

INDOOR. OUTDOOR. EVERYTHING AT YOUR DOOR.



ANOTHER INNOVATIVE PROJECT FROM
TOWNLINE



BC CONDOS.NET





531 BEATTY | VANCOUVER – 2008



THE HUDSON | VICTORIA – 2010



1241 HOMER | VANCOUVER – 2007



999 SEYMOUR | VANCOUVER – 2012

WHO WE ARE

Like you, Townline has a story. Established by Rick Ilich in 1981, Townline began building single-family homes and roads, in Northern BC and the US. Over the past 30 years, Townline has grown from one man into a fully integrated, diverse team of real estate professionals supporting an organization handling all aspects of construction, development, marketing and sales.

With this growth, single-family home projects have evolved into larger scale multi-family and mixed-use communities. Townline has earned the reputation as a respected, creative and entrepreneurial company that prefers to set trends rather than follow them.

With well over 1,100 homes built since inception, Townline is a true market leader – built on ideas, responsibility and integrity.

PASSION. INTEGRITY. INNOVATION. CREDIBILITY.

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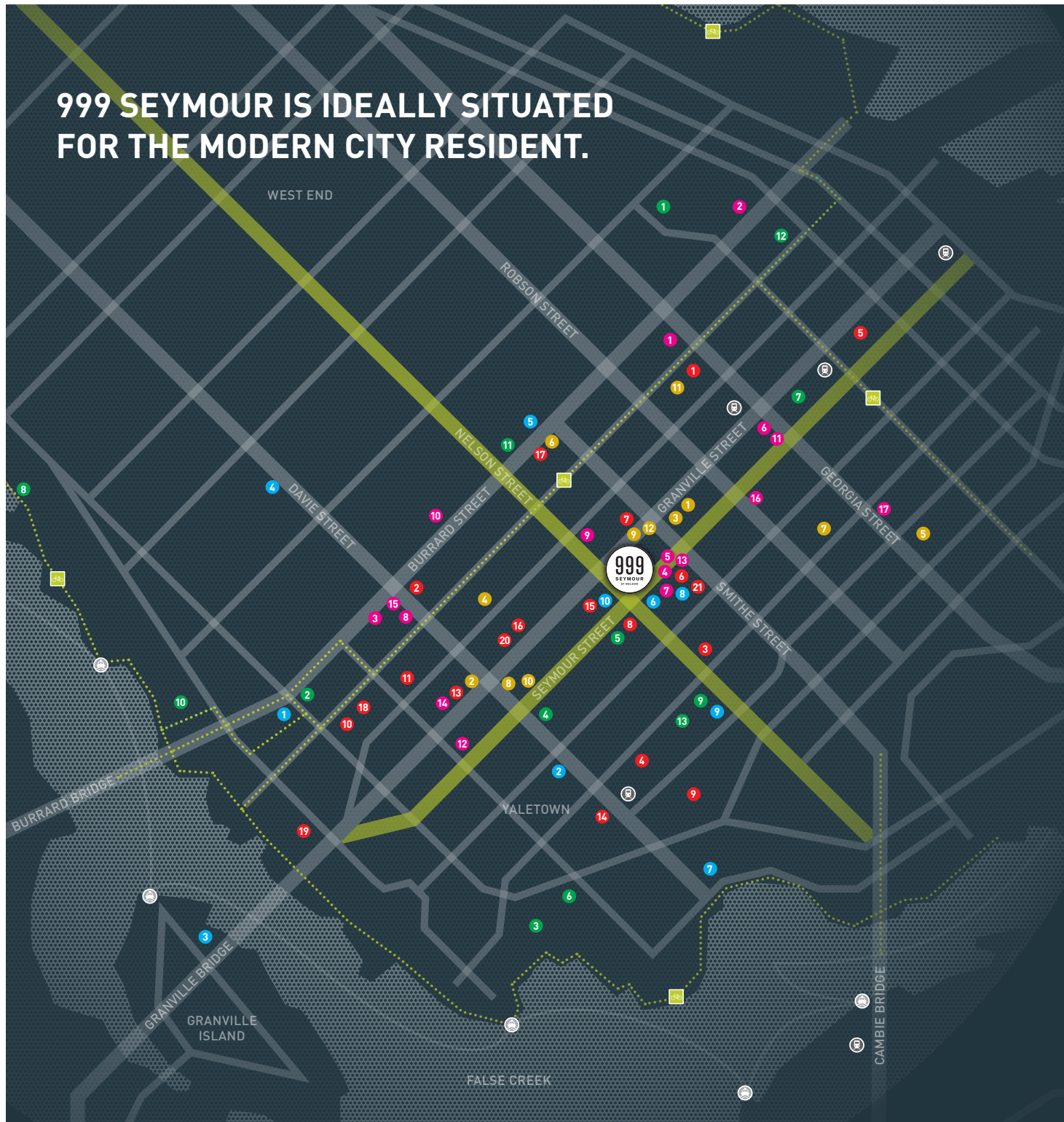


B C C O N D O S . N E T





999 SEYMOUR IS IDEALLY SITUATED FOR THE MODERN CITY RESIDENT.



NEIGHBOURHOOD

Many of the better Vancouver shops, restaurants, theatres, pubs and nightclubs are all within walking distance. And groceries are within reach at nearby Nesters and Choices Markets. Stroll down Homer Street to shop independent Yaletown boutiques or savor cocktails at one of countless bars or lounges in the area. Play in the sun at nearby Emery Barnes Park, or after dark in the vibrant Granville Entertainment District. This location gets you moving with excellent access to major city corridors in and out of the city via Skytrain, bike, car or bus. The Downtown Business District is only minutes away too. At 999 Seymour, everything is quite literally, at your door.

LIVE & LEARN

- 1 ABSOLUTE SPA
- 2 BANK OF MONTREAL
- 3 ESTHETICO SALON & SPA
- 4 HEADSPACE HAIR SALON
- 5 KHATSALANO MEDICAL CLINIC
- 6 LONDON DRUGS
- 7 MIA DRY CLEANERS
- 8 ROGERS
- 9 ROYAL BANK
- 10 ST. PAUL'S HOSPITAL
- 11 SCOTIABANK
- 12 SHOPPERS DRUG MART
- 13 STAPLES
- 14 STRATOSPHERE SALON
- 15 TD CANADA TRUST
- 16 TELUS
- 17 VANCOUVER PUBLIC LIBRARY

SEE & BE SCENE

- 1 COMMODORE BALLROOM
- 2 GINGER 62
- 3 ORPHEUM THEATRE
- 4 PACIFIC CINEMATHEQUE
- 5 QUEEN ELIZABETH THEATRE
- 6 SCOTIABANK THEATRE
- 7 THE CENTRE IN VANCOUVER FOR PERFORMING ARTS
- 8 THE DANCE CENTRE
- 9 THE ROXY
- 10 VANCITY THEATRE
- 11 VANCOUVER ART GALLERY
- 12 VOGUE THEATRE

PARKS & REC

- 1 BENTALL CENTRE ATHLETIC CLUB
- 2 BICYCLE SPORTS PACIFIC
- 3 DAVID LAM PARK
- 4 EMERY BARNES PARK
- 5 LEVEL 10 FITNESS
- 6 ROUNDDHOUSE COMMUNITY CENTRE
- 7 STEVE NASH SPORTS CLUB
- 8 SUNSET BEACH
- 9 THE SPACE VANCOUVER
- 10 VANCOUVER AQUATIC CENTRE
- 11 YMCA
- 12 YWCA
- 13 YYOGA

SHOP & EXPLORE

- 1 ART KNAPP URBAN GARDEN
- 2 CHOICES MARKET
- 3 GRANVILLE ISLAND PUBLIC MARKET
- 4 KIN'S FARM MARKET
- 5 MARKETPLACE IGA
- 6 NESTERS MARKET
- 7 URBAN FARE
- 8 VITI WINE & LAGER
- 9 YALETOWN LIQUOR STORE
- 10 ZIP CAR

EAT & DRINK

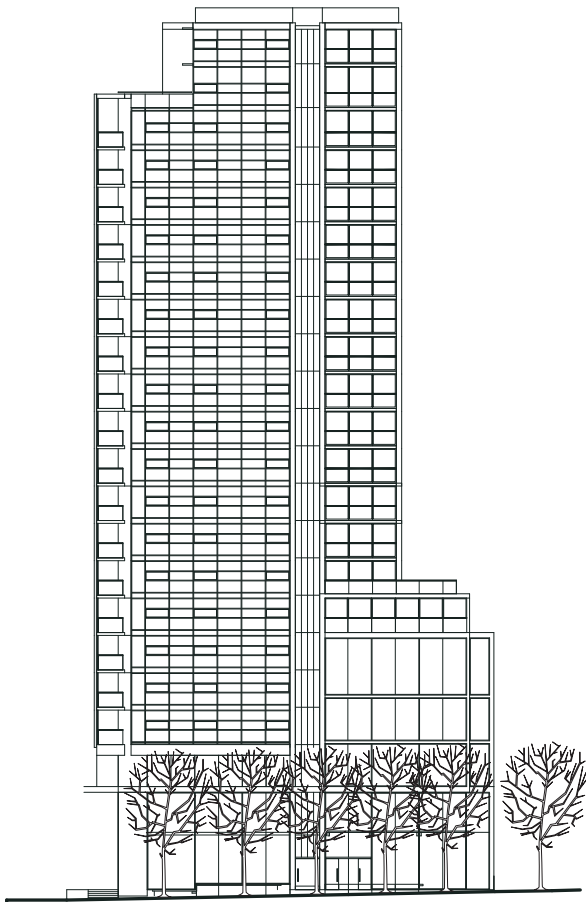
- 1 ART GALLERY CAFE
- 2 BIN 941
- 3 BLUE WATER
- 4 BRIX
- 5 CAFFE ARTIGIANO
- 6 CIBO TRATTORIA
- 7 CINEMA
- 8 COMMUNE CAFE
- 9 GOLDFISH
- 10 IL GIARDINO
- 11 LA BODEGA
- 12 MEAT & BREAD
- 13 MORRISSEY IRISH BAR
- 14 OPUS HOTEL
- 15 SANAFIR
- 16 SIP LOUNGE
- 17 STARBUCKS
- 18 SUSHI HIYORI
- 19 TARTINE BREAD & PIES
- 20 TWISTED FORK BISTRO
- 21 UVA WINE BAR

- BIKE LANE
- AQUABUS
- SKYTRAIN

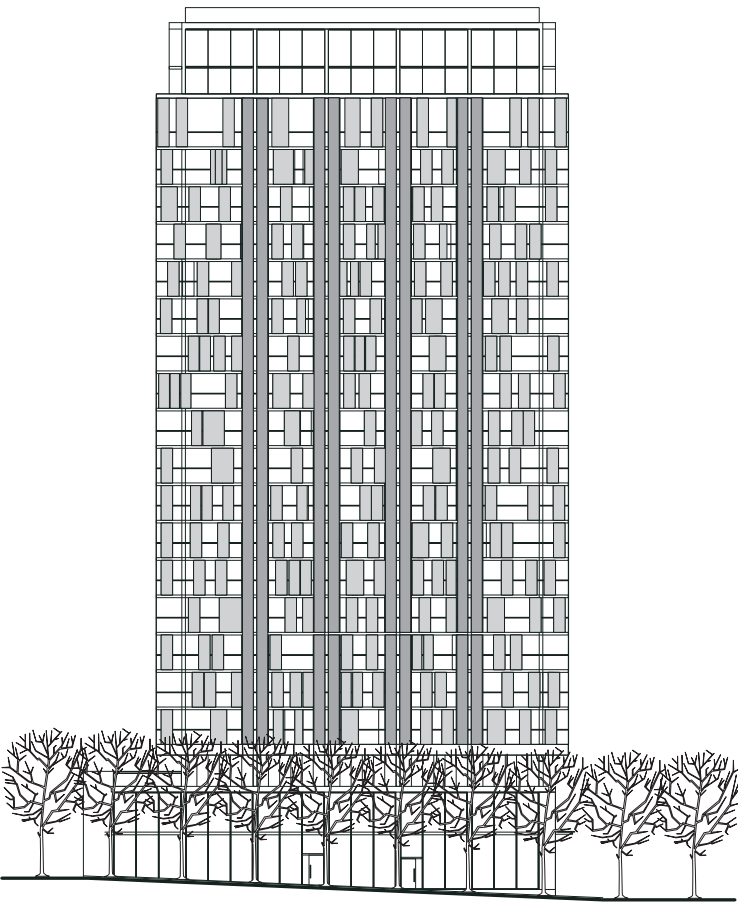


ELEVATIONS

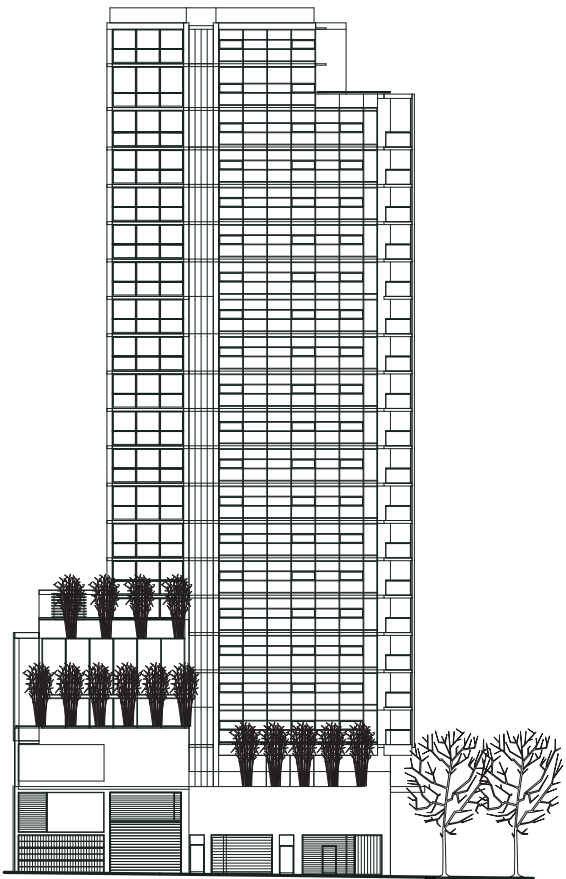
EAST



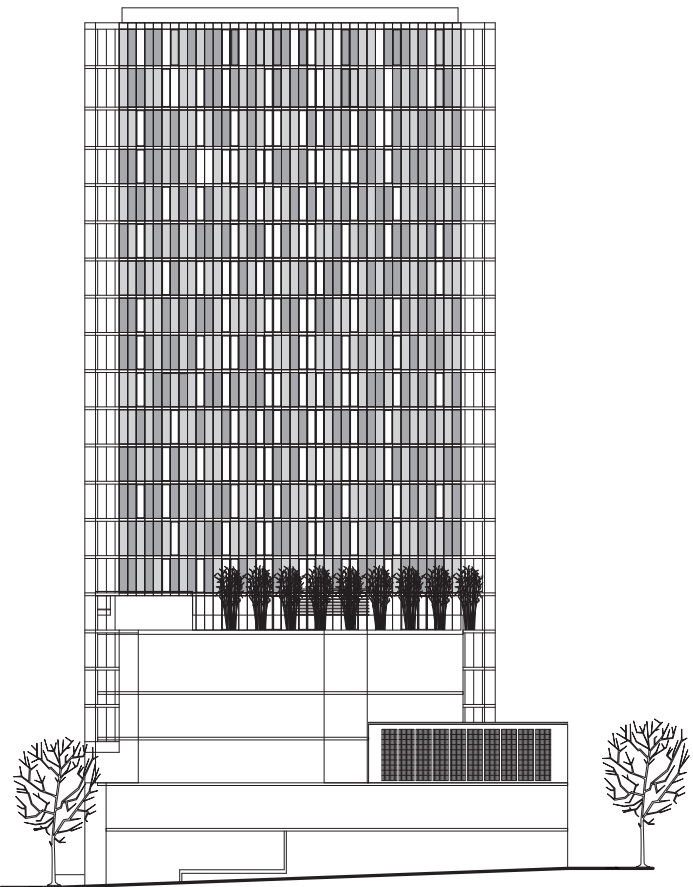
SOUTH



WEST



NORTH



THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, MODIFICATIONS OR SUBSTITUTIONS TO THE BUILDING DESIGN, SPECIFICATIONS, AND FLOOR PLANS SHOULD THEY BE NECESSARY. FINAL FLOOR PLANS MAY BE A MIRROR IMAGE OF THE FLOOR PLANS AS SHOWN. SQUARE FOOTAGE AND ROOM SIZES ARE BASED ON THE PRELIMINARY SURVEY MEASUREMENTS. SIZES ARE APPROXIMATE AND ACTUAL SQUARE FOOTAGE MAY VARY FROM THE FINAL SURVEY AND ARCHITECTURAL DRAWINGS. E. & O. E.





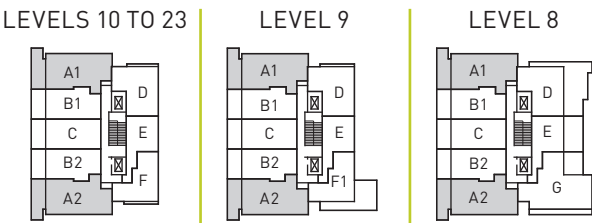
SUITE A1/A2

TYPE

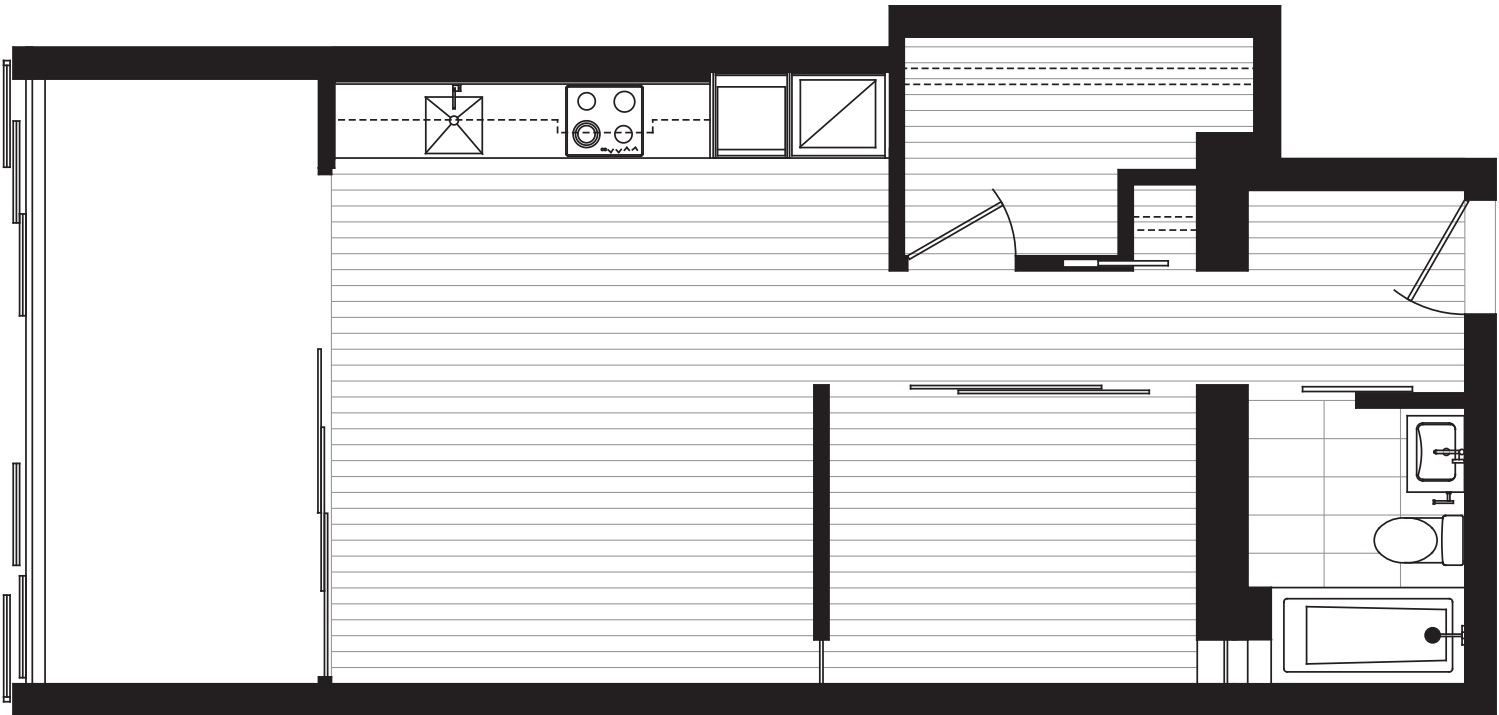
2 BEDROOM + FLEX

SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
700	148	848



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SUITE B1/B2

TYPE

1 BEDROOM

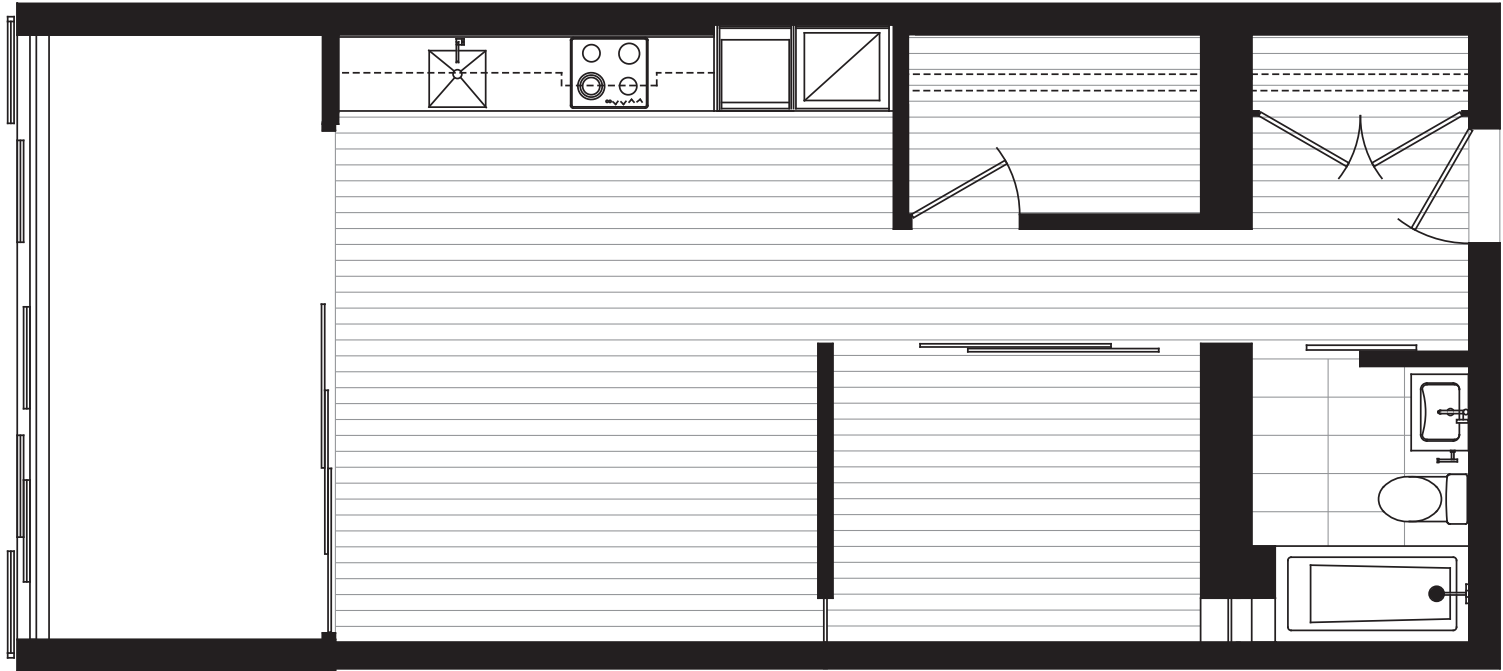
SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
503	116	619



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SUITE C

TYPE

1 BEDROOM

SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
507	116	623



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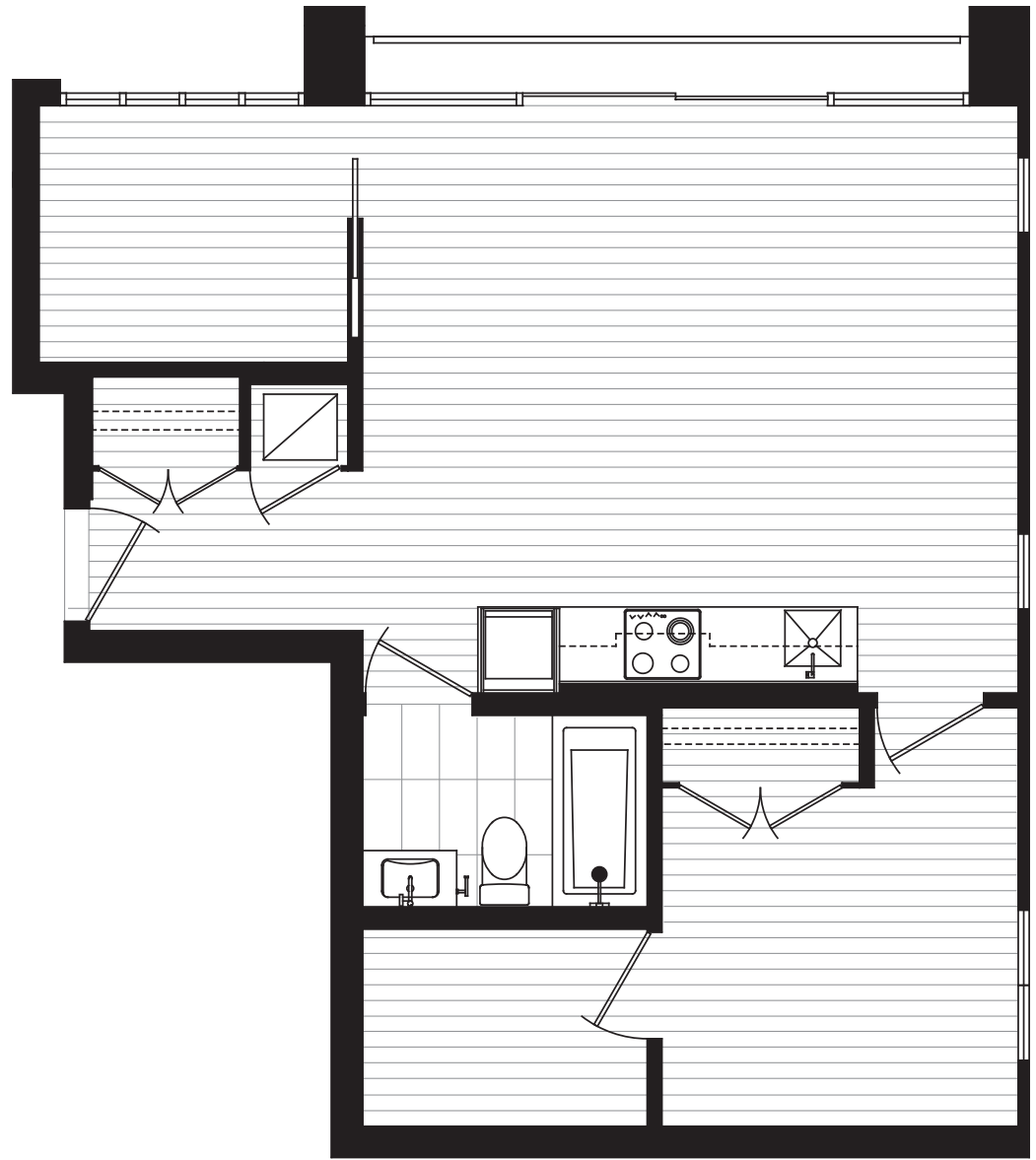
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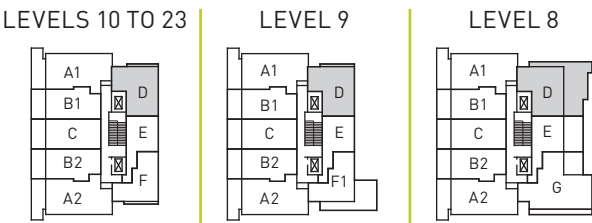
SUITE D

TYPE

1 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
627	27	654

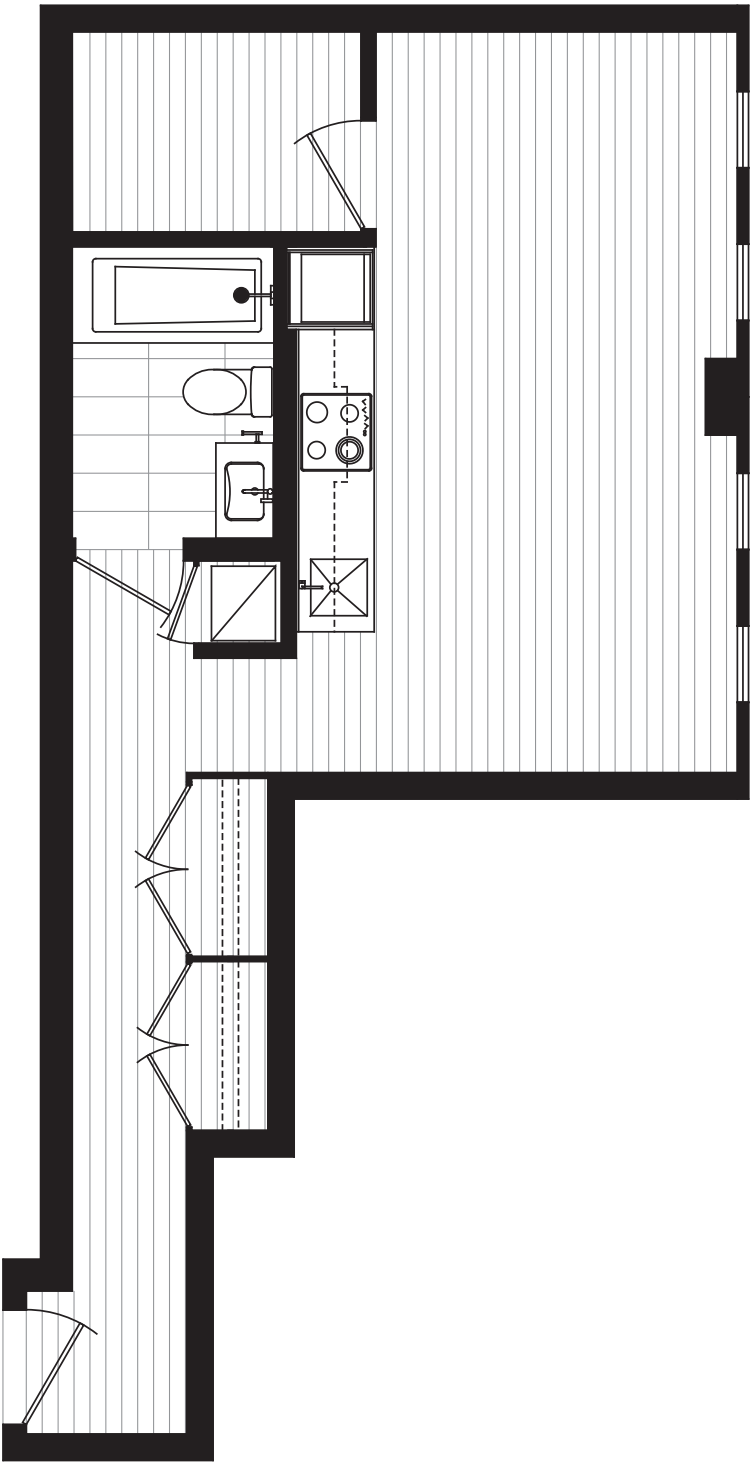


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NOTE THAT CLEAR GLASS WINDOW LOCATIONS VARY FROM FLOOR TO FLOOR AND FROM PLAN TO PLAN. PLEASE REFER TO ARCHITECTURAL PLANS FOR SPECIFIC LOCATIONS.





SUITE E

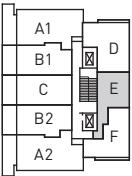
TYPE

STUDIO

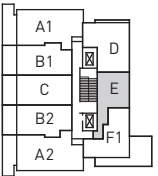
SQUARE FOOTAGE

TOTAL INTERIOR
468

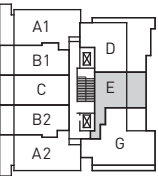
LEVELS 10 TO 23



LEVEL 9



LEVEL 8



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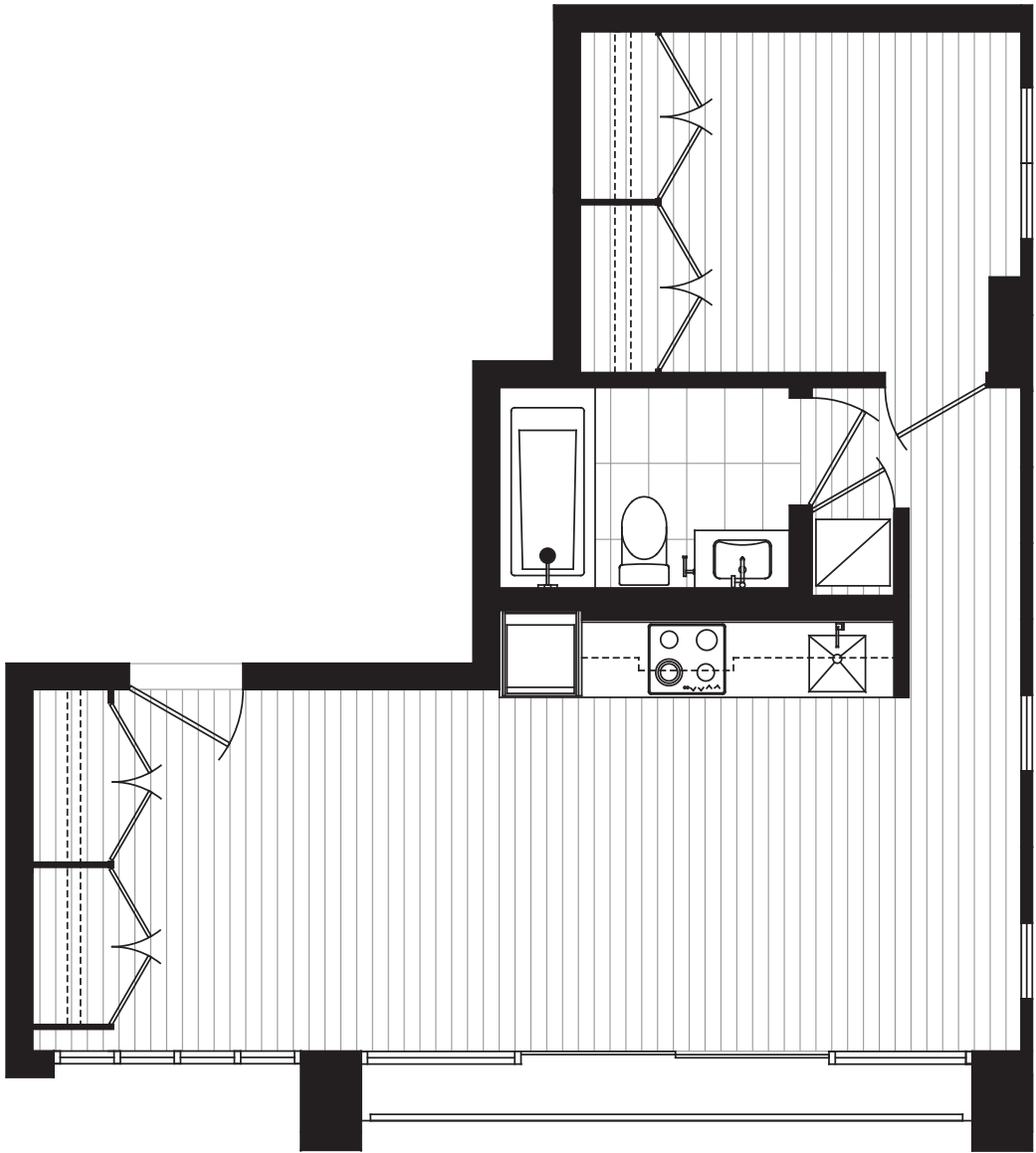
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B C C O N D O S . N E T





SUITE F/F1

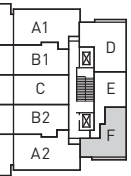
TYPE

1 BEDROOM

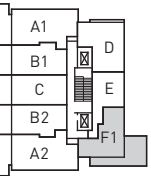
SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
500	27	527

LEVELS 10 TO 23



LEVEL 9

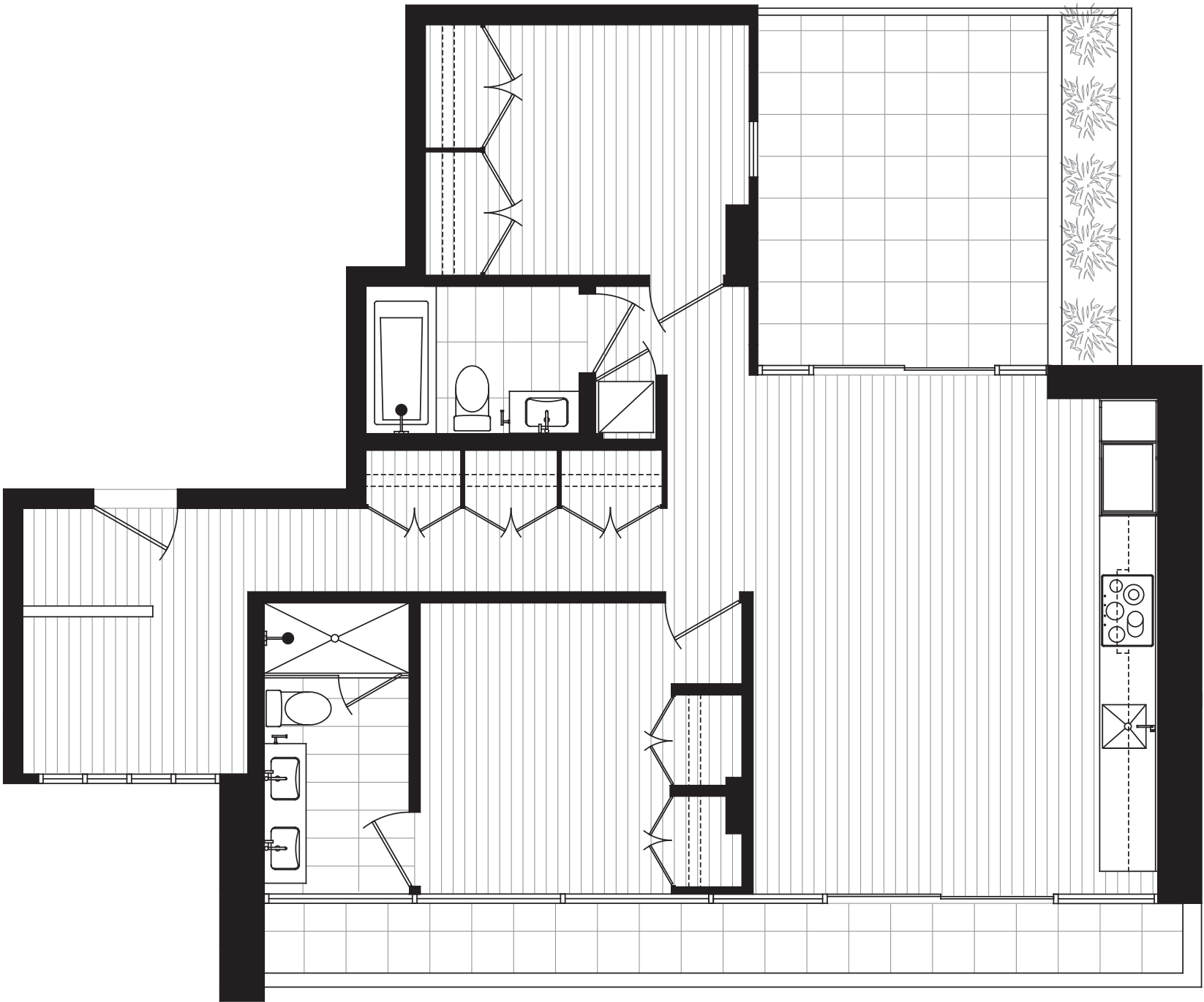


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SUITE G

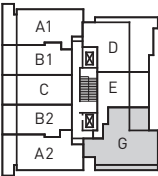
TYPE

2 BEDROOM + DEN

SQUARE FOOTAGE

INTERIOR	BALCONY	TERRACE	TOTAL
882	88	135	1105

LEVEL 8



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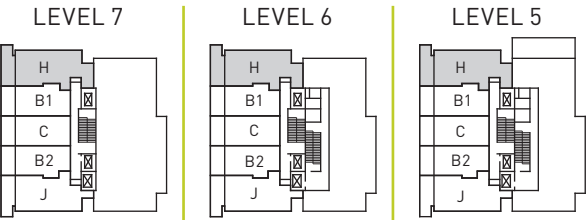
SUITE H

TYPE

2 BEDROOM

SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
813	148	961



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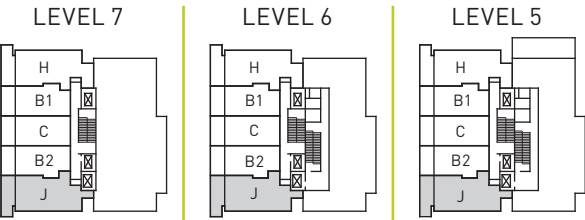
SUITE J

TYPE

2 BEDROOM

SQUARE FOOTAGE

INTERIOR	BALCONY	TOTAL
740	148	888



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AMENITIES

With amenities such as a well-equipped gym, social lounge and meeting room, 999 Seymour really is 'Indoor. Outdoor. Everything at your door.' Fit in a quick work out and stretch your inner Yogi on a mat in the Yoga / Flex Room before your friends come over for game night. The 999 Seymour social lounge features a flat screen TV, pool table and bar kitchen for a variety of entertaining needs. The outdoor terrace is beautifully landscaped with an open-air firepit, lounge-style seating and BBQ; a modern setting for a classic West Coast evening. Enjoy!



999 NEED TO KNOW

- Developed by award-winning Townline
- Designed by one of North America's leading architects, Acton Ostry Architects
- Modern interiors by Trepp Design Inc.
- 134 smart urban homes, located at the corner of Nelson and Seymour
- Deep, wide balconies with interactive, moveable sun screens ☼ made of perforated, anodized aluminum and fixed vibrant blue or green translucent glass accent panels (most homes)**
- One-of-a-kind, custom-designed sliding glass wall system and virtually seamless transitions between indoor and outdoor (most homes)**
- Everything-you-need amenity floor includes:
 - Gym
 - Yoga room
 - Pool table
 - Social lounge with bar kitchen, dining area and flat screen TV
 - Meeting room
 - Landscaped outdoor terrace with open firepit, BBQ, and lounge seating

INSIDE

- Your choice of two distinctive warm Westcoast colour palettes
- Rich 4¾" wide engineered hardwood floors throughout main living areas and kitchen
- Signature exposed concrete feature wall (most homes)**
- Low VOC Paints used throughout ☼
- Decora style light switches throughout
- Low-E, energy-efficient window system ☼
- Smooth painted ceilings throughout
- Roller blinds on exterior windows*

- ¾" thick granite suite entry threshold with bevelled edges
- Contemporary lever-style polished chrome door handles
- Force flow kickspace heaters (most homes)**
- Energy efficient, GE™ front-loading stacking washer and dryer ☼
- Designer-framed frosted glass sliding bedroom doors (most homes)**

COOKING

- Linear kitchens with fully integrated appliances
- Solid ¾" thick eased square edge quartz countertops and full height backsplash
- Square-edge, flat-panel Greenlam laminate cabinetry with stainless steel cabinet pulls
- Soft-closing cabinet doors and drawers
- Square stainless steel single-bowl undermount sink with single lever, high-arc faucet and polished chrome pull-down sprayer
- Recessed under-cabinet lighting
- Contemporary track lighting
- Gourmet appliance package including:
 - Fagor™ 24" European convection wall oven
 - Fagor™ 24" bevelled ceramic glass radiant cooktop
 - Panasonic™ stainless steel over the range microwave and hood fan
 - Blomberg™ 24" fully-integrated frost free refrigerator, Energy Star™ with custom panel to match kitchen cabinetry ☼
 - Blomberg™ ultra-quiet, Energy Star™ multi-cycle dishwasher with fully-integrated custom panel to match kitchen cabinetry ☼

PERSONAL SPACE & BATH

- Solid ¾" thick eased square edge quartz countertops and backsplash with under-mount basin and chrome, single-lever wall mounted European style faucet
- Square edge flat panel Greenlam laminate cabinetry with chrome cabinet pulls
- Signature exposed concrete feature wall (most homes)**
- Elegant hand-set 12" x 24" polished porcelain floor tile and bathtub skirt
- Large format, full-height, white ceramic wall tiles on tub and shower surround
- Solid quartz shower ledge
- Deep soaker tub with chrome rain showerhead and faucet
- Dual flush European style toilet by Toto™
- Sliding translucent glass entry doors in bathroom (some homes)**
- Recessed pot lighting

PARK IT, CLEAN IT, SHARE IT, PLUG IT IN OR JUST PUT IT AWAY

- Gated, secured underground parking
- One year car share membership ☼
- Plug-ins for electric vehicles and bicycles ☼
- Out-of-suite storage lockers
- Secured bicycle storage areas ☼
- Dedicated visitor parking
- Bicycle, scooter and dog wash station

TECHNOLOGY & PEACE OF MIND

- Multifunction media ports including connections for telephone, data and cable
- Personally encoded keyless access system (FOB) permits entry to building lobby, elevators, garage, common areas and individual residential floors

- Thermostat controlled baseboard heating system
- Touch screen lobby enterphone with security cameras and the option to pre-screen visitors via your TV
- State-of-the-art fire protection system, including in-suite smoke detector and centrally monitored sprinklers
- Comprehensive warranty protection by Travelers Guarantee Home Warranty Program of Canada providing coverage for:
 - 10-year structural defects coverage
 - 5-year envelope coverage
 - 2-year materials and labour coverage
- First 12 months – coverage for any defects in materials and labour
- First 15 months – coverage for any defects in materials and labour in the common property
- First 24 months – coverage for any defects in materials and labour supplied for the electrical, plumbing and HVAC systems

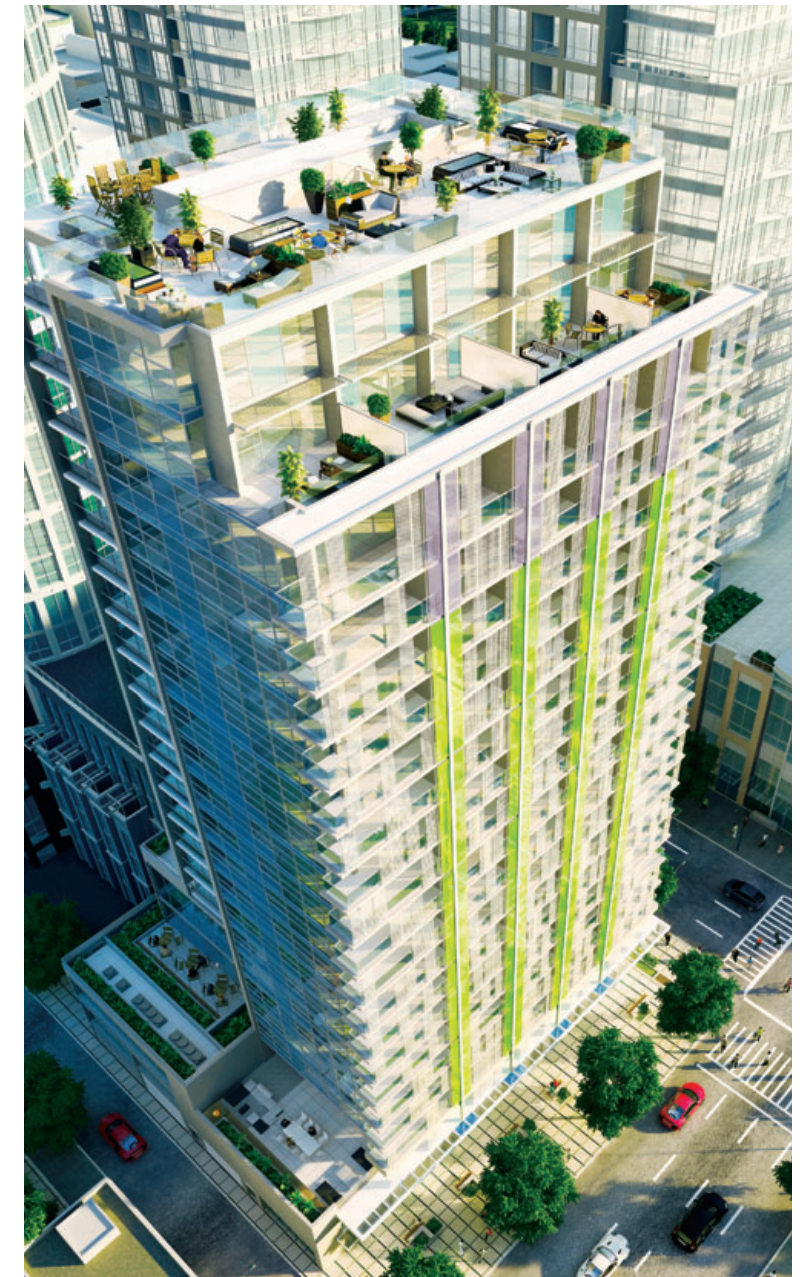
☼ Down-to-earth features with our community and planet in mind

Excluding Nelson Street facing windows *

Nelson Street facing suites only **

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FEATURES





DISCOVERY CENTRE | 999 SEYMOUR STREET VANCOUVER BC | 604 879 9996 | 999SEYMOUR.COM

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





NEIGHBOURHOOD

RESIDENCES

GALLERY

OUR TEAM

NEWS & UPDATES

RESOURCES

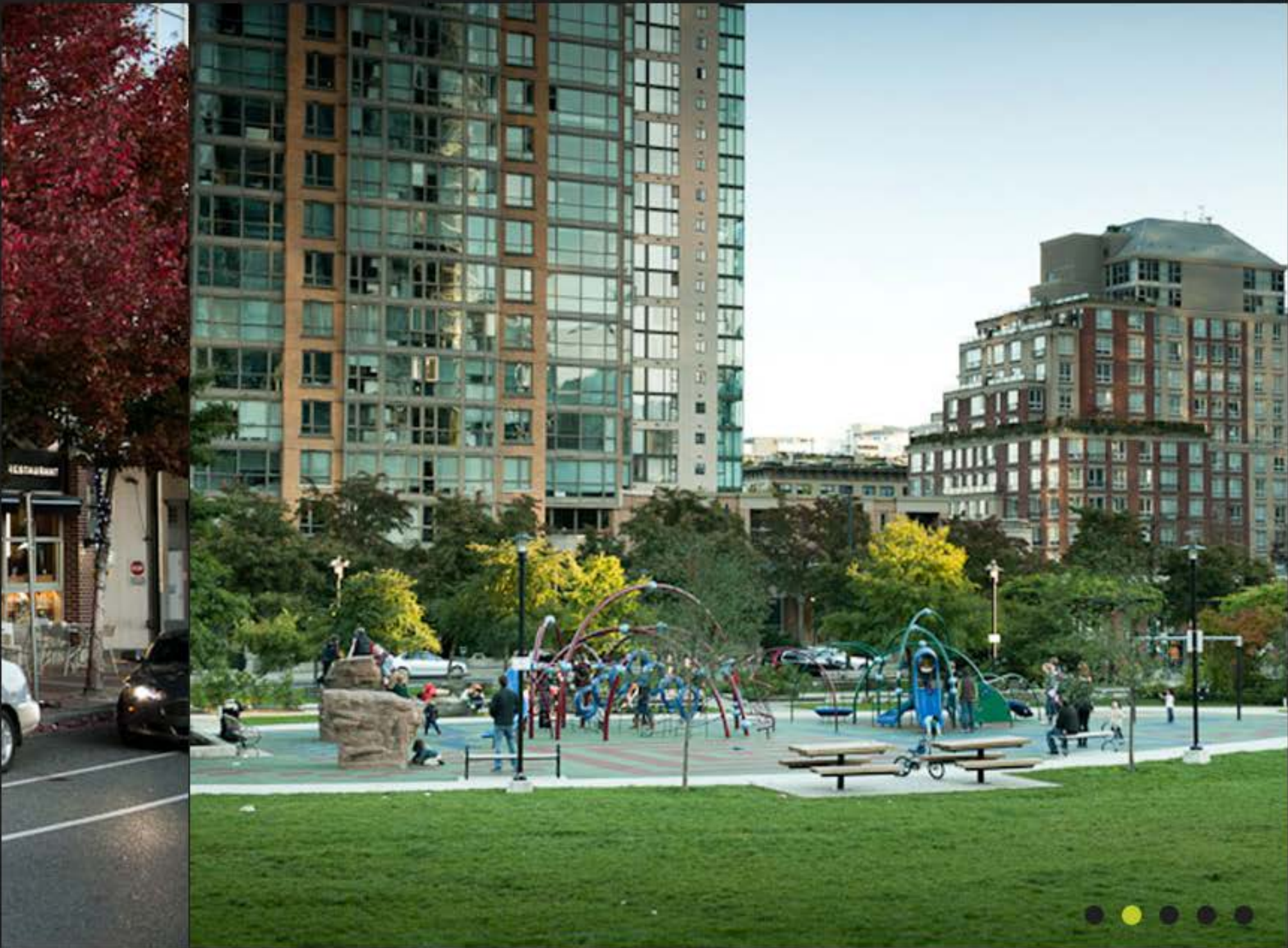
CONTACT US

REGISTER NOW!



INTERACTIVE MAP

NEIGHBOURHOOD »



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Located on the edge of Yaletown, 999 Seymour is ideally situated for the modern city resident. Many of the better Vancouver shops, restaurants, theatres, pubs and nightclubs are all within walking distance. And groceries are within reach at nearby Nesters and Choices Markets. Stroll down Homer Street to shop independent Yaletown boutiques or savor cocktails at one of countless bars or lounges in the area. Play in the sun at nearby Emery Barnes Park, or after dark in the vibrant Granville Entertainment District. This location gets you moving with excellent access to major city corridors in and out of the city via Skytrain, bike, car or bus. The Downtown Business District is only minutes away too. At 999 Seymour, everything is quite literally, at your door.

INTERACTIVE MAP



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The Developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans as shown. square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.&O.E.

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TREPP DESIGN INTERIOR DESIGN

Trepp Design Inc. is a Vancouver-based interior design firm focused on creative excellence and innovative design solutions. Drawing on over a decade's professional experience TDI implements a collaborative and multi-disciplinary approach allowing its designers and technologists to combine inspired expression and creative passion.

Whether the design challenge at hand is local or international, residential or commercial, the hallmark of each of the boutique's endeavors is a combination of aesthetics and functional know-how. The result: intimate spaces that uniquely unite people with their environment –

www.treppdesign.com



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| NEIGHBOURHOOD

| RESIDENCES

| GALLERY

| **OUR TEAM**

| NEWS & UPDATES

| RESOURCES

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REGISTER NOW!



DEVELOPER

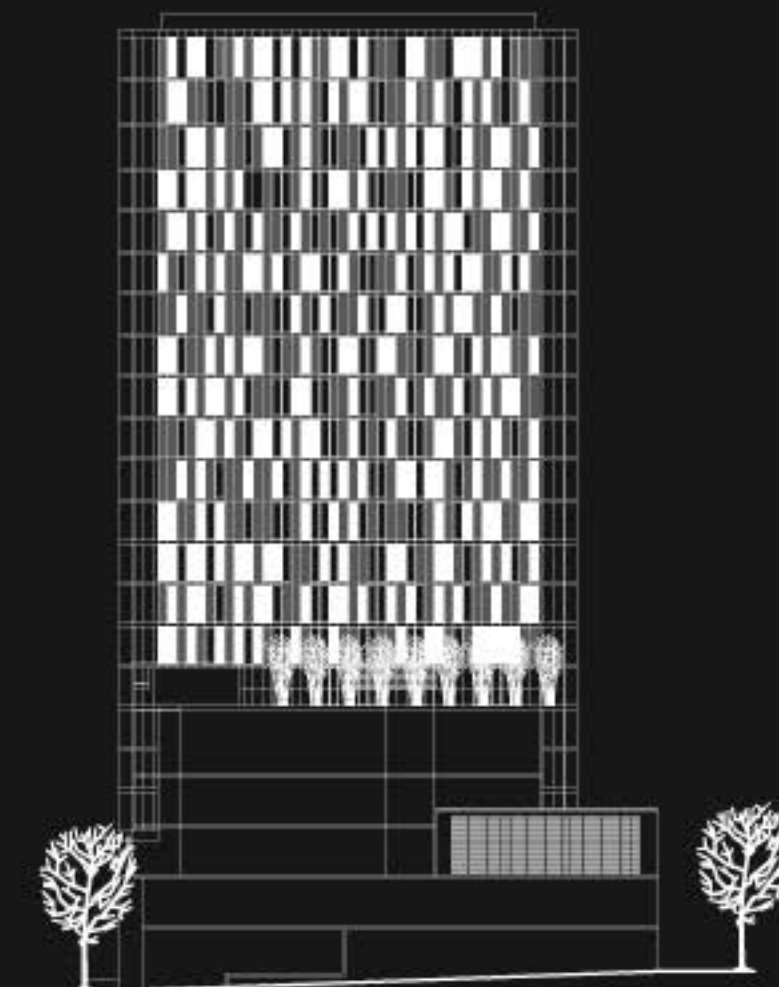
INTERIOR DESIGNER

ARCHITECT

OUR TEAM » ARCHITECT



NORTH



ACTON OSTRY ARCHITECTS INC

Since their inception in 1992, Acton Ostry Architects have demonstrated a continuing commitment to the making of architecture that responds thoughtfully to local climate, culture and to lessons learned from buildings inherited from the past. The values of the practice embody a consideration to sustainable design that is

without willful extravagance. Their design approach incorporates new technologies and materials that contribute to the realization of projects rooted in a considered, modernist idiom that offer sustenance to those that inhabit and experience them. Acton Ostry Architects are dedicated to the practice of architecture

that positively and effectively contributes to the values and aspirations of the clients and communities they serve. The work of the practice has been recognized through numerous civic, regional and national awards – www.actonostry.ca



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The Developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans as shown. square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E. & O. E.

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CONTACT US »

ADDRESS

999 Seymour Street
Vancouver, BC V6B 3M1

PHONE NUMBER

604.879.9996

EMAIL

info@999seymour.com

HOURS OF OPERATION

Open daily, noon – 6pm
Except Fridays

[VIEW MAP IN GOOGLE](#)
[GET DIRECTIONS](#)



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The Developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans as shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E. & O. E.

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INDOOR, OUTDOOR. EVERYTHING AT YOUR DOOR.

999 Seymour embraces the newest values in urban living, and ignites West Coast modern by bringing the outside in. In this innovative, high-rise residential development, less really is more as smart, eco-considered design has resulted in affordable homes ranging from urban-efficient studios to two-level penthouse suites with rooftop decks.

COMING SOON. REGISTER TODAY.

999SEYMOUR.COM • 604.879.9996



This is not an offering for sale. Any such offering can only be made with a disclosure statement. E. & O. E.



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Brenda Balogh Notary Corporation



BRENDA BALOGH NOTARY PUBLIC SERVICES WE PROVIDE :

- real estate transfers and contracts
- mortgage and refinancing documentation
- purchaser's end of foreclosures
- easements and rights of way
- restrictive covenants
- mediation
- statutory building schemes
- business purchases and sales
- lease and assignments of rents
- builder's liens
- contracts
- statutory declarations
- swearing of affidavits
- wills
- powers of attorney
- representation agreements

Preferred Legal Package

TO: Purchasers at **999 Seymour**

Congratulations on your purchase at **999 Seymour**. We recommend you consider arranging legal representation shortly, not only for the completion of your purchase, but also to review the closing process, and answer any questions you may have.

A multi-unit project such as **999 Seymour** affords us the opportunity of substantial savings in legal fees and disbursements, and we are pleased to pass these savings on to you.

If you are purchasing a home, or investment property and taking a first mortgage, our all-inclusive price for fees, and disbursements is \$850.00 plus taxes. If you are purchasing without a mortgage, our all-inclusive legal package is \$720.00 plus taxes.

999 Seymour legal package essentially covers all of the costs associated with conveying title to a Purchaser and registering the Purchaser's mortgage. Other costs which the Purchaser will be responsible for are any Goods and Services Tax (GST) or Harmonized Sales Tax (HST), Property Transfer Tax, and adjustments, payable in connection with the purchase of a unit. For rebate information on the GST/HST and exemptions to the Property Transfer Tax, it is recommended that you call our office.

As our office is conveniently located in Yaletown, we are able to ensure an ongoing relationship in regards to other services which you may require in the future.

BRENDA BALOGH NOTARY CORPORATION

#130-1208 Homer Street Vancouver, British Columbia V6B 2Y5
Conveniently located at the corner of Homer and Davie
1 block west of the Roundhouse Skytrain Station

Tel: 604-685-1544 Fax: 604-1-866-251-6048

Email: Brenda@Yaletownnotary.com

www.Yaletownnotary.com

Twitter: [Brendanotarypub](https://twitter.com/Brendanotarypub)



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





A Great Legal Package To Help You Buy Your New Home

Congratulations on the purchase of your new home!

Bell Alliance, Lawyers and Notaries Public, is pleased to offer a special legal package for a purchase and mortgage including legal fees and disbursements **for a total of just \$985 plus taxes.**

The lawyers of Bell Alliance have assisted thousands of people with their purchase of a home and we look forward to serving you.

Please contact Wilfred Chan, Stephanie Albiston, Khushhal Bains, or Richard Bell at **(604) 873-8723** or email **info@bellalliance.ca**. We are conveniently located at 201 – 1367 West Broadway (at Hemlock), Vancouver B.C.



www.bellalliance.ca



T O W N L I N E

PURCHASER PRE-DELIVERY INSPECTION

The Pre-Delivery Inspection (PDI) is generally performed with a purchaser(s) a few weeks prior to completion. This inspection is an opportunity for you to view your new home and to make sure everything is finished in the way it needs to be. During our inspection, we conduct a brief orientation for the purpose of familiarizing you with the various home components in order that you feel comfortable and confident about moving into your new home.

As we approach completion, you will be contacted by a Townline Customer Service Representative to book an appointment for your PDI.

ABOUT THE PDI

Townline, together with you, the owner (or designated owner representative) will conduct a one hour inspection and orientation of your new home.

Apart from being an opportunity for a sneak peak of your new home prior to possession, the purpose of the **PDI** is to become familiar with various home components and to record interior deficiencies. "Deficiencies" are defined as incomplete and/or damaged work and can easily be identified at the **PDI**. This list is subject to review and subject to the definitions set out in the Homeowner Protection Office Residential Construction Performance Guide. Your new home is covered by Travelers Guarantee Company of Canada and is built in accordance to current building standards, and is also covered by the Home Owner Protection Office.

If you are unable to attend the **PDI** yourself, you will be given an opportunity to appoint a representative to conduct the inspection on your behalf.

WHAT HAPPENS AFTER THE PDI ?

You will receive an e-mail copy of the **PDI** report within 48 hrs of your **PDI**. Townline will make every effort to complete the deficiencies noted within 90 days following your occupancy date, unless otherwise notified (as in the case of seasonal work or ordering delays).

POST POSSESSION

Although we will carefully review the home with you, we may not see everything that would be considered a deficiency at the time the **PDI** is conducted. If you notice a deficiency **on your possession date and prior to occupying your unit**, please first refer to your Homeowner Manual and if required, visit our website to submit a **Service Request**.

More details regarding your **PDI** and Closing Process will be sent to you in the weeks prior to completion.

We look forward to touring your new home with you.



T O W N L I N E



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





THE TOWNLINE REFERRAL PROGRAM

Townline is excited to provide you with some extra reasons to take advantage of our **Townline Referral Program**. If your referral decides to purchase a home at **999 Seymour**, Townline would like to say thank you and reward you with **\$1,500** upon the close of their home.*

In order to be eligible to receive the Referral Reward, you must either be with your referral(s) on their first visit to the 999 Seymour Discovery Centre, or you've registered your referral with us prior to your referrals' first visit.

This confirms that _____,

Purchaser of **S.L No.** _____ **Suite No.** _____, 999 Seymour Street, Vancouver, **BC** at 999 Seymour has referred the following potential buyer(s) to the 999 Seymour sales team:

	NAME	ADDRESS	PHONE NUMBER	RELATIONSHIP
1				
2				

To qualify as a referral, the potential buyer must NOT have already been introduced to 999 Seymour by:

- Being on one of the 999 Seymour mailing lists
- Having already registered online at the 999 Seymour website
- Having already been introduced by a Realtor or have a Realtor
- Having previously been referred by someone else
- Having already been contacted by, or contacted the 999 Seymour Sales Team

Only one referral reward will be paid for each suite purchased by the referral.

Date Referral Registered: _____ Purchaser Signature: _____

For Office Use Only:

Referral Qualification Verified by:

Name: _____

Date: _____

Referral Approved By:

Name: _____

Approval Date: _____

*SOME CONDITIONS APPLY. THROUGH THE TOWNLINE REFERRAL PROGRAM, YOU WILL BE PAID WITHIN 30 DAYS FOLLOWING A COMPLETED SALE.



TOWNLINE
GROUP OF COMPANIES



BC CONDOS.NET



SAVE THE BEST FOR LAST IN 2011?

Re-Introducing the Spectacular 999 Seymour Vancouver Downtown Condo Tower by Townline > Impeccable Location, High-End Interiors & Great Pricing > VIP REGISTER NOW



NEW RELEASE > 999 Seymour Vancouver Downtown Condos

The original marketing for the new Townline 999 Seymour Condos was back in May/June 2008, and guess what? There is a new release of the final suites at the exciting 999 Seymour Vancouver Downtown Condo Tower! This is a once in a lifetime opportunity in terms of location, offering, features, finishes and affordability. The new catch phrase is: Indoor, Outdoor. Everything at your door. Meet 999 Seymour Vancouver, another innovative project by Townline, a leading developer in the Greater Vancouver real estate market. Located in the heart of the downtown Vancouver district, 999 Seymour Condo Tower represents the modern Vancouverite and urbanite; conscious of great design, protecting the environment and convenience of location. The first opportunities to purchase one of the final suites for sale at the 999 Seymour Vancouver Downtown condos is now here and this fine and unique collection of remaining condominiums will feature innovative design, flexible living spaces as well as great floor plans/views. Located at the crossroads of the Yaletown District, the Granville Entertainment District and the Business District (city core), 999 Seymour Vancouver Downtown Condos for sale will include the following offering:

- > Smart Studios at 999 Seymour Condos starting from 467 sq. ft.
- > One bedroom Vancouver Downtown suites from 495 sq. ft.
- > One bedroom and dens flexible layouts from 621 sq. ft.
- > Two bedroom plus flex suites from 695 sq. ft.



> Two-level 999 Seymour Penthouse residences from 1015 sq. ft.

With thoughtfully integrated residential building and design features, the homes at 999 Seymour Vancouver Downtown condos will feature deep oversized outdoor living/entertainment spaces measuring up to 147 square feet with moveable sun screens managing daylight and custom designed indoor/outdoor sliding glass wall systems. The function of these glass wall systems at the Vancouver Downtown 999 Seymour Condos is to keep the cold out during the winter as well as the heat out during the summer, to give you a temperate, easy to control indoor temperature for your comfort. The interior features at the 999 Seymour Vancouver condo tower will be truly West Coast in design and finishing with engineered hardwood floors, linear kitchens, stone counters, high-end backsplashes and a unique signature concrete wall that is a mix of Yaletown industrial style and the hip and trendy entertainment district style. The minimalist approach to the design of these smart and eco-friendly designs are coupled with affordable pricing here at the 999 Seymour Vancouver Downtown condos for sale by Townline. Click on the picture below for a sneak peek at the 999 Seymour condo community. The initial VIP public grand opening for the 999 Seymour Vancouver condos is for Early 2012 and the Discovery Centre/Presentation Sales Office will be located at Seymour at Nelson. This is the marketing web site: www.999seymour.com.

An Overview of this Exceptional New Address at 999 Seymour Vancouver Condos

The location of this unique and truly modern high-rise tower is at Nelson and Seymour Street in the core of downtown Vancouver real estate district. The Townline project will offer 115 urban homes with modern architecture designed by Acton Ostry Architects. The interiors are modern and minimalist and designed by Evoke International Design. In addition, the new 999 Seymour Vancouver condos will have onsite amenity spaces that include: large outdoor entertainment terrace with water wall feature, outdoor seats, BBQ and fireplace in addition to a multi media room, social lounge with dining area and full kitchen. Also available at the 999 Seymour Condos in Vancouver Downtown real estate district is a games area, yoga studio and fitness centre. The building itself will have energy efficient glass window wall systems in addition to two storey living green wall in the welcoming lobby. The project will have a gated secured underground parking garage in addition to a car share program, plug in for electric vehicles and bike store areas. There is a video monitored enter phone system in addition to in suite security system pre-installed. The Downtown Vancouver 999 Seymour Condos will also come with the standard home warranty.

The Interior Features Overview

The kitchens at the Downtown Vancouver 999 Seymour Condo tower will include linear style spaces that have fully integrated appliances (unique to high-end condominiums). Also, there are thick grey quartz countertops and backsplashes in addition to upper cabinetry with folding glass and ash black or white oak veneer wood high gloss cabinets. There is task lighting under the cabinets in addition to mostly Miele stainless steel appliance set (with a Panasonic microwave). There is a garburator as well as pull down spray into a single bowl sink (which is under mount). The bathrooms at the Downtown Vancouver 999 Seymour condos will also have the high-end quartz stone counters in addition to similar finished cabinetry. There are concrete polished floors and an exposed concrete feature walls in Floorplans A and B only. Recessed pot lights, translucent glass entry panels, energy efficient lighting and glass shower enclosures are standard features in most homes at the 999 Seymour Vancouver Downtown Condos for sale. Other bathroom features also include stainless steel under mount basins, full height ceramic tiled wall tiling and low flow toilets. Dark, light and white colour schemes are available to prospective condo buyers at 999



Seymour Vancouver by Townline in addition to polished concrete floors throughout the homes. All residences will also have front loading Energy Star washer and dryer by Bosch in laundry closets.

999 SEYMOUR
METROLIVING BY TOWNLINE HOMES

PLAN X

1 BEDROOM + DEN
737 SQUARE FEET + 360 SQUARE FOOT TERRACE



Notes: Please note that clear glass window locations vary from floor to floor and from plan to plan. Please refer to architectural plans for specific locations.

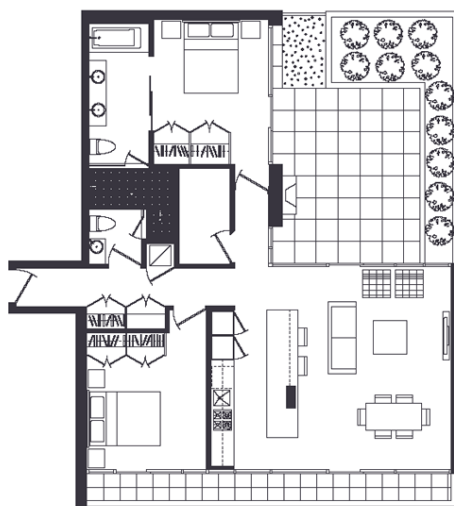
The 999 Seymour Floorplans and Approximate Size

- A – Open 1 Bedroom – 497 square feet + 129 square foot deck
- B – Open 1 Bedroom – 510 square feet + 129 square foot deck
- C – 1 Bedroom – 651 sqft plus 433 sft terrace
- D – 1 Bedroom – 678 square foot layout
- E – Junior 2 Bedroom Layout – 733 square feet and 162 sf deck
- F – 2 Bedroom 999 Seymour Floorplan – 801 sqft plus 162 sf deck
- G – 2 Bedroom Floor Plan – 1073 sf plus 271 sf terrace deck
- V – 1 Bed 999 Seymour Floorplan – 597 sqft plus 229 sqft open deck
- W – 1 Bedroom Layout – 640sf plus 400sf open deck
- X – 1 Bed+Den Floor Plan – 737 sqft (some with 360 sf terrace deck)
- Y – 2 Bedroom Units – 881 sf plus 338sf terrace or 883 sf plus 428sf open deck
- Z – 2 Bedroom and Den 999 Seymour Floor Plan – 1239 sf plus 605 sf deck

999 SEYMOUR
METROLIVING BY TOWNLINE HOMES

PLAN G

2 BEDROOM
1073 SQUARE FEET + 271 SQUARE FOOT TERRACE





Dear Les,

Indoor, Outdoor. Everything at your door.

Townline would like to take this opportunity to introduce you and your clients further to **999 Seymour**. Conveniently located on the corner of Seymour and Nelson, **999 Seymour** is an exciting collection of 134 intelligent, forward thinking urban residences.

Townline has always appreciated the loyal participation and support of the Realtor community that has consistently promoted and sold our newest projects. As such, we would like to share with you a sneak peak at the **999 Seymour VIP only website**.

Although the release of the website to you is early, we wanted to provide you and your clients with one of the first opportunities to review our floor plans, features and neighbourhood images so you know what to expect at **999 Seymour**. Pricing will be released closer to our scheduled VIP Realtor launch in late February.

999 Seymour will consist of smart studios from 468 sq. ft., 1 bedroom homes from 500 sq. ft., 1 bedroom and den's from 627 sq. ft., 2 bedroom homes from 740 sq. ft., and 2 bedroom and flex's from 697 sq. ft. We also have a unique collection of 2 level penthouse residences starting from 1,009 sq. ft. which feature fabulous open rooftop patios as large as 929 sq. ft.

999 Seymour offers a range of unique features such as a custom designed sliding glass wall system* that provides virtually seamless indoor outdoor transitions and oversized balconies with interactive moveable sun screens made of perforated anodized aluminum*. Inside, warm finishes are coupled with stone counters and backsplash, engineered wood flooring, an integrated European appliance package, roller blinds** and a signature exposed concrete feature wall*. Owning at **999 Seymour** is definitely an opportunity that should not be missed.

Situated as close to the pulse and energy of downtown Vancouver as you can get, **999 Seymour** is minutes from the Downtown Business District and Yaletown's boutique shops, and literally a block away from the heart of the Granville Entertainment District and Emery Barnes Park.

[EXCLUSIVE VIP WEBSITE PREVIEW HERE](#)

Be sure to also check out the **Realtor Section**! Case sensitive password: **999realtor**

Initial response has been very positive, so please ensure your clients register themselves [HERE](#) in order to take advantage of early access and incentives, and so that we can associate them with you, their Realtor.

Co-operating Agent Commissions: **3.255%** on the first \$100,000 and **1.1625%** on the balance

999 Seymour's 2000 sq. ft. Discovery Centre will be located onsite at the corner of Seymour and Nelson. When complete, you and your clients will be able to view a completely furnished one bedroom display profiling some of the unique characteristics that **999 Seymour** will offer. Watch for more to come and we look forward to unveiling more about **999 Seymour** to you and your clients in the coming weeks.

Please contact the **999 Seymour Sales Team** at 604.879.9996 or email info@999seymour.com for more information, or to answer



any questions you may have.

Sincerely,

Townline & 999 Seymour Sales Team

*Nelson Street Facing Homes Only

** Some Homes

This is not an offering for sale as such an offer can only be made when accompanied by a disclosure statement. E.&O.E.



ANOTHER INNOVATIVE PROJECT FROM
TOWNLINE

DISCOVERY CENTRE - 999 SEYMOUR AT NELSON • 604.879.9996 • 999SEYMOUR.COM



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VIP WEEKEND SUCCESS!

As a result of our early buying process with Realtors and VIPs, we are thrilled to announce that we have **sold 88 of our 134 homes at 999 Seymour**. The response from the VIPs and Realtor community has been fantastic and we are now looking forward to opening our doors to the general public on **Saturday, March 10th from noon to 6pm**.

An excellent selection of homes are still available, and as a valued Realtor, you still have until **March 8th** to book an appointment for your clients with our Sales Managers before we open our doors to the general public. **999 Seymour** is definitely an opportunity that should not be missed!

Situated at the epicentre of downtown Vancouver, this innovative hi-rise has resonated extremely well with the other VIPs and Realtor community. Thoughtful and innovative design features, such as our deep oversized balconies measuring up to 148 sq ft, have been well-liked by our **100's of visitors** and make the homes at **999 Seymour** unique to the downtown community. You and your clients can view our floorplans on our website at www.999seymour.com

Homes at **999 Seymour** are priced from **\$325,900** and also feature:

- Moveable sunscreens on the oversized balconies that manage daylight*
- Custom-designed indoor / outdoor sliding glass wall system*
- Linear kitchens with solid 3/4" quartz countertops and backsplash
- Gourmet Appliance Package with Fagor Convection wall oven and Bloomberg 24" fully integrated refrigerator
- Rich 4 3/4" engineered hardwood flooring throughout
- Signature exposed concrete feature wall*

WE WANT YOUR BUSINESS!

As a valued Realtor, you will earn **3.255%** on the first \$100,000 and **1.1625%** on the remainder.
50% of your commissions will be paid when the deal goes firm** and **50%** will be paid on closing.

We will be open daily from **noon - 6pm, Saturday through Thursday** and you can contact our Sales Managers directly if your clients would like to book an appointment:

Romano Di Cesare, Sales Manager

778.317.4636

Judy Graham, Sales Manager

778.772.3419

Our Discovery Centre is located at **999 Seymour Street**, on the corner of Seymour and Nelson! We look forward to seeing you soon.

Sincerely,

Townline & the 999 Seymour Sales Team



ANOTHER INNOVATIVE PROJECT FROM
TOWNLINE

DISCOVERY CENTRE - 999 SEYMOUR AT NELSON • 604.879.9996 • 999SEYMOUR.COM



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SPECIAL LEGAL PACKAGE

Offered by

THE SPAGNUOLO GROUP OF REAL ESTATE LAWYERS



January, 2012

Pricing For Clients of 999 Seymour

**Purchase and Mortgage: \$899.00 plus taxes
a \$75.00 discount from our regular price**

These quotes include all land title filing fees, couriers, registration costs and agent's fees (some law firms and notaries exclude these from their all-in quotes). If there is no mortgage, our price starts at \$799.00 plus taxes, again a \$75.00 discount. There are extra charges for title insurance, discharges or other such items, so please call for a firm quote.

Who is The Spagnuolo Group of Real Estate Lawyers?

The Spagnuolo Group of Real Estate Lawyers maintains one of the busiest real estate practices in British Columbia. This is achieved through our unparalleled commitment to customer service. We strive to make your experience with our firm as pleasant, convenient and informative as possible.

Why The Spagnuolo Group of Real Estate Lawyers?

Our People: Throughout the whole process, you will have all your questions answered and needs met by our dedicated professional lawyers and staff who can explain the transaction to you in plain language. We will ensure that you clearly understand your rights and obligations and that the proper adjustments are made between the parties. Our goal is to deliver peace of mind.

Our Convenience: With offices throughout Greater Vancouver, Central Okanagan and Nanaimo, you never have to drive far for an appointment. You can find our office locations as well as a map of each office with driving directions at <http://www.bcrealestatelawyers.com/contact/locations.htm>, or call us at 310 – HOME (4663).

For further information, please call or email our Client Service Team at 310 – HOME (4663) or email us at realestate@bcrealestatelawyers.com.

SPAGNUOLO GROUP OF REAL ESTATE LAW FIRMS

“we deliver peace of mind”



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

