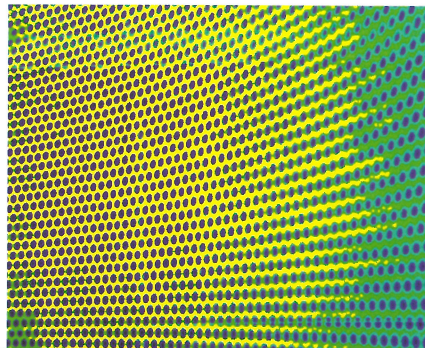


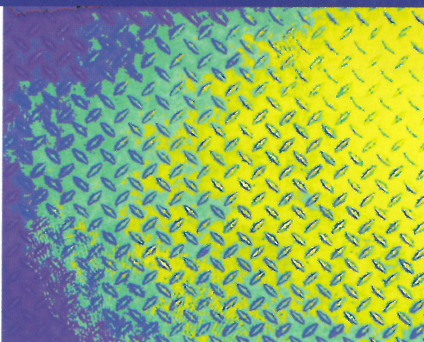
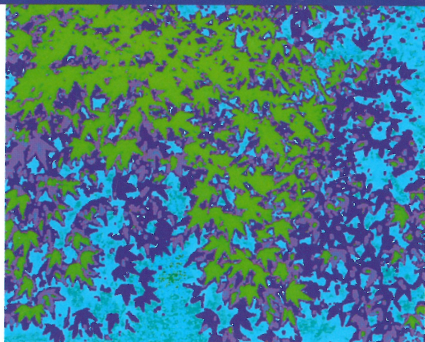
residential



1650

WEST 1ST AVE

• • • •



commercial



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





Architectural Model of 1650 West 1st. Avenue



Downtown Vancouver



Kitsilano Beach



Bread Garden



Granville Island

Prices range from \$262,900 to \$269,900

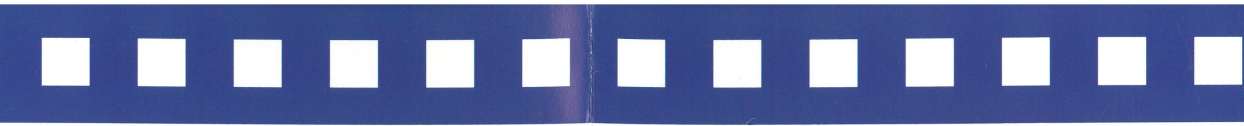
The existing building at 1650 West 1st. Avenue was originally designed by Peter Busby and Paul Bridger to accommodate both commercial and residential space in one mid-size high tech building. As praised by *The Canadian Architect* in their June 1993 issue, Busby Bridger Architects successfully achieved their commercial design objective by creating a truly functional and humane building. For instance, the transparent walls of structural glazing, along with the open, central courtyard, allow all offices (not just a few) to be flooded with natural light. Now that re-zoning of this light industrial area near Granville Island has been approved for residential use, the second phase of architectural design at 1650 West 1st. Avenue can begin - namely, adding 7 new townhomes on top.

The addition of the townhomes to the design completes the original intention of creating an environment where work, home and the art of living are combined in a pleasing balance. Here at 1650 West 1st. Avenue, the possibilities include taking the glass elevator from your contemporary townhome to your office below and then cycling to Granville Island afterwards to pick up some groceries. Then again, you could stroll the Kitsilano Beach on the weekend and meet friends for coffee at the Bread Garden only a few blocks away. Or, perhaps you would like to privately entertain family and friends on your open-air decks. At 1650 West 1st. Avenue you have both the choice and convenience to do as you please.



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





1650

WEST 1ST. AVE.

UNIQUE BUILDING FEATURES

The building at 1650 West 1st. Avenue has been designed with an architect's eye combining form and function in a contemporary aesthetic.

- A brightly coloured, curved entrance guides residents and visitors into the interior landscaped courtyard.
- A glass elevator is the landscaped courtyard's centrepiece and whisks you all the way to the third floor where you can step into the lower level of your townhome.
- Generous expanses of glass allow natural light to reach deep into both residential and commercial space.



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



RESIDENTIAL TOWNHOME FEATURES

The Townhomes at 1650 West 1st. Avenue allow you to imprint your personal style upon your environment. You may choose your finishes from a selection proposed by Busby Bridger Architects; or, you may contract them to customize your townhome to your individual taste.

- Entertain on one of your two open-air decks (located on both upper and lower levels of townhomes).
- Have a romantic or relaxing evening in front of your gas fireplace.
- Keep your feet toasty with radiant under-floor heating.
- Relax on those rushed mornings with the convenience of two bathrooms.
- Enjoy the quiet cork flooring in the kitchen or opt for beautiful hardwood.
- Choose from the selection of tile and carpet floor coverings to enhance your decor.
- Hang your art on expansive gallery-type walls.
- Appreciate designer details such as white fixtures throughout.
- Make efficient use of your time with modern appliances including:
 - in-suite washer/dryer
 - fullsize, frostfree refrigerator
 - fullsize, white-on-white range
 - fullsize, white-on-white dishwasher



COMMERCIAL SPACE FEATURES

Creative commercial spaces provide autonomous operated features and spatial design to optimize future business opportunities and entrepreneurial trends.

- Two commercial units are on ground level and four are accessible via the glass elevator in the courtyard.
- Each commercial unit has its own separate outside entry.
- Independent mechanical systems, dedicated to each suite, are located in the four corners of the building for autonomous environmental control.
- Commercial spaces are ideal for professional offices, and similar uses.
- A coffee bar is located on the ground floor.

