

8th Avenue

GARDEN APARTMENTS & TOWNHOMES

ANOTHER QUALITY PROJECT MANAGED BY QUADRANT DEVELOPMENT LIMITED



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



8th Avenue Will Make Your Life So Much Easier...

8th Avenue Garden Apartments & Townhomes give you the time and choice to do the things you like best. A simpler lifestyle means time saved on household chores and commuting leaves more time to introduce the kids to the Renfrew Pool, take the bus from your doorstep to Stanley Park, go shopping in Chinatown, or just visit nearby family and friends.



Stanley Park bus

Convenient bus links from 8th Avenue Apartments and Townhomes and SkyTrain Stations at Nanaimo and at Broadway will take you to a variety of destinations. Using public transportation U.B.C. and S.F.U. are accessible commutes. On SkyTrain, workday trips to downtown are just six minutes – and weekend visits to Metrotown only nine minutes! If you prefer to walk, 1st Avenue Marketplace isn't far and neither is the colourful Hastings and Nanaimo shopping area. Closer still are neighbourhood restaurants, banks and churches.



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



Move? Yes. Move away? No, we like it here!

Thinking of selling the family house and buying a more carefree apartment or townhome?

Whatever the reason...

Wanting to buy a home in Vancouver where you grew up? Dreaming of owning a home close to work rather than renting or commuting?



My neighbourhood

8th Avenue Garden Apartments & Townhomes may be the answer.

Traditional quality, comfort and security at a convenient Vancouver location all combine to make 8th Avenue an offering you can live in at a price you can live with! By the summer of 1994, construction will commence for 19 townhomes and 41 apartments on the site of the old IGA grocery store at Nanaimo & Broadway.

at a price you can live with...

But, even before construction is complete, 8th Avenue Garden Apartments & Townhomes are selling at very affordable prices! For example, Townhomes start at just \$171,900 and Garden Apartments at \$99,900.



Convenient shopping

Thanks to Quadrant Development Limited, 8th Avenue provides a unique opportunity for you to live in a quality-built home designed to capture both the ambiance and friendliness of an established neighbourhood.

in a friendly neighbourhood...

Along 8th Avenue, townhomes have individual paths leading straight to their doorsteps. Along Kamloops Street, the interior apartments overlook a landscaped garden – so enjoyable on those evenings at home.



Clinton Park on 1st

with traditional values.

The traditional peaked roofline and garden entries are examples of architectural details

that set this development apart from all the rest.

Conveniently located... quality construction... affordably priced... a wide

range of floorplans to choose from... 8th Avenue could have just the garden apartment or townhome you've been waiting for.



8th Avenue



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



8th Avenue

FEATURES

Thoughtfully designed floorplans maximize space and utility with a full complement of modern conveniences and comfortable style.

SUITES

- ♦ Enclosed balconies with ceramic tile floors
- ♦ Open-air decks
- ♦ Double glazed energy efficient windows
- ♦ Gas fireplaces with white tile surround, tile hearth, and painted wood mantle in most suites
- ♦ Individually controlled thermostats
- ♦ All white, in-suite stacked washer/dryer
- ♦ White-on-white frost-free refrigerator
- ♦ Full size, white, easy-clean stove
- ♦ Full size, white-on-white easy-clean range hood
- ♦ Built-in white dishwasher
- ♦ Raised panel heritage-style cabinetry
- ♦ Bullnose countertops with backsplash
- ♦ Chrome fixtures and vegetable sprayer
- ♦ Stainless steel dual kitchen sink
- ♦ Painted wood baseboards
- ♦ Painted heritage-style doors
- ♦ Horizontal white mini-blinds
- ♦ Quality stain resistant carpeting
- ♦ Easy-clean Armstrong vinyl flooring in kitchen and bath
- ♦ Full tub surrounds with ceramic tiles and decorative strips

DEVELOPMENT

- ♦ Landscaped gardens
- ♦ Secured underground parking
- ♦ Enterphone system
- ♦ In-suite fire protection sprinkler system
- ♦ Marble tiles in lobby entry
- ♦ Individual storage lockers
- ♦ Generous bicycle storage
- ♦ Outdoor landscaped patios
- ♦ Landscaped outdoor lighting
- ♦ Trellis garden entry

LOCAL AMENITIES

A 'home' is where family and friends are found but local amenities and services create a vibrant community. 8th Avenue Garden Apartments & Townhomes is set in a neighbourhood rich with community pride and established amenities.

- ♦ John Hendry Park
- ♦ Chief Maquinna Elementary
- ♦ Vancouver Technical Secondary
- ♦ Trout Lake Community Centre
- ♦ Safeway
- ♦ TD bank
- ♦ Fortune Garden and Szechuan Chong Qing Restaurants
- ♦ Broadway Church

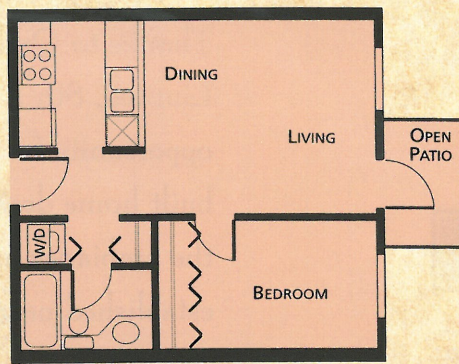
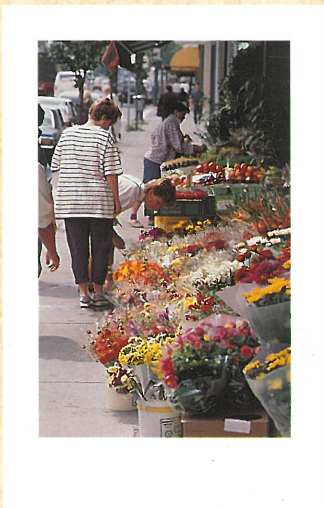


Townhomes along 8th Avenue.

In the continuing effort to meet the challenges of product improvement, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Refer to the Disclosure Statement for specific offering details. All dimensions and sizes are approximate. E. & O.E.



GARDEN APARTMENTS



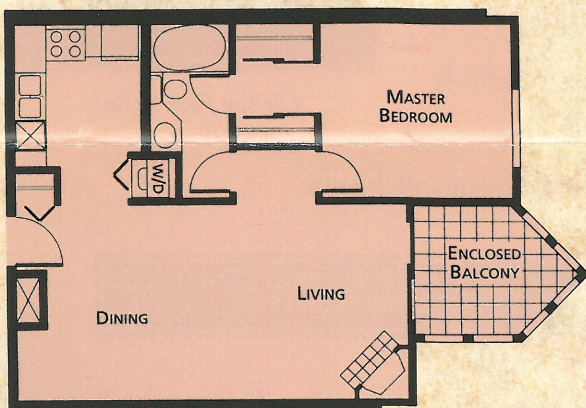
SUITE PH5

R Plan

One Bedroom

484 sq.ft. Strata Lot area

\$111,900



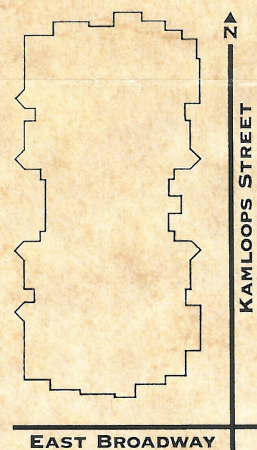
SUITE 205

B Plan

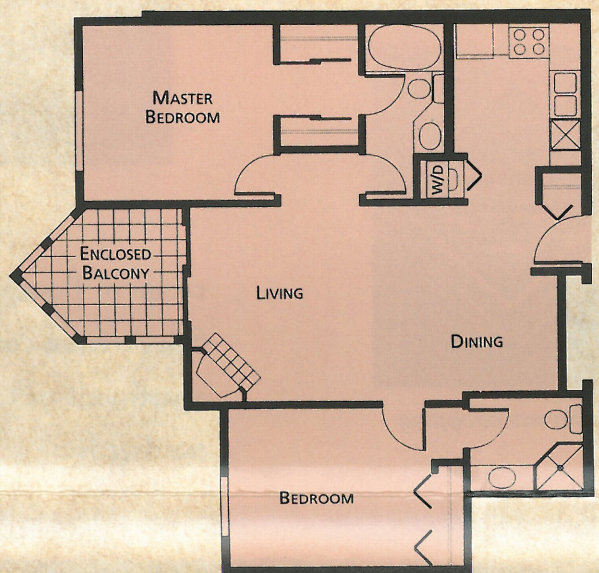
One Bedroom

763 sq.ft. Strata Lot area

\$142,900



GARDEN APARTMENTS FLOORPLATE



SUITE 304

E Plan

Two Bedroom

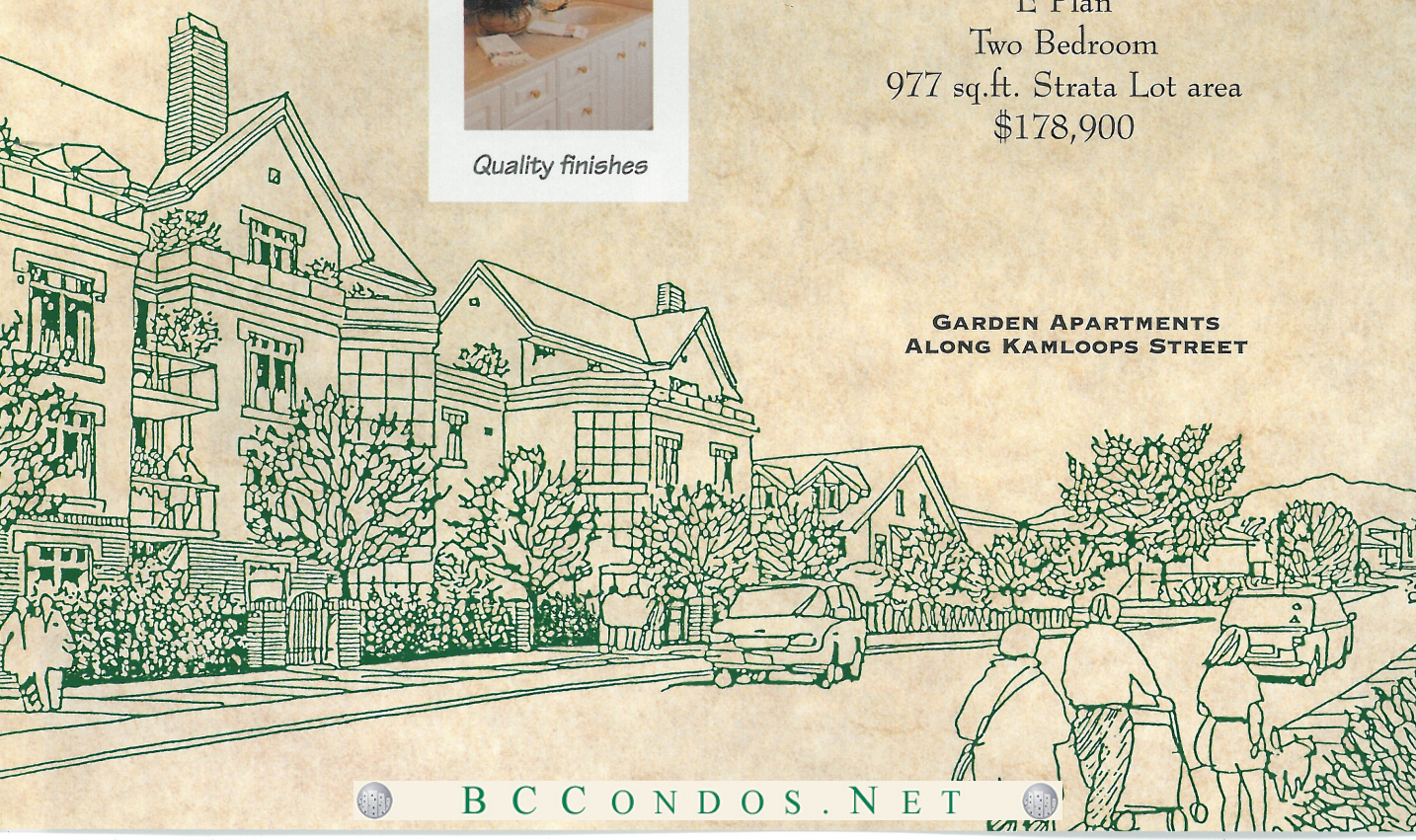
977 sq.ft. Strata Lot area

\$178,900

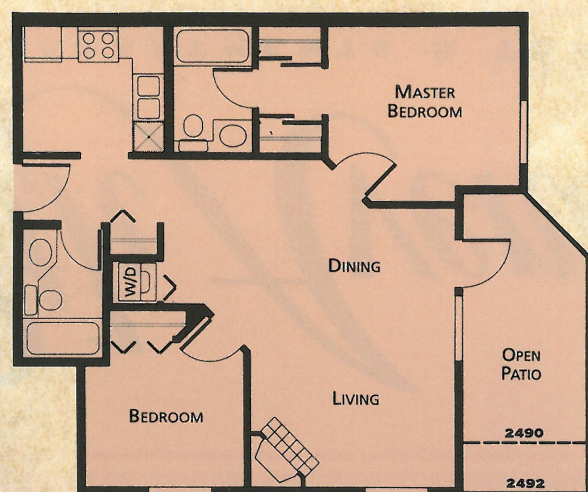


Quality finishes

GARDEN APARTMENTS
ALONG KAMLOOPS STREET



TOWNHOMES



Trout Lake

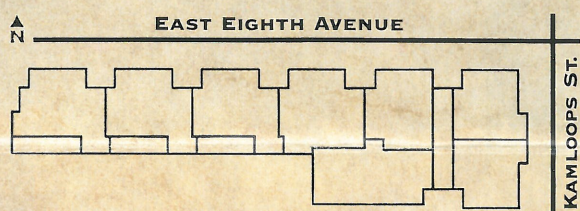
2490 & 2492 E. 8TH

I Plan Townhome

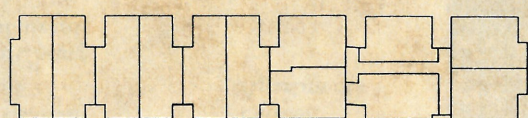
Two Bedroom

844 sq.ft. Strata Lot area

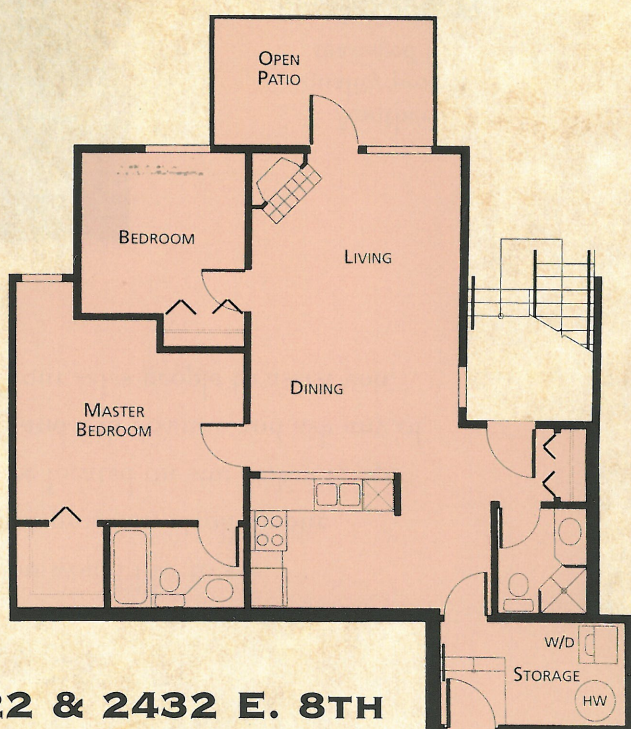
\$171,900 each



GROUND LEVEL
TOWNHOMES FLOORPLATE



UPPER LEVEL
TOWNHOMES FLOORPLATE



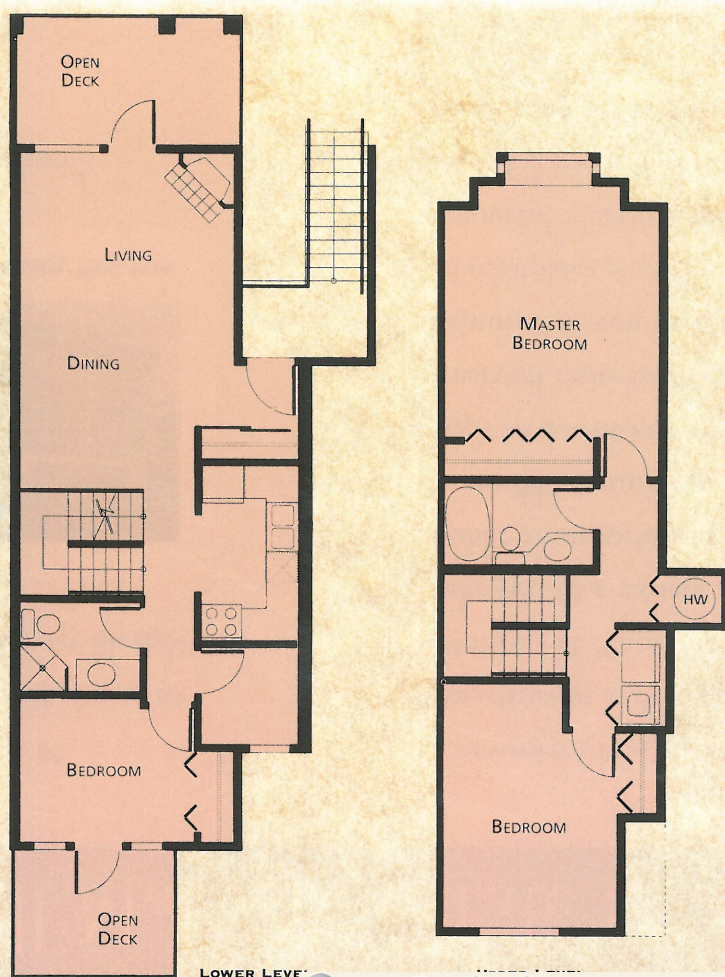
2422 & 2432 E. 8TH

H Plan Townhome

Two Bedroom

955 sq.ft. Strata Lot area

\$180,900 each



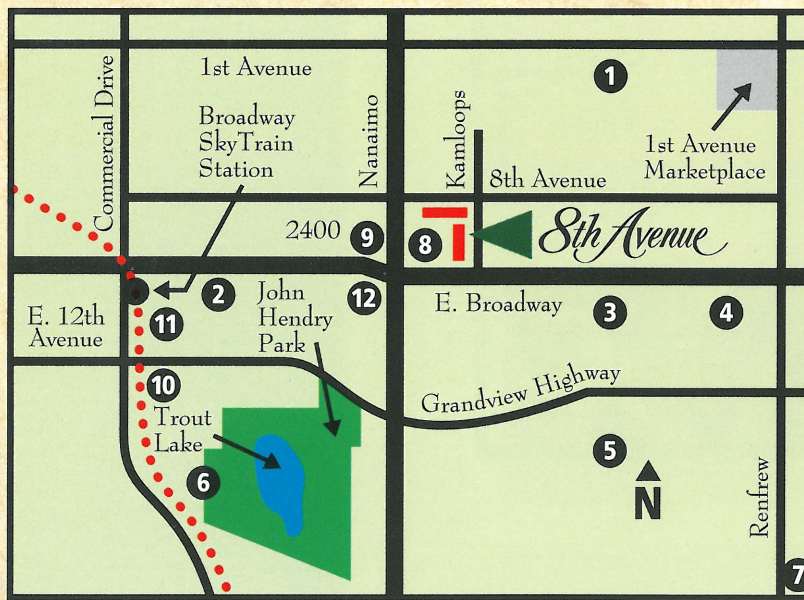
2418, 2428 & 2438 E. 8TH

J Plan Townhome

Three Bedroom

1,453 sq.ft. Strata Lot area

\$249,900 each



- 1 Chief Maquinna Elementary
- 2 Queen Alexandra Elementary
- 3 Vancouver Technical Secondary
- 4 Broadway Church Daycare
- 5 Italian Cultural Centre
- 6 Trout Lake Community Cent.

- 7 Renfrew Park Community Centre
- 8 Care Facility
- 9 Fortune Garden Restaurant
- 10 Szechuan Chong Qing Restaurant
- 11 Safeway
- 12 Toronto Dominion Bank

- 8th Avenue Townhomes
- 8th Avenue Garden Apartments

For more information, please call your neighbourhood realtors Bob Rennie, Jeff Stark, Herb Johnstone or Andy Holland of



Rennie & Associates Realty at
298-8777.

If you would like to see the development in progress, stroll by our information centre located on site at Kamloops



and 8th Avenue and ask any of our sales people to assist you.



Commercial Drive

Another quality project managed by:



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