

the KIMPTON

LIVE HERE LIVE LIFE

Inspired by the North Shore's rare combination of natural elements and urban amenities, and brought to life by award winning architect Richard Hulbert, **The Kimpton** in Central Lonsdale is the quintessential definition of West Coast Living.

Each space at **The Kimpton** has been planned to maximize livability down to the finest detail. Atop the Leeds designed building, a sustainable green roof displays a commitment to environmental consciousness and an entranceway water feature echoes the natural creeks and streams that run all throughout the North Shore.

Solid concrete construction makes for a smart long-term investment, while carefully thought out residences feature desirable finishes such as engineered hard wood floors, spa style bathrooms, radiant in floor heating, chef inspired kitchens and energy efficient floor to ceiling windows that look out over the ocean, mountains and downtown Vancouver.

Life is what you make of it; choose to live well at **The Kimpton**.

ABOUT THE ARCHITECTURE



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HM HENDERSON MORRIS
REAL ESTATE MARKETING
The Capital City Realty

A unique project inspired by:
Waterfront
Capital Partners Inc.

Developed by DMRC Properties Ltd

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LIVE HERE LIVE LIFE

THE ARCHITECTURE

Great architecture is about striking a sense of place, connecting inner emotions through patterns, sequences and repetitions in harmony with nature and the landscape upon which it rests.

The Kimpton is an architectural statement; designed by world acclaimed Richard Hulbert, a concrete low rise structure rising to the sky from the ground harmoniously within its surroundings. **The Kimpton** integrates large outdoor living spaces with open floor plans, while masterfully incorporating the West Coast into its design inspired by the natural beauty of the Pacific Ocean, the North Shore Mountains and Forests, and the picturesque views of Vancouver's cityscape from across the Burrard Inlet.

ABOUT THE BUILDING



BALCONY VIEW

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The National Real Estate Party

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Kimpton Comfort and Convenience

- Quality reinforced concrete construction featuring durability, low maintenance and virtually sound proof quite living environment
- Monitored fire sprinkler system in all homes and common areas
- Convenient and secure key-fob proximity reader with floor specific access
- Lobby enter phone with security camera
- Well-lit secured underground parking with dual security gates and surveillance camera
- Comprehensive 2-5-10 year National Home Warranty
- Hybrid co-op car
- Car wash bay
- Two high speed MRL traction electric elevators
- Secured storage facility
- Secured bicycle storage facility
- Amenity room
- Gym ?

Kimpton Overview

- Designed by world renowned, award winning architect Richard Hulbert
- Conveniently located in the heart of most sought after central Lonsdale corridor
- Spacious concrete homes with large private outdoor living spaces
- Walking distance to many specialty shops, public market and transit system
- Spacious floor plans ranging from 605 square feet to over 1,500 square feet
- Quality concrete construction
- Glass panel balcony railings
- Many homes with city, ocean and mountain views
- Large outdoor patios or private roof top decks
- Only 20 minutes to downtown Vancouver on the Sea Bus
- Two levels of secure underground parking
- Sustainable fully landscaped green roof
- Designed to LEED standards
- Stone clad building exterior
- Roof top decks with DCS Professional Series built in BBQ
- Many suites with outdoor BBQ gas outlets
- Connected to LEC (Lonsdale Energy Corporation)
- High quality Italian designer made Latorre faucets 22 unique suite plans to choose from
- Professionally designed lush landscaping
- Automated in-ground sprinkler system in all landscaped areas?



Kimpton Interiors

- Interiors designed by award winning Cristina Oberti
- Choice of two designer color schemes
- Contemporary 12 X 24 porcelain ceramic tiles in bathrooms and laundry rooms
- Engineered hard wood flooring throughout
- Trackless stain resistant carpet in bedrooms
- High quality low emissivity (low-e) windows
- In-floor radiant heating throughout including bathroom floors
- Painted flat panel interior doors including closet doors
- Large walk in closets
- High efficiency full size front-loading stacking washer and dryers
- Quality window coverings
- Contemporary landscaped electric or gas fireplaces
- Many suites with fireplaces in the bedroom
- Dramatic contemporary featured fireplace wall in the living room
- Recessed Pot lights in the kitchen and bathrooms?

Kimpton Gourmet Kitchens

- Granite counter tops
- Island kitchens with extended breakfast bar
- Quality European style kitchen cabinets
- Choose from Light or dark horizontal grain engineered wood veneer
- All cabinet doors and drawers with modern pulls and soft close mechanism
- Undermount stainless steel deep double bowl sink with in-sink disposal unit
- Italian designed Latorre kitchen faucet
- Under cabinet puck lights highlighting full height back splash
- Premium stainless steel Fisher & Paykel appliances:
- 17.6 cu.ft. EZKleen Refrigerator with ice and water in one bedroom units
- 20.1 cu.ft. EZKleen French door refrigerator with ice and water in all two bedroom and one bedroom & den units
- Built in Liebherr fridge in two bedroom penthouses
- Contemporary minimalist design 30" built-in even wall oven with heat true convection and pyrolytic self clean function
- Contemporary minimalist design 30" DCS 4 burner gas cook top with cast iron grates in one bedroom units
- Contemporary minimalist 36" Fisher & Paykel 5 burner gas cook top with cast iron grates in all two bedrooms and one bedroom and den units
- Double tall dishwasher with two independent dishwasher drawers
- Built-in Panasonic stainless steel 2.2 cu.ft. microwave oven?



Kimpton Spa Inspired Bathrooms

- Solid marble counter tops with backsplash
- Light or dark horizontal grain engineered wood veneer cabinetry with modern pulls and soft close mechanism for all bathroom cabinet doors and drawers
- Quality European style bathroom vanities
- Contemporary large 12 X 24 Porcelain ceramic tile floors
- Italian designed Latorre bathroom fixtures
- Contemporary designed semi-recessed sinks
- Undermount polished porcelain sinks in all two bedroom units ensuite bathrooms with wide spread bathroom faucet
- Comfortable minimalist soaker tub and/or glass enclosed showers with either single lever pressure balanced shower control or thermostatic valve shower control for ultimate comfort
- Large custom made shower bases with designer mosaic tiled floors
- Floor to ceiling tiled shower walls with contemporary 12 X 24 porcelain tiles and mosaic accents
- High quality frameless 10MM glass shower enclosures?



Comfort and Convenience

- Quality reinforced concrete construction featuring durability, low maintenance and virtually sound proof quite living environment
- Prewired for in-suite security system
- Monitored fire sprinkler system in all homes and common areas
- Convenient and secure key-fob proximity reader with floor specific access
- Lobby enterphone with security camera
- Well-lit secured underground parking with dual security gates and surveillance camera system
- Comprehensive 2-5-10 year National Home Warranty
- Hybrid co-op car
- Car wash bay
- Two high speed MRL traction electric elevators
- Secured storage facility
- Secured bicycle storage facility
- Gym
- Amenity room

◀ RETURN TO RESIDENCES



Spacious Interiors

- Interiors designed by award winning Cristina Oberti
- Choice of two designer color schemes
- Contemporary 12 X 24 porcelain ceramic tiles in bathrooms and laundry rooms
- Engineered hard wood flooring throughout entry, living room and dining room
- High quality trackless stain resistant carpet throughout the bedrooms
- Roller shades from Hunter Douglas on all exterior windows
- High quality low emissivity (low-e) windows
- In-floor radiant heating throughout
- Painted flat panel interior doors including closet doors
- Majority of suites with large walk in closets
- High efficiency full size front-loading stacking washer and dryers
- Built-in millwork closets
- Contemporary landscaped electric or gas fireplaces
- Many suites with contemporary landscape fireplaces in the bedroom

◀ RETURN TO RESIDENCES

MORE ▶



Spacious Interiors

- Dramatic contemporary featured fireplace wall in the living room
- Prewired for wall mount flat screen televisions and Audio Visual equipment
- Recessed Pot lights in the kitchen and bathrooms

◀ RETURN TO RESIDENCES

◀ BACK

OVERVIEW

SPA INSPIRED BATHROOMS

GOURMET KITCHEN

SPACIOUS INTERIORS

COMFORT & CONVENIENCE



Gourmet Kitchen

- Granite counter tops with extended breakfast bar
- Quality light gray interior kitchen cabinetry
- Light or dark horizontal grain engineered wood veneer cabinetry with modern pulls and soft close mechanism for all cabinet doors and drawers
- Undermount stainless steel double bowl sink with in-sink garbage disposal unit
- Italian designer made La Torre contemporary polished chrome kitchen faucet with pull down
- Under cabinet puck lights highlighting full height tile back splash
- Italian designed wall mount chimney range hood kitchen exhaust fans
- Purified drinking water with under counter filter system

◀ RETURN TO RESIDENCES

MORE ▶

OVERVIEW

SPA INSPIRED BATHROOMS

GOURMET KITCHEN

SPACIOUS INTERIORS

COMFORT & CONVENIENCE



Gourmet Kitchen

- Premium stainless steel Fisher & Paykel appliances:
- 17.6 cu.ft. EZKleen Refrigerator with ice and water in one bedroom units
- 20.1 cu.ft. EZKleen French door refrigerator with ice and water in all two bedroom and one bedroom and den units
- Contemporary minimalist design 30" built-in even wall oven with heat true convection and pyrolytic self clean function
- Contemporary minimalist design 30" DCS 4 burner gas cook top with cast iron grates in one bedroom units
- Contemporary minimalist 36" Fisher & Paykel 5 burner gas cook top with cast iron grates in all two bedrooms and one bedroom and den units
- Double tall dishwasher with two independent dishwasher drawers
- Panasonic stainless steel microwave

◀ RETURN TO RESIDENCES

◀ BACK



Overview

- The Kimpton is designed by world renowned award winning architect Richard Hulbert
- Conveniently located in the heart of most sought after central Lonsdale corridor
- Spacious concrete homes with large private outdoor living spaces
- Walking distance to many specialty shops, public market and transit system
- Spacious floor plans ranging from 625 sq.ft. to over 1,500 sq.ft.
- Quality concrete construction
- Glass panel balcony railings
- Many homes with city and mountain views
- Many homes with large outdoor patios or private roof top decks
- Only 20 minutes to downtown Vancouver on the Sea Bus
- Secured underground parking

◀ RETURN TO RESIDENCES

MORE ▶



Overview

- Sustainable fully landscaped green roof
- Designed to LEED standards for certification
- Stone cladded building exterior
- Roof top decks with built-in BBQ alcoves
- Many suites with outdoor BBQ gas outlets
- Connected to LEC (Lower Lonsdale Energy Corporation)
- High quality Italian designer made Latorre faucets throughout
- 22 different suite plans to choose from
- Dual core high speed MRL traction electric elevators
- Gymnasium
- Amenity room
- Professionally designed landscaping by Jonathan Losee
- Automatic in ground landscaping water sprinkler system

◀ RETURN TO RESIDENCES

◀ BACK



Spa Inspired Bathrooms

- Solid marble counter tops with backsplash
- Light or dark horizontal grain engineered wood veneer cabinetry with modern pulls and soft close mechanism for all bathroom cabinet doors and drawers
- Contemporary large 12 X 24 Porcelain ceramic tile floors
- Italian designer made La Torre contemporary polished chrome bathroom faucets
- Contemporary designed semi-recessed bathroom sinks
- Undermount polished porcelain sinks in all two bedroom units ensuite bathrooms with wide spread bathroom faucet
- Comfortable minimalist soaker tub and/or glass enclosed showers with either single lever pressure balanced shower control or thermostatic valve shower control for ultimate comfort

◀ RETURN TO RESIDENCES

MORE ▶

OVERVIEW

SPA INSPIRED BATHROOMS

GOURMET KITCHEN

SPACIOUS INTERIORS

COMFORT & CONVENIENCE



Spa Inspired Bathrooms

- Large custom made shower bases with mosaic floor tiles
- Floor to ceiling tiled shower walls with contemporary 12 X 24 porcelain tiles and mosaic accents
- High quality frameless 10MM glass shower enclosures

◀ RETURN TO RESIDENCES

◀ BACK

OVERVIEW

SPA INSPIRED BATHROOMS

GOURMET KITCHEN

SPACIOUS INTERIORS

COMFORT & CONVENIENCE





Restaurants, Bar & Cafés

- | | | |
|------------------------|------------------------------|-------------------------|
| 1 Kansai Japanese | 9 Yaaz Bazaar | 17 Moustache Cafe |
| 2 Starbucks Coffee | 10 Brazza Gelato • Coffee | 18 Lolo's (live music) |
| 3 Krue Thai Restaurant | 11 Beans on Lonsdale | 19 Fishworks Restaurant |
| 4 Blenz Coffee | 12 Browns Social House | 20 The Distric Social |
| 5 Tim Hortons | 13 La Zuppa (live music) | 21 Gusto Di Quatro |
| 6 Mumbai Masala | 14 Palki Best Indian Cousine | |
| 7 Starbucks Coffee | 15 Bravo Cucina | |
| 8 Mythos Greek Taverna | 16 Paserpos Taverna | |

Shops & Services

- | | |
|------------------|---------------------------|
| 1 Vivid Clothing | 3 Aldila Boutique |
| 2 Pharmasave | 4 North Shore Ski & Board |
| | 5 Rogers Video |
| | 6 Victoria Health |
| | 7 Block Buster Video |
| | 8 Blue Seas Fish Market |
| | 9 Puccini's Deli |
| | 10 London Drugs |

Financial Centres

- | | | |
|-------------------------|--------------------|---------------------------------|
| 11 Nickel's Bakery | 1 Scotia Bank | 2 New Public Library |
| 12 Extra Foods | 2 TD Bank | 3 Centennial Theatre |
| 13 Shopper's Drug Mart | 3 Bank of Montreal | 4 Harry Jerome Rec Centre |
| 14 Lonsdale Butcher | 4 HSBC | 5 North Shore Lawn Bowling Club |
| 15 Anna's Fresh Produce | 5 CIBC | 6 John Braithwaite Rec Centre |
| 16 Safeway | 6 Royal Bank | 7 Empire Movie Theatre |
| 17 Lions Gate Hospital | | 8 Burrard Dry Dock Pier |
| 18 Medical Clinic | | |

Recreation / Community

- 1 City Hall



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

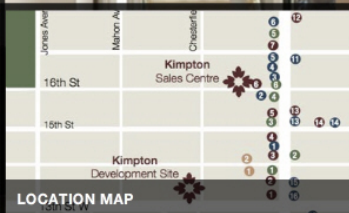


LONSDALE LIFESTYLE

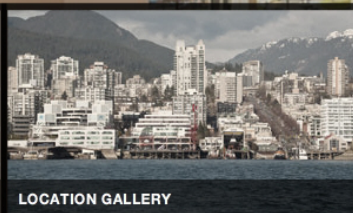
Find the best of both the city and the great outdoors in Central Lonsdale. Shop, eat, drink or just wander through the boutiques of this special community.

When you're ready to play outside, trek through endless hiking and biking trails, play in the snow at Cypress, Grouse, or Seymour or spend the day enjoying the sunshine at Ambleside beach. When you feel like shopping visit one of three shopping malls on the North Shore or simply check out any one of the many boutique shops providing all kinds of goods and services that are all within walking distance from **The Kimpton**.

For a night on the town, visit the Centennial or Presentation house theatres for live performances, or use the Kimpton's co-op car to head to nearby downtown for access to world class dining and entertainment only minutes away by car. Nothing is out of reach, when you live at the Kimpton.



LOCATION MAP



LOCATION GALLERY

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HM HENDERSON MORRIS
REAL ESTATE MARKETING
The Central Lonsdale Project

A unique project inspired by:
Waterfront
Capital Partners Inc.

Developed by DMRC Properties Ltd

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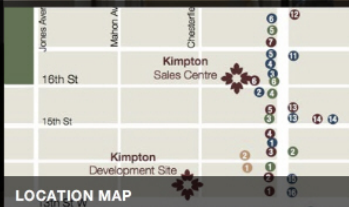


LONSDALE LIFESTYLE

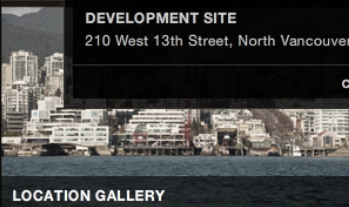
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LOCATION MAP



LOCATION GALLERY

CONTACT US

PRESENTATION CENTRE OPENING APRIL 24th 2010

140 West 16th Street, North Vancouver
Open Every day except Fridays from 12:00pm – 5:00pm
TEL | 604.988.3020

DEVELOPMENT SITE

210 West 13th Street, North Vancouver

CLICK BOX TO CLOSE

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HURRY MOM,
THEY HAVE
ALREADY
STARTED
CONSTRUCTION!



**PRESENTATION CENTRE OPENS THIS SATURDAY
CONCRETE CONDOMINIUMS FROM \$369,900**

the**kimpton**.com
604.988.3020



Sales Centre: 140 West 16th
(Open Daily 12-5 except Fridays)
Development Site: 13th & Chesterfield



the **KIMPTON**

Expect the Unexpected

Follow us on



A unique project inspired by:
Waterfront
Capital Partners Inc.

HM BUILDINGS SERVICES
1000 10TH AVENUE WEST
P.O. BOX 1000
Vancouver, BC V6C 2E1

Owned & developed by:
DMRC PROPERTIES LTD.

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GRAND OPENING

SATURDAY APRIL 24

12:00 - 5:00

140 W. 16TH ST

Concrete Construction+Contemporary Design. **Expect the Unexpected.**

A boutique collection of thoughtfully designed residences in the heart of Central Lonsdale. Inspired by passion for quality and love for the West Coast.

The Kimpton integrates generous outdoor living spaces with contemporary and spacious open floorplans, offering stunning city, ocean, and mountain views. Here you can embrace the spontaneity of life.

Units ranging from 605 - 1,561 sq.ft.
Starting at \$ 369,900



the K I M P T O N

Learn More Register Now

www.thekimpton.com
604.988.3020

Presentation Centre: 140 W. 16th Street (1/2 block West of Lonsdale)

Open Daily 12:00 - 5:00 except Fridays

Development Site: North West Corner of 13th + Chesterfield

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Capital Partners Inc.

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REAL ESTATE MARKETING
Partnership Success Realty

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Penthouses with Private Roof Top Terraces offering City, Mountain and Water Views. Starting at **\$ 499,900**

Come See What's Got the North Shore Talking

Concrete Construction + Contemporary Design. **Expect the Unexpected.**

The Kimpton. A boutique collection of concrete residences in the heart of Central Lonsdale, integrating generous outdoor living spaces with spacious floor plans, large gourmet kitchens, spa inspired bathrooms, quality appliances and finishes. All homes come with 1 or 2 parking stalls - Here you can embrace the spontaneity of life.

Other spacious floor plans starting at \$ 369,900



the K I M P T O N

the**kimpton**.com
604.988.3020

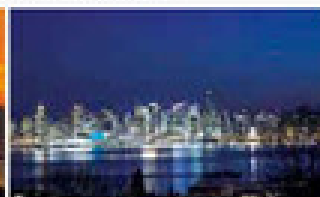
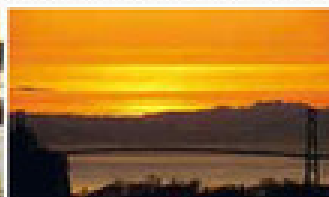
Presentation Centre: 140 W. 16th St. (1/2 block west of Lonsdale)



Development Site: North West Corner of 13th + Chesterfield

**NOW OPEN
TO THE PUBLIC**

Daily 12:00 - 5:00 (CLOSED FRIDAYS)
140 W. 16th St, North Vancouver



A uniquely inspired project by:
Waterfront
Capital Partners Inc.



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



on



price, features and finishes without notice.

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Kimpton is a concrete low-rise building by award winning architect Richard Hulbert

Luxury residences in the heart of Lonsdale

Sun

Saturday, December, 03, 2011



Inspired by the North Shore's rare combination of natural elements and urban amenities, the Kimpton is a concrete low-rise building blending harmoniously with the neighbouring properties.

Brought to life by awardwinning architect Richard Hulbert, the Kimpton is an architectural masterpiece combining large outdoor living spaces with open floor plans that will cater to a discerning lifestyle.

Nick Askew of Pacesetter Marketing says it was designed to fulfil the discerning homeowners' dreams.

"This is not a generic highrise apartment building with cookie-cutter floor plates planned for a variety of buyer profiles," he says. "Our homes are customized. The Kimpton is the future of quality adult living."

Located in the heart of Central Lonsdale on 13th St. and Chesterfield, the Kimpton offers a boutique collection of stylish and luxurious homes with unparalleled finishes.

This LEED-certified building will welcome its first owners next spring.

Architect Richard Hulbert (Coal Harbour, Pacific Place) says, "Great architecture has 'personality.' Great residences have a beautiful face that reflects that personality. The Kimpton combines the best of North Shore casual living with the sophistication of a Vancouver urban resort - where livability, comfort, and convenience are paramount."

With more than 20 different floor plans for just 50 homes, including many adaptable for adult living, The Kimpton can have a home customized uniquely for each individual buyer.

The Kimpton is designed so each residence has its own personality, and combines the latest in international design with all the conveniences that modern living demands.



The shopping area around Lonsdale. Photograph by: Wayne Leidenfrost, PNG, Vancouver Sun



The kitchen features in The Kimpton are second to none and provide an inspiring work space, while bathrooms are near masterpieces.



The heart of The Kimpton is in the clever and meticulous planning of unique floor plans that capitalize on the magnificent skyline, mountain and sunset views from the oversized windows - creating the perfect setting for entertaining and living well.

Each Kimpton home offers only the very best in high quality, high end, luxurious features and finishings.

Stainless steel Fisher & Paykel refrigerator, contemporary gas stovetop, double tall dishwasher, built-in stainless steel microwave oven, Italian designed Latorre bathroom fixtures, marble countertops and bedroom fireplaces come standard in many homes. The bathroom features include large custom-made shower bases with designer mosaic-tiled floors.

"With a median age of 43 and high proportions of active adults and seniors in this area, The Kimpton recognized the importance of having a design that was unique for baby boomers looking to downsize from their homes to condominium living in the central Lonsdale location with its many amenities," Askew says.

"The Kimpton will be sheltered from the noise of Lonsdale, while still in close walking distance to its conveniences."

The Kimpton is also perfectly in sync with the buying habits of downsizing North Shore residents, he adds.

"Across most areas of North Vancouver, there is a changing preference toward larger two-bedroom condos. Between 50 per cent and 60 per cent of re-sales across the different regions are attributed to two-bedroom homes and we feel this trend will continue.

"Boutique-style buildings with larger condominium offerings are the future of urban living as desired by aging demographics, solidifying these homes as a great investment.

PRICES:

1 bedrooms start at \$376,900 2 bedrooms range from \$679,900 to over \$1,000,000 Website: www.thekimpton.com

Exclusive suite selection and private viewings by appointment only at 210 West 13th Street, North Vancouver.

Beautiful show home completed on December 1st, and now ready for viewing.

Bookings available Saturday to Thursday (closed Friday) between 10 a.m. and 3 p.m. Call (604) 988-3020.

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Kimpton - NW corner of 13th & Chesterfield, North Vancouver

Saturday, May 29th, 2010

Posh living spaces have terrific views of the mountains, Lions Gate Bridge and the city

Christina Symons
Sun

Project location: NW corner of 13th & Chesterfield, North Vancouver

Project size: 54 residences in a five-storey concrete building

Residence size: 628 sq. ft. to 1,561 sq. ft.

Prices: \$369,900 to \$1,249,900

Developer: DMRC Properties Ltd.

Architect: Richard Hulbert, The Hulbert Group

Interior design: Cristina Oberti

Marketing: HM Real Estate Marketing

Sales centre: 140 West 16th St., North Vancouver

Hours: noon to 5 p.m., Saturday to Thursday

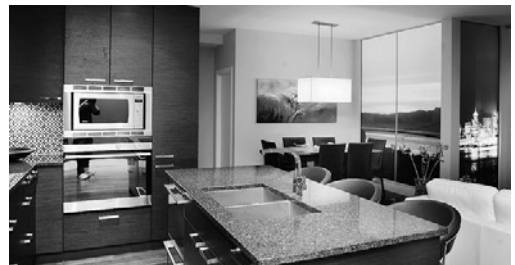
Telephone: 604-988-3020 E-mail:
info@thekimpton.com

Web: www.thekimpton.com

Tentative occupancy/construction completion:
September 2012



There is an airy feel in the living room, kitchen and dining area of the Kimpton display suite. So far, says Diana Henderson of HM Real Estate Marketing, they are appealing to North Shore empty nesters. Photograph by: Wayne Leidenfrost, Special To The Sun / PNG



Kitchens will have a tiled backsplash and granite counters. The display suite master bedroom, top. Photograph by: Wayne Leidenfrost, Special To The Sun / PNG



Today, the name Kimpton often alludes to an upscale hotel chain, but the real meaning behind the word — according to its Anglo-Saxon origins — is “royal enclosure or small settlement.” Fittingly, the new Kimpton residences in North Vancouver offer resort-style living within the context of modern real estate; that is, palatial digs in a prime location.

The posh, new living spaces are perched on the high side of 13th Street at Chesterfield Avenue, just a block off Lonsdale Avenue. They overlook Vancouver to the south, the snow-capped mountains to the north and Lions Gate Bridge to the west.

“The views here will be quite surprising, even from the lower levels,” says Diana Henderson of HM Real Estate Marketing, responsible for managing sales. “Because 13th Street runs downhill, it creates its own view corridor.”

The contemporary, concrete low-rise building features clean lines and generous indoor-outdoor living spaces with glass-fronted balconies, planned to maximize the open views that most suites boast, both from the decks and from inside the units. Ten top-floor suites have the added benefit of private rooftop decks and ultra cool flex spaces that could easily become a tiny penthouse-office, mini art studio or small bar.

Surrounded by sustainable green roof plantings, the roof alone evokes a mini-oasis in the sky, appealing to anyone who wants a bit of green space without the hassle of having to care for a lawn or garden.

“I always thought our buyers would predominantly be North Shore empty-nesters, and so far that is ringing true,” says Henderson, although promotion of the development is about to expand geographically.

“Because of the quality and attention to detail, this property is really appealing to the end-user, the person who wants to call the Kimpton home,” she says. “And for these same reasons, the property is also a great overall investment.”

The Kimpton is designed by architect Richard Hulbert and developed by DMRC Properties Ltd., part of the Waterfront Group of Companies. Both Hulbert and DMRC chair Douglas Mason work internationally yet reside in North Vancouver. Hulbert is best known locally for his work in master planning for Vancouver’s Pacific Place (former Expo lands) and urban design for multi-phases of Coal Harbour.



“We were imagining in our design that the residences were actually luxury hotel suites in a resort,” says Hulbert. “When you go to a luxury resort you get a lot of amenity, in terms of being able to walk to many wonderful things, and the space is really well planned with bedrooms as sanctuaries and bathrooms as spas.”

By eliminating hallways, utilizing clever built-ins and maximizing views, the design team created a great room experience within each residence, where eating, entertaining and relaxing can all happen together, while still providing an overall sense of spaciousness.

The impressive presentation centre is designed as though you are literally passing through a couples’ walk-in closet into the master bedroom.

One of the first things visitors notice is the built-in millwork, which effectively becomes a sexy dual fireplace and multimedia wall, with twin trackless sliding entrances off the bedroom into the living space. It’s one of several unique multi-purpose treatments on display.

Even more refreshing is the fact that all the built-ins and shelving you see in the show home are not extras, but standard features in every suite.

“We’re not showing anything in here that’s an upgrade,” says Henderson, also pointing out the floating vanity with glowing under-cabinet lighting, extra-large showers with frameless glass enclosures and supplemental vanity cabinetry.

“Everything is included standard and purchasers are really excited about that.”

The kitchen is handsome, well organized and ready for entertaining, with European styled cabinetry, granite counters and full-height mosaic tiled backsplash. Standard appliances include premium stainless steel Fisher and Paykel refrigerator, cooktop and oven, plus the brand’s coveted two-drawer built-in dishwasher.

No matter whether you purchase a one-bedroom or a penthouse, the kitchen is of the same generous scale and level of finishing (although twobedroom penthouses feature a Liehberr built-in refrigerator). Kitchens and baths feature Italian faucets by Latorre.

“We designed these with the empty nester or professional single in mind,” says Henderson. “Those types of folks expect a certain standard and don’t want a tiny kitchen,” she says. “You could serve Christmas dinner here.” So far, 19 of the 54 units have sold and today they start



at \$369,990 for a 628 square-foot bedroom to \$1.25 million for a 1,561-square-foot two bedroom penthouse.

Every unit comes with secured parking (one spot for one bedroom and two spots for two-bedrooms) although you might not need your car, contend Henderson and Hulbert.

Most everyday essentials can be found nearby, and most within walking distance along bustling Lonsdale Avenue. Also nearby are schools, parks and the ever-popular Lonsdale Quay Public Market and link to the SeaBus downtown.

“With the Kimpton, we’ ve tried to combine the best of two worlds: urban downtown Vancouver and living on the North Shore,” says Hulbert, who notes that the concrete structure mimics a downtown tower even though it is a low-rise building with views, effectively offering penthouse-worthy living with the conveniences of being closer to the ground.

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The Kimpton Get notified when there's new info about this project.

By [DMRC Properties Ltd.](#)

13th St. and Chesterfield [North Vancouver](#)

from \$359,900 to \$999,900

The Kimpton is a new condo project by [DMRC Properties Ltd.](#) currently under construction at 13th St. and Chesterfield in [North Vancouver](#). The project is scheduled for completion in 2012. Available condos range in price from \$359,900 to \$999,900. The project has a total of 54 units.



DEVELOPMENT NAME The Kimpton

DEVELOPER(S) [DMRC Properties Ltd.](#)

PROJECT TYPE Condominium

ADDRESS 13th St. and Chesterfield

NEIGHBOURHOOD/CITY North Vancouver

STATE/PROVINCE British Columbia

SALES CENTRE PHONE # 604-988-3020

SALES CENTRE ADDRESS 140 West 16th Street, North Vancouver



SALES CENTRE HOURS Daily Noon-5pm
Closed Friday
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION Winter/Spring 2012
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 54 units
UNIT SIZES From 625 to 1500 Square Feet
ARCHITECT(S) Richard Hulbert
INTERIOR DESIGNER(S) Cristina Oberti

PROJECT SUMMARY

From the builder: Inspired by the North Shore's rare combination of natural elements and urban amenities, and brought to life by award winning architect Richard Hulbert, The Kimpton in Central Lonsdale is the quintessential definition of West Coast Living.

Each space at The Kimpton has been planned to maximize livability down to the finest detail. Atop the LEED designed building, a sustainable green roof displays a commitment to environmental consciousness and an entranceway water feature echoes the natural creeks and streams that run all throughout the North Shore.

FEATURES AND FINISHES

12x24" porcelain ceramic tiles in bathrooms and laundry rooms
Engineered hardwood flooring throughout entry, living room and dining room
Stain resistant carpet throughout the bedrooms
In floor radiant heating
Granite countertops in kitchen
La Torre contemporary polished chrome faucet with pull down
Marble countertops in bathrooms with backsplash
Semi-recessed sinks in bathroom
Soaker tub and/or glass enclosed shower

PRICES(AVAILABLE UNITS) From \$359,900 To \$999,900



The Kimpton North Vancouver Luxury Condos for Sale - Awesome Central Lonsdale North Shore Real Estate Development Featuring Boutique Concrete Residences - North Van Kimpton Condominiums Now Selling



A Rare Opportunity Awaits at The Kimpton North Vancouver Luxury Condos

A boutique collection of thoughtfully designed, spacious concrete residences located in the heart of Central Lonsdale North Vancouver real estate market are now here! Named The Kimpton, these boutique North Vancouver luxury condos for sale feature concrete construction, 1 and 2 bedroom (plus den) floorplans, views of the city, mountains and high end finishes throughout. Located at 13th & Chesterfield, the Central Lonsdale North Vancouver Kimpton condominiums are now available at presales pricing. The architect for The Kimpton North Shore condos is Richard Hulbert and each suite and common space is designed to maximize livability and sustainability. Solid concrete construction makes for a smart long term North Vancouver condo investment and The Kimpton features low-rise residences that integrate seamlessly into the neighbourhood. Close to the water, mountains, local services and amenities, The Kimpton in Central Lonsdale is the true definition of



fine West Coast living. Built Green features and designed to LEED certification standards, The Kimpton North Vancouver luxury condos for sale are now available for purchase at their Presentation Centre located at 140 West 16th Street. They are open every day except Fridays from 12 noon to 6pm. The Kimpton North Vancouver condos for sale will be situated at 210 West 13th Street upon completion. Visit www.thekimpton.com for more information including floorplans, features and an overview of the building. Inspired by Waterfront Capital Partners, The Kimpton North Shore luxury condos is an exclusive gathering of exceptionally well appointed concrete residences in a prime Central Lonsdale location. Take this opportunity to come and explore the amazing fully interactive state of the art presentation centre featuring a two bedroom display unit, 3D interactive software, floor plans, and much more.

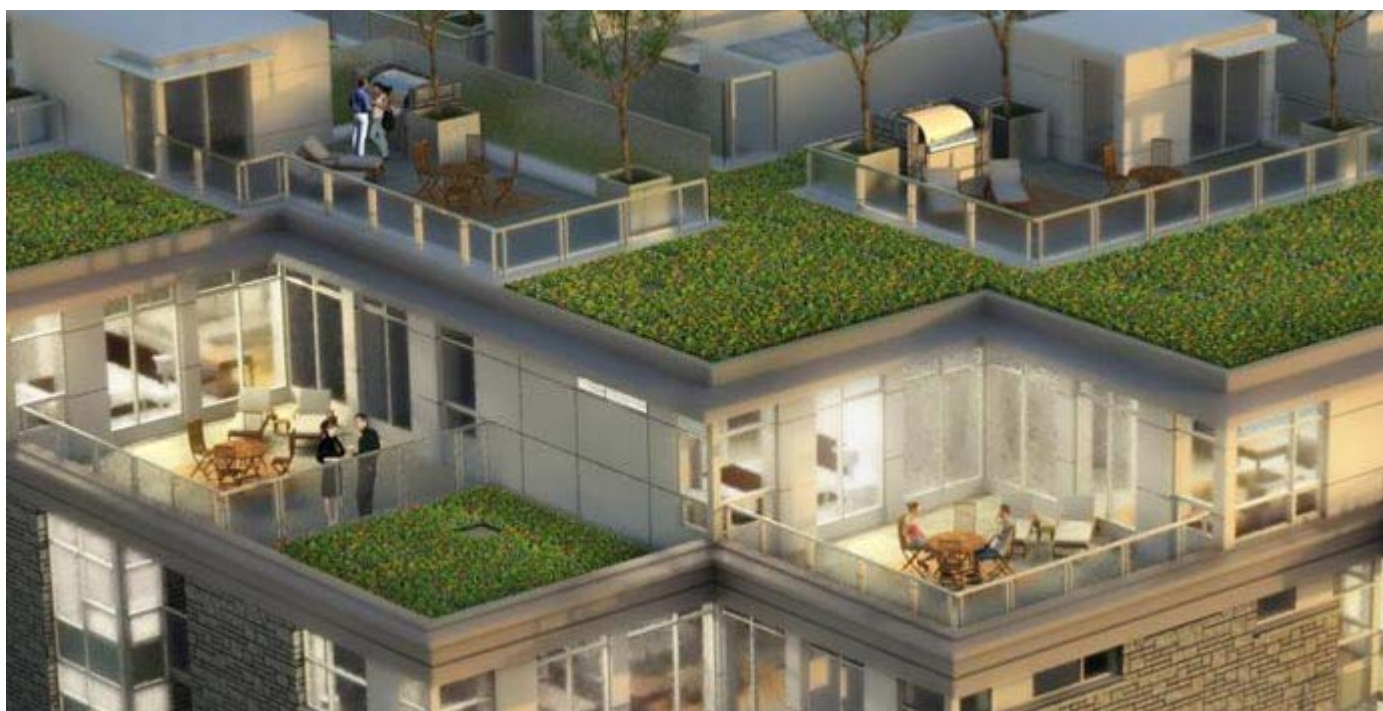


Comparing Prices? The North Vancouver Kimpton Condominiums Offer Great Value

As a homebuyer, you have probably done a lot of research into comparing prices on new North Shore real estate condo developments. From wood frame to concrete construction and from low-rise to mid-rise and highrise towers, the North Vancouver real estate market is constantly changing, and so are presales price points. Here at The Kimpton North Vancouver condos for sale, homebuyers will find solid concrete construction in a striking mid-rise boutique condominium building built by Waterfront Capital Partners and designed by Richard Hulbert Architect. Centrally located in the Central Lonsdale North Vancouver real estate corridor, the boutique Kimpton condominiums are within walking distance to the Seabus, shopping, dining, boutiques, cafes, recreational facilities, banks, groceries and services. In addition, many of the homes at The Kimpton North Vancouver condos will be view residences, meaning that you will have unobstructed views of the city skyline, North Shore mountains, and surrounding community. Add to it an impressive list of high-end interior finishes that are professionally selected and designed in addition to standard features that outclass it's competition, and you've got the boutique North Shore Kimpton condominiums. The Kimpton offers great value because of its location, architecture, building construction, interior design, views and sales service. The deposit schedule for homebuyers is a \$2,500 refundable deposit on offer that is increased to 10% after 7 days (after firm deal) and another 5% in 3 months for a total of 15% before completion. Here are some of The Kimpton price ranges with unit type, interior area, extra outside area and presales pricing range for the various floorplans:

- > One Bedrooms - 608 to 628 sf with 70 to 130 sf outdoor living space - \$359,900 to \$379,900
- > Executive One Bedrooms - 776 sf with 70 sf exterior space - from \$459,900
- > Two Bedrooms - 1,095 to 1,139 sf with 154 - 342 sf outdoor space - \$649,900 to \$689,900
- > Two Bedrooms and Den - 1,249 sf with 140 sf exterior space - \$749,900 to \$769,900
- > One Bedroom Kimpton Penthouse with Private Roof Deck - 873 sf with 368 sf deck - from \$549,900
- > Large Kimpton Penthouses with Private Roof Decks - 1,186 to 1,561 sf with 495 - 933 sf exterior space - \$799,900 to \$1,249,900





An Overview of The Kimpton North Shore Condos

The Kimpton Condominiums is designed by world renowned award winning architect Richard Hulbert. The North Shore boutique condos for sale are located in the heart of the most sought after Central Lonsdale North Vancouver real estate corridor. The offering includes spacious concrete homes with large private outdoor living spaces on all levels and a great location within walking distance to many specialty stores, public market and the transit system. The spacious Kimpton North Vancouver condo floorplans range from 625 sf to over 1500 sf for some of the largest penthouse suites. Quality concrete construction in addition to glass panel balcony railings, city/mountain views and large private roof top decks for the penthouse units are the differentiating features here at the presales North Vancouver Kimpton condominiums. Also, the luxury North Shore condos are only 20 minutes from downtown Vancouver via the Seabus in Lower Lonsdale and there is secured underground parking on site. There is a sustainable fully landscaped green roof and the building is designed to meet LEED standards. There is stone cladded building exterior and roof top decks with built in BBQ alcoves. The Kimpton North Vancouver luxury condos for sale are connect to the Lower Lonsdale Energy Corporation (LEC) and the interiors have high quality Italian designer made Latorre faucets throughout. There is an incredible array of 22 different Kimpton floorplans to choose from and there is an amenity room and fitness gym on site. Jonathan Losee is the landscape architect for the project and there is also an automatic ground landscaping water sprinkler system for low maintenance living. There is also a grand two story lobby to welcome guests and residents home in addition to twin MRL Traction elevators, a fitness centre, amenity room, co-op hybrid car share program and LEED standard features. For security at The Kimpton Central Lonsdale condos, there is a lobby enter phone with



security camera and key fob proximity reader. The building also has secure storage lockers, bike storage, a car wash bay, underground parking and a fully sustainable landscaped green roof.



North Vancouver Luxury Condo Features

The Kimpton Central Lonsdale real estate development features high-end finishes that are not found in other North Vancouver condo projects. At The Kimpton luxury condos, you will find two colour schemes that are professionally selected and include Linwood and Kendall palettes. All homes will have roller shades, radiant in floor heating throughout the entire homes and large walk in closets with custom built in millwork. Many of the presales North Vancouver Kimpton condominiums also feature outdoor gas barbeque outlets and because of the solid concrete construction (another defining feature of the boutique low-rise condominium building), The Kimpton provides virtually sound proof living environments for residents. This is in contrast to many other wood framed North Shore condo buildings where sound proofing is always an issue. The kitchens at the luxury Kimpton North Vancouver condos for sale will introduce granite countertops, island kitchens with extended breakfast bar, quality Euro style kitchen cabinetry, soft closing features on all drawers and doors, undermount sink (double basin), garburator, Italian designed Latorre faucet, full height mosaic tile backsplashes and under cabinet task lighting. In addition, the Kimpton North Vancouver luxury condos for sale introduce premium appliance packages by Fisher & Paykell, DCS and Liebherr in addition to a Panasonic microwave and dual drawer dishwashers. As far as the bathroom retreats are concerned at The Kimpton condominiums, homebuyers can expect to find a spa like sanctuary that includes solid marble countertops and backsplash, quality European style vanities with under cabinetry lighting, Latorre plumbing fixtures from Italy, contemporary designed semi recessed sinks and undermounted polished porcelain sinks in all two bedroom ensuites. Also standard at the luxury Kimpton North Shore condos are



comfortable minimalist soaker tub and /or glass enclosed shower stalls with either pressure balanced shower controls or thermostatic valve shower controls. The bathrooms also have custom made shower bases with designer tiled floors and high quality 10mm frameless glass shower enclosures.



4 Great Selling Features at The Kimpton Apartments in NorthShore

One of the best features here at The Kimpton Central Lonsdale apartments is in its unparalleled location along 13th Avenue and Chesterfield which provides its residents with stunning ocean and mountain views throughout the day/night in addition to the close proximity to the city and great outdoors in Central Lonsdale. The Kimpton Northshore apartments for sale will feature a great community that is just seconds away from miles of biking and hiking trails, skiing/snowboarding resorts as well as Lonsdale Quay and other boutiques surrounding the neighbourhood. The Northshore Kimpton Apartments in North Vancouver also feature the central library (new and improved). The 2nd key selling feature at The Kimpton Northshore apartments is in its sustainable fully landscaped green roof that will be LEED certified. Professionally designed landscaping by Jonathan Losee, The Kimpton North Vancouver condo's landscaped green roof not only looks exquisite, but it also provides a natural ecosystem that facilitates the storm water management of the building. This regulates the building temperature, reduces the heat island effect and increases wildlife habitats. The next selling feature at the Northshore Kimpton Central



Lonsdale apartments is in its 20 different floor plans (there are only 50 suites!) which are very flexible and functional for today's urban city dweller. The Kimpton Apartments in Northshore are designed so that each residence has its own personality, combining the latest in international design with all the conveniences of modern living demands. From the panoramic views to the living and relaxing areas, the Kimpton floor plans are definitely a key selling feature here. Last but not least, The Kimpton Northshore apartments are designed by world renowned award winning architect Richard Hulbert with over 30 years of experience.

An Update from The Kimpton in Central Lonsdale Real Estate Market

With incredible success The Kimpton Central Lonsdale boutique condos is over 50% sold; but there are many great homes remaining. You have seen the rest; now it's time to buy the Best! Now Selling - call 604.988.3020 now to speak with our sales team and book an appointment. Visit www.thekimpton.com to learn more about this exclusive community and register today! Thank you, The Kimpton Sales Team - Presentation centre: 140 West 16th Street, North Vancouver | Telephone: 604.988.3020. Have you ever heard of an echo inside a condo? Spacious two bedroom and den concrete homes now available in Central Lonsdale North Vancouver Kimpton Condos! Luxury spa inspired bathrooms offering deep soaker tubs, separate shower and double sinks set to a marble countertop are now available at the boutique North Vancouver Kimpton condo project in Central Lonsdale. European style gourmet kitchens, contemporary finishes, elegant fireplaces and two balconies are included at the spacious two bedroom and den homes at the Kimpton North Vancouver condo project which is now selling! Visit the Kimpton sales centre today for more information as they are open from 12-5pm daily except Fridays at 140 West 16th Street North Vancouver, BC. The Kimpton North Vancouver condo project site is located at 13th and Chesterfield, Centrally located in one of the most vibrant and up-and-coming neighbourhoods on the North Shore.

