



Heavenly stairway: UNIVERSITY OF B.C. I Coast apartments 'step' up to theological colleges and down to the views

COAST -- Project location: University of B.C.

BY THE VANCOUVER SUN JANUARY 27, 2007



COAST

Project location: University of B.C.

Project size: 73 apartments in two 6-storey buildings and, separately, 10 duplex homes.

Residence size: "Park homes," 642 sq. ft. - 2,185 sq. ft.; "city homes," 707 sq. ft. - 1,835 sq. ft.; "terrace homes," 2,009 sq. ft - 2,347 sq. ft.

Prices: "Park homes," \$368,800 - \$1,248,800; "city homes," \$488,800 - \$1,448,800; "terrace homes," \$1,788,800 - \$4 million

Presentation centre: Wesbrook Mall at Walter Gage Road

Hours: noon - 5 p.m. Sat. - Thu.

Telephone: 604-222-8434

Web: coastliving.ca

Developer: Bastion Development

Architect: IBI-HB

Interior design: BBA Design Consultants



Tentative completion: Fall 2008

When built, the Coast homes will assert a signpost purpose as splendid as their location at the intersection of Chancellor Boulevard and Marine Drive, the University of B.C. divinity schools above articulation of a foundational component of Western learning and the ocean and mountains below and beyond articulation of the foundational components of West Coast residency.

The attenuated terraces of the upper-floor apartments will be the critical architectural contribution to the homes' assertive possession of site.

Firstly, they will be figurative steps that will lead, or walk, the eye of the passerby below the buildings up to the campus above the buildings.

Secondly, the terraces and the extensive glazing and the many balconies will immediately identify the homes as view homes, whether seen by a passerby above or below the buildings.

Thirdly, the terraces will be a robust response by developer and architect to regulatory direction, in an official plan governing the transformation into a residential neighbourhood of a chunk of campus between, to the south, the Gage Towers and the law school and to the north, Chancellor Boulevard and between, to the east, Wesbrook Mall and to the west, Marine Drive.

"The form of development will provide a stepping of density with lower density and height along Chancellor Boulevard and Wesbrook Mall to higher density and two towers adjacent to the Gage residences and the George Curtis (law) building," the Theological Neighbourhood Plan directs.

The Coast "steps" have strongly influenced the approach to market of the Bastion development company and the organizer of the Coast sales campaign, MAC Marketing Solutions.

"Because the buildings step so dramatically, every terraced home is [at] the top of a building. There's nobody above you," MAC's Cameron McNeill says. "So, really, every terrace is a penthouse."

At \$4 million, one of the "penthouse terrace homes" -- the developer's appellation for the top-of-building apartments, Bastion's Kim Maust reports -- is the most expensive new homes Bastion and MAC have brought to market, Maust and McNeill say.

The penthouse atop a highrise apartment-building that Bastion is building above the theological colleges sold for \$3.5 million, Maust says. "We've done a lot over \$3 million, but I don't believe we've broken \$4 million," McNeill says.

To linger over the Coast penthouses is to mis-report the variety of the residency opportunity on sale at the new home project.

There are, for example, 14 studios for sale, the \$368,800 price on the least expensive less than the 10-per-cent deposit on the most expensive.

"We call them campus suites," Maust says. "They're work/study units that UBC encourages. They need to be attached to another strata lot. So they are units that could be used as a guest suite for an out-of-town visitor or visitors. They could be used by an adult student who is a member of a family with a home in Coast. They could be rented out."

"Mingler" homes are also for sale, homes in which at least two of the bedrooms have their own ensuites.

In these homes, the return of one member of the household after a late night in the library -- or the pub -- is not automatically a wake-up call for every other member of the household.

The average square-foot price of a Coast apartment is about \$700, McNeill and Maust say. "Some [prices] are a lot higher than that average number. Some [are] quite a bit lower," McNeill says. "It's almost , perhaps, more fair to say a city home might average \$600 and a terrace home \$800 plus ..."

That much range in the pricing of a new home project does ask a question: What do the homes at Coast have in common (besides at law leasehold and strata status)?

Maust identifies the outdoor-living opportunity flagged by a wall in the presentation centre, a wall of overheight glass doors through which residents of the terrace homes, in the fullness of time, will pass between the outdoor and indoor components of their homes.

McNeill points to location. "I can't over-state the importance of the neighbourhood itself. Anyone residing in Chancellor Place is automatically a 'member' of a prestigious, very tranquil neighbourhood."

homes@png.canwest.com

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Coast Homes and luxury residences are located within the most pristine and natural settings on the West Coast and provides home buyers with a chance to live in the sought after UBC residential district of Vancouver. The Vancouver Coast terraces homes start from the six hundred thousand dollar range.

How to purchase a UBC Coast Living terrace home in Vancouver

It is most important that you register online at the Vancouver Coast Terrace Homes and residences web site in order to get a sneak preview of the model suites and sales office or you can call a sales professional for the UBC Coast Homes in Vancouver at the following phone number 604.222.8439 to reserve a preview appointment. With traditional west coast inspired architecture that compliments its surroundings, Coast Living homes in Vancouver are located in a historic and distinguished community at the University of British Columbia. With stunning views and exceptional luxurious urban living spaces, the UBC Coast Living terraces homes in Vancouver will be selling out quickly, so now is the time to make your move if you would like to purchase a home at Coast Living Vancouver.

Latest Update on the COAST UBC Residences For Sale

A Bastion Development Corporation offering, the pre-sale UBC COAST residence living is intelligent, prestigious and very limited. A new outlook on life should start right now for any Vancouver Westside home buyer. A collection of extraordinary terrace homes on the coast of Vancouver at UBC real estate community designed to take full advantage of the spectacular views of Georgia Strait and the North Shore mountains is now here at the pre-sale COAST UBC residences and homes for sale. Expansive terrace decks that feature fireplaces, hot tubs and a bi-fold wall system creating a 16 foot unobstructed opening make outdoor living here at the UBC COAST apartment residences enjoyable all year round. Interiors here at the pre-sale UBC COAST homes for sale integrate natural materials, European finishings and top of the line Miele ranges and Sub-Zero fridges for unsurpassed style and quality living in UBC real estate market. Architecture Equal to Life here at COAST Living. Inspired by world renowned architect Frank Lloyd Wright, COAST UBC residences is a collection of contemporary luxury UBC homes in the northern point of the real estate market. Spacious attached UBC COAST villas are designed for entertaining, and feature gourmet kitchens, expansive outdoor terraces an natural materials like limestone, marble and genuine hardwood flooring. Be a part of a quiet scenic UBC COAST home neighbourhood steps from miles of beautiful beaches. Enjoy a celebrated cultural destination, great shopping along West 10th Avenue and opportunities for higher learning here at UBC, all right at your doorstep. Exquisite family homes at COAST UBC residences for sale in a rich and vibrant new neighbourhood is now available.

The Vancouver UBC Coast Terraces Homes neighbourhood

One of the great selling features of this real estate property is its neighbourhood community next to the pristine and untouched natural forests of the University of British Columbia. In addition to being close to many local conveniences like groceries, hospitals, entertainment venues and shopping, the residents at UBC Coast Living homes in Vancouver will be close to the Chan Centre, Museum of Anthropology and many parks, great hiking and biking trails and green space. In addition, this prestigious community at the Vancouver Coast terraces homes and urban living residences will be next to the Pacific Spirit Park at UBC, nitobe Gardens as well as the Botanical Gardens. Just a quick ride away from Kits and the West 4th and West 10th shopping, dining and entertainment corridors, it is no wonder that the Coast Vancouver homes and terrace residences at UBC are so attractive to young couples, families and retired individuals. The UBC Coast Living homes are also very close to downtown Vancouver and are part of the major UBC public transportation corridor. For a map of your Coast Living community at UBC, Vancouver, please visit the Vancouver Coast terraces homes web site at www.coastliving.ca. Another great selling feature for this real estate property project is that it is designed, planned and built by a committed and established team at Bastion Development Corporation, a leading Canadian builder and property owner who are well known for their detailed craftsmanship, leader in master-planned home communities. The Architects for the UBC Vancouver Coast terraces homes is IBI-HB architects.

Contact the Coast Living residence homes presentation centre

The sales office and model suites for the UBC Coast Living homes and luxury residences are located at Walter Gage Road at the University of British Columbia in Vancouver, BC. The phone number for the presentation center for Vancouver Coast Living homes is 604.222.8439 and the fax number is 604.222.8434. You may also email a sales rep at the Vancouver Coast terrace homes and real estate properties at info@coastliving.ca. The Vancouver Coast UBC homes presentation office is open daily between the hours of noon till 5pm but is closed on Friday. If you would like to register on the Coast Living terrace homes web site, you may do so at the following URL: http://www.mylasso.com/Signups/coast_signup.php. For more information about

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amenities, features, photo galleries and view galleries, please go onto the Coast UBC homes and residence web site where you will find more details about this prestigious and luxurious real estate development at UBC, Vancouver. In addition, the Vancouver Coast Homes and terrace residences are featured in the October New Home Buyers Guide in the 'Discover Vancouver' section. Inspired by nature in the heart of UBC, Coast homes in Vancouver offer only seventy six very uncommon and unique terrace homes on the far west point of Vancouver. With modern living conveniences and features but with traditional craftsmanship and detail, the Coast Homes in Vancouver is a serene and peaceful residential community that allow you to be part of your surroundings and nature. Vancouver Coast Living terraces homes are now available to both home buyers and real estate investors.

Intelligent. Prestigious. Limited. COAST UBC Condominium Living

A new outlook on life. A collection of extraordinary UBC COAST Condo terrace homes for sale on the coast of Vancouver at UBC real estate market designed to take full advantage of the spectacular views of Georgia Strait and the North Shore mountains are now here. Expansive terraces feature fireplaces, hot tubs, and a bi-fold wall system creating a 16 foot unobstructed opening to make outdoor living here at the UBC Coast condo terrace homes enjoyable year round. Interiors integrate natural materials, European finishing and top of the line Miele ranges and Sub-Zero refrigerators for unsurpassed style and quality here at the pre-sale COAST UBC terrace homes for sale. Architecture equal to life. Inspired by world renowned architect Frank Lloyd Wright, COAST UBC condominiums are a collection of contemporary luxury homes for sale at UBC real estate's most northern point. Spacious attached villas are designed for entertaining, and feature gourmet kitchens, expansive outdoor terraces and natural materials like limestone, marble and genuine hardwood. Be a part of a quiet, scenic neighbourhood here at the UBC COAST condominium homes steps from miles of beautiful beaches. Enjoy celebrated destinations, great shopping along West 10th Avenue and opportunities for higher learning at UBC, all right at your doorstep at the UBC Coast condo terrace homes and residences. Exquisite family homes in a rich, vibrant UBC community. Call 604.222.8439 today to arrange your private introduction, or visit www.coastliving.ca to learn more about the COAST UBC terrace homes and luxury residences for sale. The COAST UBC presentation centre is now open Sat through Thurs from 12-5pm or by appointment at 1853 Westbrook Mall, UBC.



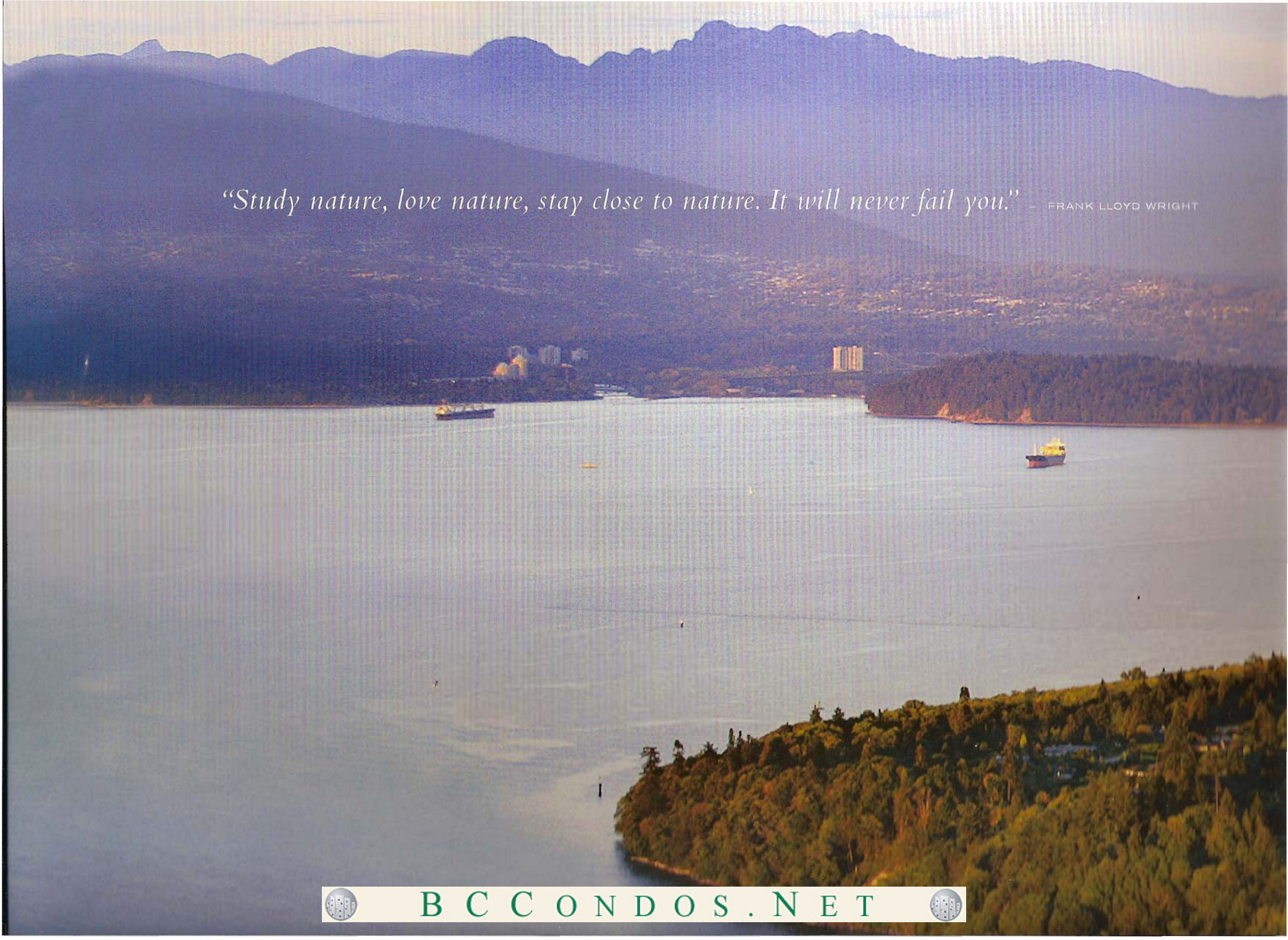
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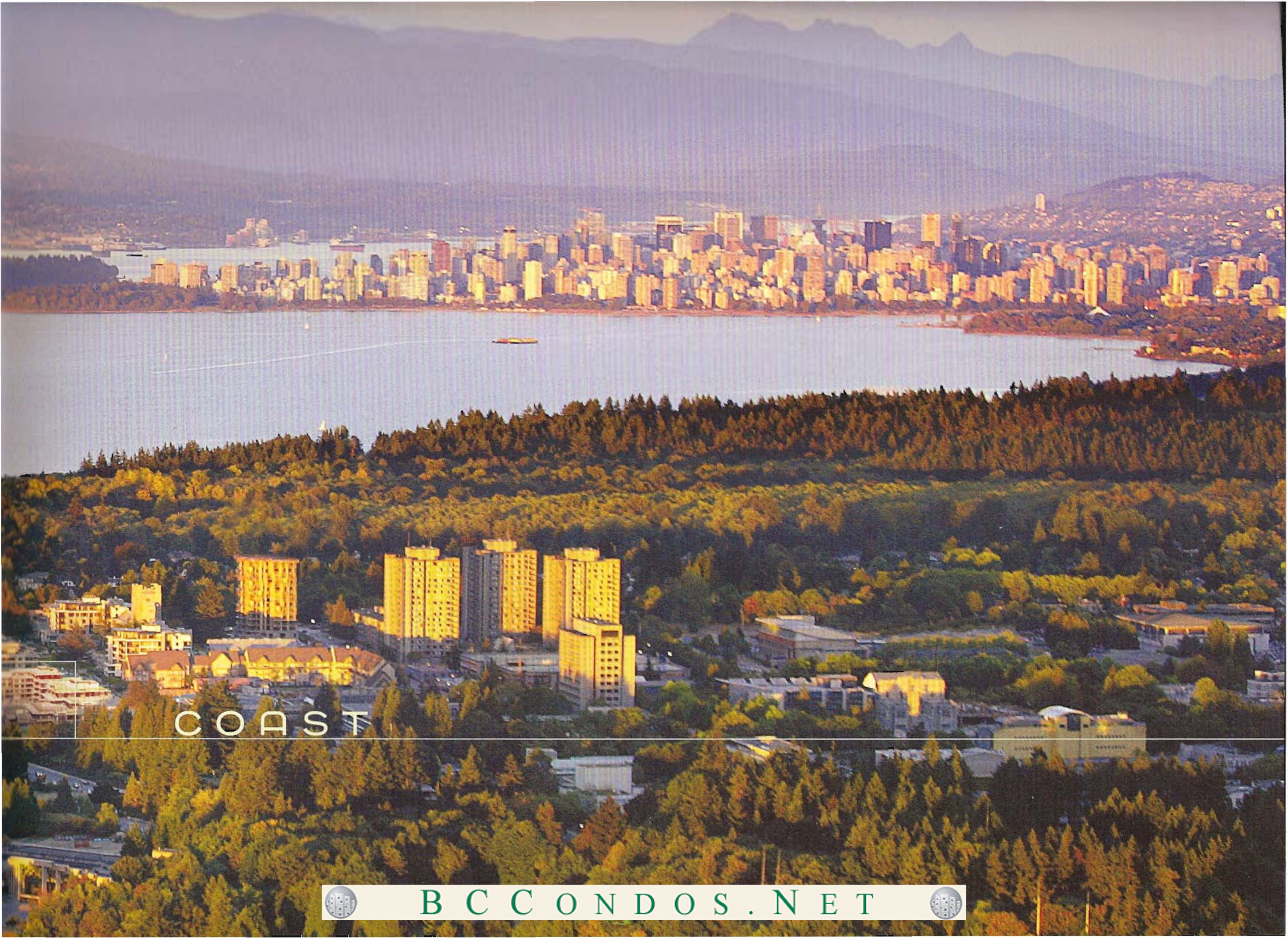


"Study nature, love nature, stay close to nature. It will never fail you." — FRANK LLOYD WRIGHT



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





COAST



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





NATURAL HABITAT FOR MODERN LIFE.

On the coast of Vancouver at UBC, where modern minds converse, it is still possible to experience the city's rarest luxury – *living in nature.*

Here, life opens up to welcome the gift of infinite sky, with expansive yet secluded access to nature's inspirations. With architecture equal to its exceptional surroundings, Coast is a final opportunity to own a home in this highly sought-after community of historic and distinguished westcoast homes.



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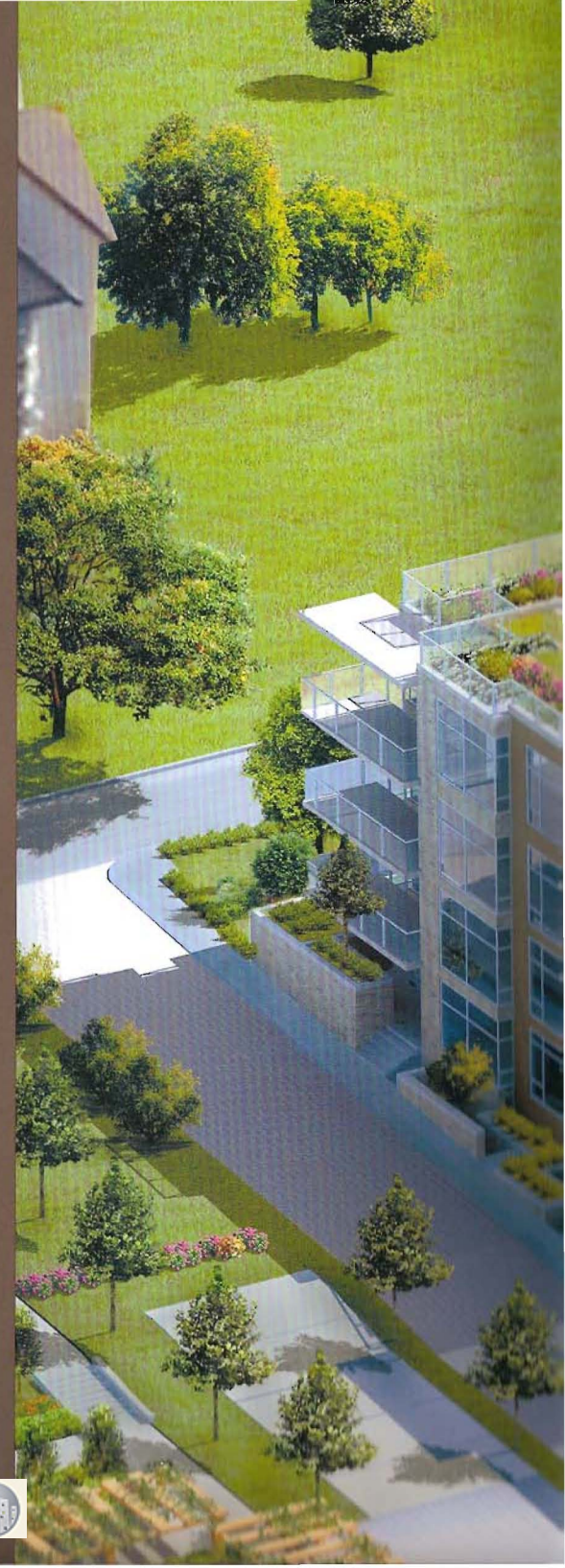


ARCHITECTURE EQUAL TO LIFE.

In a city known for nature and architecture, there may be no equal to either. Coast's contemporary design exhilarates with a dramatic strength of character achieved through bold contrast of substance and lightness. Yet it is also made to feel like a natural part of the landscape. The architectural purpose is to magnify nature superbly.



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





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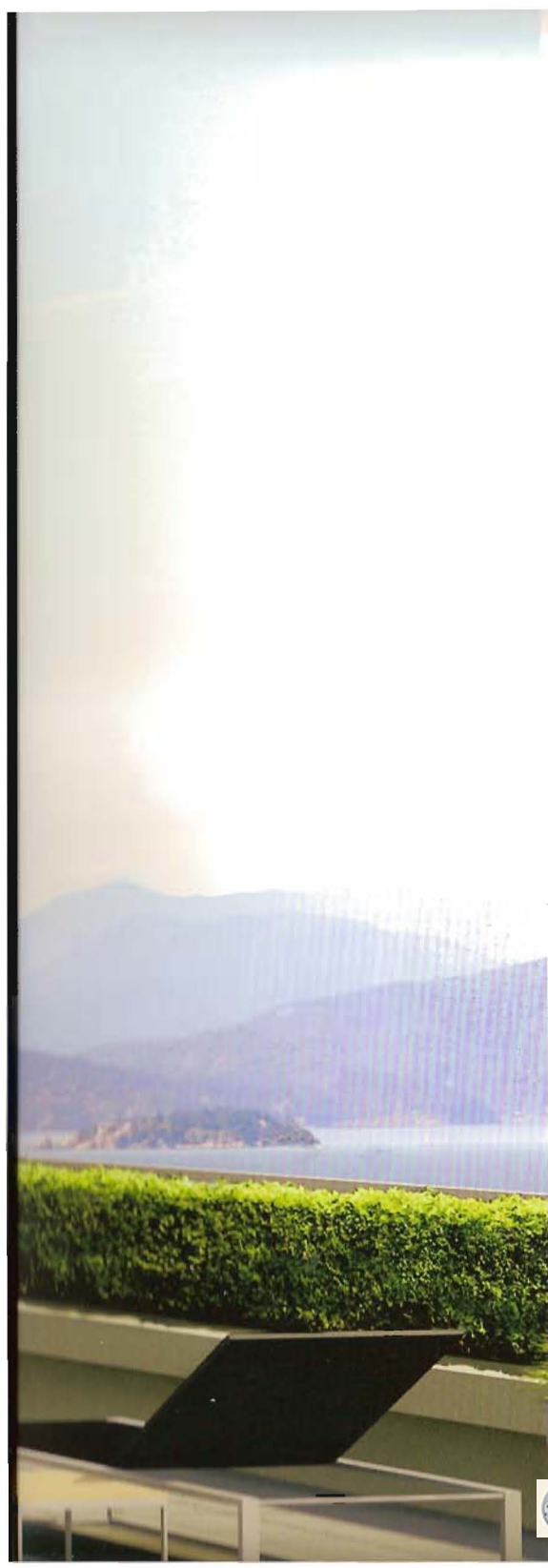
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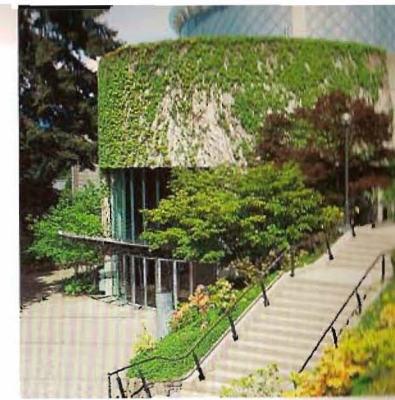


LIFE IN FULL VIEW.

At Coast, outdoor living receives the attention and space it deserves. Every home embraces its own generous private outdoor space, framed by special campus views – such as the Chan Centre, Cecil Green Park, the Vancouver School of Theology, and trees and more trees.

For conversation or contemplation, the outdoors at Coast is a seamless, spacious extension of home. Look northwest to Howe Sound, the North Shore and the city, with soothing gradations of mountains beyond. Look southwest to Georgia Straight and the Gulf Islands.

Closer views reward as well, overlooking richly treed and gardened



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





INTERIORS EQUAL TO WESTCOAST LIFE.

Each Coast interior plan is highly considered, integrating substance and natural beauty with the building's transcendent architecture. Kitchens of meticulous quality include panelled refrigerators from Sub-Zero, and Miele cooktops and wall ovens. Strong clean lines and solid materials reveal simplicity's point of bringing ease and pleasure to each task. Every home is anchored by natural elements such as limestone, granite and wood. In the bedrooms, surfaces are plush and inviting, with baths by Kohler and Neptune. Lavish European treatments and technical sophistication are evident throughout.



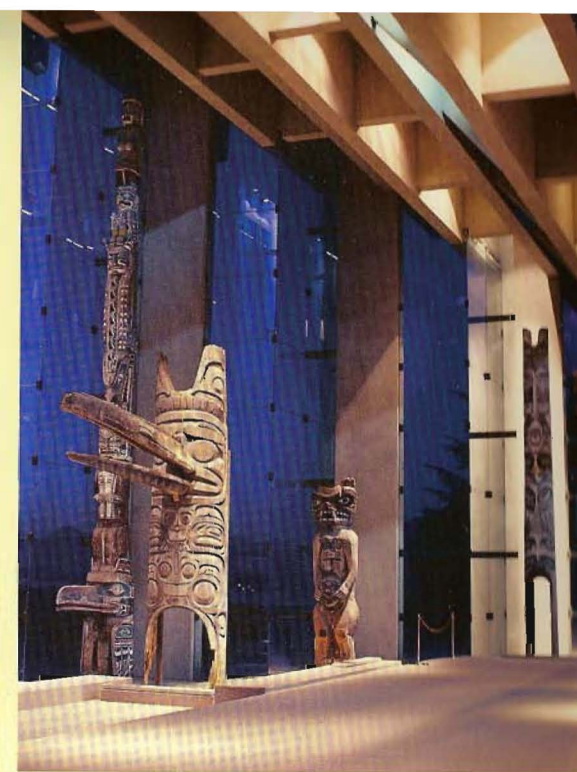
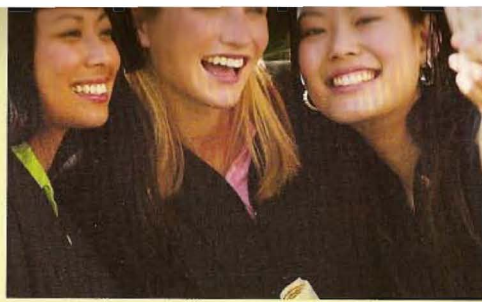
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B C C O N D O S . N E T





he most attractive feature of the Coast neighbourhood is the neighbourhood itself. Right next door are internationally celebrated cultural destinations – the Chan Centre for the Performing Arts and the Museum of Anthropology, with the much-loved Cecil Green Park, Frederick Wood Theatre and more nearby. There is much to do, yet often it is enough just to be here.

Walk the mature and refined boulevards gently scalloping down the slopes of UBC's most prestigious community – every outing a fresh garden tour. See it every day for the first time. Venture further to beaches extending for miles in both directions. Explore, by foot or pedal, remarkable forest and coastal paths in Pacific Spirit Park, Nitobe Gardens and the Botanical Gardens. And in mere minutes by car, shop and dine in the West 10th



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





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2. THE PINNACLE IN LA

3. ENTRANCE TO THE PINNACLE



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CONCEPTUAL STRENGTH. EXCEPTIONAL ARCHITECTURE.

A portfolio of signature buildings that define the cityscape has given IBI-HB Architects an international reputation among Vancouver's architectural pantheon. IBI-HB created this reputation through an exceptionally broad range of residential, commercial and institutional projects distinguished by strong concepts, exceptional material and a strong spatial sense. Previous projects include powerful statements in the city's most prestigious locations.



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



Bastion Development Corporation is one of Western Canada's
builders and property owners. Well known for a deep commitment
to quality work, Bastion is proud of its reputation for building homes that
are distinguished by superb value, exceptional workmanship, and authentic respect
for the community settings. Coast is the latest evidence of Bastion's talent for creating
homes in harmony with location, and with homeowner desire.

1. CORUS 2. NEW YORKER 3. MONTREUX 4. SYDNEY

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



COAST

Spanish Banks

ENGLISH BAY

UNIVERSITY
OF BRITISH
COLUMBIA

GEORGIA STRAIT

- | | |
|---------------------------------------|---|
| 1 Museum of Anthropology | 15 Provence Mediterranean Grill |
| 2 Cecil Green Park House | 16 Pane e Formaggio |
| 3 Chan Centre for the Performing Arts | 17 Burgoo Bistro |
| 4 Aquatic Centre | 18 10th Avenue Shops |
| 5 University Hill Elementary School | 19 Jericho Tennis Club |
| 6 University Marketplace | 20 Patisserie Bordeaux |
| • Starbucks | 21 Broadway Shops |
| • Granville Island Produce | 22 Feenie's/Lumière Restaurant |
| • Liquor Store | 23 4th Avenue Shops |
| 7 University Hill Secondary School | 24 Choices Market |
| 8 Thunderbird Winter Sports Centre | 25 Arbutus Shopping District |
| 9 UBC Tennis Centre | 26 Vancouver Lawn Tennis & Badminton Club |
| 10 UBC Botanical Gardens | |
| 11 Thunderbird Stadium | |
| 12 Proposed New Shopping Centre | |
| 13 Granville Island | |



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



THE BUILDING

Architecture by award-winning IBI-HB Group

- Spacious open-air balconies and roof decks from 200sqft to 4,700 sq ft
- Lushly landscaped yards
- State-of-the-art building technology with integrated Rainscreen system
- Engineered concrete construction**** featuring 8" thick reinforced concrete floors and ceilings
- Acoustically engineered, Low 'E' (thermally improved) tinted double-glazed floor-to-ceiling windows
- Meeting room, fitness area, furnished lounge and wine room

THE INTERIORS

Interior finishes, equipment and appliances selected using UBC

Green Building Strategies as a guideline including such items as paint, carpets, wood, and cabinets

- Over-height ceilings, approximately 9' in most living areas
- Over-height stained wood veneered interior doors
- Electric fireplaces
- Wool carpet throughout living rooms, hallways and bedrooms
- 16" X 16" imported European limestone tile in the foyer, kitchen, and Master

ENSUITE

- Solid oversized double maple suite entry doors
- Expansive floor-to-ceiling window walls with roller blinds
- Recessed pot lights over kitchen, hallways, and bathrooms
- Convenient in-suite storage
- Storm water management in landscaped areas

KITCHENS THAT INSPIRE

- Gourmet appliance package:
Sub-Zero refrigerator
Stainless steel gas cook top
24" to 27" stainless steel convection wall oven
Stainless steel microwave and dishwasher
Large ¾ horsepower in-sinkerator
- Optional upgrades (available in most suites)
Miele coffee maker, wine cooler
Miele steam oven**
Second Miele dishwasher**
- Solid custom granite counter tops with back-painted glass backsplash
- Custom stained white oak cabinetry –
or high gloss polymer finish (optional upgrade)

- Satin nickel hardware
- European stainless steel closer and impact-resistant cabinet drawer hardware
- European inspired chrome kitchen faucet with pull out vegetable spray
- Blanco stainless steel under-mounted sink

BATHROOMS

- One piece water conservation toilets by Kohler in ensuite
- Custom stained white oak cabinetry
- Solid polished marble counter tops with backsplash
- Under-mount sinks in ensuite
- Countertop sinks in second bath and powder rooms
- Chrome bathroom fixtures
- Frameless, 10mm-thick glass shower enclosures
- Imported limestone tile shower base**
- 6' drop-in soaker tub with limestone deck and apron**
- Custom shelving and vanity

PENTHOUSES

In addition to the items listed above, the 4 penthouse homes on 6th floor will be finished with the following.

- Heat pump system to provide both air-conditioning and heat to each room
- Hardwood or European limestone 16" x 16" tiles throughout (optional upgrade)
- Private secured two-car garage on level P2 with adjacent storage space
- Gas fireplaces
- Upgrade Appliance package optional
- Ceiling height of 9'-6" on the 5th and 6th floors

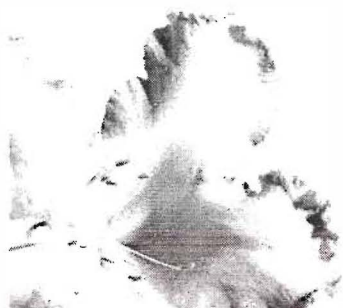
TERRACE HOMES

Penthouses will also have the opportunity to purchase a finished rooftop deck with private access (price determined at time of purchase):

- Fully finished and sprinklered garden, lawn, and deck space featuring a hot tub surrounded by shrubs and powered fire pit with room to seat 8 around, large deck space perfect for elegant entertaining, wiring to accept audio system (not available on all terrace homes)

SAFETY AND SECURITY

- Secured, keyless garage and lobby entrances with security camera
- Controlled access, visitor and owner parking
- "Technology ready" – with additional telephone/cable/data outlets and CAT 5E wiring to principal rooms
- All homes pre-wired for in-suite security system**
- State-of-the-art fire protection system including monitored fire alarms
- Controlled access computer programmed security to each floor in the tower
- Elevators equipped with monitored emergency telephone
- Fully secured underground parking with video camera and emergency alert buttons
- Third party warranty insurance provided by St. Paul Guarantee, providing coverage of 2 years for materials and labour, 5 years for building envelope and 10 years for structure



* Sub-Zero appliance package varies from suite to suite

** Available in penthouse floors

*** Not available in all bathrooms

****Duplexes and Townhouses are wood frame

The developer reserves the right to make minor modifications or adjustments in building design, specifications and floor plans should they be required to maintain the high standards of this development. Square footage and room size are based on architectural drawings and measurements. Sizes are approximate and actual square footage and room sizes may vary from the preliminary and final survey by 1% or less.





BELMONT east / GEORGIA east

2,320,000 / 2,278,000

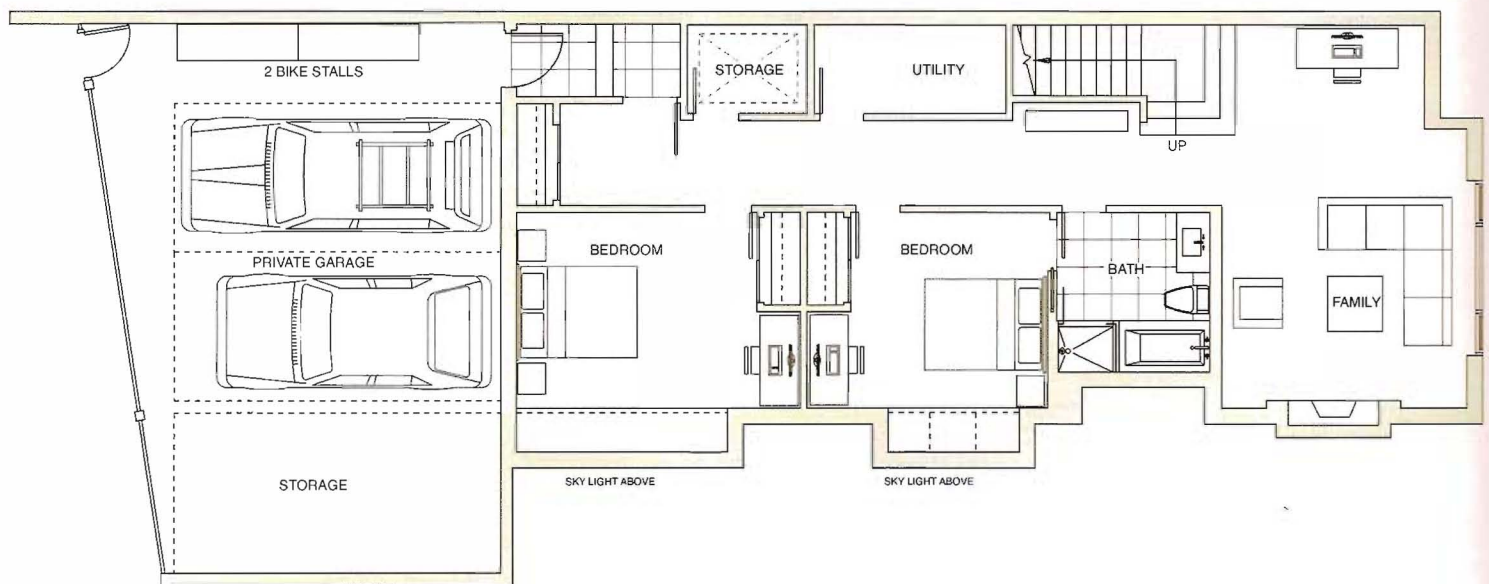
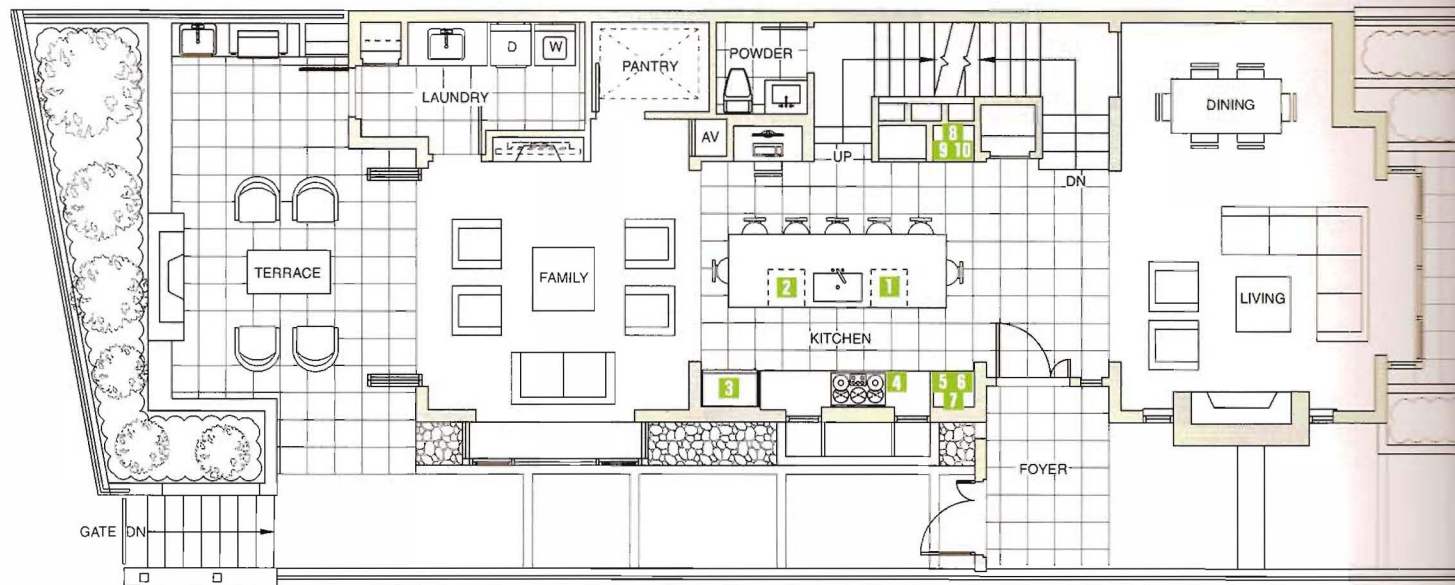


COAST VILLAS



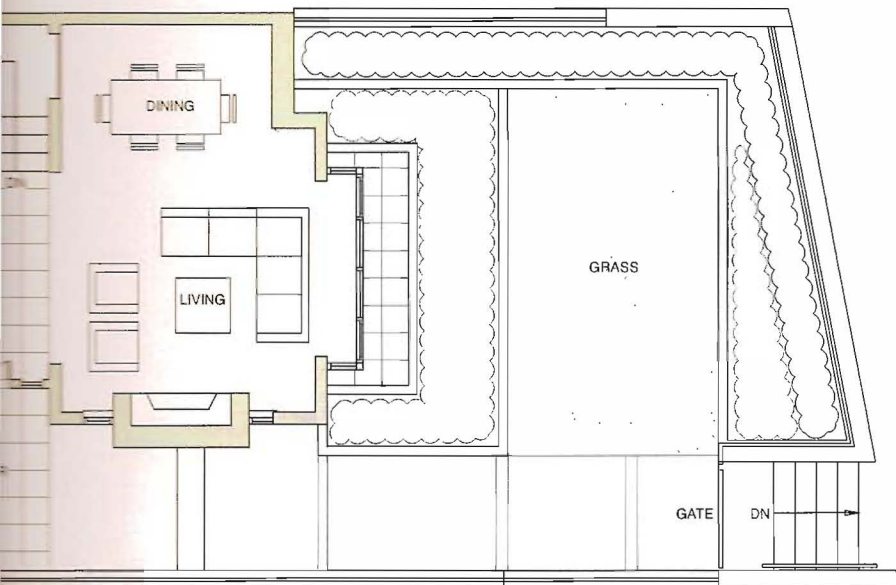
B C C O N D O S . N E T





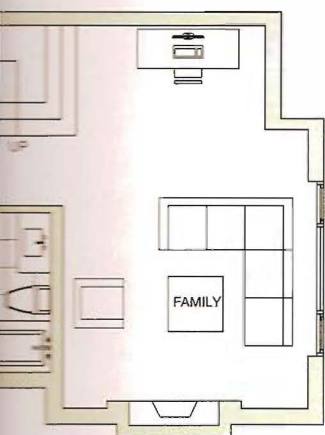
The developer reserves the right to make modifications or substitutions to building design, specifications and floorplans should they be necessary to maintain the high standards of Coast. Square footages are based on preliminary measurements and are approximate. E. & O. E. The Upper Terrace outdoor kitchen, elevator, appliances, and Guest Quarters are upgrade options. See sales person for details.





THE VILLA KITCHEN:

- 1 Miele dishwasher
- 2 Second Miele dishwasher (optional)
- 3 Sub-Zero refrigerator
- 4 Miele five burner gas cooktop
- 5 Miele wall oven (below)
- 6 Panasonic convection microwave (above)
- 7 Second Miele wall oven (mid-optional)
- 8 Miele wine cooler (below)
- 9 Miele built-in coffee machine (mid)
- 10 Flat screen TV (above)



PARKING

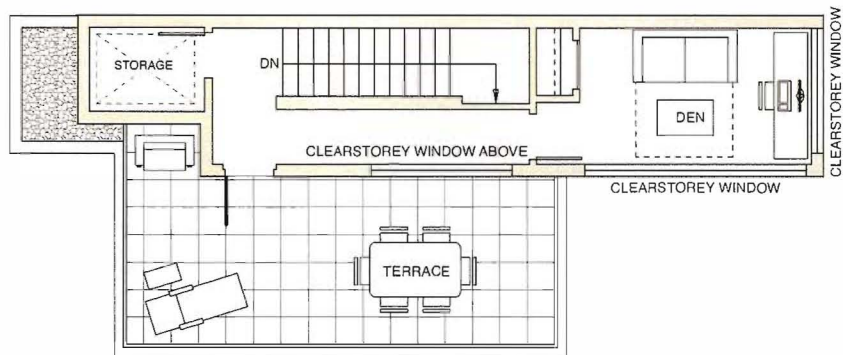
0 1 2 3 6 10 ft

and floorplans should they be necessary to maintain the
 E. The Upper Terrace outdoor kitchen, elevator, certain
 for details.

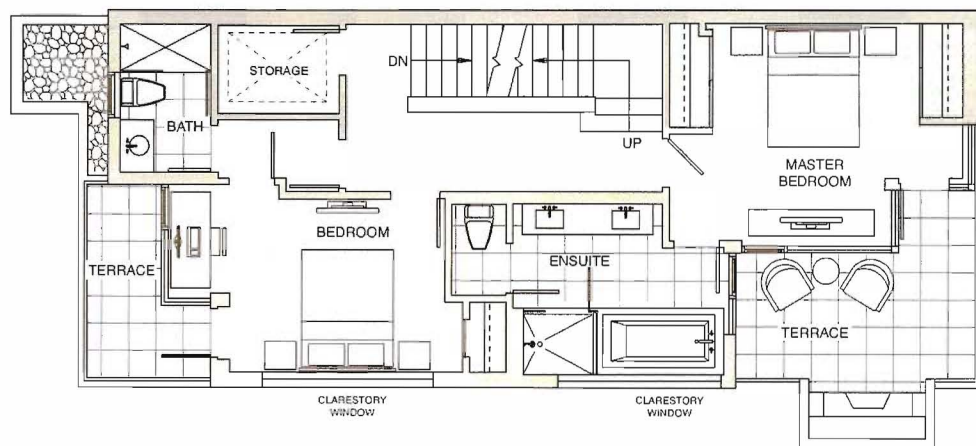


B C C O N D O S . N E T

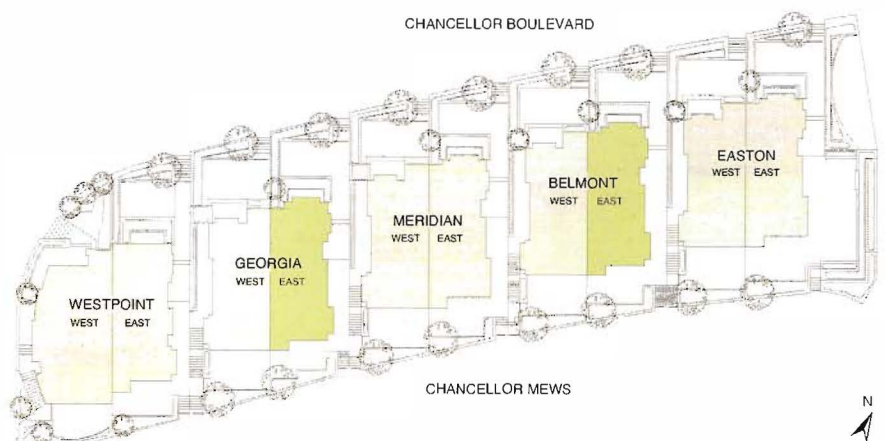




LEVEL 3- 330 SQ.FT



LEVEL 2- 760 SQ FT



BELMONT east / GEORGIA east

4 BEDROOM + FAMILY
SOUTH TERRACE + 2 ROOF DECKS
UNDERGROUND PARKING/2 VEHICLES + STORAGE

	BELMONT east	GEORGIA east
LOT AREA	3145 SQ.FT.	3145 SQ.FT.
INTERIOR LIVING	3600 SQ.FT.	3530 SQ.FT.
STORAGE + PARKING	655 SQ.FT.	765 SQ.FT.
OUTDOOR LIVING	2430 SQ.FT.	2420 SQ.FT.
TOTAL	6685 SQ.FT.	7610 SQ.FT.



NORTH ELEVATION



EAST ELEVATION

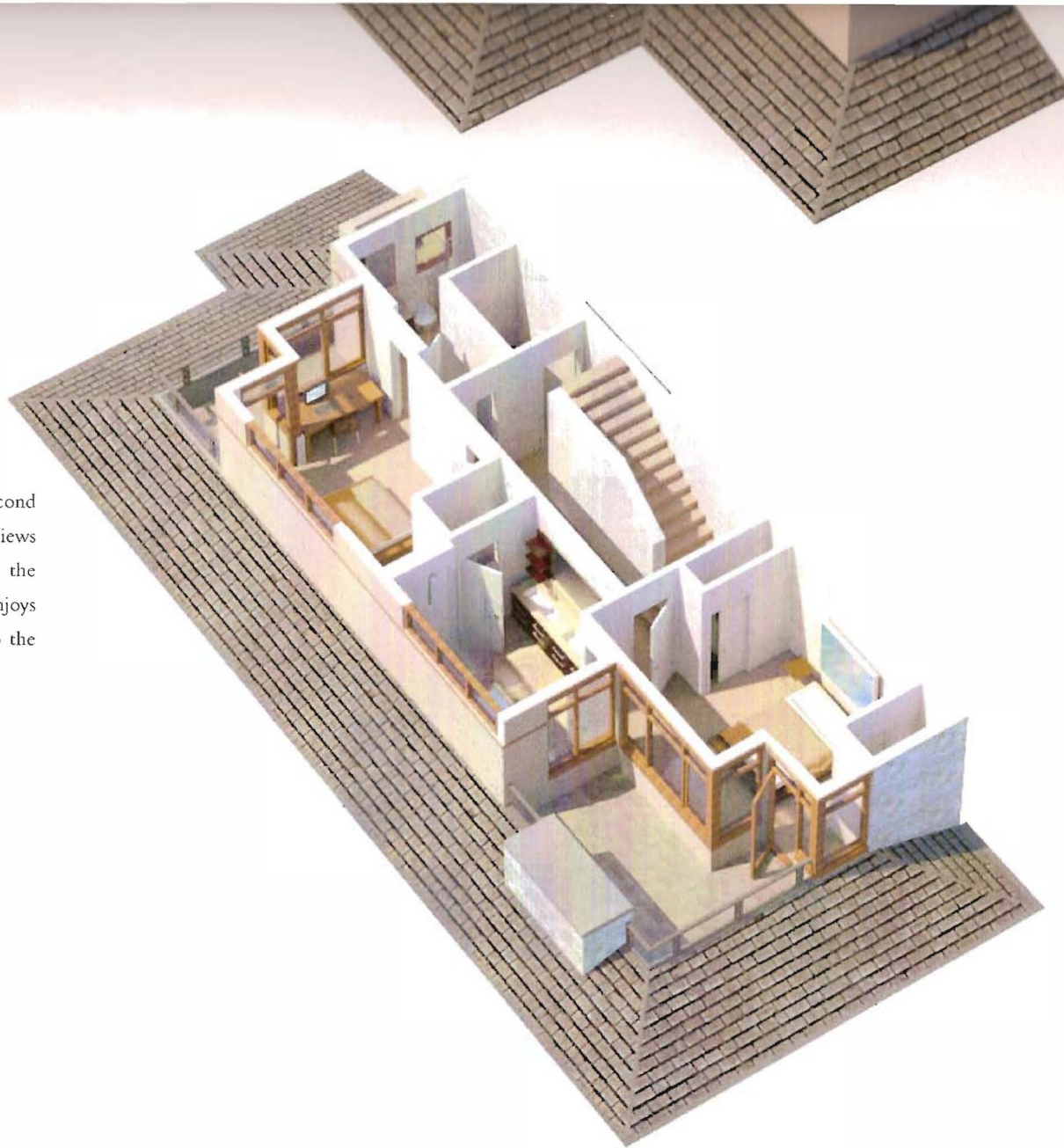


SOUTH ELEVATION



LEVEL 2

This level features the Master Bedroom and Second Bedroom. The Master faces north and will enjoy views to the treed Endowment Lands estates and to the North Shore Mountains. The Second Bedroom enjoys a private deck and its own ensuite with views to the Coast Courtyard.

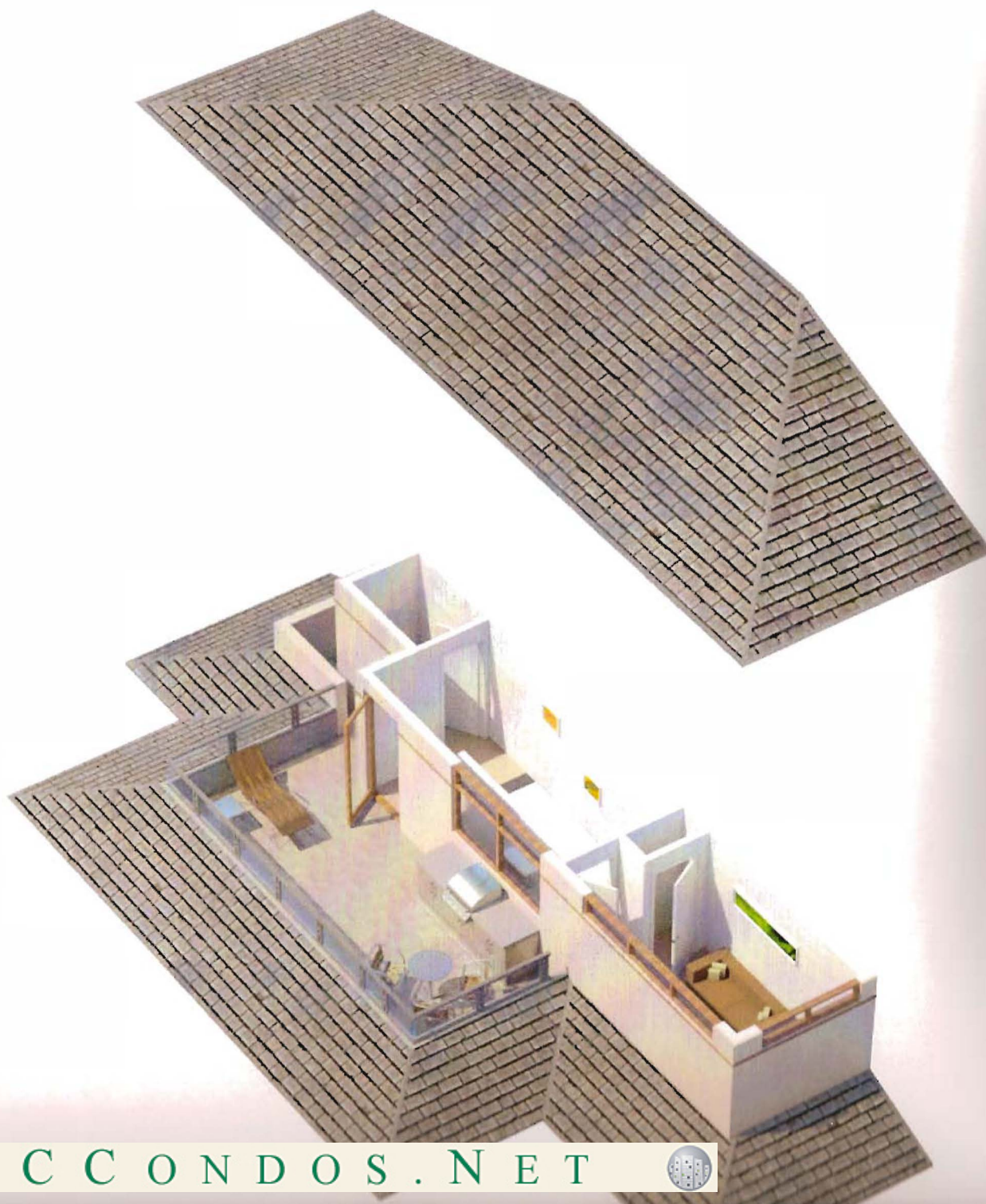


B C C O N D O S . N E T



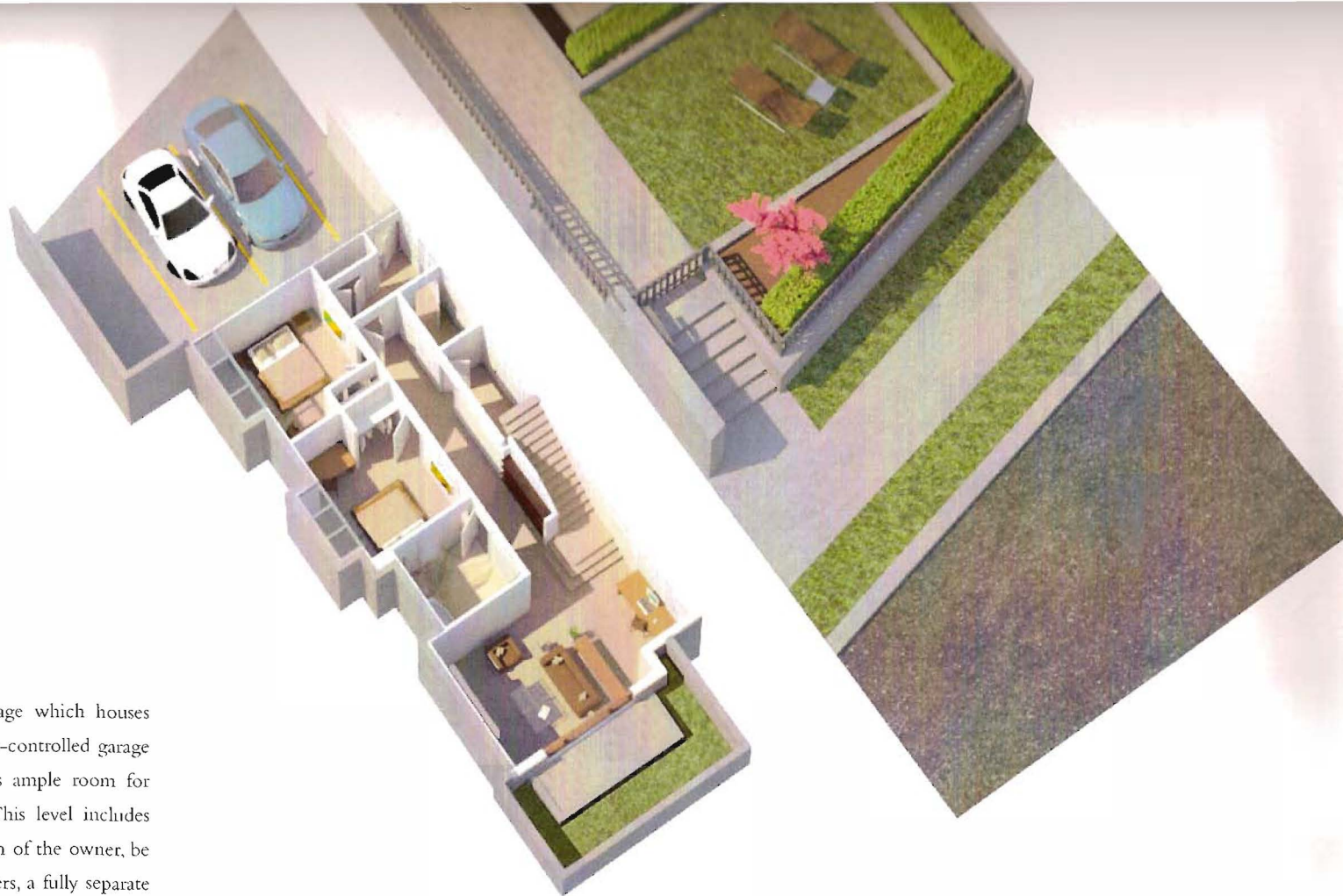
LEVEL 3

This uppermost level features a cozy study/office, bathroom (many plans) and the Upper Terrace offering views over Pacific Spirit Park and partial views from many Villas to Georgia Straight. The Upper Terrace, measuring from 425 to 540 square feet, can be upgraded with an outdoor kitchen fitted with a gas barbeque and outdoor sink, all set in a spacious bar with under counter cupboards with stainless steel doors.



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





TERRACE LEVEL

This level leads to the private garage which houses two cars and is fitted with a remote-controlled garage door. The garage area also contains ample room for storage, bikes or another vehicle. This level includes two bedrooms and can, at the option of the owner, be upgraded to include a Guest Quarters, a fully separate suite fitted with its own kitchen, bathroom and living area. The Guest Quarters enjoys a separate outside entry accessed at grade from the Chancellor Mews as well as separate access from the garage area.



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





LEVEL 1

The ground floor level features an open floor plan linking the Living and Dining Rooms with the Villa Kitchen and Family Room. The Family Room in turn opens to the South Terrace through fully retractable folding doors. The South Terrace is surrounded by landscaping and features an outdoor gas fireplace.



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



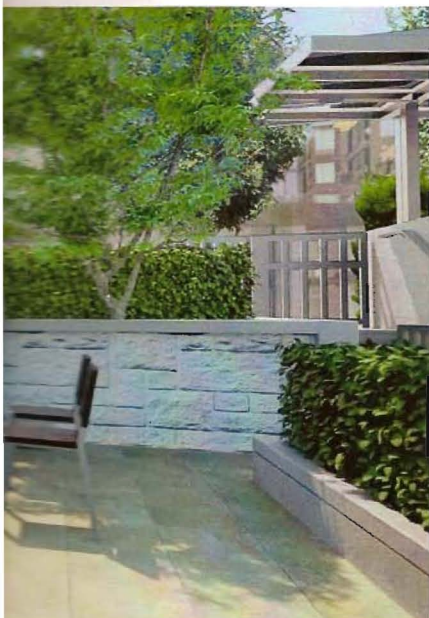
VILLA KITCHEN

The Villa ground floor has been designed to be open....and with a gourmet kitchen as its centerpiece. The Villa kitchen....modern, efficient and beautiful – outfitted with Sub-Zero and Miele appliances for gourmet cooking. Guests are invited to sit around a very spacious island with a polished granite finish. The Villa kitchen leads to the Family Room and South Terrace for relaxed entertaining, and to the Dining and Living Room for more formal entertaining. A contemporary gas fireplace within the South Terrace is centered on an aluminum custom door set which fully retracts to bring the outside in.



MASTER BEDROOM east facing Villas

This artist's rendering features the east-facing Villa Master Bedroom. Large picture windows provide views to the North Shore Mountains. A glazed door leads to a private terrace featuring an outdoor fireplace. The Master enjoys ample closet space and a beautiful four piece ensuite bathroom.





SOUTH TERRACE

Each Villa features the spacious South Terrace seamlessly flowing from the Family Room. Imported rose-taupe slate with a slip resistance surface provides the base material for this private sun-drenched enclave. The gas fireplace acts as an inviting centerpiece for relaxed entertaining. Raised landscaped planters with Japanese Maples offer colour and privacy. The outdoor kitchen features a gas barbeque and storage below protected with stainless steel fronts.



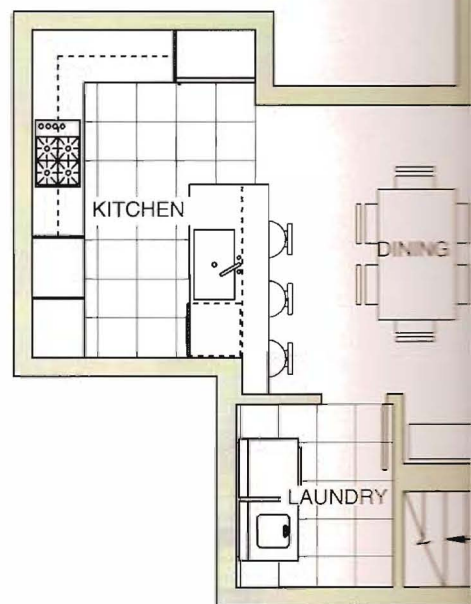
COAST

Design equal to Nature

COASTLIVING.CA



UPPER FLOOR



The developer reserves the right to make modifications or substitutions to building design, specifications and floorplans should they be needed. Square footages are based on preliminary measurements and are approximate. E.&O.E. All furniture is indicated for illustrative purposes and



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PARK HOME

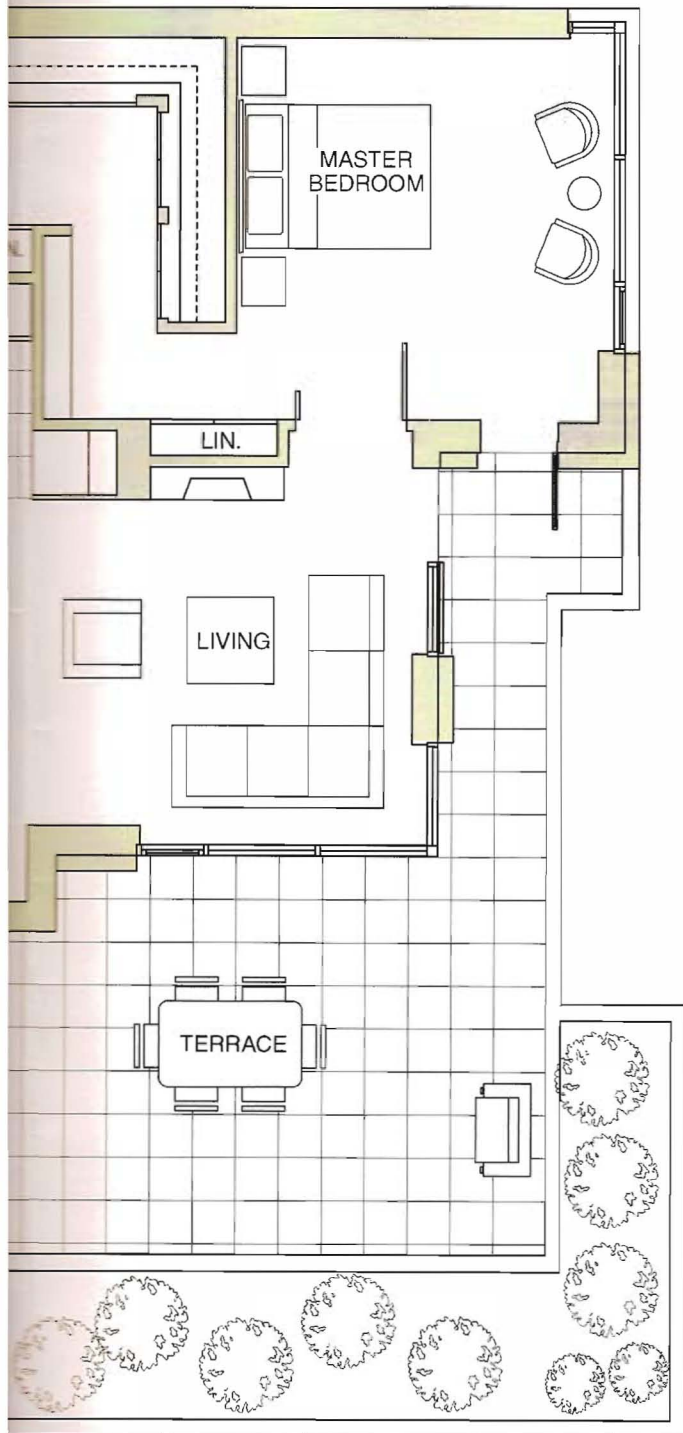
TH-EAST 11

2 BEDROOM

INTERIOR LIVING 1434 SQ.FT.

OUTDOOR LIVING 1020 SQ.FT.

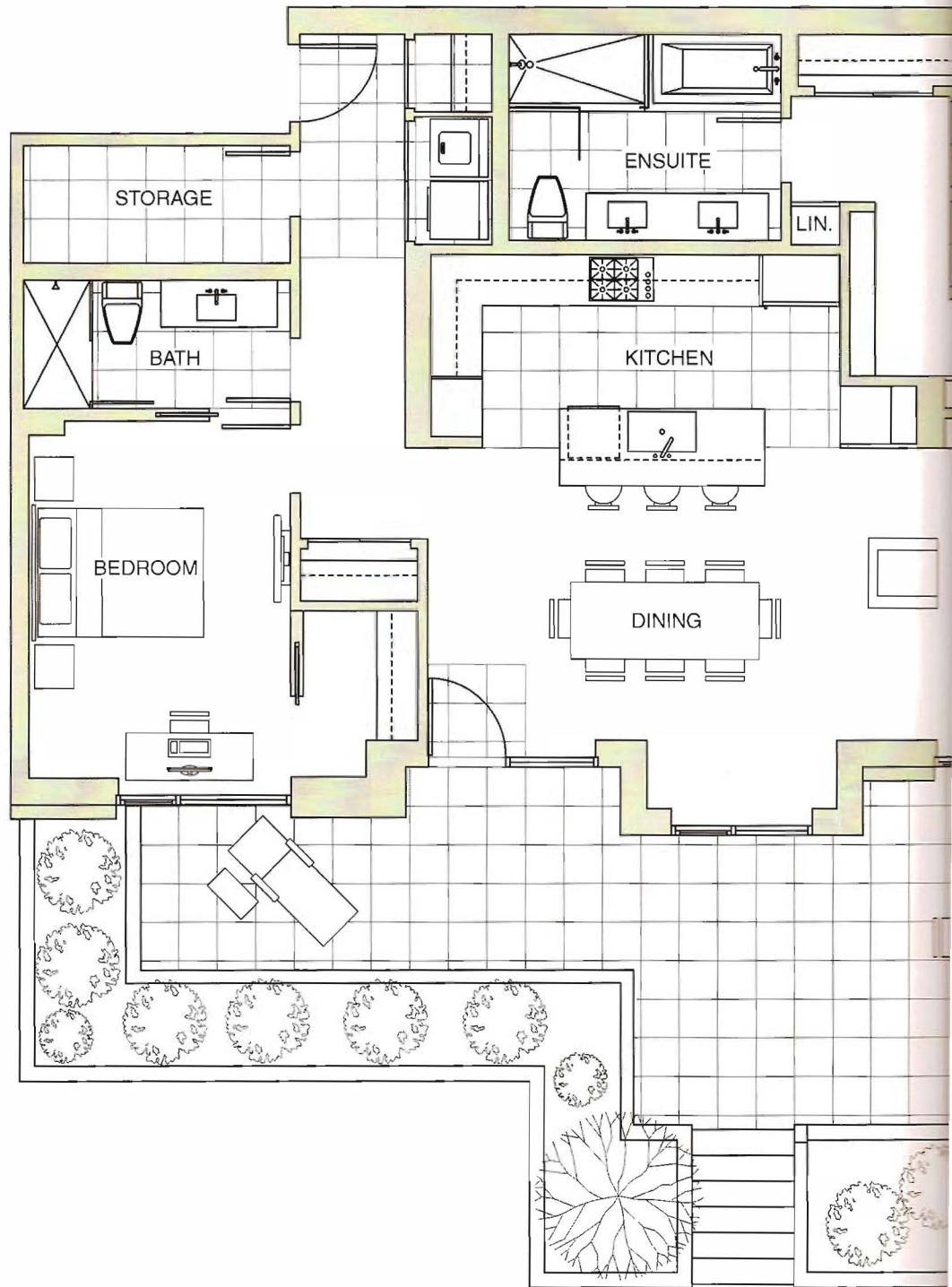
TOTAL LIVING 2454 SQ.FT.



COAST

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COASTLIVING.CA



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\$ 888,800

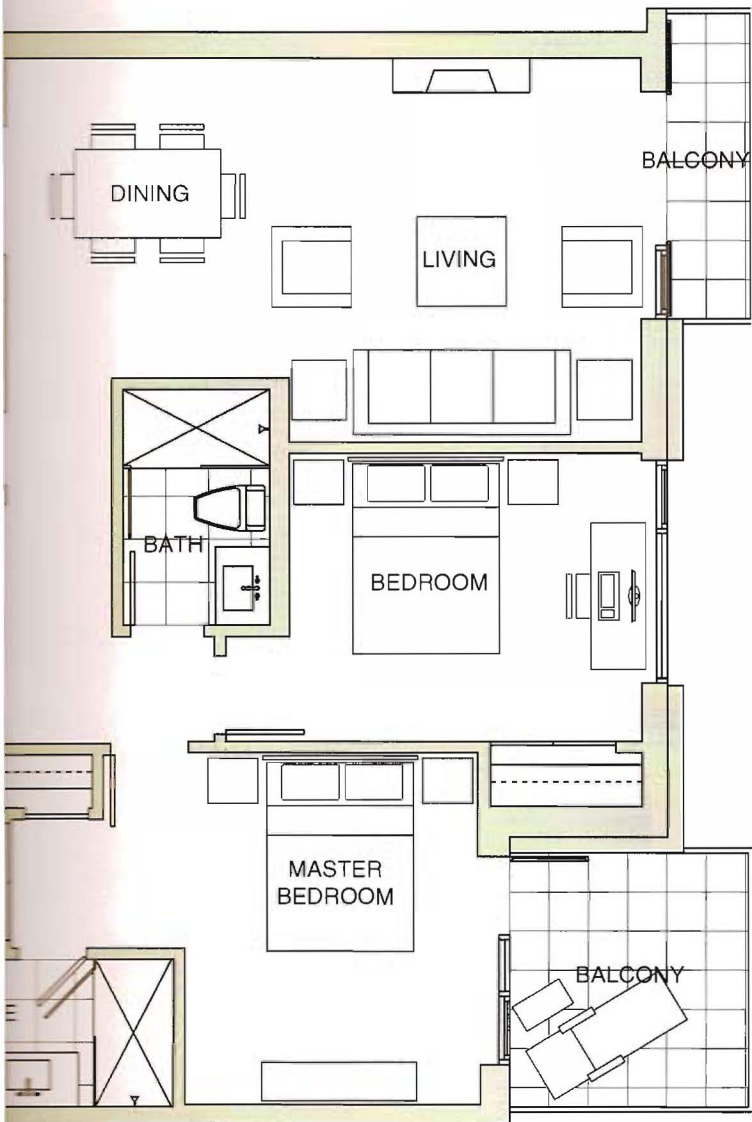
PARK HOME TH-EAST 08

2 BEDROOM

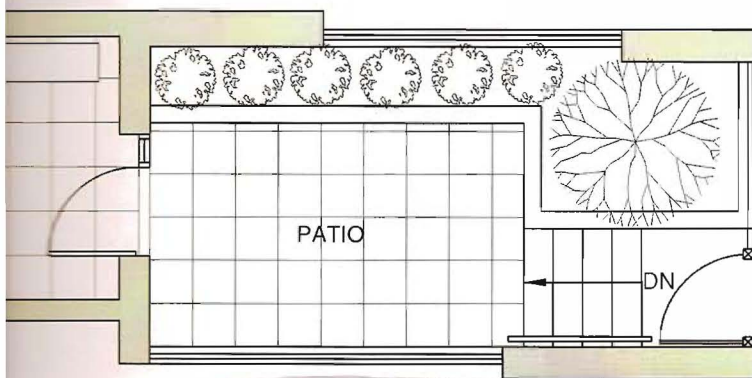
INTERIOR LIVING 1378 SQ.FT.

OUTDOOR LIVING 219 SQ.FT.

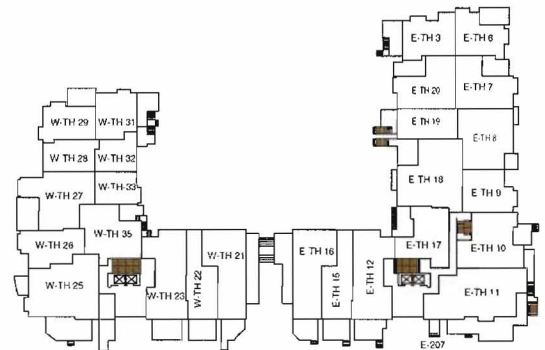
TOTAL LIVING 1597 SQ.FT.



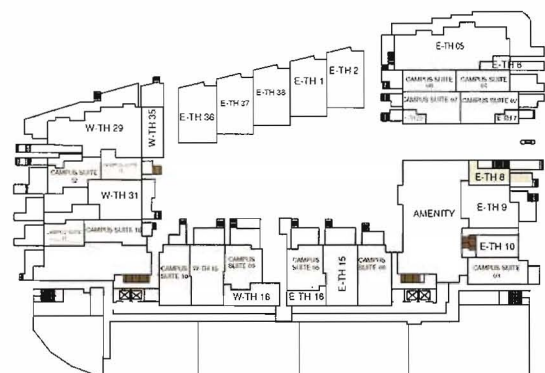
UPPER FLOOR



LOWER FLOOR



LEVEL 1



LEVEL 0

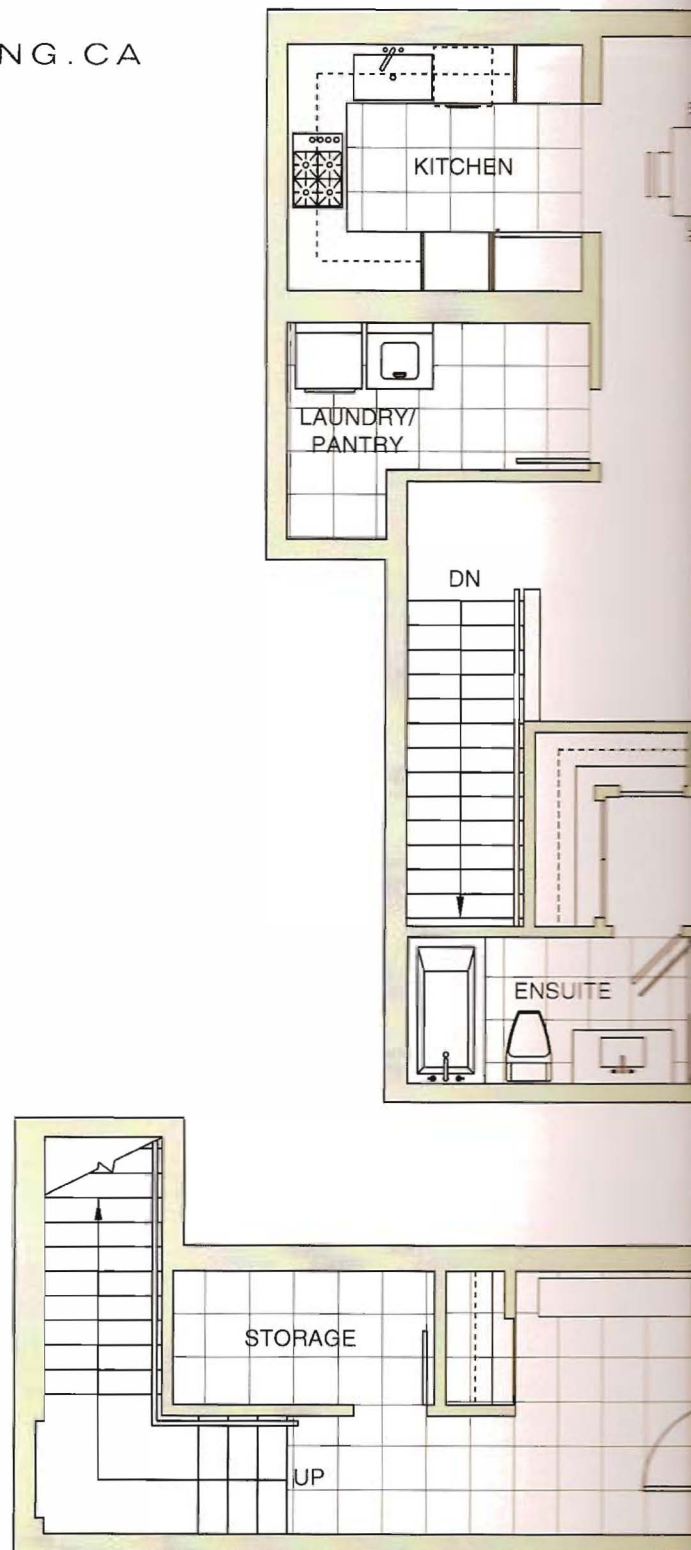
E & TH LEVEL 1



COAST

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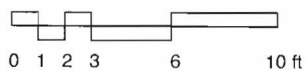
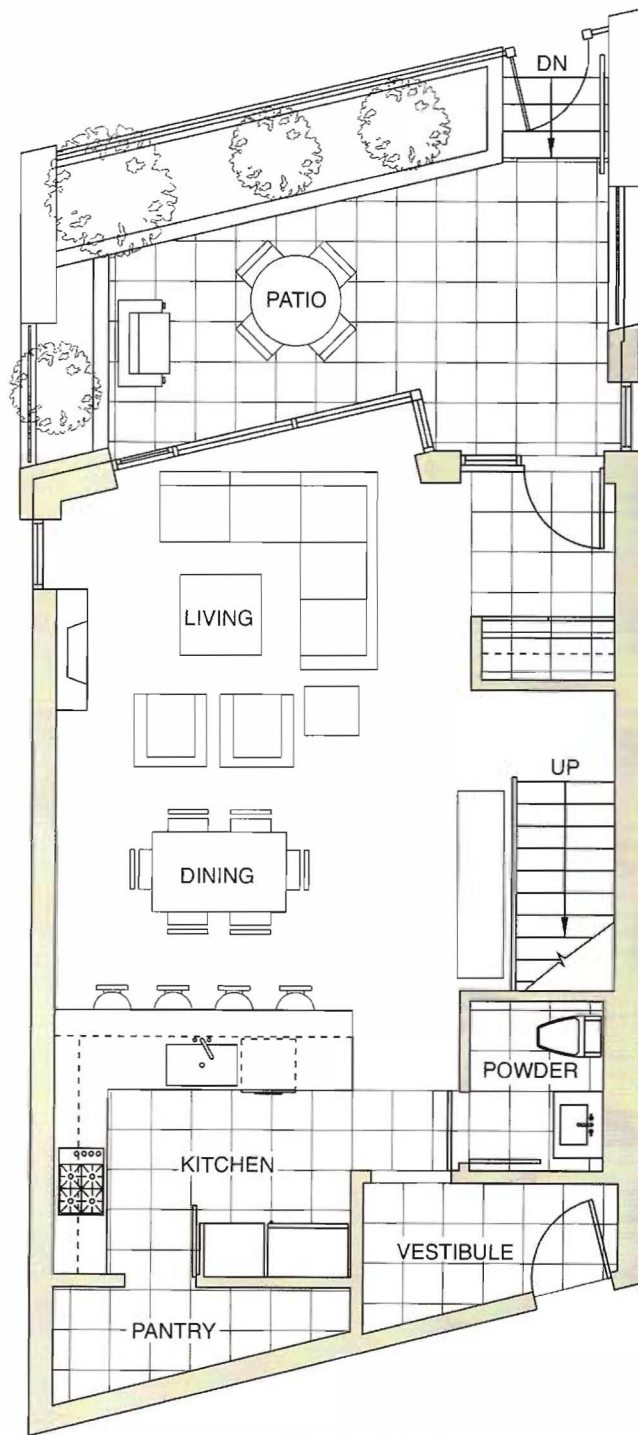
The developer reserves the right to make modifications or substitutions to building design, specifications and floorplans should they be necessary for. Square footages are based on preliminary measurements and are approximate. E.&O.E. All furniture is indicated for illustrative purposes and is not to scale.



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



COAST
Design equal to nature
COASTLIVING.CA



The developer reserves the right to make modifications or substitutions to building (Square footages are based on preliminary measurements and are ap

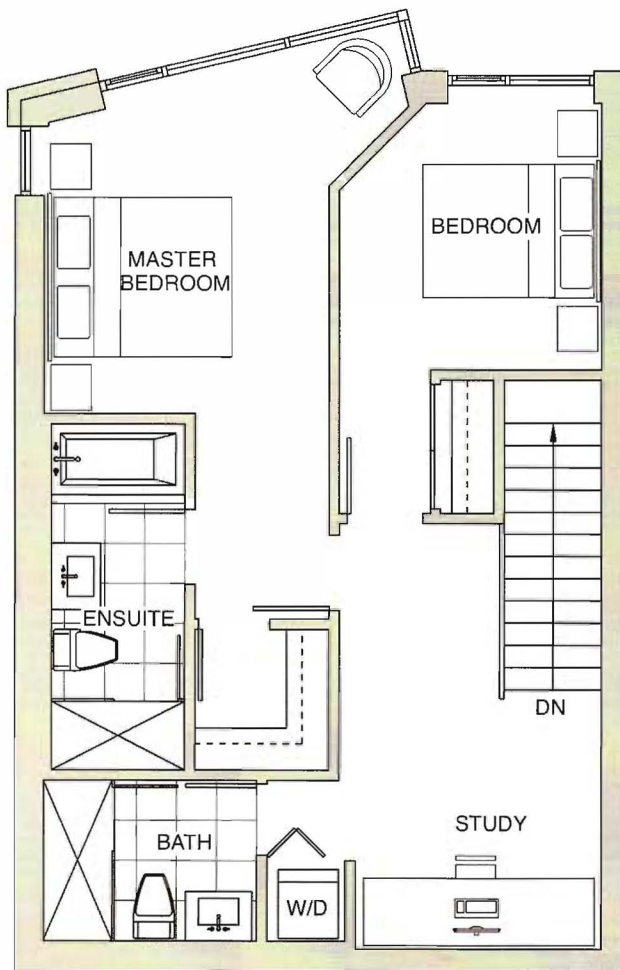


\$ 888,800

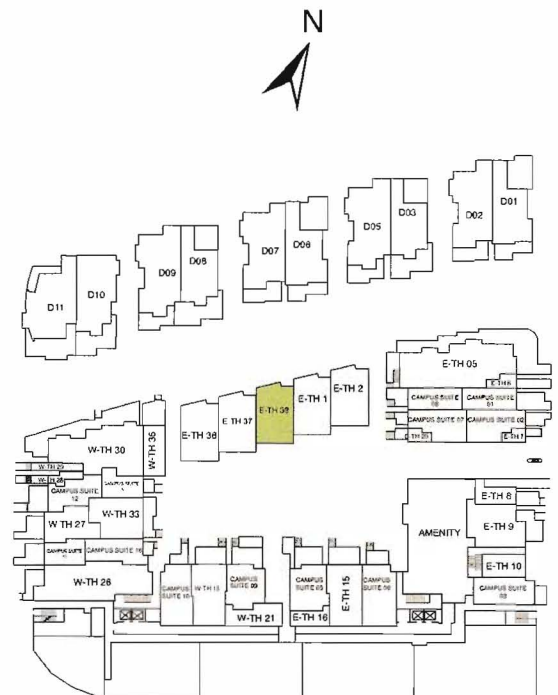
PARK HOME ON CHANCELLOR MEWS
TH - WEST 38

2 Bedroom + Study / Alcove

Interior Living	1502 SF
Outdoor Living	282 SF
Total Living	1784 SF



UPPER FLOOR



LEVEL 0

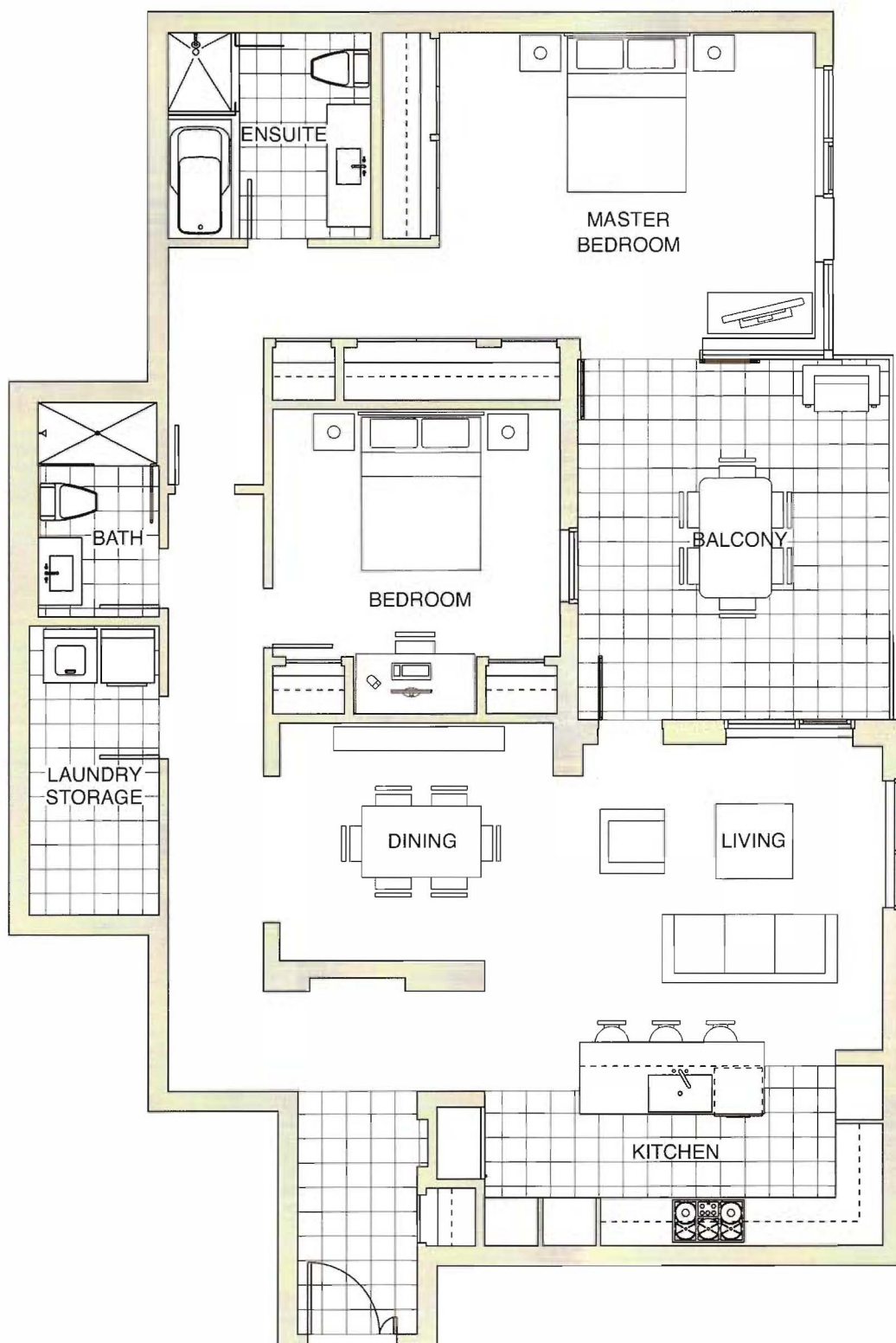
TERRACE & TH LEVEL 1

Design, specifications and floorplans should they be necessary to maintain the high standards of Coast.
Approximate. E.&O.E. Terrace features are upgrade options. See sales person for details.



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Developer reserves the right to make modifications or substitutions to building design, specifications and floorplans should they be necessary to maintain the high standards of Coast. Square footages are based on preliminary measurements and are approximate. E.&O.E. Revision date: 05.02.2008



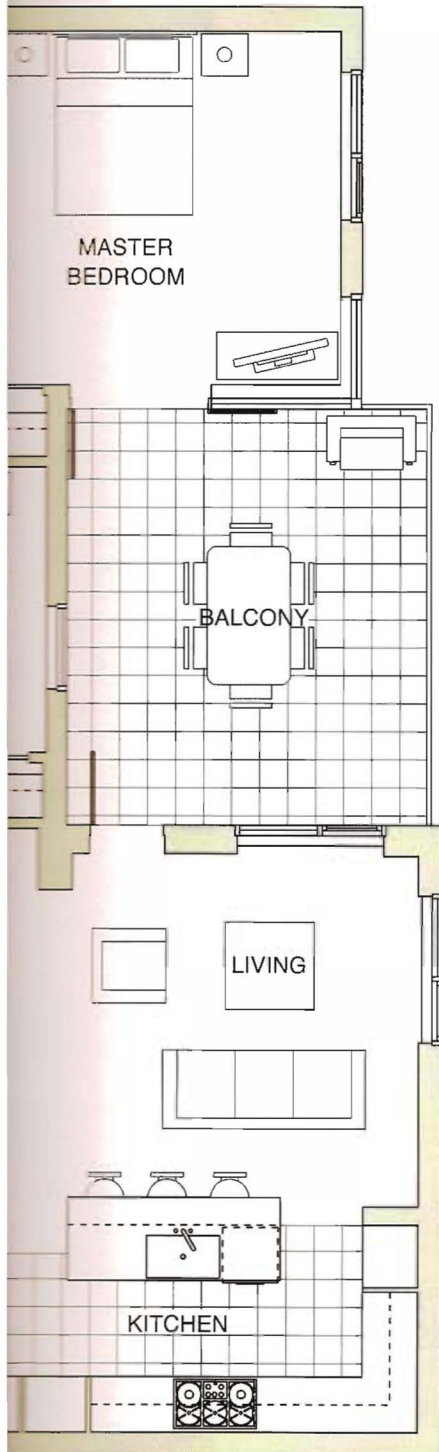
\$ 998,800

CITY HOME
SUITE WEST 206

2 Bedroom

Interior Living	1485 SF
Outdoor Living	206 SF
Total Living	1691 SF

No fireplace on floorplan



LEVEL 2

Specifications and floorplans should they be necessary to maintain the high standards of Coast.
Units and are approximate. E.&O.E. Revision date: 05.02.2008



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THE TERRACE PENTHOUSE KITCHEN:

- Miele dishwasher
- Second Miele dishwasher (optional)
- Sub-Zero refrigerator
- Miele five burner gas cooktop
- Miele wall oven (below)
- Panasonic convection microwave (above)
- Sub-Zero wine cooler (below)
- Miele built-in coffee machine (mid)
- Flat screen TV (above)



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\$ 2,588,800

TERRACE PENTHOUSE 0 SUITE WEST 503

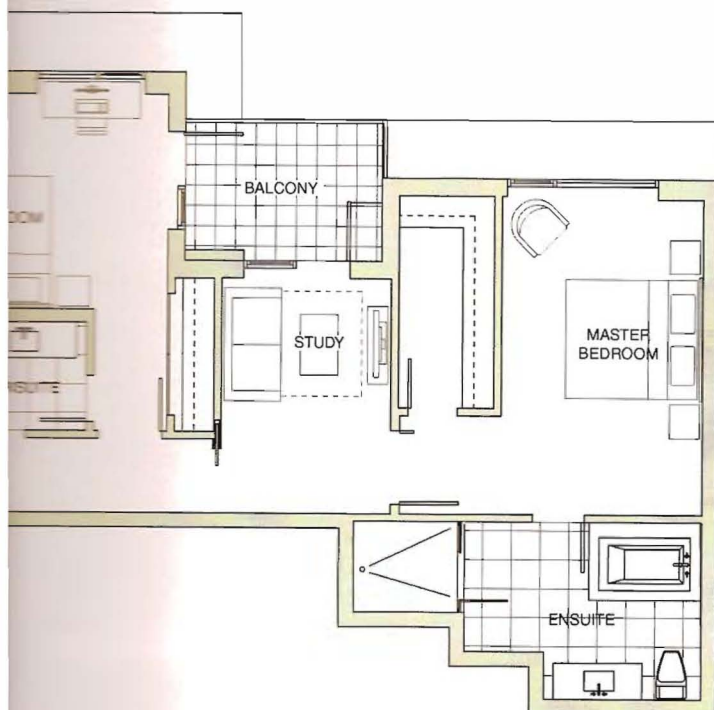
2 BEDROOM + STUDY
+ PRIVATE GARAGE + STORAGE

INTERIOR LIVING	1778 SQ.FT.
OUTDOOR LIVING	729 SQ.FT.

TOTAL LIVING	2507 SQ.FT.
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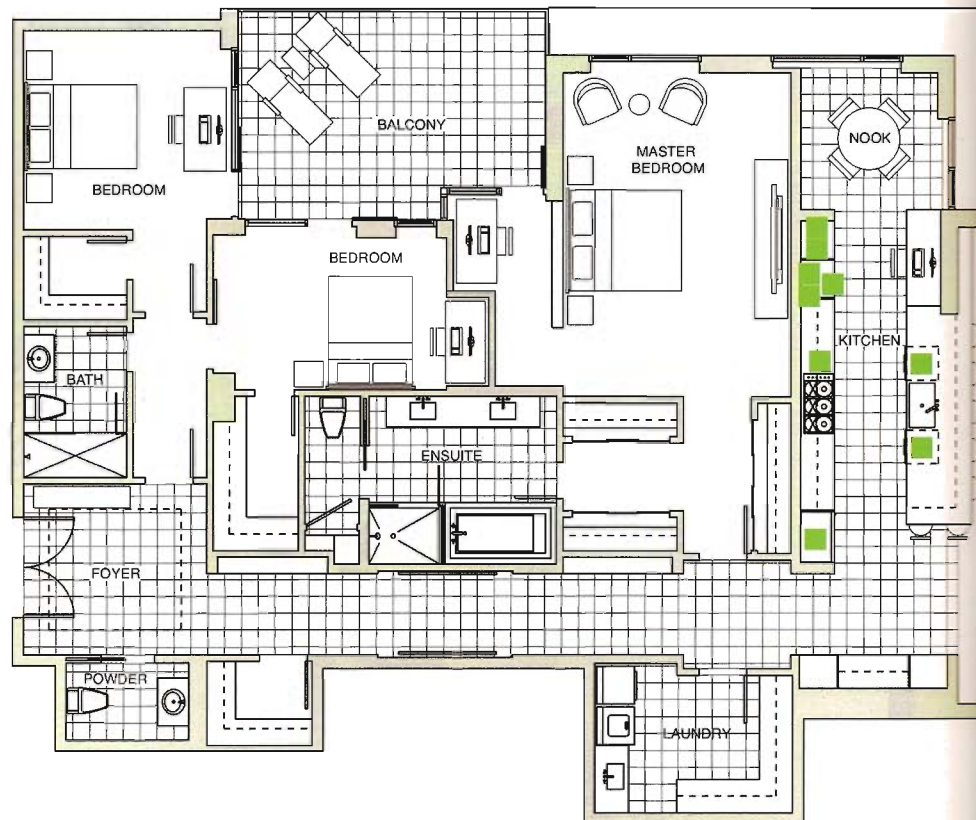
STORAGE	120 SQ.FT.
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PRIVATE GARAGE	2 Stalls on P1
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COAST

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COASTLIVING.CA



The Terrace Penthouse Kitchen:

- 1. Meile dishwasher
- 2. Second Meile dishwahser (optional)
- 3. Sub-Zero refrigerator
- 4. Meile six burner gas cooktop
- 5. Meile wall oven (below)
- 6. Panasonic convection microwave (above)
- 7. Meile wine cooler (below)
- 8. Meile built-in coffee machine (mid)
- 9. Flat screen TV (above)

0 1 2 3 6 10 ft

The developer reserves the right to make modifications or substitutions to building design, sp
Square footages are based on preliminary measurements and are approximate. E.&O.E. Tem

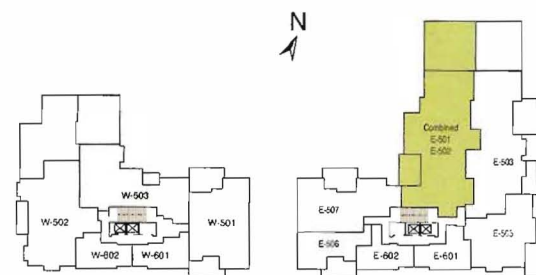
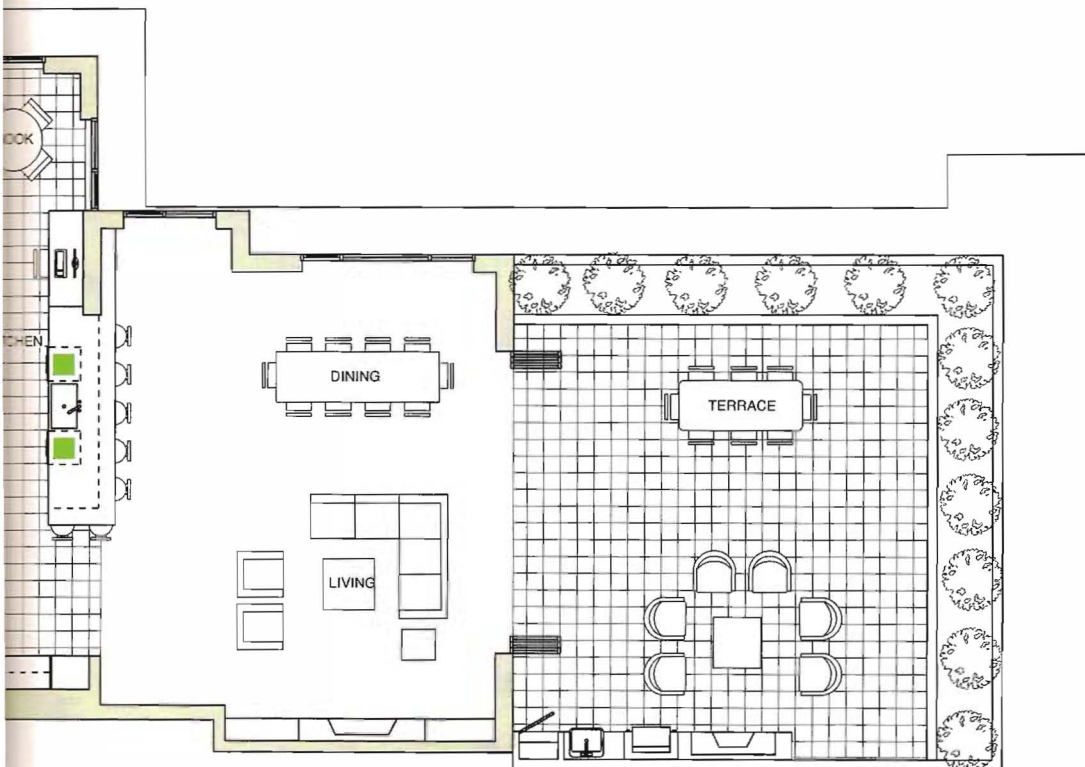


3,290,000

TERRACE PENTHOUSE 03
SUITE EAST 501 + 502

3 Bedroom + Media
+ Private Garage + Storage

Interior Living	2835.6 SF
Outdoor Living	1107.2 SF
Total Living	3942.8 SF
Storage (P1 Level)	120 SF



LEVEL 5

ing design, specifications and floorplans should they be necessary to maintain the high standards of Coast.
E.&O.E. Terrace features are upgrade options. See sales person for details. Revision date: 05.02.2008



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FEATURES

THE BUILDINGS

- Contemporary West Coast Architecture by award-winning IBI Group Architects, with interiors by Cristina Oberti Interior Design
- Concrete and wood* construction with exterior granite finishes to match the historic Iona Building
- Healthy indoor-outdoor living accented by generously-sized private landscaped south-facing terraces and upper level decks
- Expansive windows to enjoy captivating mountain and garden views, and to maximize natural light

SOUTH TERRACES & UPPER DECKS

- The best of indoor-outdoor living with south-facing sun-drenched terraces accessed at grade through wide retractable aluminum doors. This exclusive door system allows single or double-door access to the terraces during the cooler months
- Built-in gas-fired outdoor fireplace
- Built-in barbeque with slate tile countertop and below-grill storage and stainless steel doors
- Outdoor equipment storage closet
- Carefully-placed combination of glazed railings and low planters to create both view opportunities and privacy
- All planters have an automatic irrigation system. Each terrace is fitted with a cold water hose bib
- Exterior duplex electrical plugs
- Natural slate pavers throughout
- The uppermost deck has an optional outdoor counter for installation of a gas barbeque and sink. Most decks will have views through the trees along Chancellor and Pacific Spirit Park to Georgia Straight, English Bay or the downtown skyline. The eastern floor plans includes a outdoor gas fireplace within the deck adjacent to the Master bedroom.

THE MASTER ENSUITE

- Six foot soaker tub with polished limestone deck, apron and tub surround
- Imported hand-laid limestone tile shower base and walls
- Limestone floor tiles
- Marble vanity countertops
- Under-mount Kohler basin
- Kohler low flow toilet

* Neptune countertop sink in the other bathrooms

- Imported polished limestone threshold in entry foyer with patterned inset and ceiling detailing above
- Contemporary solid core wood entry doors
- Engineered hardwood flooring (choice of maple olive or maple walnut)
- Optional limestone flooring to match entry foyer offered as an upgrade
- 100% wool carpets in bedrooms
- Natural gas fireplace with architecturally designed surround
- Flat-panel interior doors with polished chrome lever hardware
- Flat painted ceilings throughout
- Shear-weave roller blinds on all exterior windows
- Porcelain flooring in storage and laundry rooms. Side-by-side Miele washer and dryer
- Clear ceiling height of 9' 6" on main level
- Lower floor within west facing homes to be finished, at option of purchaser, in two different floor plans: (i) one being two bedrooms and family room; and (ii) the second being a bedroom and Guest Quarters with a separate kitchen. Both plans offer a utility room and a four piece bathroom
- Choice of one of two colour palettes
- Optional four-stop personal elevator suitable for up to four persons. See sales representative for details of this upgrade

FOR YOUR CONVENIENCE

- Secured two vehicle parking garage with remote-controlled garage door
- Secured lower level individual bicycle lockers as part of secured garage, with ample additional storage area
- Wireless security access to parkade and entry lobby
- Recycling collection station in underground parkade
- Car wash station in parkade
- Visitor parking within parkade

POWDER ROOM

- Imported hand-laid limestone floor tile
- Imported marble vanity countertops
- Cabinetry in either white or dark oak
- Kohler fixtures

VILLA SECURITY

- Parkade protected by proximity readers
- Enterphones at parkade entrance
- Monitored fire sprinklers in all Villas and parkade

GOURMET KITCHEN

- Sub-Zero integrated refrigerator
- Sub-Zero under-counter refrigerator
- Miele 36" stainless steel oven
- Miele 30" stainless steel oven
- Panasonic convection microwave
- Miele dishwasher
- Second Miele dishwasher
- Miele built-in coffee machine
- Flat screen television - 42"
- Flat panel kitchen cabinets in white or taupe polymer
- BlumMotion drawer closure
- Stainless kick plates
- Tempered glass panel backsplash
- Granite kitchen countertop
- Halogen under-cabinet lighting
- Blanco under-mounted sink
- Polished chrome facet waste
- Convenient in-sink waste disposer
- Deep pot drawers and full height drawers
- Contemporary recessed panel doors
- Bright, open kitchen with view

TECHNOLOGY

- Pre-wired for in-suite home theatre
- Pre-wired with CAT 5e for high speed data
- Multiple pre-wired communication lines for entertainment channels
- The Great Room will be finished by owner

TO CONSERVE ENERGY

- Each Villa home is heated with radiant temperature controls. Do not need a high-efficiency combination furnace
- The radiant heating system is installed throughout the home with no ductwork
- Energy efficient natural gas
- Each Villa is individually metered
- Energy efficient double-pane windows
- Superior quality wall construction



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pany, providing coverage

up to 25/10 years

GOURMET KITCHENS

- Sub-Zero integrated refrigerator/freezer
- Sub-Zero under-counter integrated wine cooler with dual zone temperature control
- Miele 36" stainless steel five burner gas cooktop with Broan stainless steel hood fan
- Miele 30" stainless steel wall oven
- Panasonic convection microwave
- Miele dishwasher
- Second Miele dishwasher (optional upgrade)
- Miele built-in coffee machine
- Flat screen television – built-in with hidden swivel arm
- Flat panel kitchen cabinets in either white or dark oak, with upgrade option in white polymer or taupe polymer
- BlumMotion drawer closers
- Stainless kick plates
- Tempered glass panel backsplash to underside of cabinets
- Granite kitchen countertop
- Halogen under-cabinet task lighting
- Blanco under-mounted single-basin stainless steel sink
- Polished chrome facet with vegetable spray
- Convenient in-sink waste disposal
- Deep pot drawers and full height pantry-style cabinetry
- Contemporary recessed pot lighting in kitchen drop ceiling
- Bright, open kitchen with island eating bar for casual dining

TECHNOLOGY

- Pre-wired for in-suite Local Area Network
- Pre-wired with CAT 5e wiring for high speed internet access via ADSL
- Multiple pre-wired connections for cable and shaw@home internet access and digital cable entertainment channels
- The Great Room will be pre-wired with two 14-strand cables for installation of rear speakers by owner

TO CONSERVE ENERGY

- Each Villa home is heated with an in-slab radiant hydronic heating system with multi-zone temperature controls. Domestic hot water and radiant heating water will be jointly supplied by a high-efficiency combination boiler
- The radiant heating system provides for a more even and comfortable distribution of heat throughout the home while conserving energy
- Energy efficient natural gas fireplace
- Each Villa is individually gas-metered
- Energy efficient double-glazed windows for sound and weather insulation
- Superior party-wall construction
- Low-emission VOC paint and carpet

* *most plans*

