

NEIGHBOURHOOD
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LATITUDE

Front yard. Redefined.

Eight modern residences neighbouring Trout Lake Park and Community Centre. A short stroll away from Commercial Drive's restaurants and shops and the nexus of SkyTrain's Millennium and Expo Lines. The perfect balance of nature, recreation and convenience.

Latitude: /'latɪtʃuːd/
Scope for freedom of action or thought.

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NEIGHBOURHOOD

Living life out loud

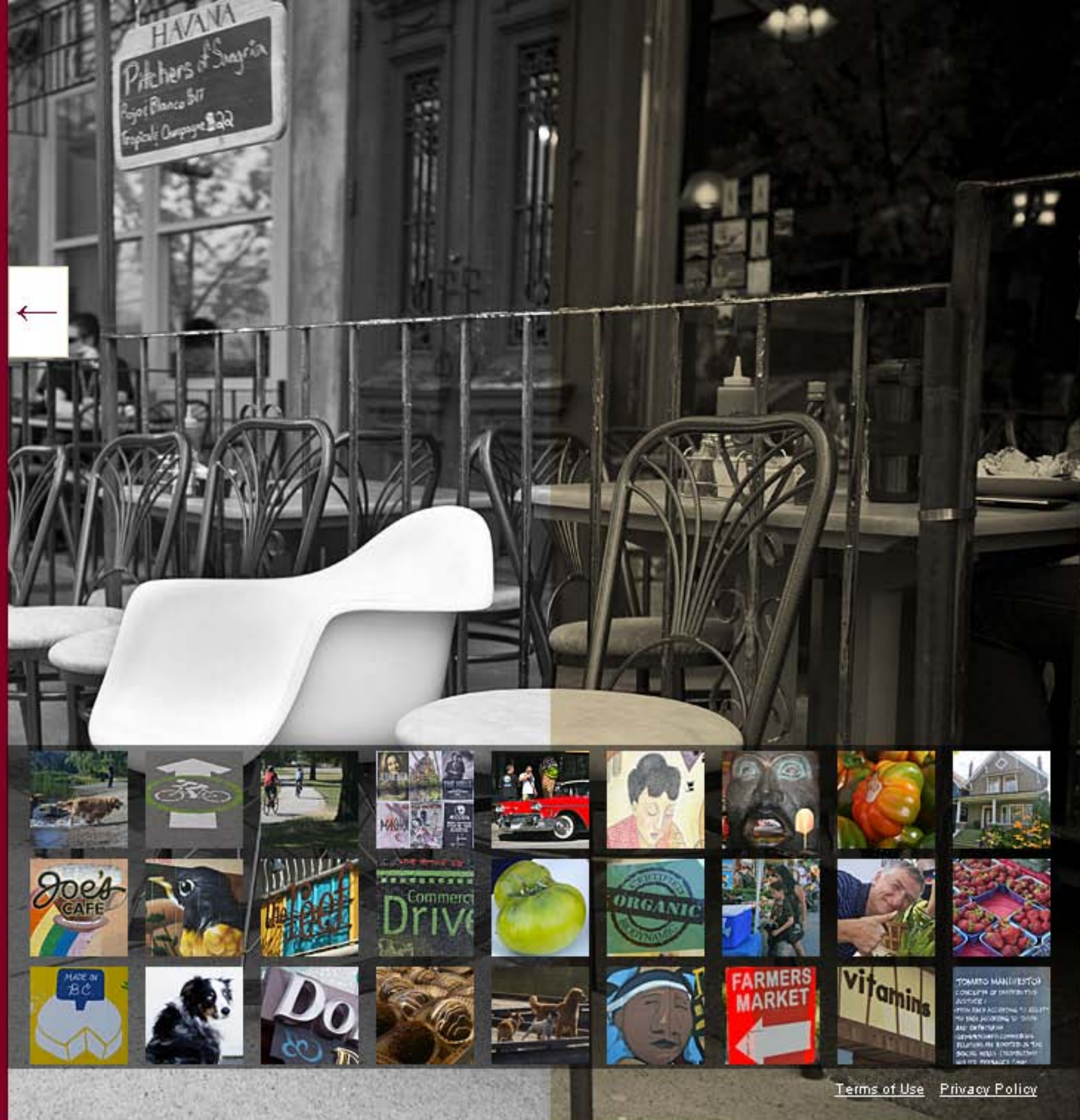
A community
with global flair

Commercial Drive is a vibrant neighbourhood offering an eclectic mix of cultural flavours and experiences. Its restaurants, markets and family-run shops encompass a multitude of culinary adventures, be they grassroots or gourmet. From handmade pasta to Serbian garlic sausage, craft beer to artisan coffee, izakaya to Cuban fare... The Drive is home to a diverse cavalcade of international tastes. And a rainbow of lively street festivals showcases the best of local art, music and theatre. Stroll over to the East Vancouver Farmer's Market and shop for the freshest local produce, then work off the calories at the Community Centre or run the trails around Trout Lake before catching a play or open-air concert—all in your new front yard.

New Trout Lake Community Centre



[Click here for additional info](#)



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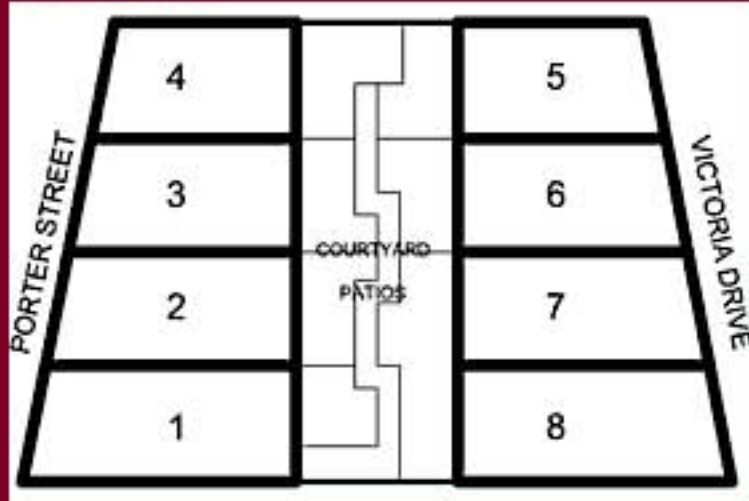


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DESIGN

Floor Plans



Architecture



Kitchen



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



FEATURES

Building

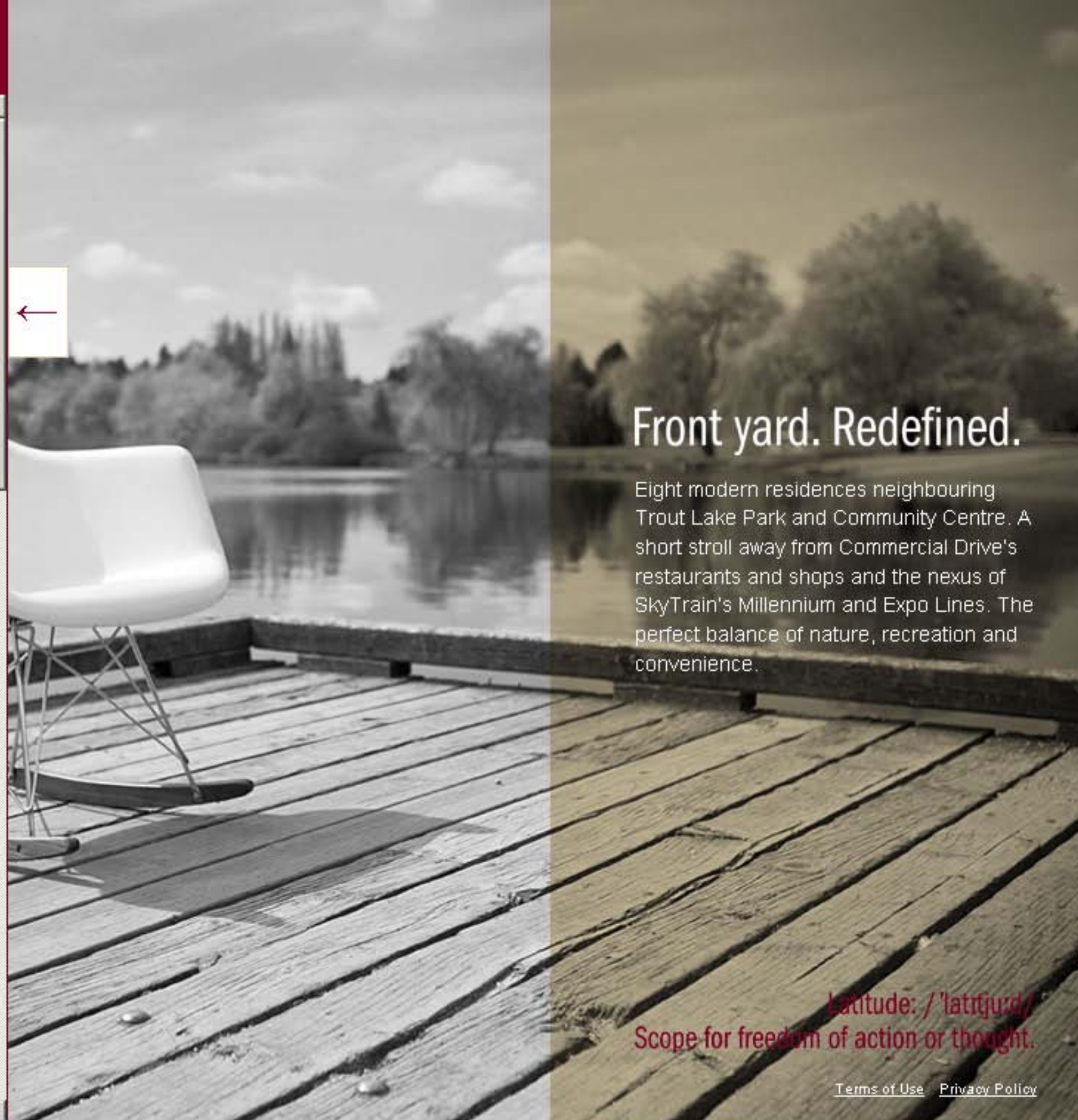
Striking modernist architecture by INTERFORM
Abundant natural light from floor-to-ceiling windows on front and rear walls
Acoustically and thermally-enhanced double-glazed windows
Spacious landscaped courtyard patios
Private rooftop terraces with built-in fireplace
Expansive mountain views from most suites
TJI Silent Floor System
Individually metered gas and water services
Radiant in-floor heating system
State-of-the-art rainscreen technology

Convenience

Private grade-level entrances
Direct access to secured underground parking
Individual secured bike lockers in most suites
Steps from John Hendry Park, Trout Lake, Trout Lake Community Centre and Trout Lake Farmer's Market
Quick walk to Commercial Drive and Broadway SkyTrain stations
Easy access to Broadway's 99B-Line rapid bus
Adjacent to the Central Valley Greenway and BC Parkway bike paths
Casual stroll to grocery stores, restaurants and shopping

Security

Secured keyless parking garage
State-of-the-art fire protection and monitored fire alarm system
Third-party warranty insurance with National Home Warranty providing two-year coverage for



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FEATURES

Security

Secured keyless parking garage

State-of-the-art fire protection and monitored fire alarm system

Third-party warranty insurance with National Home Warranty providing two-year coverage for materials, five years for building envelope and ten years for structure

Interiors

Dramatic ten-foot ceilings

Elegant hardwood floors

Architecturally designed open-riser stair with glass railings

Mirrored sliding closet doors

Technology-ready with telephone/cable/data outlets throughout

Green Design

Wood-efficient engineered beams and joists minimizing use of old-growth lumber

Water-permeable paving for driveways and walkways

Rough-ins for individual solar panels

R22 wall insulation

Energy Star rated appliances

High-efficiency, low-consumption toilets, faucets, and showerheads

Low-emission interior finishes

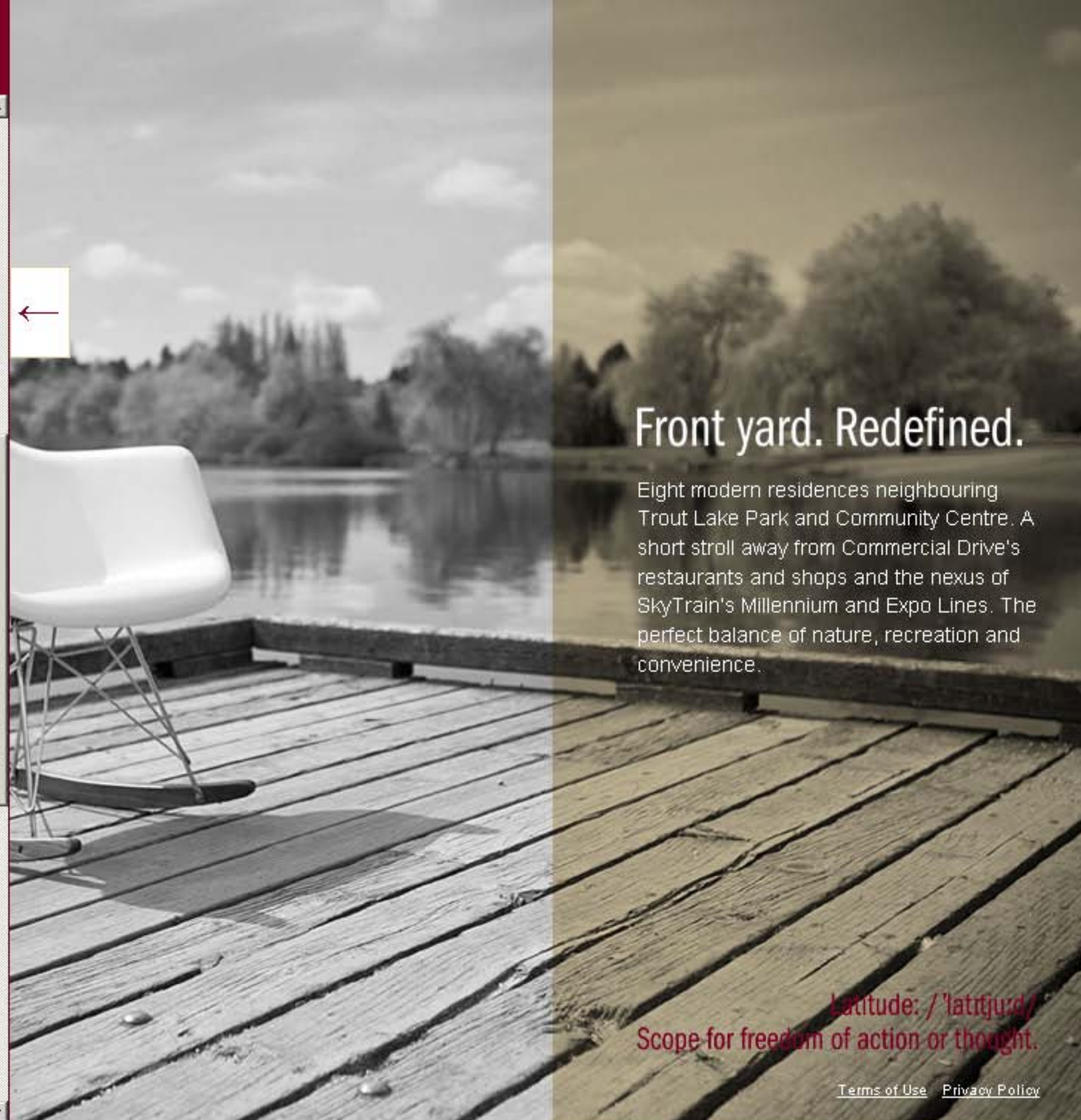
Programmable thermostats

Building recycling program

Outlets for electric vehicles

Personal resident garden plots (optional)

Kitchens That Inspire



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FEATURES

Low-emission interior finishes
Programmable thermostats
Building recycling program
Outlets for electric vehicles
Personal resident garden plots (optional)

Kitchens That Inspire

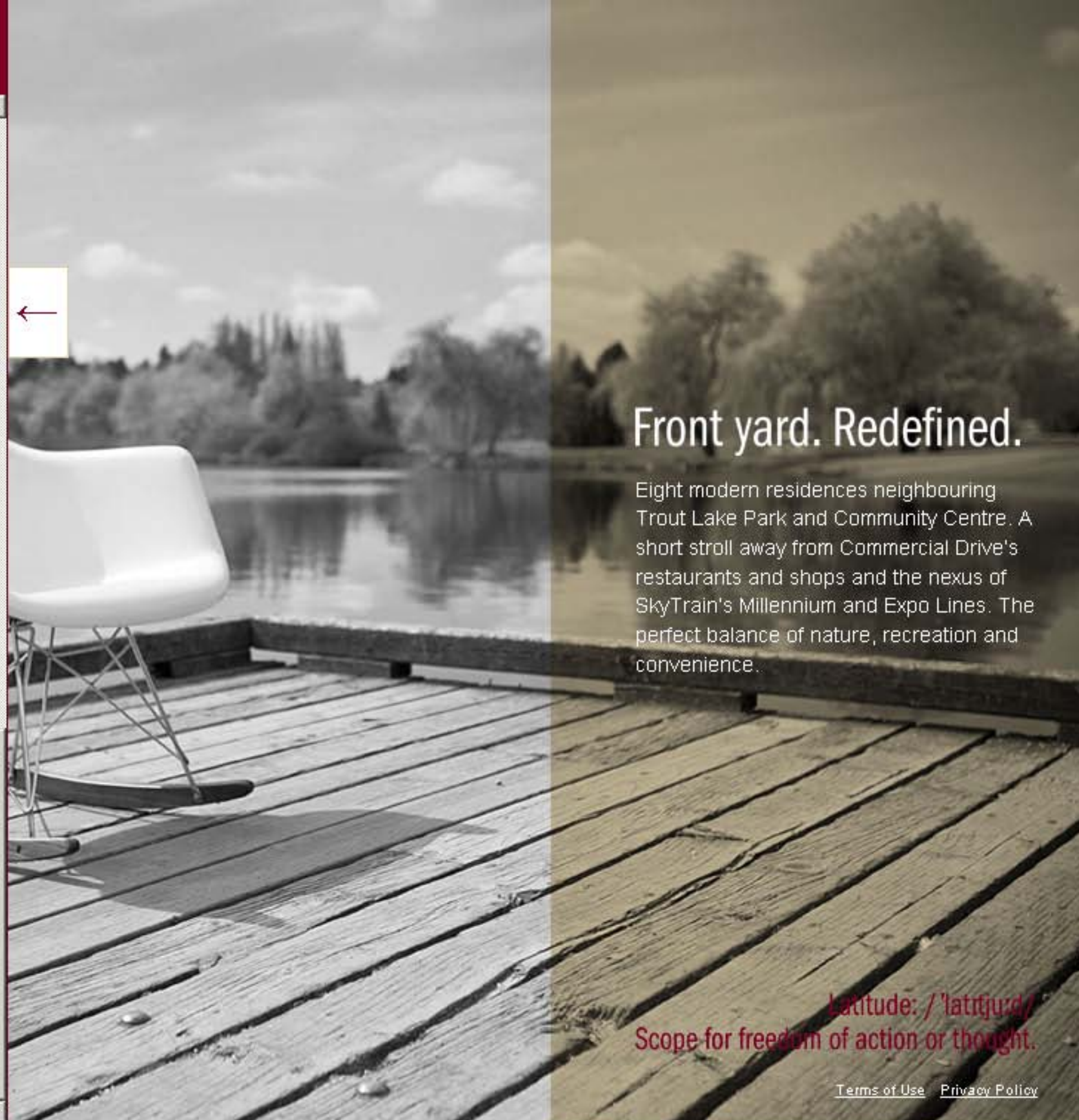
Gourmet appliance package by Blomberg and Fisher & Paykel:

Fully-integrated bottom-mount freezer/fridge
Stainless-steel gas-fired cooktop
Stainless-steel convection wall oven
Stainless-steel built-in microwave
Stainless-steel panel-ready dishwasher
Panel-ready pull-out hood fan
Full-size Titanium washer and dryer
Elegant custom linear cabinetry
Single-control faucet with pull-out spray
Square-edge, stainless-steel, double-basin sink

Opulent Bathrooms

Sleek one-piece toilet
Inset vessel sink with deck-mounted faucet
Elegant custom linear cabinetry
Large custom shower with frameless glass partition
Luxurious soaker tub

Suite layouts, fixtures and building features are subject to change without notice at the discretion of the developer. The developer reserves the right to make additions, deletions and modifications to these items as the developer may deem appropriate or desirable. Dimensions and square footage are approximate and may vary with actual construction.



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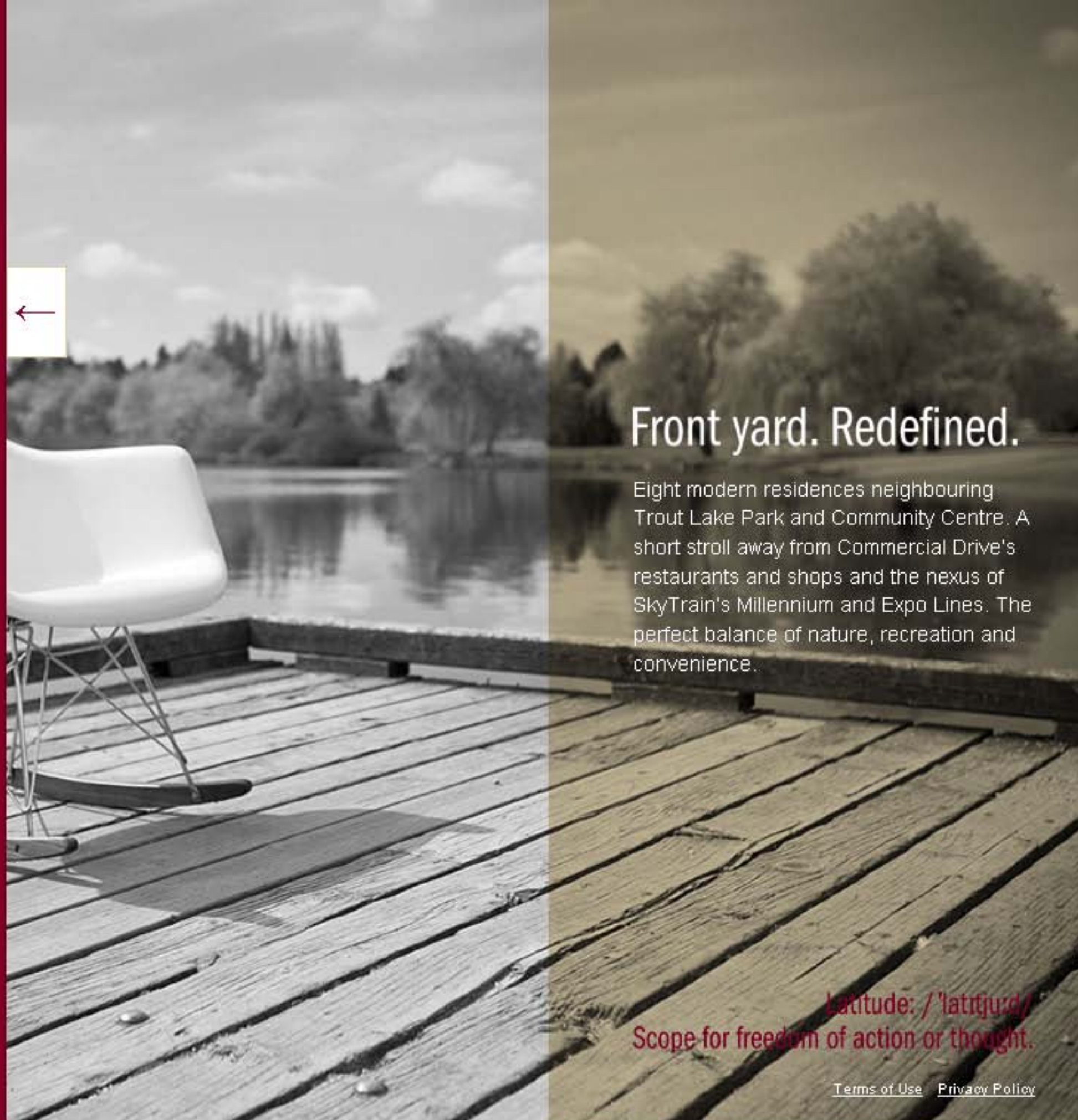
DEVELOPER

Sightline Group

Sightline Group is owned and operated by Bastion Group and Interform Investments Inc.

The Bastion Group has completed a diverse range of projects across Western Canada over the past 30 years, earning a reputation for professional expertise throughout the life cycle of both residential and commercial developments. Bastion has constructed over 1,000 homes throughout the Lower Mainland region of British Columbia, many of which can be viewed on their website.

For the past 15 years, Interform Investments Inc. has been instrumental in the design, construction and management of over 1,000 homes and numerous commercial buildings across the Lower Mainland region of British Columbia. Interform specializes in identifying unique development opportunities and employing a comprehensive, detail-oriented management program to ensure their success.



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



CONTACT



Rick Simpson

Independent Member Broker

Sutton West Coast Realty

Inquiries: 604-377-1362

rick_simpson@telus.net

Latitude Sales Centre

3333 Main Street

Vancouver, B.C.

Please take a moment to register your interest so that we may keep you updated on Latitude as information becomes available. *(all fields required)*

First name:

Last name:

Email:

Phone:

REGISTER

By registering with latitudeliving.ca, I am permitting Sightline Group to use my contact information for marketing purposes. I understand this may take the form of communication via telephone, email and/or post. This is not an offering for sale. We do not share information with third parties.

LATITUDE



**3485 Victoria Drive
Vancouver, B.C.**



BC CONDOS . NET





Front Yard. Redefined

Eight modern residences overlooking Trout Lake & new Community Centre.

Striking modernist architecture by INTERFORM. Abundant natural light from ten- foot, floor-to-ceiling windows on front & rear walls. Elegant hardwood floors with architecturally designed open-riser stairs & glass railings. Opulent kitchens & bathrooms featuring custom linear cabinetry. Spacious landscape patio & private rooftop terrace with outdoor fireplace.

GREEN DESIGN: Rough-in for individual solar panels. Low emission interior finishes. Outlets for electric cars. Private resident garden plots. Personal bike lockers.

Walking distance to Skytrain, 99B line & BC Parkway bike paths.

2 and 3 bedroom units, 1,034 to 1,479 s.f.
Starting at \$688,000 (HST not included)

For more information, please contact:



RICK SIMPSON
Cell: 604-377-1362
www.latitudeliving.com

**Project
Address:
3485
VICTORIA
DRIVE
(overlooking
Trout Lake)**



BOUTIQUE OFFERING > 8 Opportunities at the East Vancouver LATITUDE Townhomes at Trout Lake by Sightline Group > Commercial Drive Latitude Vancouver Townhouses w/ Roof Decks & 10 Foot Ceilings!



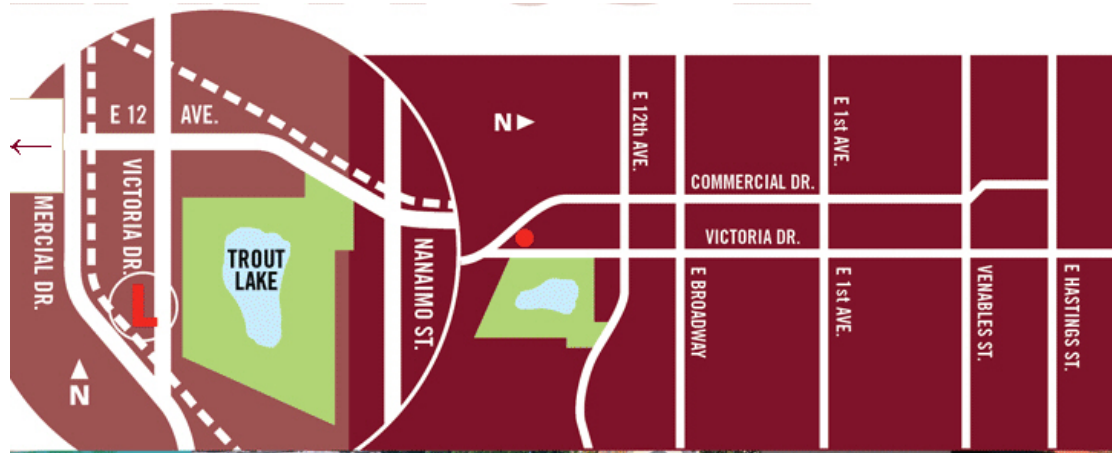
Vancouver Latitude Townhomes at Trout Lake

Located directly across the street from Trout Lake Vancouver, the Commercial Drive Latitude Townhomes is a redefining project that is close to water, city and parks. Only 8 opportunities are available at the boutique Vancouver Latitude Townhomes in the Commercial Drive District, which are within a few minutes walking distance from the Trout Lake Park and Community Centre. The 8 townhomes available at Latitude Vancouver Commercial Drive is all about convenience. Convenience in restaurants and shops along Commercial Drive and around Trout Lake. Convenience to top ranked schools for all ages. Convenience to numerous transit hubs including both the SkyTrain Expo and Millennium lines as well as a plethora of major roadways and highways. The new Trout Lake Vancouver Latitude Townhomes is all about location location and location. Prospective homebuyers in the East Vancouver Commercial Drive real estate district will need to see it to believe it. The new Latitude Vancouver Townhomes at Trout Lake will provide the perfect balance of urban lifestyle choices with the balance of nature and natural green spaces surrounding you. Some of the very special features of the new East Vancouver Latitude Commercial Drive townhomes for sale include such things as upper level master suites with private roof decks (some with spectacular panoramas and outdoor fireplaces) to ultra modern and



contemporary finishes and architecture that is very distinct and trendy for this exciting neighbourhood. In addition, the new Commercial Drive Vancouver Latitude Townhomes will provide up to 10 foot ceiling heights (these are lofty in comparison to many condos with only 7.5 to 8 foot ceilings) in addition to rough in for solar panels and a gourmet kitchen outfitted with Fisher & Paykel as well as Blomberg appliances. Also, there are secure bike lockers on site to promote healthier living and eco-friendly construction. The new Trout Lake Vancouver townhomes at Latitude Commercial Drive district will also feature a well established builder in Bastion Development, well known for their boutique multi-family condo developments downtown and False Creek as well as throughout the city. The Latitude Vancouver Townhome presentation centre is located at the 3333 Main condo display centre. For more information, please visit www.latitudeliving.ca. The new East Vancouver townhomes at Latitude Commercial Drive are already under construction. The expected/estimated completion date is for Summer 2012.

The Latitude Townhouses are brought to you by the Sightline Group which is operated and owned by a collaboration between INTERFORM Investments Inc and BASTION Group. Both have extensive experience as BASTION Development and INTERFORM Architects to form Sightline Group for the new East Vancouver Latitude Townhouse project.



The Commercial Drive Vancouver Latitude Townhouses by BASTION Development

Featuring a boutique townhouse project by a boutique builder, the new BASTION Latitude Vancouver Commercial Drive townhome project presents only 8 opportunities to prospective home buyers in this competitive market. These affordable yet boutique East Vancouver townhouses at Latitude by BASTION Development is located in the eclectic yet clearly urban and exciting Commercial Drive district that has become an incredible eco-friendly and walkable neighbourhood for a host of different types of people and lifestyles. The Commercial Drive Vancouver East real estate district where the new Latitude by BASTION Development is located features its well known coffee shops, bistros, casual and fine dining as well as entertainment, eclectic boutique stores and much more. Code named 'The Drive', the Commercial Drive Vancouver Latitude Townhouses will be a part of the revitalization of this neighbourhood into an affordable yet modern community full of impressive architecture, affordable homes and great value. Just minutes away from downtown Vancouver and to all points in the Lower Mainland, you cannot get any more central than the new Latitude Vancouver townhouses along Commercial Drive. Also nearby is the East Vancouver Farmer's Market in addition to the Trout Lake Community Centre. Life just doesn't get any better than this.





There are private grade level entrances for the new townhouses at Latitude Vancouver by BASTION Development in addition to secured underground parking and individual secured bike locker storage for most homes. Also available are individually metered gas and water service, striking architecture by INTERFORM Architects and floor to ceiling windows that allow for plenty of natural light. The new East Vancouver Latitude Townhomes in Commercial Drive district will also feature acoustic and thermally enhanced double glazed windows, radiant in floor heating system, rainscreen technology for the building envelope and TJI silent floor system. Other features of the new homes at East Vancouver Latitude Townhouses in Commercial Drive include expansive mountain views for many of the units in addition to spacious landscaped courtyard patios and private rooftop oasis with built in fireplaces and great views. Residents at Latitude Vancouver East Townhouses will be steps away from Commercial Drive and Broadway SkyTrain and amenities as well as to the bus stop to the 99 B-Line bus station. Also, you are next to the BC Parkway bike paths and Central Valley Greenway. The building areas are accessible via key fob entry and the Latitude Vancouver townhomes are protected by a third party warranty by National Home Warranty insurance program.

The East Vancouver Latitude Townhouse Features

The East Vancouver Townhouses at Latitude by BASTION will be eco-friendly and built green. Some of the eco sensitive features of these new Commercial Drive townhouses include rough in for individual solar panels, water permable paving for the driveways and walkways, low E interior finishes/paints, building recycling program, Energy Star rated appliances and R22 wall insulation. Also, the eco-friendly Vancouver townhouses at Latitude along Commercial Drive district will have wood efficient engineered beams and joists that minimize the use of old growth timber, outlets/charging stations for electric/hybrid cars, programmable thermostats per suite, and high water efficiency, low flow toilets, shower heads and faucets throughout the homes. Also, the East Vancouver Latitude Townhouses will also have individual garden plots (options for homebuyers).



The interiors will have 10 foot ceilings, elegant hardwood flooring and technology ready wiring. Also available are mirrored sliding closet doors and open rise stair case with glass railings that are a signature piece by INTERFORM Architects. The bathrooms at the Latitude Vancouver East Townhomes for sale will have sleek one piece water efficient toilets, luxurious soaker tub, large custom shower with frameless glass partitioning, and elegant custom linear cabinets. The kitchens at the Commercial Drive Vancouver Latitude by BASTION townhomes will include stainless steel appliances by Blomberg and Fisher/Paykel in addition to a full sized Titanium washer and dryer, square edge, stainless steel double bowl sink, single control faucet, elegant custom linear cabinetry and extensive detailing.

