver West Side townhomes back in November 2009 was below \$470,000 for the smallest units.

** Please note that all proposal information was taken from the November 2009 application document found online. In addition, all images are from www.granvillemews.com.*

Luxury Vancouver Homes at Granville Mews

Celebrate the best of Westside Vancouver real estate market in these 35 two bedroom, three and four bed town and garden homes at Granville Mews. Located on Granville Street just south of 49th Avenue, the Granville Mews Vancouver luxury homes for sale brings fresh new elegance to this traditional Westside Vancouver real estate neighbourhood. With excellent access to transit routes, downtown Vancouver and biking/walking routes, the Granville Mews Vancouver luxury homes for sale are now accepting priority registrations for advanced sales. Don' t miss out on this once in a lifetime opportunity!

