2 of Proximity

An instant landmark. When the sophisticated triangular shape of Flatiron arose in 1902, it immediately became one of New York City's favourite and most admired buildings. Boldly unique, this architectural icon was built to wedge into the property at Fifth Avenue and Broadway. Soon Vancouver's skyline will be graced with a 21st Century Flatiron, inspired by its distinctive and romantic namesake, a lithe and elegant tower on the prime triangular intersection at Pender, Melville and Jervis. Flatiron will be an exclusive residence for the discerning few, homes with new degrees of contemporary luxury and spectacular Coal Harbour and North Shore Mountain views. Destined for iconic status.

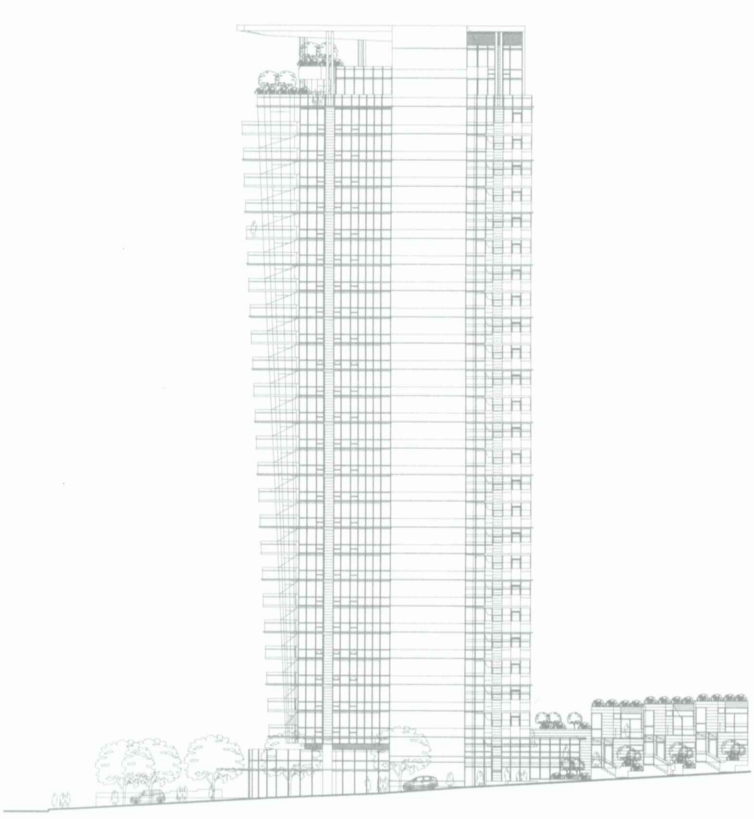


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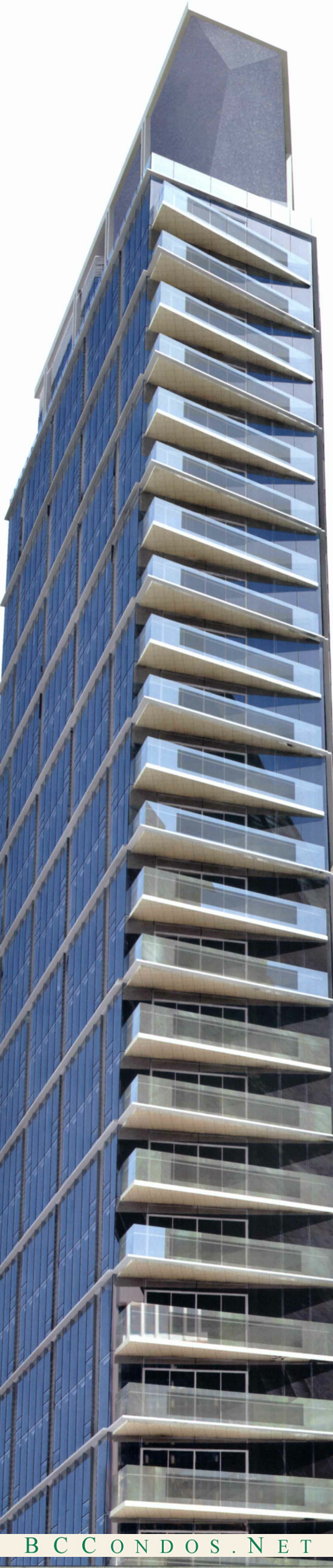
21°

of Architecture



Slender in glass. A landmark gateway to Vancouver, the architecture of Flatiron corresponds to the geometry of the property, narrowing to a curvaceous angular shape with 2 homes per floor. Here, you truly have open floor plans – astounding waterfront views, a light-filled space with glass walls on 3 sides, fresh breezes for cross-ventilation, and interior design flexibility – a result of structural ingenuity that has allowed all homes to front on to the waters of Coal Harbour. With its enlightened architecture and energy-optimizing features, including a deluxe curtain wall of clear glass, gardens on all rooftops and low-energy fixtures, Flatiron is designed for the future.

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ABOVE COAL



Here at the triangular meeting of Coal Harbour, Stanley Park and the West End, the views are naturally spect

brilliant azure in sky and sea. Sailing yachts and pleasure craft mingle with oceangoing marine ships amid

Lion's Gate Bridge. Floatplanes and seabirds share the wide-open sky. And in the west, the seawall encircles

brimming with the vibrancy of city life, this is the dawn. Imagine the day.

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H A R B O U R



acular. A panorama of colour begins as dawn's first light of golden pink deepens to the day's

st the sun-drenched backdrop of the North Shore Mountains and the delicate spires of the

the evergreen awe-inspiring beauty and mystery of Stanley Park. In this coveted waterfront,

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Specifications

A visionary perspective, sleek and sophisticated

- Rare location, rarefied architecture with internationally renowned Busby Perkins + Will Architects
- Only 52 boutique style suites including 3 unique pavilion-style townhomes overlooking private Japanese courtyards and luxurious 2-level penthouse
- Semi-private lobby with only 2 suites per floor on levels 3 – 28
- Private screening room and grand room with catering kitchen and outdoor terrace
- Generous landscaping and greenery on roof decks
- Enterphone lobby security with private floor access

The space, new degrees of flexibility and light

- Three walls of glass for 180° of breathtaking views enhanced by over-height ceilings
- Lyptus hardwood flooring in living, dining and kitchen areas from eucalyptus trees; A rapidly renewable resource
- Pure wool carpeting in bedrooms
- Two colour schemes, *New York* and *Vancouver*, by award-winning False Creek Design Group
- Moveable energy-efficient electric fireplace with custom built matching surround
- Enclosed and open-air balconies
- Italian door hardware
- CAT-5 wiring for high-speed internet
- Convenient in-suite storage

The kitchen, quintessentially modern

- Customized cabinetry with frosted-glass inserts and centre island in gleaming lacquer (*New York*) or cherry wood (*Vancouver*)
- Luxurious 2" quartz stone kitchen countertops
- Impressive counter-to-ceiling glass mosaic tile backsplash
- Premium KitchenAid appliances:
  - Bottom-mount, built-in refrigerator with brushed aluminum trim and custom panels to match kitchen cabinetry
  - Stainless steel, wall mount, canopy range hood with disappearing control panel
  - Built-in stainless steel convection wall oven
  - Architect Series Four-burner gas cooktop
  - Fully integrated console dishwasher with custom panels to match kitchen cabinetry
  - Microwave oven built in to centre island
- Oversize undermount stainless steel sink with chrome gooseneck faucet and pull-down spray
- In-suite Whirlpool Duet super-capacity front-loading washer and dryer in pewter
- Dramatic overhead pot lighting and recessed under-cabinet task lighting

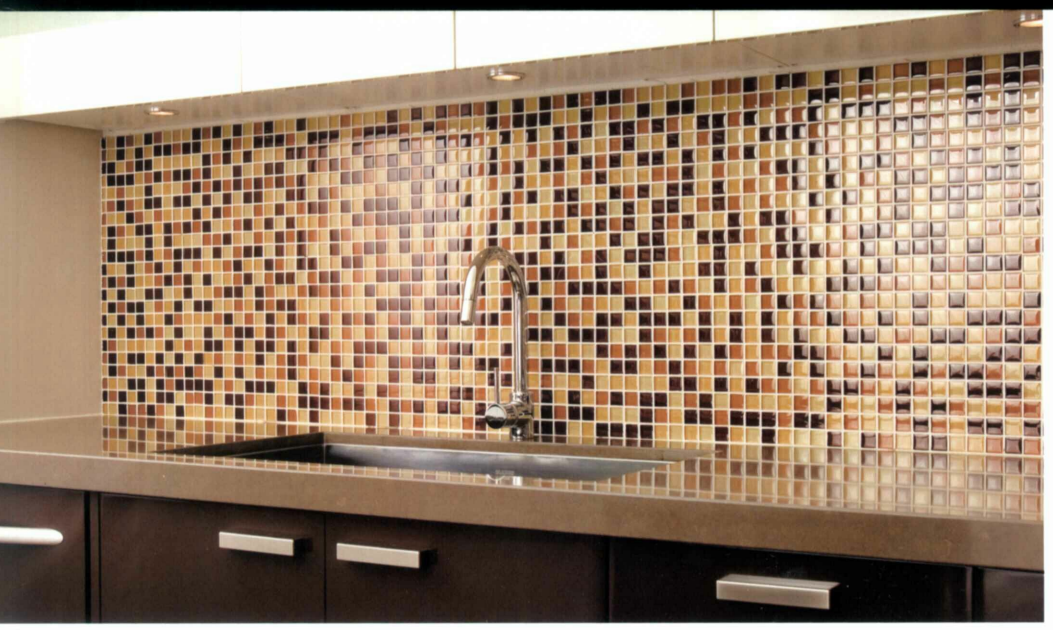
The bath, pure bliss

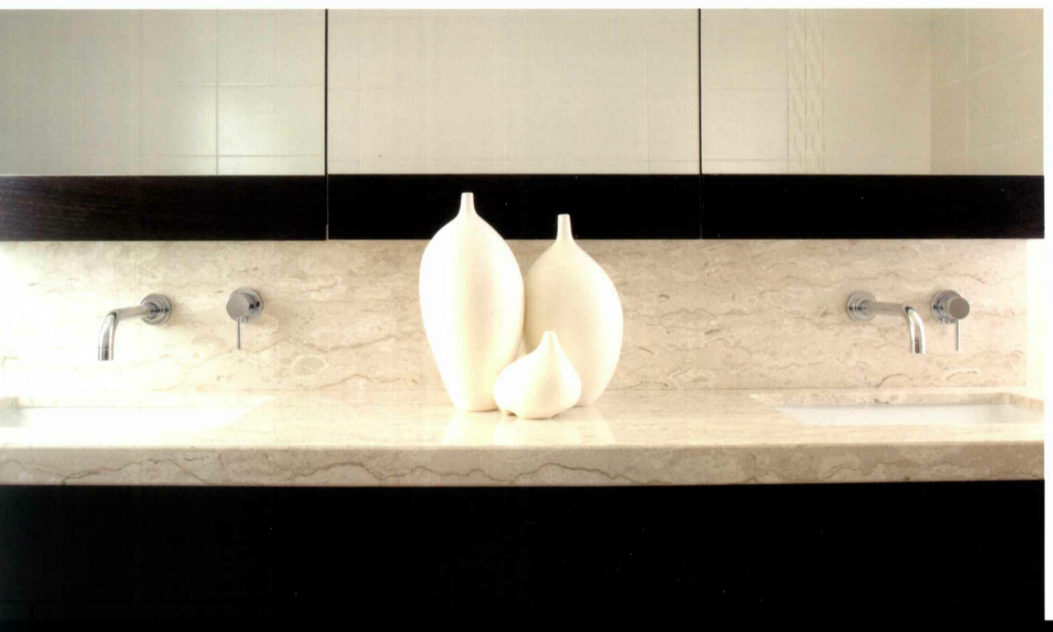
- Customized wood cabinetry in wenge or cherry finish
- Luxurious 2" marble countertops and backsplash
- Sleek rectangular Philippe Starck undermount sink with wall-mount single-lever Italian chrome faucets
- Double vanity in ensuite
- Contemporary 12" x 24" ceramic wall tiling with accent tile
- Porcelain 12" x 24" bathroom flooring
- Striking ensuite Philippe Starck free standing oval soaker tub
- Separate glass-enclosed illuminated shower in ensuite with stone bench seat
- Dual-force, low-water consumption Kohler toilet
- Upper medicine cabinet with 3-way framed mirrored doors
- Imported Italian Paini plumbing fixtures
- Deep soaker tub and shower combination in main bath
- Recessed pot lighting

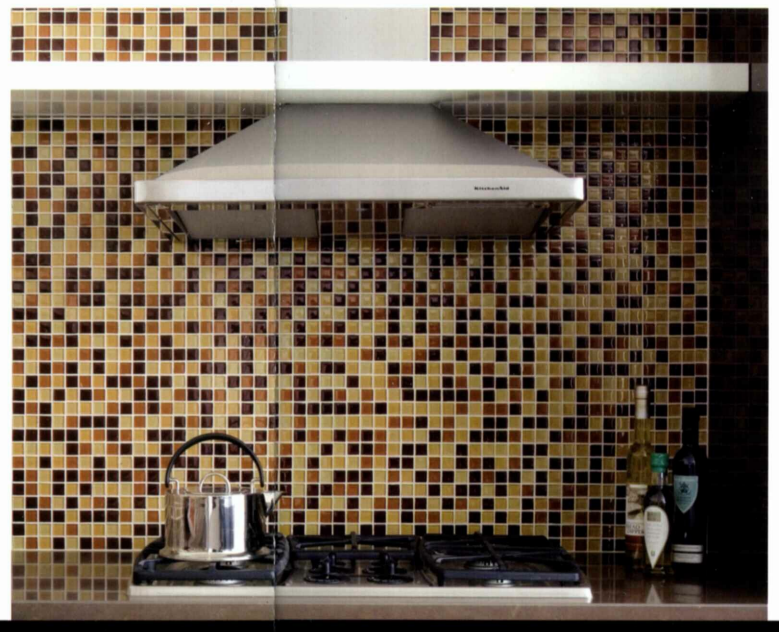
The developer reserves the right to make modifications and changes to this information to maintain the high quality of Flatiron. E.&O.E.

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# of Details



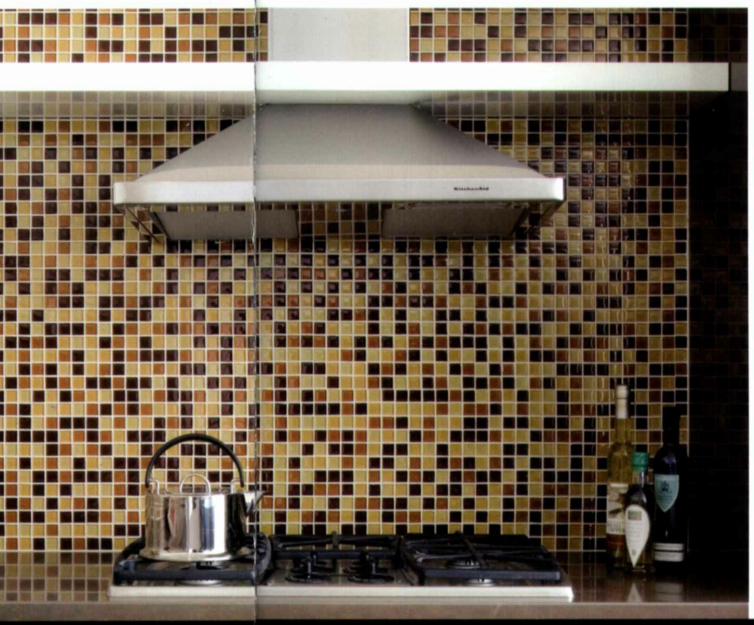






Originality and style are expressed in the details. The rich sheen of quartz stone and marble instead of granite and tile. The pure bold luxury of an oval freestanding tub by Philippe Starck. The luminescence of glass mosaic tiles extending counter to ceiling, splashing your kitchen with colour and light. The natural beauty of a stone bench seat within a glass-enclosed shower. The modern vibe of rectangular undermount sinks in the kitchen and bath. Awaiting the touch that makes it your own: the Murano vase, your white Cuisinart, those new towels...

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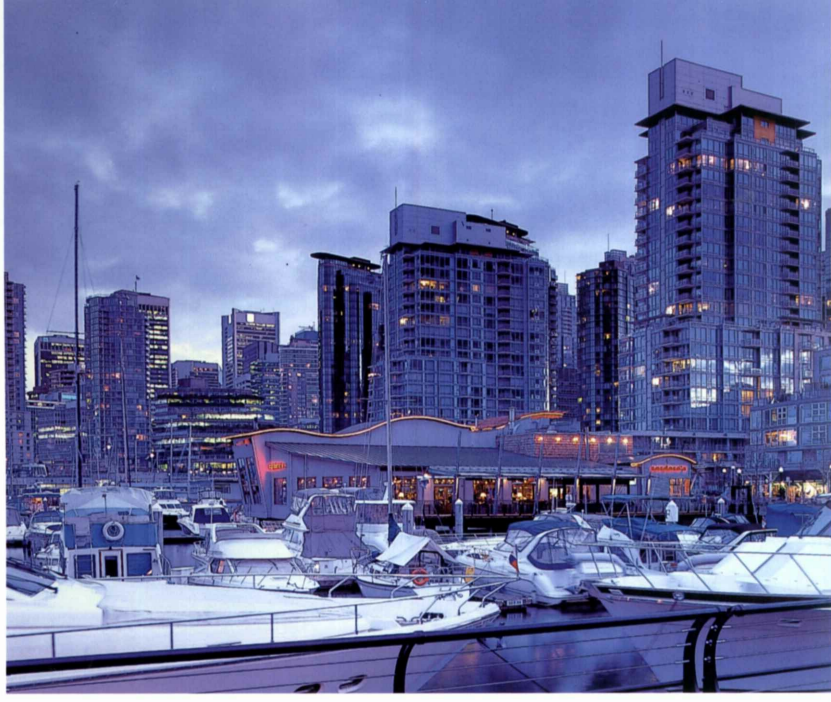
21°

of Location

This phenomenal location offers a cornucopia of lifestyle activities. Here, just 2 short blocks from the water, you are in the heart of uber-urban living. The Coal Harbour seawall connects you to Stanley Park – with its magnificent trails, celebrated beaches, and flowering gardens – and to 30 kilometers of oceanside pathways around English Bay. Feel the gentle ocean breezes from a sailing yacht or rowboat. A short stroll and you're sipping coffee, selecting your entrée or boutique shopping on Robson or Denman. Wander over to Granville for theatres, clubs or movies. Learn Italian at The Coal Harbour Community Centre or buy Laudemio olive oil at Urban Fare. Make a quick escape to North Van or Whistler to ski or hike. Or simply languor in the sun, here where the sea meets the city. From Flatiron, you have so many degrees of freedom.

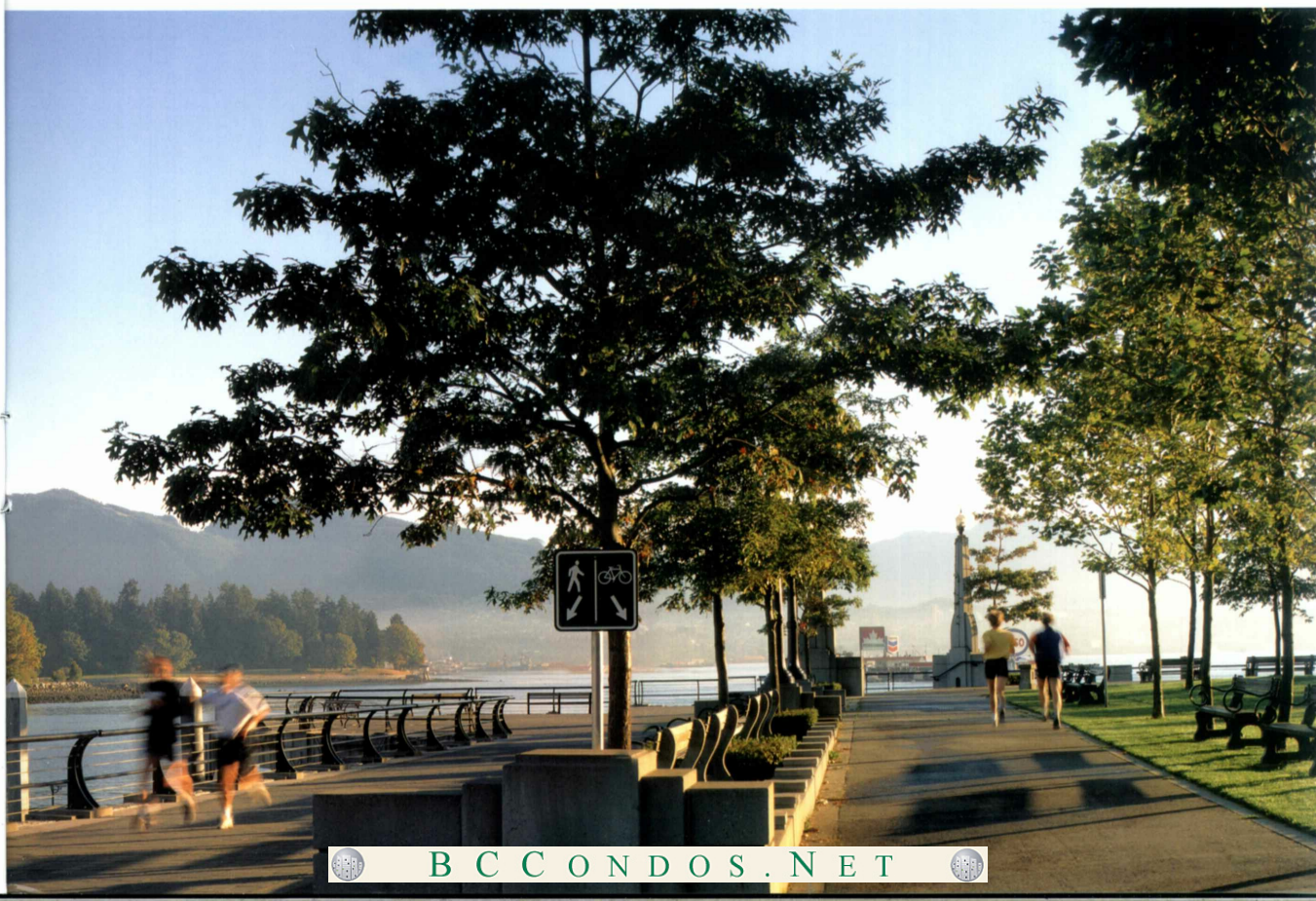
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21

of Perspective

For their design values of simplicity, refinement, energy conservation and modern elegance – beautifully expressed in One Wall Centre – Busby Perkins + Will Architects was selected to conceptualize Flatiron. The developers, The Cathedral Development Group, are highly respected for creating distinctive and high-quality real estate for more than 30 years. This illustrious team is anchored by McNeill and Craik Marketing Solutions Inc., marketers of the Westcoast Transmission Building's rebirth into Qube and other innovative residences. And for their expertise in building, Flatiron will be constructed by Intertech who adds over 20 years of experience including the constrution of the Bayshre Hotel and Conference Centre.

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Design: Letterbox Design Group Printing: Metropolitan Fine Printers