



1277 NELSON
VANCOUVER



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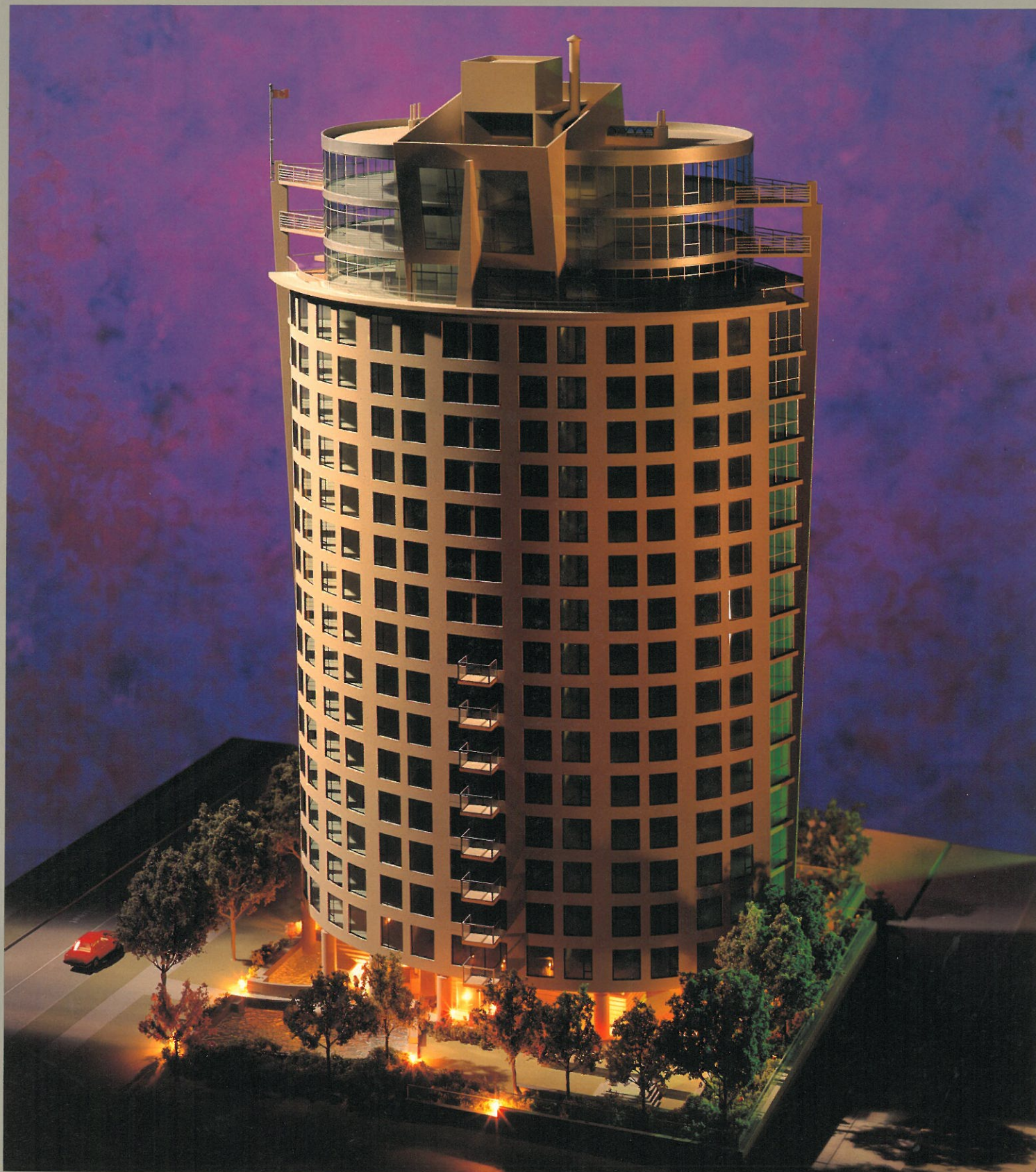


1277 Nelson presents the rare opportunity of ownership in a distinctive building destined by the quality of its *architecture* to become one of the city's finest landmarks. Designed by the renowned Vancouver firm of Henriquez Partners Architects, the building's clean graceful lines, flowing from an oval shape into a prow profile, clearly distinguish it from the proliferation of residential sameness.

Conceived at the high end of the quality spectrum and carefully planned to respond to the needs of today's owners, 1277 Nelson has succeeded in making a residence designed by a world-class architect *attainable*. The suites are both thoughtful and *intriguing* in their creation of space and in their enjoyment of the city's outstanding views. Solid concrete construction combines with exceptional interior design detailing to create genuine *investment value* now and for years to come.

Located in downtown Vancouver's highly desirable *West End*, 1277 Nelson is centrally situated in a well established *residential enclave* removed from the city's bustle and traffic. In just minutes, however, you can be walking the famed English Bay beaches, cycling in Stanley Park or enjoying all of the city's finest shopping and dining venues. With only a short walk to work in the downtown or financial core, 1277 Nelson makes the quintessential *West Coast* lifestyle an achievable reality.





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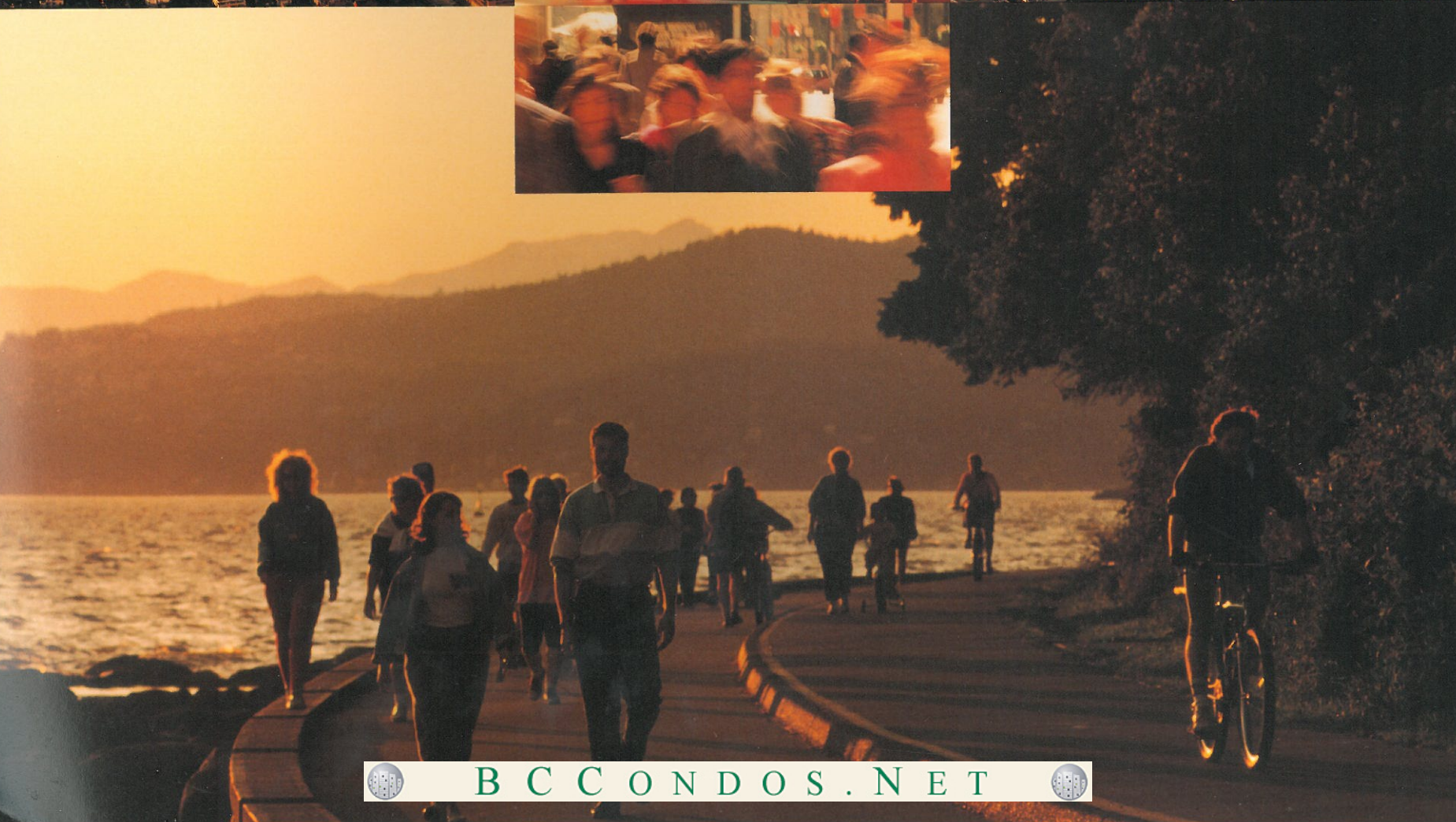
A Lifestyle Attainable

Vancouver has earned a reputation as one of the world's most desirable cities in which to reside. Its downtown core is a rare urban jewel in a spectacular **natural** setting of sparkling ocean waters, towering forests and majestic mountains. After work, a walk or jog along the miles of seawall or through the 1,000 acres of West Coast forests and nature trails in Stanley Park **relaxes** the body, soothes the mind and invigorates the spirit.

Directly adjacent to the downtown core, the well established West End residential **neighbourhood** offers an unparalleled urban lifestyle. You can walk to your office or the city's major financial institutions as easily as you can stroll to international boutiques on Burrard, cappuccino bars on Robson, **waterfront** dining at fine restaurants and all of the city's exciting night life.

1277 Nelson brings this exceptional lifestyle to an address of **distinction** in an offering that will be virtually impossible to recreate. This is a rare opportunity to acquire a new suite in a prime location in one of the last high-rise residential towers allowed to be built in this highly desirable area. Only 120 one-bedroom, two-bedroom and distinctive penthouse residences are being offered at prices that represent **exceptional value** by any standard.





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Unprecedented Value

From a distance, the building's curved lines, distinctive prow and unusual penthouses immediately denote a building of **landmark status.** The street-level design is similarly intriguing with an angled heritage-style facade piercing the building and providing a private entrance to the landscaped grounds. The **architect's signature** is apparent in the articulation of covered colonnades, extensive reflecting pools and winding pathways at the entrance to the building.

In keeping with this commanding **exterior presence,** Vancouver's foremost designer, Robert Ledingham, has created equally elegant interiors for 1277 Nelson. Light-filled spaces, a pleasing colour palette and contemporary treatments make these residences of enduring quality and timeless **classic design.** Each suite has a balcony or enclosed solarium space many of which are ideally suited to home offices. Some floorplans are sensitively designed with two complete baths to accommodate individuals sharing a suite. Energy efficient windows open onto views of Vancouver's False Creek, English Bay, Stanley Park and North Shore Mountains.

A handsome spa complete with sauna, whirlpool, exercise room and lounge provide workout space for active residents. **Entertaining** at home is a pleasure in kitchens featuring **European** styling, finely crafted cabinetry and a full range of better quality appliances. Imported ceramic tile, solid core hardwood doors and premium bath fixtures are just a few of the luxurious extras. In every suite, concrete construction in both floors and exterior walls combined with superb design and detailing responsive to today's urban lifestyles creates **unprecedented value** in 1277 Nelson.

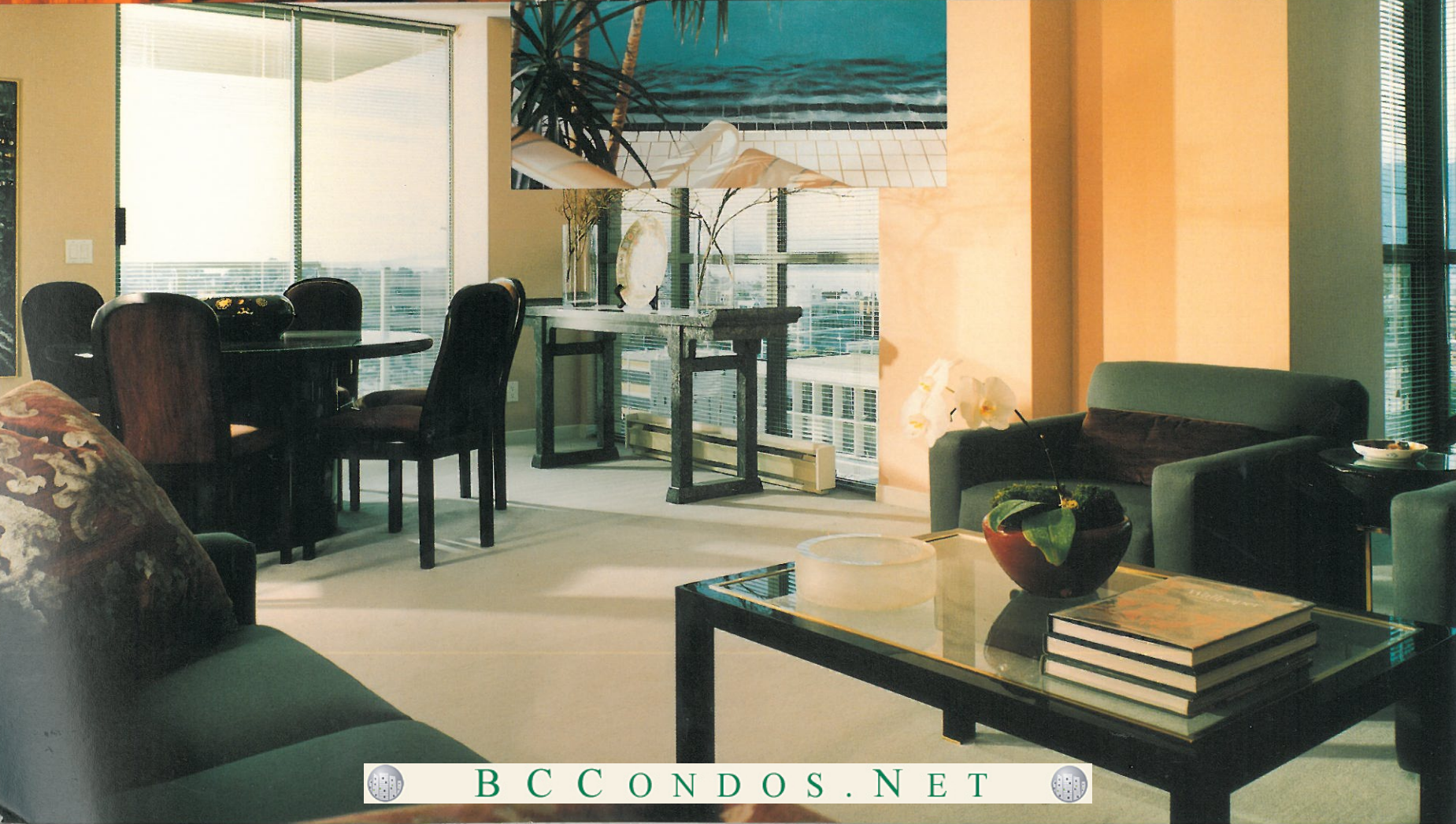
Top Left: Cityscape was taken from the building across the street from 1277 Nelson site and is representative of the north east view from the 18th floor.

Bottom Left: Photo is of a suite previously designed by Robert Ledingham and is representative of the Penthouse interiors at 1277 Nelson.



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From the street, the building's rich articulation is intriguing, particularly where the heritage facade meets the modern structure amid reflecting pools and landscaped gardens.





1277 Nelson. A commanding presence enhancing an already established residential neighbourhood.



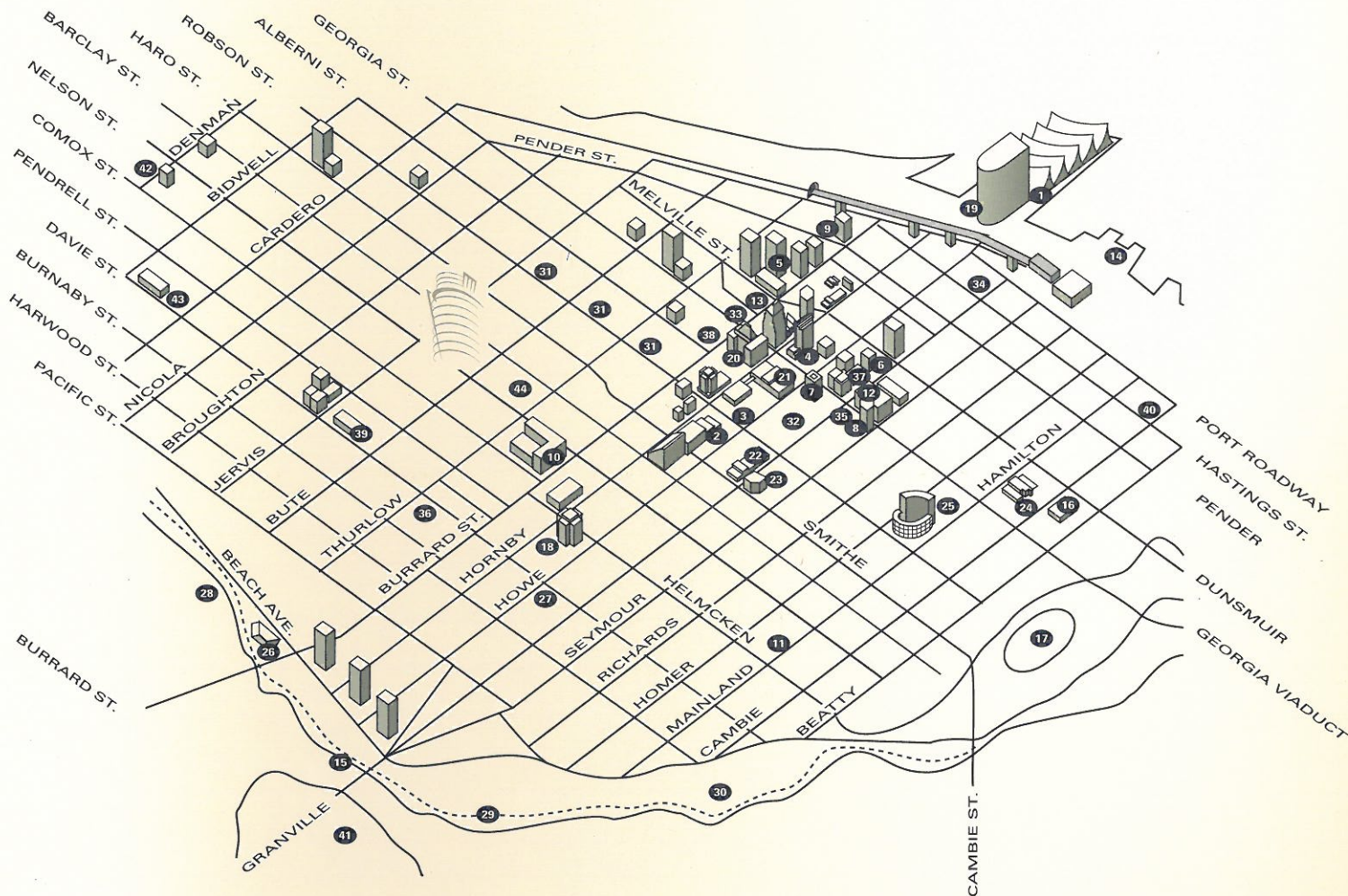
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- | | | |
|---|--------------------------------------|-----------------------------------|
| 1 Vancouver Trade and Convention Centre | 16 Vancouver Bus Terminal | 31 Robson Street Shopping |
| 2 Robson Square | 17 BC Place Stadium | 32 Pacific Centre Shopping |
| 3 Robson Media Centre | 18 Holiday Inn Downtown | 33 Royal Centre Shopping |
| 4 HongKong Bank of Canada | 19 Pan Pacific Hotel | 34 Sinclair Centre Shopping |
| 5 Bentall Centre | 20 Hotel Vancouver | 35 Vancouver Centre Shopping |
| 6 Vancouver Stock Exchange | 21 Vancouver Art Gallery | 36 Davie Street Shopping |
| 7 Toronto Dominion Bank | 22 Granville Cinemas | 37 Holt Renfrew |
| 8 Bank of Nova Scotia | 23 The Orpheum Theatre | 38 Burrard Street Shopping |
| 9 Canadian Imperial Bank of Commerce | 24 Queen Elizabeth Theatre | 39 Super-Value Grocery Store |
| 10 St. Paul's Hospital | 25 New Vancouver Public Library | 40 Gastown |
| 11 Yaletown | 26 Aquatic Centre | 41 Granville Island Public Market |
| 12 Skytrain Station Granville | 27 Fitness World | 42 Denman Shopping |
| 13 Skytrain Station Burrard | 28 Sunset Beach | 43 Safeway Grocery Store |
| 14 Seabus | 29 Vancouver Seawall Jogging/Cycling | 44 Nelson Park |
| 15 Aquabus | 30 David Lam Park | |



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Features List

Most suites have a fully **enclosed solarium** accessed by sliding glass doors from the living room. Suites without a solarium have an exterior balcony also accessed by sliding glass doors

Choice of two **Robert Ledingham-designed** colour and specialty finish packages for each suite encompassing carpet, wall and floor finishes, cabinetry and lighting fixtures.

Doubled **glazed windows** with "Low E" coating for optimum energy efficiency.

Extremely efficient **floorplans** designed to reflect the lifestyles and values of contemporary downtown living.

European-styled **kitchen** cabinetry crafted with care and attention.

Built-in sprinkler system and smoke **alarm** in every suite.

Self-contained **garbage** chute on each floor for discrete and convenient waste disposal.

A gas **fireplace** in each penthouse suite.

Breathtaking **views** in all directions that are relatively unobstructed.

All suites are equipped with premium quality **appliances** and fixtures including: Full size GE refrigerator, Jenn Air range/self cleaning oven, Multi-cycle GE dishwasher, Double Kitchen Sink with in-sink garbage disposal, American Standard bathroom fixtures with designer series faucet sets.

The entrance to each suite has a solid core **hardwood door** with two locks for enhanced security.

A **"truly concrete building"** with solid concrete exterior walls, columns and floor slabs.

Card access controlled secure underground **parking** with at least one assigned parking stall per suite.

Elegant ground floor **lobby** designed and furnished by Robert Ledingham.

Highly finished **elevator** cab interiors matching the ground floor lobby design.

Two advanced design elevators serving **every floor** of the tower and each parking level.

Flexible and easily accessed **storage** in every suite and assigned bicycle storage spaces in the garage.

Two separate **meeting** rooms on ground floor for private functions.

Fully equipped **exercise room** on ground floor with adjoining jacuzzi, change rooms and saunas.

Decorative heritage wall, **landscaping** and reflecting pools at street level creating an address of distinction.

Well-lit main entrance with **Interphone** system for controlled access to the building.

Common area finishes designed to be low-maintenance and durable.

In the interest of continuing product improvement, the Developer reserves the right to make modifications to the project's specifications and design without notice.



Developer Information

Developer:

Hyland Turnkey Limited

For over 25 years Hyland Turnkey has been involved in creating outstanding residential, office and commercial real estate developments across North America. Acting on its own behalf as well as for prominent Canadian corporations and pension funds, Hyland provides a completely integrated development service. From acquisition through design, construction, the completion of sales or leasing programs and property management, Hyland has successfully developed real property valued at over one billion dollars.

Architect:

Henriquez & Partners Architects

Richard Henriquez is an internationally-renowned architect whose designs are consistently at the leading edge of innovation and uniqueness. Other highly significant residential landmarks in Vancouver's West End designed by Henriquez & Partners are the "Sylvia" the "Eugenia" and the "Presidio."

Interior Designer:

Robert M. Ledingham Inc.

Robert Ledingham is often considered to be the top interior designer in British Columbia, having consistently created highly individual and timeless interior designs that reflect the integral relationships of space, time and lifestyle.



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Another prestigious project by:



HYLAND TURNKEY LIMITED

A member of The Hyland Pacific Group

818-1188 West Georgia Street Vancouver, British Columbia Canada V6E 4A2 **604 688-1385**

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