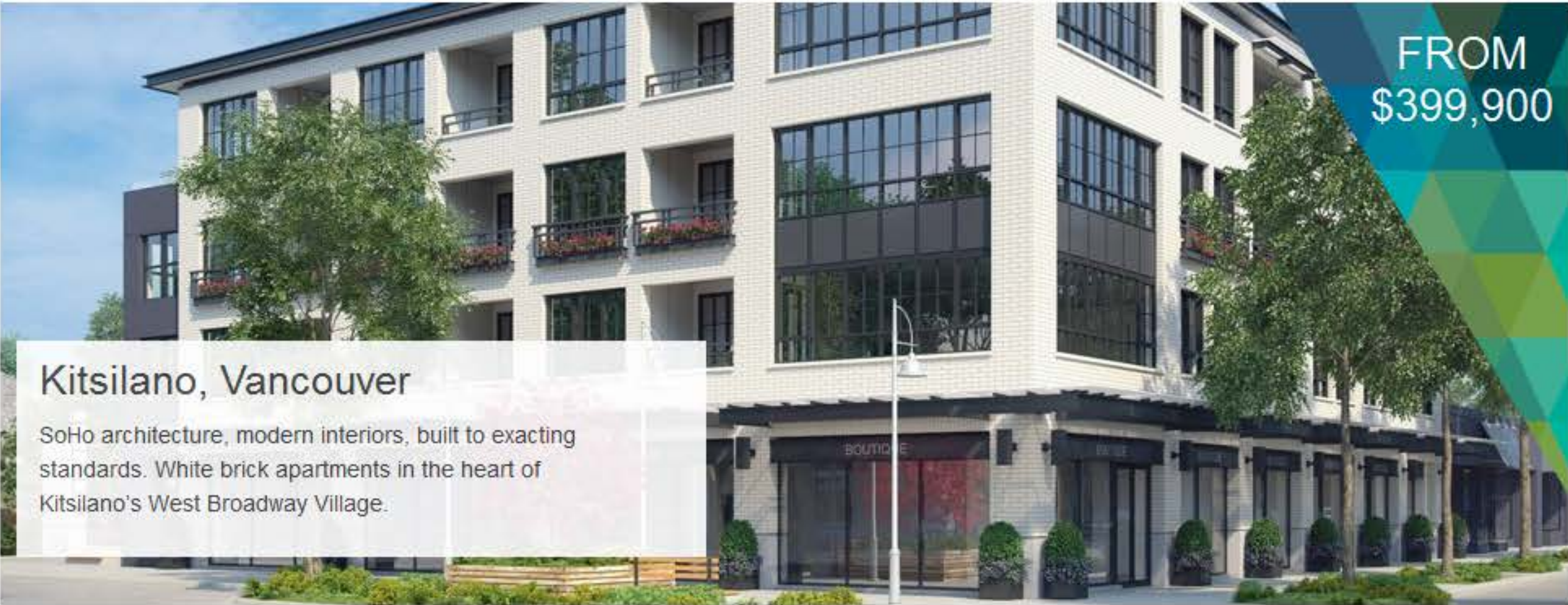


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BAYSWATER

Why BAYSWATER? Floorplans Neighbourhood Images News Our Properties



CHOOSE YOUR FLOORPLAN



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VIEW OUR INTERACTIVE GALLERY



READY TO BUY? WE'RE HERE TO HELP.



Home Buying Step-by-Step
The MOSAIC Sales Team is here to provide you with a clear explanation of the process leading up to your Completion Date and answer any other questions you may have.
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MOSAIC NEWS



BAYSWATER. WHAT'S IN A NAME?

What is near BAYSWATER? Thomas Haas. Solly's Bagelry. Kits Beach. The University of British Columbia. The Endowment Lands. The shops of West Fourth. Le Petit Spa. Kitsilano Secondary. Connaught Park. Jericho Park. Jericho Sailing Club. Spanish Bank Beach. The list goes on.

[Read more](#)

POSTED ON JUNE 6 2012
TAGGED WITH: BAYSWATER

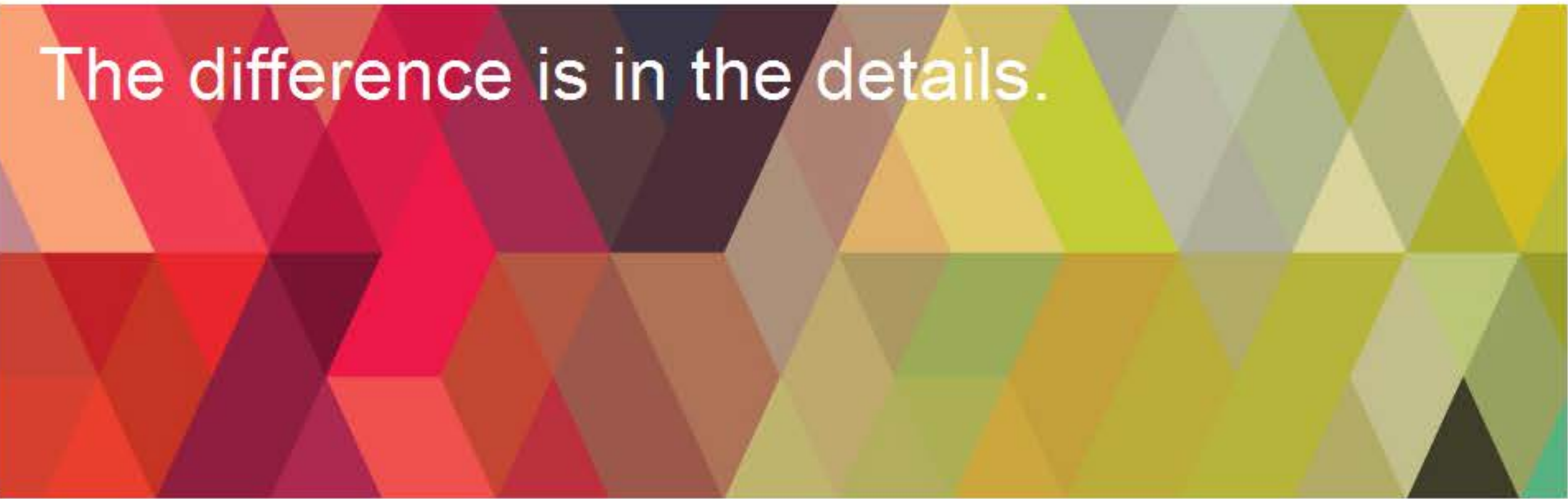


INTERIOR DESIGN TIPS

Our talent interior designer shared 5 coveted tricks that have added some significant oomph to your new MOSAIC home.

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POSTED ON FEBRUARY 7 2011
TAGGED WITH: HILLCREST, EMERSON, BAYSWATER



TIMELESS.
SoHo inspired architecture. Crisp white brick, black metal work, and oversized multi-pane windows create an enduring street presence.



WELL-TAILORED.
Full width living areas means that yes you can fit a full size sofa – even a sectional – where you can sensibly see your TV.



HIGH SPECIFICATION.
Well-appointed with polished composite stone countertops, Kohler purist series bath fixtures, large kitchen islands, brushed oak engineered hardwood flooring, and Blomberg integrated appliances.



PRESENCE.
Your streetscape is composed of mature trees, wide sidewalks, bench seating, extensive landscaping, elegant lighting, and bold metal canopies all set in a lively village atmosphere.



SENSE OF ARRIVAL.
Come home to a refined residential entrance located off of Bayswater Street, with a striking brick lantern monument, private gated courtyard, and inviting lobby.

SEE THE BAYSWATER FLOORPLANS >

MOSAIC NEWS



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Thomas Haas. Solly's Bagelry. Kits Beach. The University of British Columbia. The Endowment Lands. The shops of West Fourth. Le Petit Spa. Kitsilano Secondary. Connaught Park. Jericho Park. Jericho Sailing Club. Spanish Bank Beach. The list goes on.

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[Read more](#)

POSTED ON FEBRUARY 7 2011
TAGGED WITH: HILLCREST, EMERSON, BAYSWATER

YOUR NEIGHBOURHOOD. Everything you need for good living.

At BAYSWATER, you don't have to go far to find what you need. Schools, shopping, trails and transit are just around the corner.

Get Directions



SCHOOLS

UNIVERSITY OF BRITISH COLUMBIA (UBC)
KIT SILANO SECONDARY
WEST POINT GREY ACADEMY
GENERAL GORDON
ST JOHNS SCHOOL

SHOPPING

WEST BROADWAY VILLAGE
WEST 4TH AVE
SOUTH GRANVILLE
GRANVILLE ISLAND

RESTAURANTS & CAFÉS

THE HONEST BUTCHER
UPRISING BREADS
CALHOUNS
NOTTES BON TON
SOLLEYS BAGELRY
BAGUETTE & CO
BANANA LEAF
EAST IS EAST
THE EATERY
THOMAS HAAS PATIS SERIE
MODERNE BURGER
CUPCAKES

OUTDOOR RECREATION

KITSILANO BEACH AND OUTDOOR POOL
ENDOWNMENT LANDS
LOCARNO BEACH PARK
JERICO BEACH PARK

TRANSPORTATION

B-LINE EXPRESS BUS

AMENITIES

KIT SILANO COMMUNITY CENTRE
ROYAL VANCOUVER YACHT CLUB
JERICO SAILING CENTRE

SEE THE BAYSWATER IMAGE GALLERY >

BAYSWATER. WHAT'S IN A NAME?



If you've been following MOSAIC, you'll have noticed that we always name our properties to pay tribute to one of the property's unique qualities. In many cases, it's the property's location and that's certainly true in BAYSWATER's case. BAYSWATER is located on (wait for it...) Bayswater and Broadway in Kitsilano's Broadway Village, just West of MacDonald.

What's nearby? One of Vancouver best delicatessens, [Thomas Haas Chocolates and Patisserie](#). If Thomas's roots as a fourth generation pastry chef from the Black Forest Village of Aichhalden, Germany, or his international accolades from New York to Europe don't impress you, just try his double baked almost croissant.

Want something even more old world? A block away from BAYSWATER is [Solly's Bagelry](#). You might pass right by this tiny shop, but it makes Vancouver's best cinnamon buns. Huge, authentic, to-die-for, and that's before you even add the cream cheese icing. Fresh daily.

What else is nearby? The beach - Kits Beach. The University of British Columbia. The Endowment Lands. The shops of West Fourth. Le Petit Spa. Kitsilano Secondary. Connaught Park. Jericho Park. Jericho Sailing Club. Spanish Bank Beach. The list goes on.

West Broadway Village is one of the most coveted neighbourhoods in all of Canada. [Register](#) to learn more about the 31 white brick homes at BAYSWATER, or give us a call at 604.739.8880. We would love to tell you more!

POSTED ON JUNE 6 2012
TAGGED WITH: BAYSWATER

208

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Bayswater 2468 Bayswater by Mosaic

Development attracting downsizers and young professionals

Claudia Kwan

Sun

Saturday, June, 02, 2012



BAYSWATER

Project Address: 2468 Bayswater (and W. Broadway), Vancouver

Project size: 31 apartments in a four-storey building, commercial units on the ground floor

Residence size: One bedroom 580 - 735 sq. ft; Two bedroom 965 - 1,070 sq. ft; Three bedroom 990 sq. ft

Prices: One bedroom from low \$400,000s; Two bedroom from high \$600,000s; Three bedroom from high \$700,000s

DEVELOPER: MOSAIC



A classic Carrerra marble backsplash is laid in a linear mosaic pattern in the kitchen to combine both traditional and contemporary looks. Photograph by: Glenn Baglo, PNG, Special To The Sun



Architect: SHIFT Architecture

Interior Design: Jen Eden, Occupy Design

Sales centre address: 2468 Bayswater (and W. Broadway)

Hours: Grand opening June 9 and then noon - 6 p.m., daily. Until June 9, pre-viewing by appointment only.

Telephone: 604-739-8880

Web: www.mosaichomes.com/bayswater

Occupancy: Winter 2013/Spring 2014

Sales begin: mid-June

Having an iconic location is both a great responsibility and great opportunity, if you look at it from MOSAIC's perspective.

The developer's Kitsilano site at the corner of Bayswater and West Broadway was for a long time the home of high-end men's clothing retailer Mark James, as well as the store's associated restaurant. The latter eventually changed over to the Tomato Fresh Food Café, which closed down just over a year ago.

"We feel a big responsibility in seeing this location to the next phase of its life," says MOSAIC's Geoff Duyker.

"It has been such a big part of the vibrancy of this neighbourhood for such a long time, and we want to continue that tradition."

The company also has a strong connection to the Kitsilano area; its offices are not far from the Bayswater location. Many employees will drive by the site daily on their way to work,



The Bayswater homes, available in two colour schemes, have a spacious, urban feel. Photograph by: Glenn Baglo, PNG, Special To The Sun



A cross-sectional rendering of a unit at the MOSAIC project. Photograph by: Glenn Baglo, PNG, Special To The Sun



In the show home bathroom, interior designer Jen Eden opted for grey porcelain tiles, a linear mirror and two wall sconces.



or already live in the area.

While the company is well known for an exacting level of attention to detail, having Bayswater essentially in its backyard is providing a gentle added impetus to make sure everything here is just so.

Bayswater is following in the footsteps of a previous MOSAIC project, Iron and Whyte. That apartment development in West Point Grey combines a traditional Georgian look with contrasting black and white elements on the exterior of the building, in keeping with the developer's propensity to revive classic architectural styles.

With Bayswater, it has continued the crisp black and white colour motif, but in a more contemporary way. The exterior is clad in the same gleaming white brick, but black framed windows, Juliet balconies and wrought-iron accents are simpler. Cornices on the building have cleaner, less ornate lines.

Concrete cladding panels in dark grey are affixed to the back of the building - an acknowledgment that in the pedestrian-friendly neighbourhood, not everyone will approach the structure from the front on West Broadway.

It's fairly rare to have a new development in an area as already built out as Kitsilano, which may explain the high level of interest in Bayswater.

More than 1,000 people have already requested more information on the project's 31 homes, with many expected to stream through the sales office once it formally opens up.

Duyker says the people making repeat phone calls to the sales team tend to fall in two categories.

There are mature potential buyers who are looking for a way to downsize, while staying in the neighbourhood they have called home for decades - they don't want to be forced to move downtown just to get into a condominium.

It is for them that MOSAIC decided to make some of the suites more generously sized, with bedrooms separated by an open central living space. That allows for some capacity to age in place.

The other group considering buying in Bayswater is comprised of young professionals who value the urban lifestyle.

Some have grown up in the area. For now, purchasing a single-family home in Kitsilano is an unattainable dream for many; the homes in Bayswater are much more affordable, relatively speaking. Eighty per cent of those who have registered their interest in the development are from Kitsilano or the west side of Vancouver.

"This location is about as good as it gets," Duyker says enthusiastically. "It [Bayswater] isn't a through street, so you don't get tons of traffic streaming through. However, you still have easy access to UBC, downtown, parks, the beach, all sorts of grocery stores and bakeries and amenities.



People don't really need to be sold on this spot - they know how good it is already!"

When it came to the look and feel of the apartments, interior designer Jen Eden of Occupy Design says the concept revolved around luxury condo living.

"We wanted to celebrate urban design and good living. We put value into the finishes and creating a spacious feel in the homes. We literally spent hours discussing the details."

A classic Carrera marble backsplash is laid in a linear mosaic pattern in the kitchen, to combine both the traditional and the contemporary. The refrigerator is concealed behind mill-work for the clean appearance so critical for open-concept floor plans.

Homes are available in two colour schemes. The first contrasts low gloss white cabinets with the aforementioned Carrera marble backsplash, and a white quartz countertop.

The other option leans more heavily to tone on tone colouring. The earthy palette of neutrals of several years ago has now expanded to include shades of grey. A glass backsplash and quartz countertop are delivered in taupe grey, against white cabinets. The hard-wood floor is repeated in both colour schemes in a lightly whitewashed oak.

In the bathroom, Eden has opted for dark grey porcelain floor tiles, a long linear mirror and two wall sconces. A floating vanity contains lots of storage. Above it is a custom made floating shelf made out of the flooring material. The vanity also has a Kohler sink, which is a particular favourite.

"It's the first sink I've seen in a long time which is usable but not too chunky," Eden points out.

Throughout the design process, MOSAIC's Duyker says the guiding principle was for homes to be genuinely livable. Buyers can put full-sized couches in the living rooms and queen-sized beds in the bedrooms. Many of the apartments have integrated workspaces in acknowledgment of how many people now work from home, either part-or full time. Walk in closets again address the need for storage space.

Until now, there hasn't really been a unified look for the neighbourhood, which spans both single-family homes and single-storey commercial units.

"This is actually a chance for us to help set the tone for the area - we love putting in something that feels timeless," Duyker says.

It's an opportunity MOSAIC is clearly taking seriously, having deliberated over every step of the process. The only thing left now is to see how many people sign on the dotted line, once sales formally begin in mid-June.

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EXCITING PROJECT > The MOSAIC BAYSWATER White
Brick Apartments in Vancouver Kitsilano Real
Estate Market > Boutique Kits BAYSWATER
Vancouver Condos Now Previewing > 31
Opportunities Only!



BAYSWATER Vancouver Kits Apartments for Sale

Do you remember the unique and beautiful white brick apartments in Kits Vancouver launched in 2011 by MOSAIC Homes? They were called the Vancouver Iron & Whyte white brick apartments in the most sought after Kitsilano neighbourhood, and sold out within a week. Well, if you missed your chance to purchase at Iron & Whyte, there's a new project in town called the MOSAIC BAYSWATER Vancouver Kits Apartments. Featuring similar traditional yet modern style white brick Kits Vancouver apartments, the new BAYSWATER Vancouver condos are located in the Kitsilano West Broadway Village area. Also, this boutique low-rise building of only 4 storeys at the Kits Vancouver BAYSWATER condo project features only 31 white brick apartments. If you want to get into a ground level opportunity in the West Side Vancouver real estate market, BAYSWATER white brick apartments may



be the best and most affordable option! In addition, you will be purchasing a well designed, functional and high-end home in one of the best locales and built by one of the best local boutique builders! The preconstruction Vancouver BAYSWATER condos are located at 2468 Bayswater Street Vancouver Kitsilano West Side neighbourhood.

Vancouver Kitsilano Living from \$399,900*.

Please join us for our Grand Opening this Saturday, June 9, 12-6pm. View the fully-furnished model home to see BAYSWATER' s beautiful finishings and a 3D model of the building to see BAYSWATER' s stunning SoHo architecture.

One bedrooms from \$399,900*.

Two bedrooms from \$659,900*.

MOSAIC + one of Kits' best locations = huge demand. Arrive early!

Available Early June 2012!

The response to BAYSWATER Vancouver Kits apartments for sale has been tremendous. We appreciate your patience as we complete the finishing touches prior to being available for purchase. Within a week we will begin contacting all who have expressed interest with specific information regarding our BAYSWATER Kits Vancouver homes, their pricing and our sales process. Based on the demand shown to date, we expect the West Side Vancouver BAYSWATER condos to sell quickly. Rest assured that you will have priority access to information as soon as it becomes available. If you would like to ensure that you are amongst the first to be reached by our Sales Team next week.

MOSAIC + Kitsilano = BAYSWATER. 31 White Brick apartments on West Broadway at Bayswater in the heart of the village.

1, 2 and 3 bedroom Vancouver BAYSWATER Kits homes starting from the low \$400' s*.

Click here to register:

<http://www.mosaichomes.com/properties/bayswater/register/>

Available Spring 2012! The boutique Vancouver white brick apartments at BAYSWATER by MOSAIC Homes are located at the corner of Broadway and Bayswater. The floor plans range between one, two and three bedroom



Vancouver Kitsilano apartment homes with presale previews starting Spring. Please contact MOSAIC for more information or visit their website today to register at www.mosaichomes.com. If you don't have a realtor to find you a home including the new Kitsilano BAYSWATER Vancouver white brick apartments.

MORE PREVIEW INFO on the Kits Vancouver BAYSWATER Condos for Sale

Brought to the market by MOSAIC Homes, the new Kitsilano Vancouver Bayswater Apartments will include the opportunity to purchase a brand new Kits condo at an affordable price. MOSAIC Homes is one of the top boutique builders in the city, and the new Vancouver Bayswater Kits Apartment building will feature only thirty one 'white brick' contemporary condominium suites in West Kits area. Located on the site of the former Make James and Fiasco's site at Bayswater and Broadway along the exciting West Broadway Village community, the new MOSAIC BAYSWATER Vancouver Kits apartments will be part of an eco-friendly, sustainable and extremely walkable neighbourhood that is both desirable as it is vibrant. Best of all though, we believe, is that the preconstruction Vancouver BAYSWATER Kits Apartments by MOSAIC Homes will offer 1, 2 as well as 3 bedroom condos for sale. This is very unique to the area, as most new suites are smaller one and maybe two bedroom residences. The addition of the 3 bedroom Kitsilano Vancouver BAYSWATER Apartments makes it an ideal opportunity for couples looking for more space as well as small families who want the vibrant and exciting Kitsilano lifestyle. Close to the water and offering brand new condos, the BAYSWATER Kits Apartments will be launching Spring 2012.

For homebuyers who missed out on purchasing at the IRON&WHYTE condos by MOSAIC Homes, here's BAYSWATER Kitsilano white brick Vancouver apartments for sale. Located in Kitsilano's West Broadway district, the new Vancouver BAYSWATER Apartments will be breaking ground mid 2012 and this mixed use project will be situated right at Broadway and Bayswater in the Vancouver West Side real estate district. Located on the former Mark James retail store site, the new Kits Vancouver white brick apartments at BAYSWATER by MOSAIC Homes will feature only thirty one opportunities above round level commercial/retail space and is expected to sell out very quickly.

31 White Brick Apartment homes in the heart of Vancouver Kitsilano's West Broadway Village.

1 bedroom, 2 bedroom & 2 bedroom plus den homes available Spring 2012.



Coming Soon: Mosaic introduces Bayswater Kits Vancouver apartments, a boutique community of just 31 homes in this beloved West Side Vancouver real estate neighbourhood. Bayswater opens this spring!



INTERIOR DESIGN TIPS



I recently sat down with Ada from [Bob's your Uncle Design \(BYU\)](#), the creative genius behind some of our previously executed Model Homes, and asked her for hints as to how one could make a small space appear much larger. Within a few minutes Ada had shared **5 coveted tricks of the trade** that have added some significant oomph to my little apartment.

- 1) **Add large mirrors to reflect light and space.** It makes a room instantly appear much more spacious.
- 2) **Use furniture that is lower and less bulky in the living room.** It keeps clear sight lines in the space making the room feel more open.
- 3) **Consistency of accent colour throughout the home.** This ensures a natural fluidity to your home.
- 4) **Use larger accessories** (as opposed to a lot of little trinkety stuff), and avoid clutter with custom storage built-ins.
- 5) **Lighter paint/wall paper colours.** Avoid bold, bright colours which can close a small space in.

Posted on February 7 2011



MOSAIC
BAYSWATER
WHITE BRICK APARTMENTS

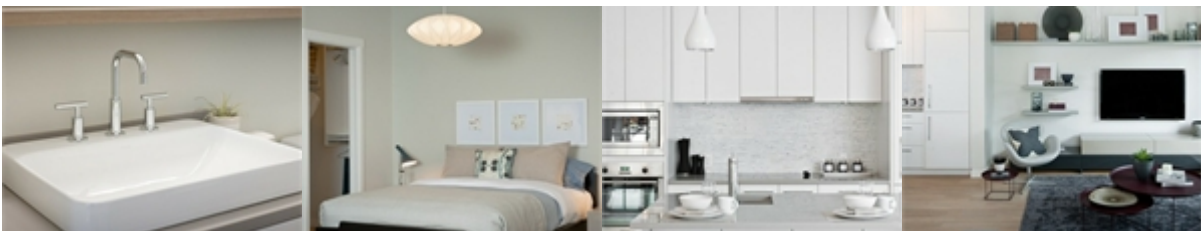
BAYSWATER. BY MOSAIC.

mosaichomes.com

By [Mosaic Homes](#)

2468 Bayswater St [Vancouver](#)

From **CAD\$399,900**



BAYSWATER. BY MOSAIC. is a new condo project by [Mosaic Homes](#) currently in preconstruction at 2468 Bayswater St in [Vancouver](#). Available condos start at CAD\$399,900. The project has a total of 31 units.

Project Details

DEVELOPMENT NAME BAYSWATER. BY MOSAIC.

DEVELOPER(S) [Mosaic Homes](#)

PROJECT TYPE Condominium

ADDRESS 2468 Bayswater St

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia



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



POSTAL CODE V6K 2G6

PROJECT WEBSITE mosaichomes.com

EMAIL bayswater@mosaichomes.com

SALES CENTRE PHONE # 604-739-8880

SALES CENTRE ADDRESS 2488 Bayswater St., Vancouver BC

SALES CENTRE HOURS Daily: 12-6pm

CONSTRUCTION STATUS Preconstruction

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 31 units

NUMBER OF STOREYS 4 storeys

UNIT SIZES From 580 to 990 Square Feet

\$ Prices

PRICES (AVAILABLE UNITS) From CAD\$399,900

Project Summary

31 White Brick Apartment homes in the heart of Kitsilano's West Broadway Village.

