



Beverley Gardens

URBAN LIVING AT ITS BEST.

511 West 7th Avenue, Vancouver, B.C.
(7th & Cambie)



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



AFFORDABLE LUXURY IN THE HEART OF THE CITY.

*B*everley Gardens Is designed with you in mind: the person who wants the best of the city – without giving up the warmth and friendliness of a real neighbourhood. ✿ At Beverley Gardens, the choice is yours! Choose from 54 quality wood-framed condominiums, featuring either one or two-bedrooms and a variety of floor plans – not to mention all the comforts of home. Suites come complete with the most modern fix-



tures and appliances, including fridges, stoves, fanhoods and automatic dishwashers. Ceramic tiles, halogen track lighting, horizontal blinds, wall-to-wall carpeting, gas fireplaces and marble entryways just add to the elegance. Select units even boast a view of the North Shore mountains. You'd be hard-pressed to find better housing value anywhere.



A LOCATION THAT'S VIRTUALLY UNBEATABLE!

Beverley Gardens is conveniently located in one of the most desirable areas in the city. Situated at the corner of West 7th Avenue and Cambie Street, you'll be treated to easy access to everything: excellent shopping and

THE SCENIC BEAUTY
OF THE FALSE CREEK
SEAWALL.



dining, lovely parks, a beautiful waterfront and an endless variety of amenities, including public transportation, financial institutions, dry cleaners, pharmacies, churches and even a hospital. ✱ So much so close makes Beverley Gardens one of Vancouver's most exciting urban residential development!



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





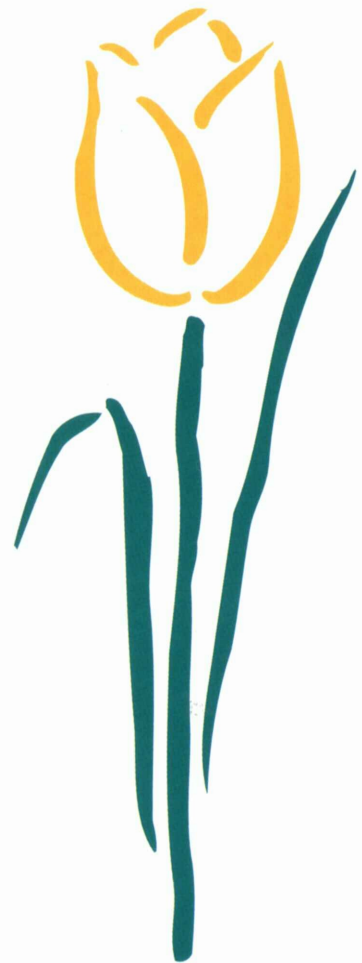
ALL THE ESSENTIALS...
RIGHT AT YOUR
FINGERTIPS!

THE URBAN LIFESTYLE YOU'VE ALWAYS DREAMED OF.

S granville Island, with its world-famous public market, art galleries, cafés and crafts shops, is just a 10-minute walk from your doorstep. A relaxing stroll on the False Creek Seawall can be yours in seconds. City Square, home to a major supermarket, restaurants, a fitness club and over 80 shops and services, is right around the corner. The spectacular Queen Elizabeth Park, with its rolling green hills and breathtaking gardens, is only moments away. And Vancouver's vibrant downtown core is just over the Cambie Street Bridge. Who says you can't have it all?



QUEEN ELIZABETH PARK.



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





RELAX AND ENJOY
A WONDERFUL
WEST COAST LIFESTYLE!

RIGHT AWAY, YOU'LL FEEL RIGHT AT HOME.

Where else could you find first-class construction, contemporary design, unparalleled comfort and a prime location, combined with *real* affordability? At Beverley Gardens, these ideals go hand-in-hand. What's more, if you decide to sell your home in the future, Vancouver's strong (and growing) real-estate market ensures you'll see a great return. ✿ We invite you to visit our show suite and discover first-hand what urban value really means.



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



A M E N I T Y M A P



- | | |
|------------------------------------|----------------------------------|
| 1. CITY SQUARE SHOPPING CENTRE | 9. DOUGLAS PARK COMMUNITY CENTRE |
| 2. VANCOUVER CITY HALL | 10. MAIN ST. SKYTRAIN STATION |
| 3. VANCOUVER GENERAL HOSPITAL | 11. QUEEN ELIZABETH PARK |
| 4. CROSS ROAD SHOPPING CENTRE | 12. ERIC HAMBER SECONDARY SCHOOL |
| 5. FALSE CREEK ELEMENTARY SCHOOL | 13. OAKRIDGE SHOPPING CENTRE |
| 6. FALSE CREEK COMMUNITY CENTRE | 14. B. C. PLACE STADIUM |
| 7. GRANVILLE ISLAND | 15. CHINATOWN |
| 8. MOUNT PLEASANT COMMUNITY CENTRE | 16. PACIFIC CENTRE SHOPPING MALL |
| | 17. ROBSON SQUARE |

QUALITY PROJECT BY



LEEDA
DEVELOPMENTS CORP.



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





Beverley Gardens

PLANS & FEATURES

UNBEATABLE VALUE... UNPARALLELED COMFORT.

INTERIOR

- Spacious 1 and 2-bedroom residences, many with downtown views.
- Large balconies, some overlooking central courtyard.
- Gas fireplaces with glass doors and marble surround.
- In-suite storage rooms in many suites.
- Marble suite entries.
- 36 oz. wall-to-wall carpeting.
- Solid wood baseboards.
- Horizontal mini-blinds.
- Raised panel doors in unit and room entrances.
- Polished brass door knobs.
- Electric baseboard heaters with individual room thermostats.
- Decora light switches.
- Designer materials in three colour schemes.
- Smoke detectors.
- In-suite plumbing provided for washer and dryer.
- 1.5 inch concrete floor topping.
- Humidity controlled ventilation system.

KITCHEN:

- European-style raised panel kitchen cabinets with microwave shelf, wine rack and pot drawer.
- Ceramic tile splashback.
- Halogen track lighting.
- Ceramic tile flooring.
- American Standard "Americast" white porcelain enamelled double sinks with white enamel single-lever faucets, vegetable sprayer and .5HP garburator.
- GE self-cleaning electric oven and range with hood fan.
- GE dishwasher and 18 cubic ft. GE refrigerator.

BATH:

- American Standard fixtures and faucets.
- Deluxe soaker tub.
- Pressure-balanced hot and cold water mixing valve in

shower and bath.

- Cultured granite countertop with mould-in lavatory basin.
- Ceramic floor and accent wall tiles.

EXTERIOR

- Elegant building exterior finished with top-quality acrylic stucco and complemented with brick.
- Fully landscaped central courtyard with gazebo and reflecting pond.
- Secured underground parking with ample visitor parking.
- Individual bicycle storage facilities.

ENERGY SAVERS

- Energy-saving aluminium double-glazed windows with thermal breaks.
- R40 roof insulation and R20 exterior wall insulation.
- Low water consumption toilets, faucets and shower heads.

SECURITY

- Sophisticated entryphone system.
- Main entrance video camera connected to cable on preset TV channel.
- Time-lapse video monitoring at ground entrances and in underground parking.
- Security gate with remote controller at parking entrance.
- Advanced panic alarm system.
- Prewiring for individual motion and security alarm system.

OPTIONS

- Individual security system.
- Appliance package includes washer/dryer and microwave oven.
- Hardwood floor.



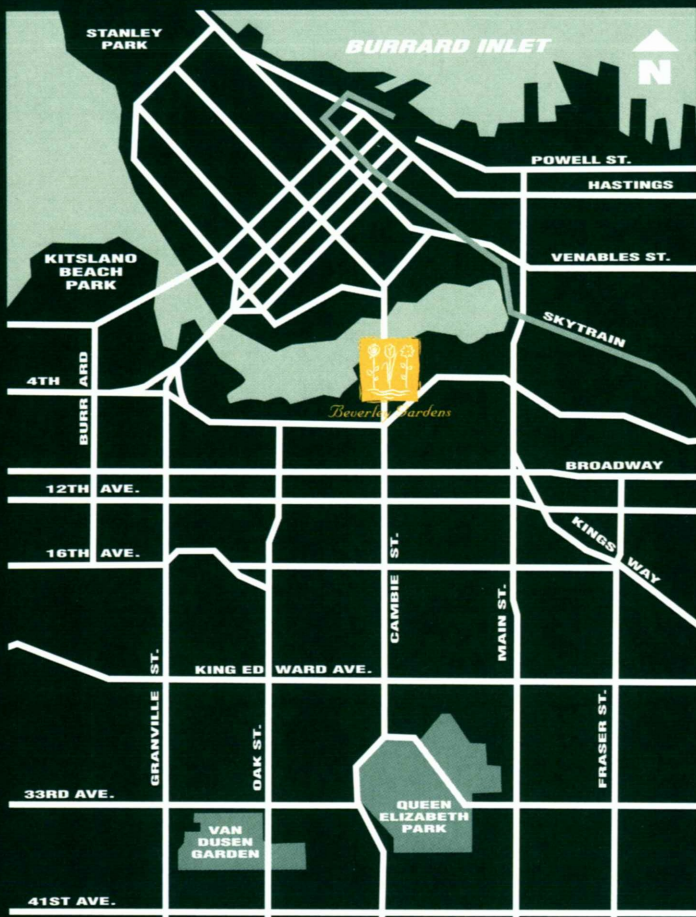
Illustrations are approximate representations of features described. In a continuing effort to improve standards of development, the developer reserves the right to make modifications and changes to building design, specifications, features and floorplans without notice. All areas are approximates. Room sizes are approximate measurements of its inside dimensions. Furnitures shown on plans are not included.



BCCONDOS.NET



LOCATION... LOCATION... LOCATION...



WALK TO:

- Granville Island
- Science World
- City Hall
- The Shops at City Square
- Vancouver General Hospital
- London Drugs



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

