

THE HOMES



THE HOMES/

OVERVIEW

BUILDING STORY

INTERIOR STORY

FLOORPLANS

Built for the North Shore

North Shore through and through.

A classic red brick streetfront that fits with the neighbourhood. Inside, the kitchen, bathroom and living space are comfortable, functional and flexible. Heritage-inspired architecture by Ramsay Worden Architects. Contemporary interiors by BBA Design Consultants.

A limited selection of one and two-bedroom homes, some with den. Starting from the \$280,000's.

At the corner of 3rd and Lonsdale, where everything happens, you'll find The Versatile Building.

The Versatile Building. North Shore True.

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



INTRACORP
BUILDING THE OUTSTANDING
Intracorp Lonsdale Project Limited Partnership





1. Lonsdale Quay	9. Cinnamon's Chocolates	17. Yogapod	26. Kingston 11 Reggae Café
2. Gusto di Quattro	10. Second Wave	18. Empire Theatres	27. Rusty Gull Neighbourhood Pub
3. Burgoo	11. Rayne Longboards	19. MarketPlace IGA	28. CityScape Community Art Space
4. Anatoli Souvlaki	12. Obsession: Bikes	20. Shoppers Drug Mart	29. Skoah
5. The District	13. Le Bistro Chez Michel	21. Thai House Restaurant	30. Avalon Spa & Wellness Centre
6. Café for Contemporary Art	14. John Braithwaite Community Centre	22. Starbucks	31. Déja Vu Spa
7. Horjin Sushi	15. Presentation House Theater & Gallery	23. The Artisan Bake Shoppe	32. The KatWalk Salon & Day Spa
8. Paspalos Taverna	16. Moodyville's Cafe	24. RDS Skate Supply	
		25. Bella Doni Florist	



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The Versatile Building: From the Outside

The Versatile Building's location at the northern edge of a Heritage Conservation Area* has been a very real source of inspiration for our whole team. Why?

Because even 100 years ago, this part of town was a mixture of small stores and restaurants at street level, with families living above. Some ideas are just so good, they stand the test of time.

We asked Ramsay Worden Architects, who've mastered the art of blending old and new many times before, to work with us on our vision.

Their design recreates Lower Lonsdale's street-front setting back in the day, and includes:

- Brick detailing in Vintage Mission red-brown, much like the frontage of the Aberdeen Block (1910-11) a few streets down
- Glazed black and historic white accent tile – President Don Forsgren's favourite feature



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



- Maximized window area for bright, open and functional spaces that have a clean, modern feel



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North Shore True Floor Plans. The Great Indoors.

The Versatile Building's exterior is most definitely inspired by its local heritage. Inside, The Versatile Building is all about today.

Our open-concept floor plans are comfortable, flexible and functional. Clean, simple lines in the kitchen and bathroom and contemporary finishes invite personal touches. Wide-plank laminate flooring with a distinct wood grain extends the length of the kitchen and living area.

Ranging from one and two-bedroom homes, some with den or deck option, there's a floor plan at The Versatile Building just right for you. Have a look.

VIEW FLOORPLANS



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INTRACORP

THE TEAM



THE TEAM/

Intracorp Story

Don Forsgren

David Jacobson

Amanda Rae

Victoria Zimny

Architect Story

Interior Design Story

We live here. You should too.

It's a privilege to live so close to the mountains and the sea. We get it – because we have roots in this place. Our president calls the North Shore home, as do many of our employees.

At Intracorp, we believe in developing communities, not just buildings. And with over 30 years of experience under our belt, we're getting pretty good at it. You'll see it with Vista Place in Central Lonsdale, Ventana in Lower Lonsdale, Camera in South Granville and Stirling House at UBC, to name a few. And now here again on the North Shore with The Versatile Building.

To learn more about what president Don Forsgren and his team love about the North Shore and The Versatile Building click on their names to the left.

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BUILDING THE EXTRAORDINARY
Intracorp Lonsdale Project Limited Partnership



BC CONDOS . NET



THE TEAM



THE TEAM/

Intracorp Story

Don Forsgren

David Jacobson

Amanda Rae

Victoria Zimny

Architect Story

Interior Design Story

And here's what Amanda Rae, our sales manager had to say:

What will owners find the most intriguing at The Versatile Building?

The heritage-style architecture for sure.

Which is your favourite interior feature at The Versatile Building?

I love the glossy white cabinets that make up the overhead kitchen cabinetry. They provide a clean finish.

What is your favourite store to shop at in Lonsdale Quay?

The purse kiosk [Allyado Enterprises]. There are always interesting finds to match any outfit.

What is your favourite restaurant on the North Shore?

Has to be The District. They have great food and a laid-back, hip vibe.

Which is your favourite exterior feature at The Versatile Building?

The brick accents. The black and white brick is especially striking against the black window trim.

What is your favourite outdoor activity?

Walking on either a really sunny day or a very windy day. I love walking around the Quay and along the North Shore Seawalk.

What is your favourite coffee shop on the North Shore?

I would have to say Waves. If you love people watching like I do, it's a great spot.

Who is your favourite superhero (alive or dead)?

Wonder Woman, because she can do it all and look good doing it!

What was the last movie you watched?

The Fighter

What is your motto - how do you live your life?



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



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THE TEAM



THE TEAM/

Intracorp Story

Don Forsgren

David Jacobson

Amanda Rae

Victoria Zimny

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Here's what development manager David Jacobson had to say:

What will owners find the most intriguing at The Versatile Building?

Each floor plan has been closely studied to ensure homeowners will get the most utility and value out of every square foot, while remaining distinct. I believe this effort will be noticed by owners.

Which is your favourite interior feature at The Versatile Building?

The kitchen and bathroom designs. The clean-lined aesthetic and thoughtful details will make these spaces comfortable, useful and attractive.

What is your favourite store to shop at in Lonsdale Quay?

That great little café at the centre of the food court. I don't know the name... I will always remember it for my first ever Beavertail!

What is your favourite restaurant on the North Shore?

Believe it or not... Nandos on Lonsdale! I grew up in South Africa where that was our weekend treat. For me, it's nostalgic.

Which is your favourite exterior feature at The Versatile Building?

I think the black metalwork and window frames are going to be a defining feature of this building – they will really stand out and add a richness that will play very well against the brick and glass.

What is your favourite outdoor activity?

In the winter, it is snowboarding for sure. In the summer, anything in the sunshine and preferably close to water.

What is your favourite coffee shop on the North Shore?

Café for Contemporary Art. A great little spot at 140 Esplanade for good coffee and interesting visuals.

Who is your favourite superhero (alive or dead)?

Superheroes never die! Between the ages of eight and 10, I was convinced I was MacGyver.... Does that count?

What was the last movie you watched?

Exit Through the Gift Shop. It's a documentary about the well-known graffiti/street artist Banksy.

What is your motto – how do you live your life?

I try to make the most of every opportunity. It tends to play out as obsessiveness.

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Intracorp Lonsdale Project Limited Partnership



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THE TEAM



THE TEAM/

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Don Forsgren

David Jacobson

Amanda Rae

Victoria Zimny

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Here's what president Don Forsgren had to say:

What will owners find the most intriguing at The Versatile Building?

I like how the building feels both modern and historic. We had the advantage of starting with a blank canvas but with the vision to create a building that respected and enhanced the historic setting of the building while creating modern efficient homes. It's a unique opportunity that cannot be achieved in a true heritage conversion.

Which is your favourite interior feature at The Versatile Building?

Plan O, that faces Lonsdale, has a large kitchen that opens up to the living area to create a relaxed large great room. It's teamed with a second bedroom. The space will live very well and prioritize the primary living space in the best locations of the home.

What is your favourite store to shop at in Lonsdale Quay?

The Soup Meister; they make killer chowder, I always grab a bowl when I am getting the SeaBus back to town.

What is your favourite restaurant on the North Shore?

Gusto Di Quattro. A great place at the foot of Lonsdale

Which is your favourite exterior feature at The Versatile Building?

The use of the historic white tile, a great material that has not been used much in years and it should be used more.

What is your favourite outdoor activity?

Skiing, hands down.

What is your favourite coffee shop on the North Shore?

I am a Starbucks addict and the Shore has lots to choose from.

Who is your favourite superhero (alive or dead)?

My son Andrew

What was the last movie you watched?

Social Network, I don't really have time for movies, so I only get to select from what Air Canada p

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THE TEAM



THE TEAM/

Intracorp Story

Don Forsgren

David Jacobson

Amanda Rae

Victoria Zimny

Architect Story

Interior Design Story

And here's what Victoria Zimny, our sales associate had to say:

What will owners find most intriguing at The Versatile Building?

Besides being in a great location with an abundance of amenities, shops and restaurants; the Versatile Building also offers homeowners the grace and comfort of urban living with the excitement of the city just steps away.

Which is your favourite interior feature at The Versatile Building?

My favourite interior feature at The Versatile Building would have to be the clean, fresh finishings. The radiant in-floor heating is also amazing on your toes!

What is your favourite store to shop at in Lonsdale Quay?

It is difficult for me to choose just one store as my favourite, but I would have to say that every time I go to The Lonsdale Quay, I definitely ALWAYS make a quick stop at the Olde World Fudge shop. They have the most amazing peanut butter and Belgian chocolate swirl fudge EVER!



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



food, the cheese fondue is definitely a must-have when you go there.



THE HOMES/

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At home on the North Shore: The Versatile Building's interior

Just as the exterior of The Versatile Building was inspired by its location, so too are its interiors.

As BBA Design's principal Sharon Bortolotto puts it, "There's something very interesting about being part of a working waterfront. It's very West Coast. We wanted to capture that essence – that spirit – when it came to these homes."

That means interiors that are flexible, comfortable, fresh and open.

We've scrutinized each floor plan in The Versatile Building to ensure you'll get the most value out of every square foot. In the kitchen you'll find:

- Attractive open-feature shelving, with integrated accent lighting, for extra storage
- A cabinet-faced dishwasher by Blomberg® lets the eye skip over the machinery, for an uninterrupted line
- A stainless steel counter-depth refrigerator adds to the streamlined look
- Natural grain wide-plank laminate floors extend seamlessly into the living room

The same smart details are built into the bathroom:

- Custom-designed, built-in mirrored cabinetry is the focal point, concealing not one, but two medicine cabinets
- Under the sink, flip-down storage doors hide hard-to-store toiletries
- A deep soaker tub is great for soaking after a hard day outdoors

The over-height doors just make every entrance and exit feel a bit more important. Plus, once you've moved in, you'll never be able to live without energy-efficient, hydronic in-floor radiant heating again.

Overall, the look is clean and current. Natural colour palettes, in light or dark, take their cue from the great outdoors. It's a combination of sandy taupes, earthy browns, sky blues and crisp whites that lends itself well to personal touches. Bravo to the smart folks at BBA Interior Design for a package of features and finishes that clearly define what it means to live North Shore True.

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Making space for a West Coast aesthetic.

It's BBA Design Consultants' West Coast approach that makes them the perfect choice for The Versatile Building's interiors. Bright open spaces and natural wood accents are something of a trademark for the firm – one that gives the interiors in The Versatile Building their fresh air feel.

Led by principal and founder Sharon Bortolotto, BBA's highly talented team has worked on a wide variety of projects ranging from hotels, resorts and spas to corporate offices, retail space and residential programs.

Take a look at the Q&A below, to learn more about BBA Design's take on The Versatile Building.

Principal Sharon Bortolotto and senior designer Jennifer Brown teamed up to answer our questionnaire.

What will owners find the most intriguing at The Versatile Building?



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



Owners will love the Corten steel feature wall in the lobby as well!

THE TEAM



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An architect for the North Shore.

Ramsay Worden architects have a growing legacy on the North Shore, and at Intracorp we have a long-standing relationship of creating great projects with them. They are a natural choice for the exterior design of our Lower Lonsdale project. The Versatile Building is definitely a testament to their skill at blending the authenticity of historically-inspired architecture with polished contemporary design.

For two decades, the firm has earned a reputation for innovation. Their architecture serves the needs of individuals and at the same time supports characters and the patterns of a community.

Take a look at the Q&A below, to learn more about what architect Doug Ramsay loves about the North Shore and The Versatile Building.

What will owners find the most intriguing at The Versatile Building?

Its location adjacent to the heart of Lower Lonsdale and the historic precinct.



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



room to attract create a
loft-like feel.

THE VERSATILE BLOG/

Archives

May 2011

April 2011

May 18, 2011

4 Things to Know About Victoria Day. (No. 4 – we'll be open)

History and heritage are important to us—obviously. It's one of the reasons we were immediately struck by The Versatile Building's location. It's why we were so set on the name The Versatile Building. And it's also why The Versatile Building's exterior and interior are designed the way they are.

While you're relaxing this long weekend, here's some Victoriana to interest your friends:



- 1) Queen Victoria was the longest sitting sovereign in history, keeping her throne warm for an astounding 63 years, 216 days.
- 2) Despite being born in England, Victoria only spoke German up until the age of three.
- 3) Queen Victoria married Prince Albert in 1840. As Queen, she had to propose to Albert.
- 4) Last but not least, **our Presentation Centre will be open Victoria Day from noon to 5 pm!**

May 12, 2011

Make a date with The Versatile Building—May 14th is opening day!

On Saturday May 14th, the wait is over. The Versatile Building Presentation Centre will open its doors to the whole of the North Shore. Now everyone can see in person what we could only talk about for the last few months. The cool, crisp design in the bathroom and kitchen, the flexible living space, the broad windows, the heritage Vintage Mission red-brown brickwork—it's all brought to life here.



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



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Want to learn more about The Versatile Building?

We are open daily from 12pm - 5pm except Fridays.

The Versatile Presentation Centre
21 Lonsdale Avenue
North Vancouver, BC V7M 2E4

[View in Google Maps](#)

Give us a call:

604.924.5595

Send us an email:

theversatilebuilding@intracorp.ca

Or even a fax:

604.924.5596

The Versatile Building. North Shore True.

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YOUR INVESTMENT

ONE BEDROOMS FROM \$249,900

ONE + DENS FROM \$339,900

TWO BEDROOMS FROM \$392,900

PRE-CONSTRUCTION PRICING

TheVersatileBuilding.ca

or call 604.924.5595

THE VERSATILE
BUILDING



MONDAY - THURSDAY:
OPEN 2PM - 6PM

WEEKENDS:
OPEN 12PM - 6PM

21 LONSDALE AVENUE
NORTH VANCOUVER



INTRACORP

BUILDING FOR EXCELLENCE

Intracorp Lonsdale Project Limited Partners
Prices correct at press time. E. & O.E.



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Make a date with The Versatile Building—May 14th is opening day!

May 12 2011

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A view from inside our Presentation Centre.

Best of all, you can chat to Amanda, Victoria and Darren, The Versatile Building Sales Team. They are buzzing with the latest news about floor plans, pricing and construction schedules. So why not join them for some very special North Shore True cookies, baked to celebrate the occasion?

You'll find Amanda, Victoria—and the cookies—at the southwest corner of Esplanade and Lonsdale. The team will be here from noon till 5 pm on opening day. After the 14th, our regular hours will be noon to 5 pm daily, except Fridays.

This building has all the credentials to become another North Shore success story. Don't miss this opportunity to be one of the first in the door.



Quintessentially West Coast Interiors at The Versatile Building

Apr 28 2011

Choosing [BBA Design Consultants](#) for The Versatile Building's interiors was a logical choice. They've worked on numerous projects on the North Shore, many of them for us. We knew principal Sharon Bortolotto would get the look we were going for – clean and current, but capturing the essence of the West Coast.

And we think they nailed it. In a very *North Shore True* way.

Living Area

BBA design has introduced two colour schemes – light or dark. Both make use of natural colours and textures that feel like the great outdoors. Wide-plank laminate flooring with a distinct wood grain defines the living area. Underfoot, there's radiant in-floor heating – just what's needed after a North Shore adventure.

Kitchen

The solid slab painted glass backsplash combined with the undermount lighting create a reflective glow making your kitchen feel even bigger and brighter. Stone slab countertops in pure white match the white gloss finish on the upper cabinets. Horizontal aluminum handles protect lower kitchen cabinet edges and ensure no one mistakes this for your mother's kitchen.

Bathroom

A custom-designed mirrored vanity is the focal point. The mirror is flanked by smart shelving and storage cabinets. Under the sink, flip-down storage doors in gloss white hide hard-to-store toiletries. Frosted, cube-glass, mosaic accent tiles in muted blue or earthy brown add a splash of colour. It's all cool and crisp in here.

All in all? The interiors are natural, fresh and crisp, with a nod to the past. It's a great interpretation of everything we love about being North Shore True.

Principal Sharon Bortolotto and senior designer Jennifer Brown's motto for life: "Leap and the net will appear." Want to learn more about the team? Take a look at our [Q&A](#).



The Versatile Building is a new condo project by [Intracorp](#) currently in preconstruction at E 3 St Lonsdale Ave in [North Vancouver](#). Available condos start at \$280,000. The project has a total of 62 units.



👉 1 OF 1

DEVELOPMENT NAME The Versatile Building

DEVELOPER(S) [Intracorp](#)

PROJECT TYPE Condominium

ADDRESS E 3 St Lonsdale Ave

NEIGHBOURHOOD/CITY North Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V7M

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Registration Phase

TOTAL NUMBER OF UNITS 62 units

PROJECT SUMMARY

From the builder; North Shore through and through. A classic red brick streetfront that fits with the neighbourhood. Inside, the kitchen, bathroom and living areas are clean, modern and functional. At the corner of 3rd and Lonsdale, where everything happens, you' ll find The Versatile Building.



ALERT: Boutique Lower Lonsdale North Vancouver Versatile Building Launch! Located at 3rd/Lonsdale by Intracorp Developers - The Versatile North Shore Condos Start from \$280' s!



62 URBAN HOMES
AT 3RD AND LONSDALE
FROM THE \$280,000's



The Lower Lonsdale North Vancouver Versatile Building Condos

TRUE North Shore living is going to be available at the exciting new Versatile Building North Vancouver condos for sale. Brought to you by Intracorp Developers, The Versatile Building condos will be situated in the property hot bed of Lower Lonsdale, which is a revitalized and exciting neighbourhood that is ideal for urban singles and couples as well as families. A total of 62 new North Shore homes for sale at 3rd and Lonsdale will be coming May 2011. This heritage inspired exterior façade with contemporary and clean interiors will be the signature selling point for these Lower Lonsdale North Vancouver Versatile Building condos. It's preferring the bike to the car. It's knowing the Seabus schedule at Lonsdale Quay by heart, so there is no wait time or standing up on a bus. It's being first to know that there is snow on the local mountains and it's not minding a bit of rain or a little mud outside. The Versatile Building North Vancouver condos for sale is about recognizing an established and truly vibrant neighbourhood that acts as a friendly community for all. It's all about being on the North Shore. The Versatile Building North Vancouver condos is all about true North Shore urban living. Be inspired by



these unique and boutique residences today by signing up for more information online at www.TheVersatileBuilding.ca today. Again, The Versatile North Shore condos are brought to you by leading developer Intracorp.



So Why Choose The Versatile North Vancouver Condos as Your Next Home?

Here are 3 major reasons why you, as a North Shore homebuyer should consider purchasing a new condominium residence at The Versatile Building North Vancouver condo project by Intracorp. Firstly, this is the BEST North Shore condo value there is with a limited selection of both one and two bedroom spacious floor plans (some with dens/media spaces), all of which start from just the \$280's! This represents the best value and best affordability for the Lower Lonsdale North Vancouver real estate district. Secondly, you can experience true Lower Lonsdale



living on the south east corner of 3rd Street and Lonsdale Avenue, right in the middle of everything that happens. The Versatile Building North Vancouver condos for sale are built for the North Shore real estate market. Intracorp returns to the North Shore with heritage inspired architecture by Ramsay Worden Architects, and the contemporary interiors are brought to you by BBA Design Consultants. The entire team has won numerous design and building awards in BC and Canada over the year. North Shore through and through: The Versatile Building North Vancouver condo building is of a classic red brick streetfront that fits well into the historic neighbourhood of Lower Lonsdale. Inside these new North Shore Versatile condos for sale will be modern, functional and clean living spaces, kitchens and superior bathrooms. Located at the heart of this community at 3rd and Lonsdale Avenue, The Versatile Building is situated at the crossroads between all the best restaurants, coffee shops, boutique designer shops, trendy stores, banks, services, schools, public transportation (bus/Seabus) as well as recreational facilities and waterfront parks. A limited edition of spectacular new North Shore homes for sale will be coming soon to The Versatile Building by Intracorp. Stay tuned online at their marketing website, Twitter and Facebook.

PLAN E 1 BEDROOM + DEN 615 SQ.FT.

DRAFT



AVAILABLE LEVELS



Layouts are not to scale and are for general information purposes only. All square footages, dimensions and layouts are approximate and should not be relied upon. E. & O.E.



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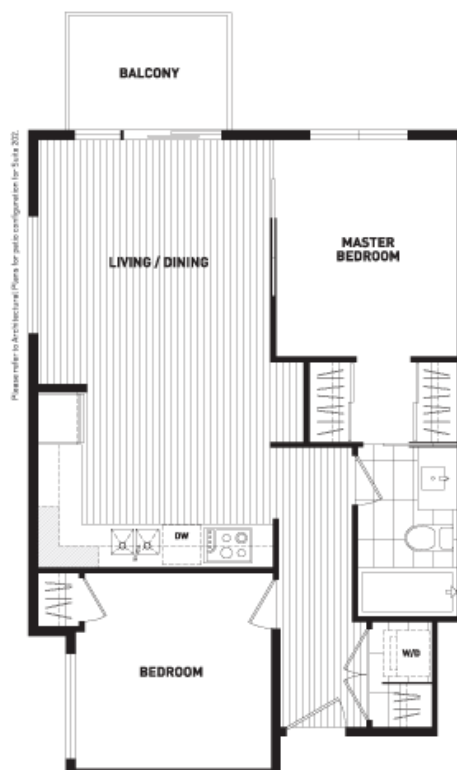


The North Vancouver Versatile Condo Floor Plans

There are plenty of layouts to choose from at this new Lower Lonsdale North Vancouver real estate development at The Versatile Building by Intracorp. There are only 62 homes, but they range from one to two bedroom plus den floor plans, some with amazing wrap around decks. The 5 storey boutique low-rise condominium building at The Versatile North Vancouver condos will feature open concept kitchens and living rooms as well as functional and flexible living spaces in every floor plan. And all of the homes at the North Vancouver Versatile Condo building will introduce wide plank laminate wood flooring with distinct grains and galley kitchens, again, regardless of the floor plan that you choose. The rooms at the new North Vancouver Versatile condos will have a fresh and airy feel to them, with sliding glass partitions as well as oversized interior doors and large windows. The custom designed mirrored cabinetry in the bathrooms create extra storage space and deep pull out drawers and custom designed open shelves in the kitchen also means that there is a lot more space to store your accessories. Starting from the \$280,000' s range, here at the featured draft Versatile North Vancouver condo floor plans:

PLAN K 2 BEDROOM
694 SQ.FT.

DRAFT



**AVAILABLE
LEVELS**



LEVEL 5



LEVEL 3 & 4



LEVEL 2

\$540' s

Layouts are not to scale and are for general information purposes only. All square footages, dimensions and layouts are approximate and should not be relied upon. E. & O.E.



BC CONDOS.NET



PLAN 0 2 BEDROOM 861-871 SQ.FT.

DRAFT



AVAILABLE LEVELS



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INTRACORP - Building the Extrodinary in the North Vancouver Real Estate Market

By doing less, sometimes you get more. This is one of those times. Our efforts to reduce energy consumption, limit construction waste and decrease the use of materials that could negatively affect the environment have created more than a healthy green building here at the Intracorp Vista Place North Vancouver condo towers. Vista Place North Van is now the first, and only, LEED Silver certified building in North Vancouver real estate market. And Intracorp now stands



among a select group of developers in Canada who have received LEED Silver certification for a completed real estate development! Thank you to Ramsay Worden Architects, John Bryson & Partners, Lighthouse Sustainable Building Centre, Vector Engineering Services, MCW Consultants Ltd., Durante Kreuk Ltd., Sterling, Cooper & Associates, Insight Design Group Inc., and Western Mechanical Services ltd. for helping Vista Place North Vancouver condos and Intracorp gain this certification.

Original Marketing For This Exciting New North Shore Condo Project by Intracorp!

The North Shore real estate district has always been an attractive destination for the outdoor adventurer. The air is fresh, and the North Shore Mountains are the ultimate grown-up playground. From skiing, snowboarding and hiking to fishing, golfing and mountain biking - it's all here, at your fingertips right here at the Versatile North Vancouver condos for sale. But it is more than the convenient, resort-style living associated with North Vancouver real estate in particular that has people talking. The Lower Lonsdale's waterfront is rapidly revitalizing with new boutique hotels and a range of independently owned stores and businesses that run from the water's edge at Lonsdale right up to the Trans Canada Highway. Meander the pedestrian-friendly strip or stop and indulge your palate with a tasty dish from one of the many restaurants nestled in Lower Lonsdale North Vancouver community. There is talk of expanding Lower Lonsdale to become North Vancouver real estate's cultural hub as well, housing the North Shore's Presentation House Gallery in one of the areas waterfront buildings and bringing much needed arts instruction to the area. The eastern side of the Lower Lonsdale North Shore neighbourhood is the perfect locale for independent studio spaces for local artists. Further west, bustling Marine Drive is undergoing its own makeover. Slowly, but surely, the busy street is transforming to become a more bike and pedestrian-friendly neighbourhood. Specialty shops such as Everything Wine and Forerunners are popping up on the main drag, and new residential developments are set to break ground. All sorts of new changes are taking place here near The Versatile North Vancouver real estate development, and we're thrilled about the prospect of being part of them. This is a new community where growth is welcome, and with it comes the potential for a better way of life. Convenience, culture, adventure and natural beauty - North Vancouver real estate has it all.



THE VERSATILE BUILDING on 3rd and Lonsdale Designed by Ramsay Worden Architects

Versatile reflects character of its Lower Lonsdale home

Sun

Saturday, December, 03, 2011



The Versatile project is ready for occupancy in summer 2013

THE VERSATILE BUILDING

Website: www.theversatilebuilding.ca

The Versatile Presentation Centre: 21 Lonsdale Avenue North Vancouver, BC V7M 2E4 Open from 12 p.m. to 5 p.m. on Saturdays and Sundays, 2 p.m. to 6 p.m. Monday through Thursday.

Phone: 604-924-5595

"North Shore True" - that's the project vision for The Versatile Building, located on 3rd and Lonsdale at the northern edge of the City of North Vancouver's Heritage Conservation Area.



The Versatile Building's design is informed by Lower Lonsdale's storied past. Barrett Sprowson, sales and marketing director for Magnum Projects, says: "Versatile refers to the Versatile Pacific Shipyards, which, of course, was one of the major employers in North Vancouver at one time."

Designed by Ramsay Worden Architects, The Versatile, by Intracorp, will be a five-storey building with 61 new residences in a variety of one-and two-bedroom configurations. Taking some design cues from the Aberdeen Block (1910-11) frontage a few streets down, the exterior will be fashioned in Vintage Mission style red-brown brickwork, with glazed black and historic white accent brick.

Like many of the buildings that existed here over a century ago, The Versatile will have a streetlevel commercial presence; quite likely a coffee shop or small restaurant. Residents can look forward to shopping at Lonsdale Quay, Espalande, Third Avenue, and, of course, along Lonsdale.

On the inside, BBA Interior Design has created a gleaming, modern living space that is airy and space efficient at the same time. Open-feature shelving with integrated accent lighting, natural grain wideplank laminate floors, customdesigned, built-in mirrored bathroom cabinetry, and the toasty comfort of radiant-heated tile floors are just some of the creative details found in each home.

Sprowson says that The Versatile is perfectly suited for the first-time homebuyer, perhaps younger adventurers who want to explore the North Shore.

Sprowson says that right now, there's an excellent selection of homes in all configurations, starting from \$309,000 for onebedroom units, \$379,900 for junior two-bedroom/one baths, and \$392,000 for two-bedroom, two-bath homes. Occupancy is slated for summer 2013.

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