



Adera Cares

TOGETHER. FOR A BETTER FUTURE.



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**CANADIAN HOME BUILDERS'
ASSOCIATION OF BC – GEORGIE AWARDS**

2009 BuiltGreen BC Builder of the Year
2009 Sustainable & Innovative Community
Award: Green
2009 Residential Community of the Year: Green
2009 Multi-Family Low Rise Development:
Salus

UDI AWARDS FOR EXCELLENCE

2010 Best Low Rise Residential: Pathways

**CANADIAN HOME BUILDERS'
ASSOCIATION – SAM AWARDS**

2008 American Standard Grand SAM Award:
Best Home Builder of the Year in Canada
2008 Best Multi-Family Project in Canada:
Pathways
2008 Best Sales Office: Salus

CHBA BC – BUILTGREEN AWARDS

2010 Builder of the Year
2010 Most Energy Efficient & Sustainable
Community: Green
2010 Most Sustainable Building Site: Green

**INTERNATIONAL AWARDS
– GOLD NUGGET**

2010 Grand Award – Multi-Family Housing
Project (4 to 6 Storeys): Pacific
2010 Award of Merit – Int'l Residential Project
(Attached): Pacific
2010 Award of Merit – Residential Project of the
Year (Attached in Urban Setting): Pacific
2010 Award of Merit – Multi-Family Housing
Project (4 to 6 Storeys): Green
2009 Grand Award – Outstanding Attached
Project, Mid Rise (4 to 6 Storeys): Salus

ADERA. COMMITTED TO GOLD

Over 40 years ago, Adera began creating new homes for families like yours in the Greater Vancouver Region. More than 8,000 homes later, Adera has grown into one of British Columbia's most trusted home builders. Quality, integrity, exceptional customer service, and verifiable sustainable building practices are commitments that make Adera a leader in new home construction. Earning the 2008 Grand SAM Award for Best Home Builder in Canada and the second time ever Platinum Georgie comes as a humble honour from both our peers and customers and is a clear representation of the trust and respect that Adera has been building for 40+ years. Congratulations to all of our employees, trade partners, consultants, and customers for this special trusted accolade!

BEST
SMALL &
MEDIUM
EMPLOYERS IN CANADA


ADERA
LIVE WEST COAST

adera.com



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



ADERA CARES

HOMES. PEOPLE. COMMUNITIES.

Hey! Don't forget, the legacy of our little blue dot in the Milky Way will soon be handed down to us. Let's not disappoint our beloved Mother Earth. We need to revitalize and rejuvenate her!

Well, guess we can't exactly send her to the spa for some much needed R&R, but we can definitely show her love by changing the way we live. It's pretty sweet that you live in a home certified by an independent 3rd party that meets minimum standards of sustainable practices. With this in mind, you can be sure that your sustainability triple bottom line is always maximized:

- 1 A **DIRECT FINANCIAL BENEFIT** IN THE WAY OF LOWER MONTHLY BILLS
- 2 A **PERSONAL BENEFIT** KNOWING THAT YOU'RE MORE COMMITTED TO BEING RESPONSIBLE FOR THIS PLANET
- 3 A **SOCIAL BENEFIT** KNOWING THAT YOU'RE DOING SOMETHING AWESOME FOR FRIENDS, FAMILY, AND ALL OF MANKIND

Green is the new black. So what does that mean? State-of-the-art features made from natural materials or recycled content, chosen to last

longer, and designed with a reduced carbon-footprint in mind. What else? High efficiency appliances that minimize energy and water consumption, and also reduce waste production.

As a Platinum sponsor of BuiltGreen™ BC, Adera really does care about making a difference. It doesn't stop with homes either. Looking toward the future, Adera wants to ensure that everyone benefits from attention to a sustainable working environment, human resources, personal growth, and development. It's more than just nurturing. It's human fuel for the future! That same focus and energy spreads and saturates every community we participate in. Whether public art, sponsorship of up-and-coming local athletes, renewing natural habitats, or simple welcoming parties, there's an insuppressible enthusiasm for sustaining communities that makes up the bigger picture.

Adera Cares. Together for the Future.

By ensuring as little impact on energy use and the environment as possible, **seven35** is designed to meet LEED for Homes Platinum status, the first multi-family project certified by the Canada Green Building Council at this level in Canada. Also rated BuiltGreen™ Gold, **seven35** is the first dual certified project in Canada. And, with the first Waste Water Heat Recovery System for a private project in North America, **seven35** not only has a powerful triple bottom line of sustainable benefits for our customers, but will proudly make its mark in excellence, not the environment.



Adera Cares



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





seven35 COMMUNITY

40%

Direct savings in energy costs

41%

Reduction in water use

75%

Reduction in construction waste

80%

Reduced amount of
greenhouse gases

OPERATIONAL SYSTEMS

- 1 Waste water heat recovery powers domestic hot water
- 2 All vinyl windows exceed ENERGY STAR® requirements
- 3 Solar Photovoltaic rough-in
- 4 Two parking stalls for electric cars
- 5 Improved air tightness leads to less heat loss
- 6 R20 Spray insulation to parkade ceiling
- 7 Programmable thermostat
- 8 Multiple thermostatically controlled zones
- 9 High efficiency boiler system
- 10 ENERGY STAR® refrigerators & dishwashers
- 11 Motion sensor light switches in bathrooms
- 12 Motion sensor light switches in parkade
- 13 Common areas lit with high efficiency lamps
- 14 50% of light fixtures are fluorescent or compact fluorescent light bulbs
- 15 Exterior lighting complies with Dark Skies program
- 16 High performance & quiet bathroom fans
- 17 Optional electric fireplace with fan kit
- 18 Bicycle storage on site
- 19 Bike workshop
- 20 Under slab ventilation eliminates soil gas dangers

EXTERIOR & INTERIOR FINISHES

- 21 Interior doors made with recycled & recovered content
- 22 Balcony surfaces made from low maintenance materials
- 23 All carpet padding made from natural or recycled textile, carpet cushion or tire waste
- 24 MDF casing and baseboard (MDF reuses waste material)

INDOOR AIR QUALITY

- 25 All insulation third-party certified with low or zero formaldehyde
- 26 Factory powder coated interior wire shelving
- 27 Water-based paints used on all site built & installed millwork
- 28 Low VOC content interior paints
- 29 Carpet & Rug Institute (CRI) IAQ label on all carpet & underlay
- 30 Ceramic tiles installed with low VOC adhesives & plasticizer-free grout

WATER CONSERVATION

- 31 High efficiency water saving toilets
- 32 Water efficient faucets & showers
- 33 Water saving dishwasher
- 34 Optional ENERGY STAR® low water consumption clothes washer
- 35 Efficient satellite controlled drip irrigation
- 36 Landscape design reduces lawn to less than 50% of the area

BUILDING MATERIALS

- 37 Non-solvent based damp proofing on foundation walls
- 38 Optimum Value Engineering (OVE) reduces wood use in framing
- 39 All insulation certified by a third party to contain a minimum recycled content of 50%
- 40 Insulation levels exceed the Model National Energy Code for Buildings
- 41 Dimensional lumber & plywood is harvested sustainably CSA-Z809 criteria

WASTE MANAGEMENT

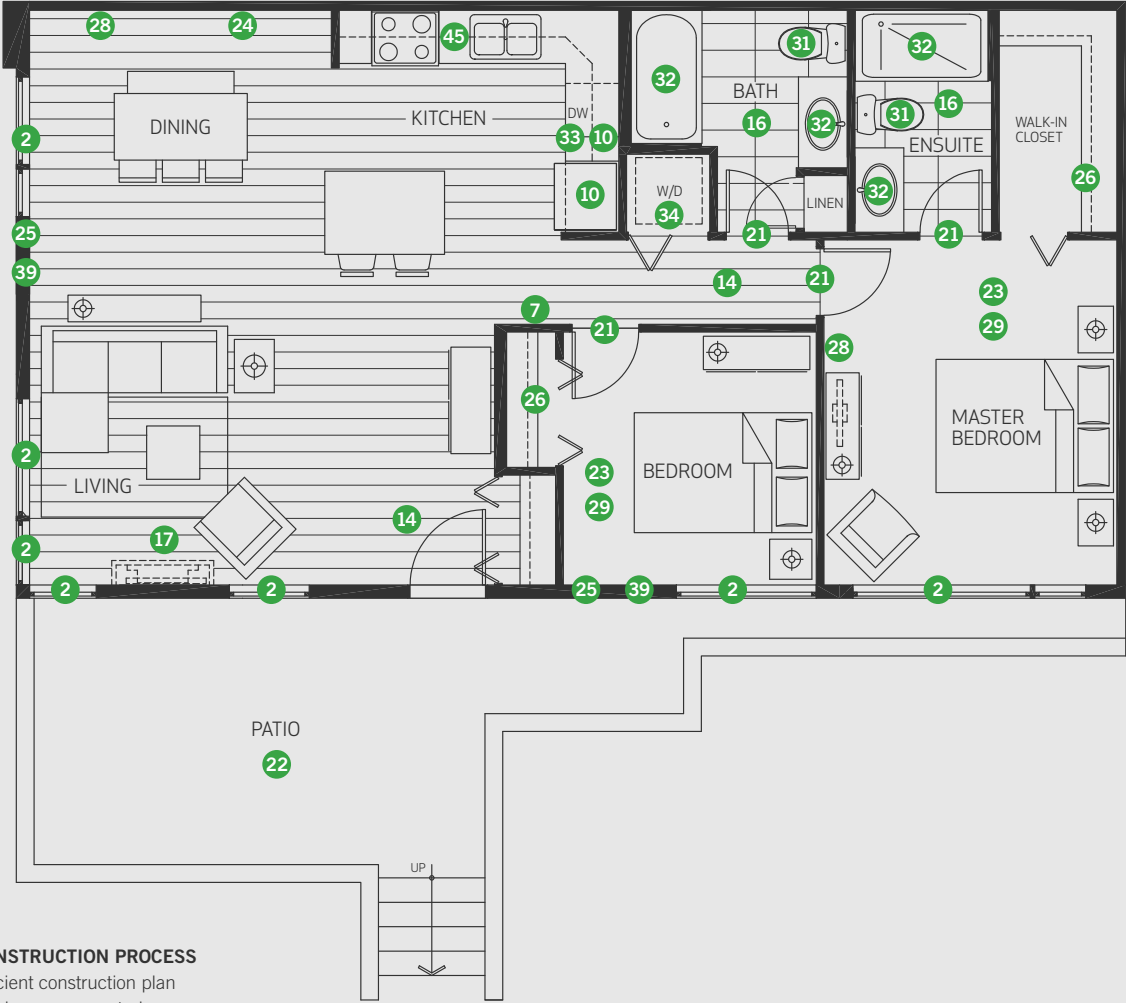
- 42 Comprehensive recycling program for construction site including education, site signage & bins
- 43 Reusable bracing used for framing
- 44 Recycling/compost sorting bins
- 45 Central recycling/compost collection for building



BURRARD

PLAN B3B: 2 BEDROOM, 2 BATH

934 SF



CONSTRUCTION PROCESS

- Efficient construction plan
- Truck management plan
- Erosion control plan
- Pre-occupancy suite VOC flush-out
- Storm water management plan

The Developer reserves the right to change the offering without notice and to make modifications to the information contained herein. Specifications, materials, and availability are subject to change without notice. Renderings or pictorials are representational only and not necessarily accurate, and should not be considered as a substitute for reference to issued building plans. All sales by Disclosure Statement only. E & OE. Please see a sales representative for details. Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.



A photograph of a forest floor covered in mossy rocks, with large trees and sunlight filtering through the canopy.

seven35

735 15th Street West, North Vancouver 604.924.4488 seven35@adera.com



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



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Our Presentation Centre is Now Open!

Come visit us at 735 15th Street W, North Vancouver

Nestled deep in the breathtaking natural surroundings of the North Shore, seven35 offers a variety of features designed to uphold a deep commitment to sustainability. Take advantage of our eco-smart materials like low-emission carpets, conservation-designed plumbing fixtures and energy-saving lights. All reasons why seven35 is your natural choice on the North Shore. And, with the first Waste Water Heat Recovery System for a private project in North America, seven35 not only has a powerful triple bottom line of sustainable benefits for our customers, but will proudly make its mark in excellence, not the environment.

seven35 is a collection of 60 stacked urban townhomes, each with their own front door and snuggled in next to the Trans Canada Trail along Mosquito Creek. Homes range from studio-sized bachelor crash pads to two-bed two-storey townhomes. These homes are perfect for those North Shore lovers who share a love for urban living and live an active outdoors lifestyle. Expansive roof overhangs that dramatically cut into the North Shore skyline, floor-to-ceiling windows that embrace the natural surroundings, interior home and private rooftop lanais (in with friends and family.



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FEATURES

seven35

MODERN LIVING AND NATURAL SURROUNDINGS

- 60 sleek urban homes, snuggled in next to the Trans Canada Trail
- Stacked townhomes, each with their own, individual front door
- Utterly stunning West Coast Modern Design by award-winning Integra Architecture Inc.
- Modern natural exterior finish created by a combination of large windows, cedar soffits, and durable Hardie Plank or Panel fibre cement siding
- Commemorative public art piece, Lamina Aqua, by local artist Bruce Joyce preserving the unique history of seven35 location
- Floor-to-ceiling windows to draw the outside in
- 9' main floor ceiling heights
- Malls, banks, shopping, transit, SeaBus, parks, and schools, are all within a few minutes' walk

SLEEK YET WARM INTERIORS

- Your choice of 2 designer colour schemes: Steel or Sandstone
- Quartz slab kitchen and bathroom countertops with undermount sinks
- GE Stainless Steel Appliances:
 - GE stainless steel Energy Star 20.2 cu.ft. bottom-freezer refrigerator
 - GE 30" stainless steel free-standing electric self-cleaning range
 - GE 1.5 cu.ft. stainless steel over-the-range microwave oven
 - GE stainless steel Energy Star built-in dishwasher
- Quality Kohler Purist pull-out faucets for kitchen
- Metropolitan Evoke Wide Plank laminate flooring in living, dining and kitchen areas
- Plush 40 oz, 100% nylon carpeting in bedrooms and stairways
- Elegant 12x24 porcelain tile in bathrooms
- Moen Level single post single lever bathroom fixtures
- In-sink Badger 1/2 hp. disposal
- Designer glass tile kitchen backsplash
- Horizontal blinds for shade and privacy

DESIGNED FOR YOU

- Reinforced backing for TV wall mount
- Private rooftop terrace (select homes) – your own outdoor room for quiet nights or social gatherings
- Engineered roof structure plus rooftop hose bibs for your no fuss enjoyment of 3 different optional hot tubs

- Community garden – grow your own herbs or veggies, or just bond with your neighbours
- Cedar rooftop planters
- Clear acrylic roof door brightens your home by letting natural sunlight in!
- 5' metal and glass roof screens keep your terrace private
- Pre-wired for an alarm for peace of mind

WHEN YOU WANT OUT OF THE HOUSE

- Private amenity – multi-function room fully outfitted with wide range of fitness equipment including treadmill, elliptical trainer, 2 stationary bikes, free weights, a hoist fitness multi-gym, exercise balls, yoga mats, and change room with shower
- Outdoor children's play area with a jungle gym, spring toys, and playhouse
- Large urban garden and beautifully landscaped courtyard with an abundance of native plants, and 6 water features

PUTTING THE SQUEEZE ON FOOTPRINTS – YOURS AND OURS

- First Multi-Family LEED for Homes Platinum certification in Canada*
- Built Green™ Gold rated which makes this community the first dual certified project in Canada*
- EnerGuide for Homes rating of 82 or better
- Waste Water Heat Recovery System – first private system in Canada pre-heats your hot water
- Energy Star lighting utilized in 80% of project
- CFL or Fluorescent lighting in all common areas
- Motion sensor lights in parkade for increased efficiency
- Up to 40% of materials sourced locally to minimize carbon emissions
- Bioswale filters storm water
- Extremely efficient irrigation system
- Low flow Kohler or Moen faucets and Kohler toilets
- Low VOC paints used in all applications
- Low VOC laminate and tile flooring
- All porcelain tile utilized contains a minimum of 25% recycled content

*Upon completion, seven35 will apply to become LEED for Homes certified at a Platinum level and Built Green™ certified at a Gold level. This will be the first time a multi-family building achieves Platinum LEED for Homes and the first dual certified building in Canada.

LIVE WEST COAST OPTIONS

ULTRA GOURMET KITCHEN OPTION:

- Hey, if cooking is your thing, this kitchen has ALL the ingredients to make an exceptional meal from scratch.
- Grand dining island option enlarges the usable kitchen space by 30% plus gives more storage and counter surface
- GE Café Appliances
- A combination of glass and aluminum upper cabinets and bamboo lower cabinets
- Real quartzite natural slab countertops
- GE wine fridge
- Soft close cabinetry doors and drawers

WEST COAST ROOFTOP LANAI OPTIONS:

- The ultimate personal outdoor retreat for living large here on the coast!
- Outdoor firepit
- Hot tub
- BBQ
- Wood tile flooring
- Patio furniture combinations
- Patio umbrellas

IT'S YOUR HOME. JAZZ IT UP WITH ADERA'S CUSTOMIZATION PROGRAM

- Optional indoor electric fireplace with 3 hearth options including 2 wall hanging choices for keeping cozy
- 2 mantel choices or an entertainment unit for your electronics
- GE front loading, stacking washer and dryer
- Granite upgrades for kitchen and bath
- Upgrade your appliances to GE Profile, with or without, a slide-in range
- Wine fridge keeps your favourite Chardonnay chilled perfectly
- Central vacuum makes for easy cleanup
- Designer dining room light fixtures to add a special personal touch
- Optional under-cabinet LED lighting
- Custom accent wall paint on pre-selected walls
- Glass tub enclosures
- Built-in closet organizers, desks, and shelving
- 3 different types of hardwood flooring
- Air conditioning to keep cool when it's West Coast hot!
- Personal garage – got a collector's car? Need extra storage? Close in part of your tandem stall and voilà, you've got a garage!
- Nuheat and heated floors in bathroom and kitchen



Presentation Centre Open Daily from 12PM to 5PM
735 15th Street West, North Vancouver

Sales Manager: Linda Therrien

Call 604.924.4488
Fax 604.924.8885
Email seven35@adera.com

[Register Now!](#)

FEATURES

seven35 homes flaunt striking West Coast architecture, ultra gourmet kitchens for cooking up a storm, and West Coast rooftop lanais (private outdoor rooms) that are perfect for either entertaining or having some quiet-time for yourself. [Read More](#)

[Click here](#) to view Dave Norona's video of seven35.

ADERA CARES

seven35 is leading the way as the first Multi-Family LEED for Homes Platinum development in Canada, in addition to being certified Built Green Gold. This will be the first dual certification of its kind in Canada.* LEED promotes a whole-building approach to sustainability by recognizing performance in several areas including energy efficiency and material selection. The Built Green name adds value to new home construction by promoting and recognizing the use of products and practices that represent resource-efficient and environmentally friendly construction. [Read More](#)

*Upon completion, seven35 will apply to become LEED for Homes certified at a Platinum level and Built Green certified at a Gold level.



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



GALLERY



FLOORPLANS

Choose a floorplan below to see which home is the best fit for you:

AMBLESIDE A1

449 SF

Studio, 1 Bath

BURRARD B3B

934 SF

2 Bed, 2 Bath

CAPILANO C1

991 SF

2 Bed, 2 Bath

Rooftop Lanai

CAPILANO C4A

1,084 SF

2 Bed, 2.5 Bath

Rooftop Lanai

SITEMAP



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Map of Locations

seven35



735 15th Street West, North Vancouver (15th & Mosquito Creek)

Call: 604.924.4488

Email: seven35@adera.com

Twitter: [@seven35_ByAdera](https://twitter.com/seven35_ByAdera)



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Warranty Programs

Strong Protection for New Home Buyers

Adera provides mandatory 2/5/10 warranty in accordance with the Homeowners Protection Act as follows:

- **2 Year Materials & Labour Warranty**
 - **First 12 months** coverage for any defect in materials and labour
 - **First 15 months** coverage for defects in any materials and labour in the common property of a multi-unit building
 - **First 24 months** coverage for any defects in any materials and labour supplied for the electrical, plumbing, heating, ventilation, and air conditioning delivery and distribution systems (excluding fixtures). In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home
- **5 Year Building Envelope Warranty**
- **10 Year Structural Defects Warranty**

If you are an Adera home owner, and wish to inquire about a concern that you may have, please refer to our [Customer Service Request Form](#) in the Current Homeowners section.



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Owning vs Renting

For many renters owning a home is a life-long goal. It's also an important lifestyle and investment decision. If you've ever wondered whether you would be further ahead owning rather than renting, you're not alone.

As a short term option, renting almost always seems easier because buying costs such as transfer taxes, legal fees, and closing costs take time to recover. If you are in a situation that requires you to move in the near future or on a frequent basis, renting offers greater flexibility by allowing you to pick up and move with just a month or two notice.

However, renters can also expect to pay rents that will move upward at roughly the rate of inflation, so their costs for accommodation never really decrease. Moreover, renters can't ever recover any portion of their monthly housing costs; once in the landlord's hands, rent paid can never be recovered - in other words, no investment benefit, whatsoever.

In contrast, when buying a home, the equity, or value of the home minus the debt owed, increases with each monthly mortgage payment made. This means that over time your equity grows until you own your home. Over the long run, more and more of your monthly payments become recoverable since the payments are actually paying down the principal. A long term decision to own also provides you with the opportunity to recover improvement and maintenance costs. For instance, homeowners who maintain their home by ensuring it is in good repair or remodel will often see an increase in sales price when it comes time to sell.

What if the economy is in a decline when I want to buy a home? While renting remains an option there is never a better time to buy than now. Real estate values over the long term, and have always gone up. The real estate market moves in cycles and, while prices do fluctuate, over the long run, housing prices have always increased.

Home ownership is a personal and sometimes emotional decision but it can also be a profitable one. When making a choice whether to rent or buy your home, consider this rule of thumb: if you plan on living in your home long enough for price appreciation to cover buying and selling costs, owning is a better alternative to renting.

Courtesy: [Real Estate Board of Greater Vancouver](#)

For more in-depth information about purchasing your first home, please visit the [Canada Mortgage and Housing Corporation website](#)



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For over 40 years, Adera has maintained its cool and earned its right to be pretty darn awesome. As one of BC's leading multi-disciplinary real estate organizations, Adera has built a world-class portfolio that includes the development of more than 8,000 homes, and over 3 million square feet of commercial space. If that's not enough to impress the toughest critics, Adera has taken the initiative in leading the province in sustainable building by thinking green and never giving up on innovation. This commitment is reflected in all of our work, from distinguished residences at UBC, to condos and townhomes spread throughout the Lower Mainland.



The importance of building homes, communities, trust, and respect, continues on as Adera strives to maintain a leadership role in sustainable building practices, and a commitment to providing quality, integrity and exceptional customer service. Adera is humble to accept the prestigious awards and generous accolades that have been acquired over the past 40 years.

As a Platinum sponsor of Built Green BC, Adera is the largest builder of Built Green homes in BC. The Greater Vancouver Homebuilders' Association recognized Adera as the Built Green Member of the Year (2007) and the Built Green Builder of the Year (2008). In 2007, Adera was awarded the BC Hydro Power Smart Excellence Award for its commitment to environmental sustainability.

Adera has been named Best Builder in BC four times, winner of the Best Customer Service Award seven times, and the first ever Customer Choice Award for BC Builders, all by the Canadian Home Builders' Association of BC – a record unmatched in the industry. Adera's individual projects have also been honoured numerous times. Check out our [Awards](#) section that backs up our bragging rights!

Another interesting tidbit – Adera has diversified holdings in mortgage lending, income producing real estate, telecommunications, manufacturing and insurance. Check out the [Adera Group of Companies](#) page for an introduction to our extended family.



seven35: Adera' s new development in North Vancouver offers the best of both worlds

Posted on [May 10, 2011](#) by [admin](#)

Project location: 735 15th Artery West, North Vancouver

Project size: 60 boondocks houses

Residence size: Flat 449 sq. ft; 2-bedroom and 2-bath 934 sq. ft; 2-bedroom rooftop units 991 — 1,084 sq. ft.

Prices: \$244,900 — \$649,900

Developer: Adera

Architect: Integra Architecture

Interior design: Calvert Design

Sales centre address: 735 West 15th Street, North Vancouver

Hours: apex — 5 p.m., daily

Telephone: 604-924-4488

Email: seven35@adera.com

Web: www.adera.com

Occupancy date: Fall 2011

This burghal North Shore development offers a bifold dosage of blooming in a air-conditioned West Coast setting.



Oh, to be young, hip and green. At seven35 in North Vancouver, you'd acceptable be appropriate in your aspect - central and out.

This arresting set of 60 ample boondocks houses by Adera is advised to address to the 20- to 40-year-old homebuyer with an aggressive ambition list, one that includes all the burghal advantages at the foreground door, with admission to attributes out back, in a acceptable breadth to downtown.

And endure but not least, one that's a advertise for sustainability.

Check, analysis and double-check.

"We feel that seven35 will absolutely address to the adolescent client who appreciates an alive alfresco lifestyle, with all the allowances of an burghal location," says Eric Andreasen, Adera's vice-president of sales and marketing.

The location, just off Marine Drive and abreast Capilano Mall, is the apotheosis of breadth adolescent humans ambition to live, Andreasen contends.

It's abutting to all aliment - yet alone 12 account to the Grouse bullwork and just a 12-minute airing to Lonsdale Quay and the SeaBus downtown, he adds.

The setting, while urban, is aswell belted by nature.

It's adjoining to the accepted Trans Canada Aisle forth Mosquito Creek watershed.

For those who accept a affairs that is both alive and ecological, seven35, which ranges from 450-square-foot flat "crash pads" to just over 1,000-square-foot two-storey two-bedroom boondocks houses, promises to bear that too. In agreement of sustainability, it's aiming for accreditation not once, but twice.

The seven35 townhomes are targeting the aboriginal LEED (Leadership for Activity and Environmental Design) Canada for Homes platinum acceptance for a multi-family residential prOject of three-and-a-half storeys or less. The activity is aswell aiming for a BuiltGreen gold certification.

The aggregation acclimated its BuiltGreen gold NOMA property, which is beyond the laneway, as seven35's starting point, again aloft the bar appropriately to ability for LEED platinum standing. It aswell calm acknowledgment on the association from NOMA homebuyers to analysis the actuality of seven35's affairs proposition.

"Living amid the mountains and the baptize makes for a absolute setting, whether training on a adjacent bike aisle or traveling for a aisle run with my wife," says Mark Petersen, an architect and tri-athlete who lives with his wife and son next



aperture at NOMA. “It’s as well amazing how abutting we reside to an burghal setting, abnormally with Capilano Mall just beyond the street.”

The exoteric of seven35’s West Coast architecture is warm, yet contemporary, featuring aboriginal cedar balustrade adjoin Hardie lath and Hardie console in apple tones. Interiors as well highlight locally sourced accustomed materials, such as cedar beam planks, accustomed woods, slates and limestone.

Behind the all-embracing cloistral overhangs and clandestine foreground doors, the boondocks houses are advised to accent an indoor-outdoor activity with floor-to-ceiling bend windows and a active open-concept argumentation that includes added all-embracing kitchen and dining options. A agile of GE stainless appliances, Kohler accessories and quartz slab surfaces appear standard, while Adera’s customization affairs enables buyers to personalize their active space, opting for an “ultra gourmet kitchen” with 30 per cent added amplitude and a “grand amusing island”, a part of added upgrades.

Due to the accurate point systems for both LEED and BuiltGreen accreditations, every aspect has been called for its ecological merit, says Andreasen. Homes at seven35 will action a affirmed EnerGuide appraisalment of 82 or higher, as able-bodied as acceptable appearance including Activity Star windows and appliances, motion sensor ablaze switches, beaming ablaze fixtures, low-VOC paints, low-flow faucets, water-efficient irrigation and approaching photovoltaic accommodation for solar cells. The development will as well absorb an avant-garde decay baptize calefaction accretion arrangement and an alfresco bio-swale to clarify storm water.

Adera says the allowances will outweigh the costs over the continued run, both for the homeowner and for the company, which counts sustainability as key to its amount values.

“When you analyze these homes with the competition, they are still listed at bazaar value, but what you get is so abundant added in agreement of abiding resale amount because of the sustainability features, additional different admission to alfresco living,” Andreasen says.

For example, ground-floor homes accept ample patios, while high units adore ample clandestine roof decks, coined “West Coast lanais” by the developer. Anniversary home is accepted double-size bike lockers with admission to a common bike branch breadth and gym with battery for charwoman up afterwards continued workouts or rides.

Every units is either creekside or has some affectionate of built-in landscaping, courtyard, accessible art, or association garden amplitude in view, Andreasen adds.

“We’ve never had a activity absolutely like this,” Andreasen addendum in agreement of extensive out to their demographic aural the ambience of sustainability. “It’s



affordable, with lots of style, offers absurd activity accumulation and sustainability appearance for accord of mind.”

The developer hopes these gestures are a acceptable calling agenda for humans who conceivably grew up on the North Shore and now ambition to move back, into new homes with a accustomed aback yard.

“We see the architecture architecture as a avant-garde Melrose Place aggressive for the outdoorsy bike set,” says Andreassen. “A tight-knit association breadth humans will see anniversary added and say: ‘Hey, who wants to go for a ride?’ ”

© Copyright (c) The Vancouver Sun



Adera's new development in North Vancouver offers the best of both worlds

BY CHRISTINA SYMONS, SPECIAL TO POSTMEDIA NEWS MAY 12, 2011



seven35 is a new development in North Vancouver.

Photograph by: Wayne Leidenfrost, PNG

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



Web: www.adera.com

Occupancy date: Fall 2011

This urban North Shore development offers a double dose of green in a cool West Coast setting.

Oh, to be young, hip and green. At seven35 in North Vancouver, you'd likely be right in your element - inside and out.

This striking set of 60 stacked town houses by Adera is designed to appeal to the 20- to 40-year-old homebuyer with an ambitious wish list, one that includes all the urban advantages at the front door, with access to nature out back, in a convenient locale to downtown.

And last but not least, one that's a showcase for sustainability.

Check, check and double-check.

"We feel that seven35 will really appeal to the young buyer who appreciates an active outdoor lifestyle, with all the perks of an urban location," says Eric Andreasen, Adera's vice-president of sales and marketing.

The location, just off Marine Drive and near Capilano Mall, is the epitome of where young people want to live, Andreasen contends.

It's close to all necessities - yet only 12 minutes to the Grouse grind and just a 12-minute walk to Lonsdale Quay and the SeaBus downtown, he adds.

The setting, while urban, is also flanked by nature.

It's adjacent to the popular Trans Canada Trail along Mosquito Creek watershed.

For those who espouse a lifestyle that is both active and ecological, seven35, which ranges from 450-square-foot studio "crash pads" to just over 1,000-square-foot two-storey two-bedroom town houses, promises to deliver that too. In terms of sustainability, it's aiming for accreditation not once, but twice.

The seven35 townhomes are targeting the first LEED (Leadership for Energy and Environmental Design) Canada for Homes platinum certification for a multi-family residential project of three-and-a-half storeys or less. The project is also aiming for a BuiltGreen gold certification.



The company used its BuiltGreen gold NOMA property, which is across the laneway, as seven35's starting point, then raised the bar accordingly to reach for LEED platinum standing. It also collected feedback on the community from NOMA homebuyers to test the authenticity of seven35's lifestyle proposition.

"Living between the mountains and the water makes for a perfect setting, whether training on a nearby bike trail or going for a trail run with my wife," says Mark Petersen, an engineer and tri-athlete who lives with his wife and son next door at NOMA. "It's also amazing how close we live to an urban setting, especially with Capilano Mall just across the street."

The exterior of seven35's West Coast design is warm, yet contemporary, featuring indigenous cedar siding against Hardie board and Hardie panel in earth tones. Interiors also highlight locally sourced natural materials, such as cedar ceiling planks, natural woods, slates and limestone.

Behind the expansive sheltered overhangs and private front doors, the town houses are designed to emphasize an indoor-outdoor feeling with floor-to-ceiling corner windows and a refreshed open-concept logic that includes more expansive kitchen and dining options. A fleet of GE stainless appliances, Kohler fixtures and quartz slab surfaces come standard, while Adera's customization program enables buyers to personalize their living space, opting for an "ultra gourmet kitchen" with 30 per cent more space and a "grand social island", among other upgrades.

Due to the rigorous point systems for both LEED and BuiltGreen accreditations, every element has been selected for its ecological merit, says Andreasen. Homes at seven35 will offer a guaranteed EnerGuide rating of 82 or higher, as well as sustainable features including Energy Star windows and appliances, motion sensor light switches, fluorescent light fixtures, low-VOC paints, low-flow faucets, water-efficient irrigation and future photovoltaic capacity for solar cells. The development will also incorporate an innovative waste water heat recovery system and an outdoor bio-swale to filter storm water.

Adera says the benefits will outweigh the costs over the long run, both for the homeowner and for the company, which counts sustainability as key to its core values.

"When you compare these homes with the competition, they are still listed at market value, but what you get is so much more in terms of long-term



resale value because of the sustainability features, plus unique access to outdoor living,” Andreasen says.

For example, ground-floor homes have large patios, while upper units enjoy spacious private roof decks, coined “West Coast lanais” by the developer. Each home is granted double-size bicycle lockers with access to a communal bicycle workshop area and gym with shower for cleaning up after long workouts or rides.

Every units is either creekside or has some kind of native landscaping, courtyard, public art, or community garden space in view, Andreasen adds.

“We’ ve never had a project quite like this,” Andreasen notes in terms of reaching out to their demographic within the context of sustainability.

“It’ s affordable, with lots of style, offers incredible energy savings and sustainability features for peace of mind.”

The developer hopes these gestures are a welcome calling card for people who perhaps grew up on the North Shore and now wish to move back, into new homes with a familiar back yard.

“We see the building design as a modern Melrose Place inspired for the outdoorsy bike set,” says Andreasen. “A tight-knit community where people will see each other and say: ‘Hey, who wants to go for a ride?’ ”

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Seven35 60 town homes North

Vancouver Interior designer takes cues from stunning

outdoor scenery of North Shore Michelle Hopkins

Province

Sunday, June, 05, 2011



The quartzite kitchen counter lends more shine to the room's bright cabinets, subway tile and stainlesssteel appliances. Photograph by: Wayne Leidenfrost
-PNG, The Province



THE FACTS Project: Seven35 What: 60 town homes Where: North Vancouver Developer: Adera Residence Size: Studio 449 sq. ft; 2-bedroom and 2-bath 934 sq. ft; 2-bedroom rooftop units 991-1,084 Prices: From \$244,900 to \$649,900 Sales centre: 735 West 15th St., North Vancouver; Hours: daily noon to 5 p.m. The North Shore instantly conjures up images of sea, scenery and mountains. The neighbourhood offers unprecedented access to nature, combined with some of the best in urban comforts. Sheryn Calvert, founder/interior designer at Calvert Design Studio, took all of this into account when she decorated the

show homes at Seven35. "We were appealing to a diverse market who loves the lifestyle of living in North Vancouver," she says. "Young families, active couples, investors and single buyers will be interested in Seven35. Because it sits directly on the Trans Canada Trail, the outdoor enthusiasts will love it. You have an amazing walking/bike trail right at your doorstep, meandering along Mosquito Creek -right next door." Throughout each of the show homes, home furnishings and accessories were chosen to bring that outdoors ambience inside. Calvert paid special attention to the textiles and materials used and selected linen, stone, bamboo and mica. "When stopping to look at the immediate area, we see greens of the trees, blues of the sea, charcoal and greys from the exposed, raw sides of the mountains," Calvert says. "All of these colours became our colour cues and were transitioned into the design of the display suites." Calvert says one of the show homes appeals to the buyer who prefers a simple, carefree life, therefore she kept the decor very organic and natural. "We designed this suite to show their lifestyle of entertaining friends with an 'oyster-shucking theme' on the quartzite kitchen countertop," Calvert says. To further celebrate the great outdoors, Calvert and her team created a biking theme in the young boy's bedroom. "We also designed a 'bachelor pad' for the single guy who likes to ride his mountain bike, too; a 'crash pad,' so to speak," she adds. The decorating team was also mindful to show people ways to use striking pieces to generate that "wow factor." "One of the wallpapers used was inspired by Walt Disney's Fantasia; the silhouette of the dewdrop fairies from the Nutcracker have been recoloured to modernize the pattern," Calvert says. In the corner display suite, the team custom-made a sectional and lowered it to take advantage of the stunning vistas offered



The roof deck on one of the Seven35 model homes offers plenty of privacy, and the townhouse designer installed glass beneath the patio railings so that loungers can enjoy the view.

Photograph by: Wayne Leidenfrost

-PNG, The Province



from the expansive windows. The marble top coffee table is only eight inches high, creating a warm, inviting look. "In the boy's 'biking theme' bedroom, we put a stencil of a bike onto the wall with actual handlebars coming off it," she adds. "In another show home -the young family display -we put in a free-standing popcorn maker." Calvert is confident the West Coast contemporary look of urban meeting nature has been achieved. "There are a lot of details to consider, such as the colours, furniture styles, and are they in proportion with the space," says Calvert. "We also had to consider if all the selections are in harmony with each other. "I think we did that." □ Copyright (c) The Province





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60 urban townhomes on the North Shore. Short walk to all amenities and across the street from the Trans Canada Trail. Occupancies this Fall. Bachelor "Crash" pads from \$244,900*, 2 beds from \$469,900*. **BRAND NEW 15-DAY SUMMER PROMO – CALL TO INQUIRE.**

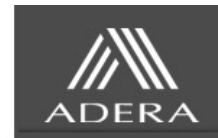
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The Ultimate North Shore Homes for Sale at seven35
North Vancouver Townhomes (Stacked Towns) & Condos
Near Mosquito Creek - 1st Real Estate Development in
Canada to be BuiltGREEN Gold + LEED Platinum +
Energuide Rating of 82 or Higher!

seven35



Seven35 North Vancouver Condos by Adera!

Brought to you by Greater Vancouver's top builder, Adera, the new North Vancouver Seven35 Condos is a boutique collection of only 60 urban homes in an amazing Mosquito Creek North Shore neighbourhood that you won't want to miss. Within walking distance and very close proximity to all the shopping, dining, transportation routes and nature/parks, the Seven35 North Vancouver real estate development by Adera is proudly built with the highest standards in durability, sustainability and environmental stewardship. There will be a wide variety of floor plans that include Seven35 Condos and North Vancouver townhome plans available for the homebuyers. These floorplans will range from 450 square feet all the way to 1000 square feet in size and there are only 60 units in the North Vancouver real estate development (which includes single level condominiums as well as two storey townhomes). The North Shore Seven35 Condos will be situated at 735 West 15th Street North Vancouver and is designed by award winning Integra Architecture. Calvert Design is in charge of the interior design of these



BCCONDOS.NET



contemporary residences. Construction is starting and pre-sales will start late Spring 2011. The entire property will consist of 4 residential buildings with courtyards that are professionally designed and landscaped for low maintenance common areas. With water features and native plants, this is an ideal space for homeowners to enjoy the great outdoors that the North Vancouver real estate market offers. In addition, the North Shore Seven35 Condos will also offer amazing ground floor patios for low level suites as well as amazing sun filled private roof top lanais (decks) for the penthouse residences. The pre-sale North Vancouver Seven35 will have advanced condo previews in late Spring 2011, so stay tuned for more information. The project site for these amazing North Shore condos for sale will be situated at 15th Avenue and Mosquito Creek (off of Bewicke Avenue), North Vancouver real estate district. Register today online at Adera's website (www.adera.com) by clicking on 'Current Properties' and then 'Seven35'. The pre-sale pricing is expected to start from under \$300,000. There are only 60 homes each with a walk up front door at seven35 North Shore condos where you will find bachelors to two bedroom, two storey seven35 townhomes for sale between the price range for \$244,900 to \$649,000.

More Information about the New North Vancouver Seven35 Condos

Built to LEED Platinum certification, the environmentally friendly design and construction of the boutique North Vancouver Seven35 condos and townhomes will push the limits in responsible development on the North Shore. In addition to the seven35 LEED Platinum certificate, Adera Development also strives to get BuiltGreen Gold distinction, making it one of the first properties in all of Canada to possibly get both certifications. Situated at 735 West 15th Street North Vancouver real estate market, the Seven35 North Shore condos will be as green as new home can be and will be situated within walking distance to all community services, amenities, recreation, entertainment, shopping, schools, bus transit, downtown Vancouver and the North Shore mountains. It is also located across from another Adera Development called NoMa (North of Main) which was completed several years back and sold out during pre-sales. But the list of environmentally friendly features at the new Seven35 North Vancouver condos for sale does not stop there. From water efficient irrigation for the landscaping to future photovoltaic solar cells to heat water and from dual flush toilets and low VOC paints and adhesives, the new North Shore condos will surpass any other development when it comes to clean design and healthier living. Also on site at the Seven35 townhome project are Energy Star rated windows and EnergyStar appliances in the kitchen in addition to motion sensor light switches and light fixtures using cost effective fluorescent lighting. There is also an incredible waste water heat recovery system, a first in the North Vancouver real estate market. Integra Architecture is also well known for their environmental stewardship in residential building design, and they bring a contemporary flair



to the exterior façade of this truly West Coast condo living opportunity. From the great views to expansive overhangs and floor to ceiling windows, pre-sale homebuyers at the Seven35 North Vancouver real estate Adera Development will be amazed at the great curb appeal.



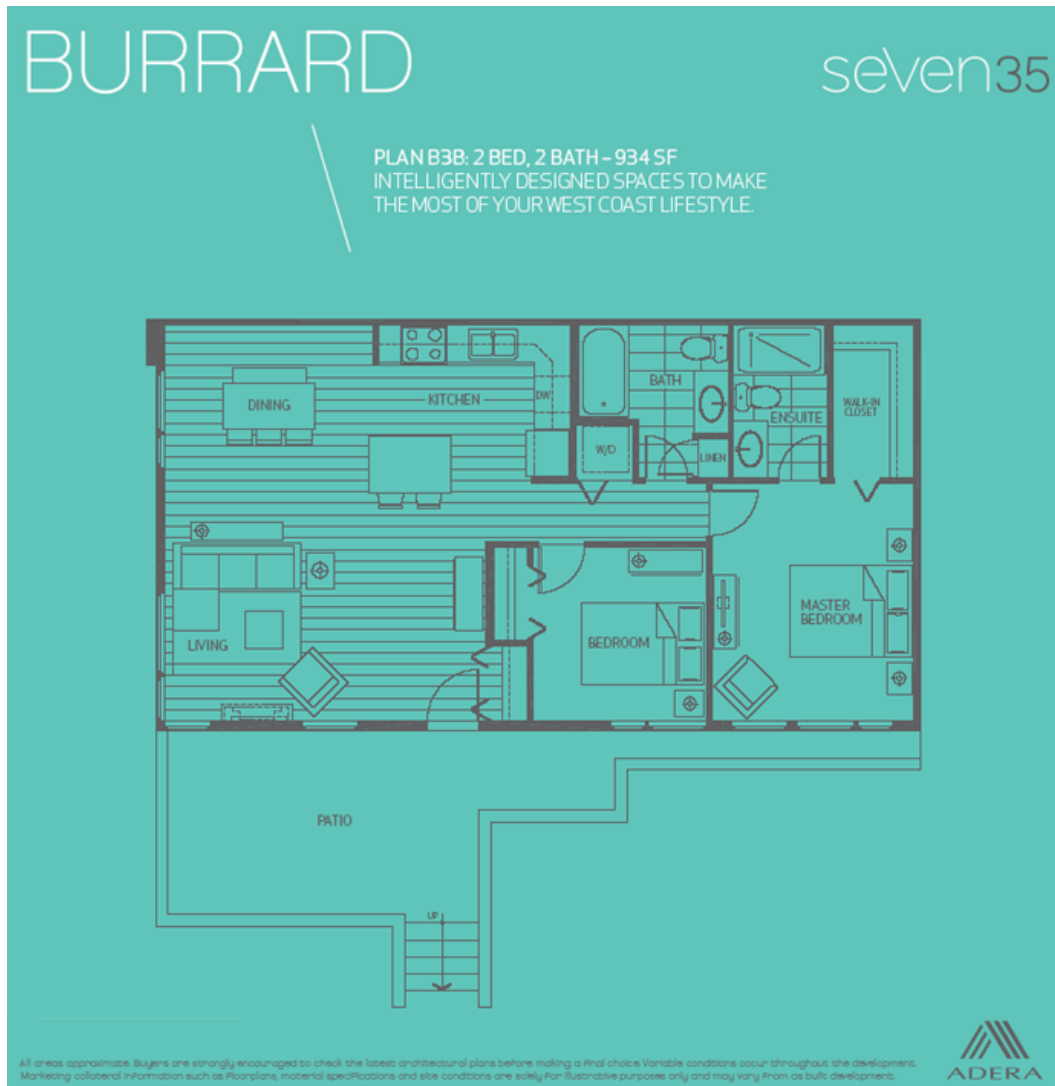
The North Shore seven35 Floorplans

The marketing launch has released four distinct floorplans at seven35 North Vancouver real estate development that includes the following:

- > The Ambleside Floorplan - Studio with 1 Bathroom at 449 sf and large patio
- > The Burrard Layout - 2 Bed/2 Bath at 934 square feet and large patio



- > The Capilano Floor Plan - seven35 stacked townhouse on 2 levels with 2 bed/2.5 bath at 1084sf plus rooftop lanai
- > The Capilano Variation - Two storey North Shore seven35 townhouse with 2 beds/1.5 bath at 991 sqft plus rooftop lanai



From the Sales Team Email Desk - Welcome to seven35 North Shore

Thank you for your interest in seven35, Adera's newest community on the North Shore. Designed with your lifestyle in mind, this collection of 60 urban studio, and two bedroom North Vancouver seven35 homes combines modern sophistication with your love of nature. Escape the hustle and bustle of the city and retreat to this quiet sanctuary, nestled up next to the TransCanada Trail. Explore the trails, literally steps from your front door; enjoy the variety of shops and services just blocks away; or head downtown by SeaBus with a short stroll from your home. Living West Coast is made easy here at the new North Vancouver seven35 condos. Blur the lines between in and out with our signature rooftop lanais at



the spectacular and boutique North Shore seven35 North Vancouver condos for sale— an extension of your living space and create masterpieces in your Ultra Gourmet kitchen*. Also inside (designed by Calvert Design), Seven35 North Vancouver real estate development will feature natural materials, cedar ceiling planks, natural wood boards, limestone and natural slate stone work. 9' ceilings, granite counters, stainless steel appliances, laminate flooring are all standard features right here at this new North Vancouver real estate project by Adera. As a VIP priority registrant, you will be provided with exclusive information before the new North Vancouver seven35 condos become available to the general public. Stay tuned for more details! Best Regards, seven35 North Vancouver Condo Sales Team - contact information is as follows: e:seven35@adera.com; p:604.924.4488; w:adera.com. *Limitations apply. Contact a seven35 North Shore Sales Representative for details. Sales by Disclosure Statement only.

Click here for the LIVE WEST COAST Seven35 North Vancouver condo website by Dave Norona for a sneak peak of the amazing location and developer. Great video by a top developer!

Celebration of True North Shore Condominium Living

A commitment to sustainability and a pure celebration of true North Vancouver condo living is now here at the Central Lonsdale seven35 condo project. A trendsetting stacked townhouse project in the heart of the North Vancouver real estate market, seven35 by Polygon is featured right at Mosquito Creek and the Trans Canada Trail. There are three leading sustainable and unique features at the new North Vancouver seven35 stacked townhouses: state of the art waste water heat recovery system for the first private multi family system in Canada (reducing heating costs by up to seventy five per cent), LEED for Homes Platinum certification for multi family housing in addition to being Built Green Gold. No other project in Canada has these 3 distinctions as leadings factors for prospective North Shore homebuyers. In addition, the pre-sale North Vancouver seven35 urban townhouse project has striking West Coast architecture with floor to ceiling glass windows, rich colours and natural woods. There are three buildings in this project featuring only a boutique number of suites for sale that number only 60 in total. The seven35 North Vancouver condos for sale will also feature a locale that is just next to beautiful Mosquito Creek. Also, of the sixty total homes, about 60% of the seven35 North Vancouver townhouses are two level homes that feature rooftop lanais that are private. Both trendy and urban, the stacked townhomes at seven35 North Vancouver have a close proximity to lots of shopping, the Marine Drive and Central Lonsdale corridors, the North Shore mountains, SeaBus, bus routes and major bridges. There are only 60 homes each with a walk up front door at seven35 North Shore condos where you will find bachelors to two bedroom, two storey seven35 townhomes for sale between the price range for \$244,900 to \$649,000.



North Vancouver Seven35 Townhomes

Now under construction, seven35 North Shore townhomes is comprised of only 60 stacked boutique North Vancouver townhouses in four buildings that are separated by a central courtyard landscaped with natural plants and water features. The new North Vancouver townhomes at seven35 will be the first multi family development in all of Canada to be double certified for LEED Platinum as well as BuiltGreen Gold! Each of the seven35 North Vancouver homes for sale has a guaranteed EnerGuide rating of 82 or higher and will include a double sized bike locker plus access to a communal bike workshop area as well. The prices for the new seven35 North Vancouver townhomes will start from under \$300,000 for homes that range from 450 square foot bachelor pads/studios to two storey, two bedroom townhomes with more than 1000 square feet of living space. The seven35 presentation centre is located at 735 - 15th Street North Vancouver.

60 New Urban Townhomes in North Vancouver

Introducing you to... seven35 North Vancouver' s Newest Collection of Urban Townhomes! Where Uber Urban Living Meets the Active Outdoors with special pre-sale North Vancouver townhome pricing from the mid 200' s*. We' re very excited to announce the first release of information about Adera' s newest, distinctive, project in North Vancouver real estate district. seven35 North Shore townhomes flaunt exterior West Coast Modern architecture without compromising warm, efficient interior living space. It' s a precise balance of modern living and natural surroundings. With the Trans Canada Trail literally across the street, Capilano Mall a few blocks away, and downtown Vancouver a 12-minute SeaBus ride across Burrard Inlet, everything you need for your ideal lifestyle is at your fingertips right here at the boutique North Vancouver seven35 townhomes for sale. A collection of 60 studio, and two bedroom stacked urban homes, seven35 North Vancouver real estate development is at the forefront of sustainability and innovation:

The North Vancouver seven35 project is the first Multi-Family LEED for Homes Platinum development in Canada. Also certified Built Green Gold, is the first double certified project in Canada.* Waste Water Heat Recovery System - the first private multi-family application in Canada at the new North Shore seven35 townhouses can reduce your domestic hot water heating costs by up to 75%! The Adera seven35 West Coast Lanais - Private rooftop terraces serving as your own exclusive outdoor room. Ultra Gourmet Kitchens at seven 35 North Shore townhomes - with Grand Social Dining Island option adds 30% more space to your professionally appointed kitchen. Walkability - a Walkscore of 83 puts seven35 in the top 12% of all walkscores in North America (Walkscore.com). Silver sponsor of the 2011 BC Bike Race, a true, home grown, North Shore phenomenon in its own right. Register today for an invite to our VIP North Vancouver seven35 townhome selection evening. As a VIP priority registrant, you will be first to receive



any updates, pricing information, and selection prior to the seven 35 Grand Public Opening scheduled for May 14, 2011. If you know of any family and friends who might be interested in North Vancouver seven35 by Adera, you may be entitled to \$2000 cash**! Download the form [here](#). Finally, take a few moments to watch our video where you can “experience” life at seven35 by Adera. If you know someone that you believe should hear about North Shore seven35, or if you know of someone that you would really like to have as a neighbour, slip them this link. We think you’ ll agree, seven35 North Vancouver real estate development is going to be the place where everyone wants to be! Follow us on Twitter and join us on Facebook for regular updates. Sincerely, Your seven35 Sales Team. *This is currently not an offering for sale. Any such offering can only be made with a Disclosure Statement. E.&O.E. **Ask a Sales Representative for more details.



seven35: North Vancouver Project Makes Green History



March 17, 2011

It's St. Patrick's Day, so, in tribute to all things green, we've got some new details on [seven35](#) [[map](#)] by [Adera Development](#), a townhome project on [Vancouver's](#) north shore that will be perhaps the greenest – in the sense of ecological sustainability, of course – in Canada.

The 60 stacked townhomes already under construction at 735 West 15th Street (across from Adera's NoMa project) will, says Adera Development president Norm Couttie, "be the first Multi-Family [LEED](#) for Homes Platinum development in Canada." It will also be certified as [BuiltGreen](#) Gold, which, the company believes, will be the country's first double certification.

The list of the project's sustainability features is impressive: [Energy Star](#) windows and appliances, motion sensor light switches, fluorescent light fixtures, low-VOC paints, low-flow faucets, water-efficient irrigation and future photovoltaic capacity for solar cells. Plus, [seven35](#) will also have one of the first installations of a 'building size' wastewater heat recovery system.

And anyone worried that design flair was sacrificed in the greening process, fear not: the West Coast modern look that has long defined Vancouver's architectural scene is in fresh and clever supply. [Integra Architecture](#) threw in floor-to-ceiling windows connecting the indoors to out, and expansive overhangs induce a sense of shelter against those infamous Van-City downpours. Calvert Design sourced as many natural materials as possible for the interior design, including cedar ceiling planks, natural woods, slates and limestone.

Courtyards among the four buildings will be landscaped with native plants and a bunch of water features, and will be easily enjoyed from ground floor patios or spacious private roof decks.

So all due respect, St. Pattie's Day revelers, but this is how you make green



look cool.

Homes at seven35 by Adera start at under \$300,000 and range in size from 450-square foot bachelor pads to more than 1,000-square foot two bedroom, two storey townhomes. To learn more about the project, visit [their website](#).

