

ALDER COURT

1195 WEST 8TH AVENUE, VANCOUVER

Beautifully Appointed Apartment Homes With You in Mind

*Now a state-of-the-art building that enhances the ambiance of Fairview Slopes
—Alder Court at 1195 West 8th Avenue—a building unparalleled in the area.*

*Alder Court, designed for the future, with the best the City has to offer.
Seize the moment, frequent nearby restaurants, cafes and shops, or simply cozy up
around the fireplace while gazing at the breathtaking views. Alder Court has it all!*

Welcoming Entrance

- Contemporary gated entrance with monitored video intercom
- State-of-the-art contemporary styling
- Constructed of high quality material and workmanship
- Elevator service to all levels
- Wheelchair accessible
- Most units have an entry located off the full height open courtyard

Courtyard

- Free standing archway denoting building entry
- Full height courtyard, open and lighted
- Beautifully landscaped with trees, shrubs and flowers

Living Area Focusing on Detail and Style

- Stained solid maple entry doors to all suites
- Foyers with distinctive polished ceramic or slate flooring with piping detail
- Neutral colour schemes
- 40 oz., 100% nylon carpet with stainguard
- Solid wood baseboards
- Corner natural gas fireplaces with slate or polished tile surround
- Double glazed thermo windows
- Windows in all kitchens and storage rooms
- Arched ceilings in penthouse livingrooms
- Extensive use of skylights in each penthouse suite



Kitchens Designed With You In Mind

- Modern maple pattern or high gloss white cabinets with full-wrap edges
- Laminate countertop with double stainless steel sink with vegetable spray
- Three "Power Smart" appliances in white or black
- In-sink waste disposal and built-in water purifier

Bathrooms to Please

- Brushed chrome plumbing fixtures with matching accessories
- Full width vanity mirrors

With Efficiency and Savings For You In Mind

- High efficiency thermostat controlled gas fireplaces
- Central hot water system included in your maintenance fee
- Electric baseboard heating with individual room thermostats
- Low voltage halogen lighting throughout

For Your Safety and Security in Each Suite

- Video monitored main entry and roughed in security system
- Fully sprinkled throughout suites and common areas
- Smoke and heat detectors connected to monitored central fire alarm system
- Concrete floor topping & double insulated walls to enhance fireprotection and soundproofing
- State-of-the-art Chubb locks on all exterior and common area doors.

Amenities

- Meeting room
- Bicycle storage room and individual storage lockers on lower level

Warranty

- B.C. New Home Warranty
- This building has been consistently inspected and certified by a building envelope inspector throughout construction to ensure you a safe and maintenance free structure for years to come.

Developer

- **The Dammholz Group** The Developer reserves the right to change any of the above items without notice.

FOR FURTHER INFORMATION, CONTACT
DAMMHOLZ ESTATES INC., 224-6558
REALTY WORLD - Ker & Ker, 266-7151

NEW  HOME

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

