

/ QUALITY FIRST



/ LOCATION



41
CONTEMPORARY
CONDOS IN THE
HEART OF
PEMBERTON.
NOW SELLING FROM
ONLY **\$169,900**

/ DESIGN



/ FLOOR PLANS



/ WHY ELEMENTS, WHY NOW?



/ ELEMENTS BY MARCON

CONTEMPORARY CONDOS FROM ONLY **\$169,900**
SIGNATURE PENTHOUSES FROM UNDER **\$400,000**
(Penthouses feature expansive 800-1500 sq.ft. roof top terraces)

Plant yourself in a vibrant, growing community and gain access to the best British Columbia has to provide. Located in the heart of Pemberton, Elements offers an all-access pass to top outdoor pursuits - from skiing to hiking, golfing to biking, fishing to foraging, simple take-out to world-class dining, it's all here at your doorstep.

Proudly built by Marcon, one of the most respected developers in BC, Elements features luxury urban finishes and contemporary West Coast architecture at small-town prices. Whether you're a first-time buyer or an established investor, the time is now.

MOVE IN
NOW!

/ BLOG + NEWS

YOUNG FAMILIES DRIVE
RECREATIONAL PROPERTY MARKET

New RE/MAX report concludes that buyers are still cautious, but lower prices are getting them off the fence

[CONTINUED ]

MORTGAGE LAW CHANGE

Yesterday the Federal Government announced new restrictions on insured mortgages that will quickly come into effect on Monday, July 9, 2012!

[CONTINUED ]

Quality First

Marcon
Privacy Policy

Design

Architecture
Interiors
Palette

Floor Plans

Floorplans
Features

Location

Pemberton
The Valley
Whistler
Map

Why Now?

Why Elements? Why now?
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ELEMENTS

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Canada V0N 2L1

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AMBER MANN: 604.902.1321

Telephone: 1.604.894.7777
Fax: 1.604.270.8777
Toll Free: 1.855.270.8777

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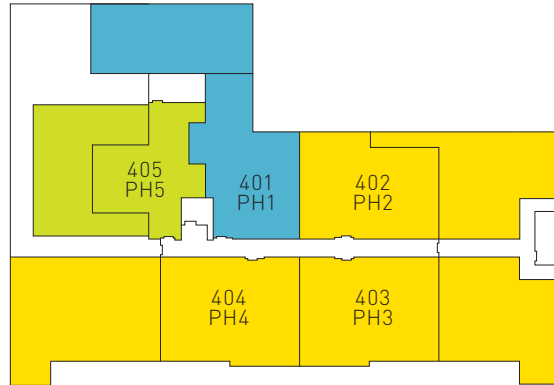
BC CONDOS.NET


WHISTLER REAL ESTATE
company limited

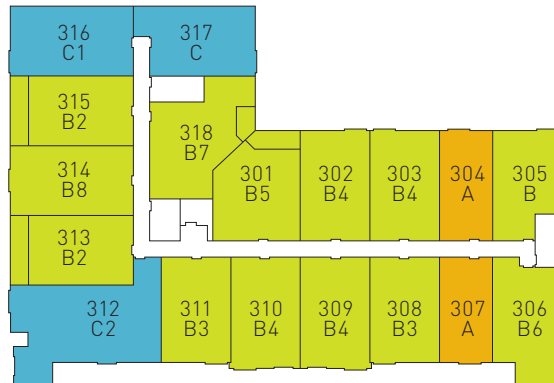
BUILDING PLAN

- STUDIO / JUNIOR 1 BEDROOM ■
- 1 BEDROOM + DEN ■
- 2 BEDROOM / 2 BEDROOM + DEN ■
- 3 BEDROOM ■

FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



CLASSIC ON THE OUTSIDE WITH A CONTEMPORARY TWIST ON THE INSIDE

Don't be fooled by the rustic exterior charm of Elements featuring timber detailing, stone clad podium and stone turrets with spectacular mountain views in the heart of Pemberton. Once inside, there's a contemporary twist with elements from nature incorporated into every nook and cranny. The materials were chosen for their quality, balancing luxury and durability, texture and form – where the natural beauty of the surrounding environment takes the lead for design – and then assembled into contemporary, understated interiors offering an invitingly casual sophistication.

ELEMENTS FEATURES

HOME

- ▶ Overheight ceilings (8'11" – 2nd + 3rd floors; 9'11" – Penthouse level)
- ▶ Laminate wood flooring throughout living, dining and kitchen in either light oak or graphite
- ▶ 12" x 24" matte porcelain floor tile (two colour schemes)
- ▶ TV walls pre-wired with CAT5 wiring
- ▶ Expansive windows in living, dining and master bedrooms, many featuring sunrooms
- ▶ Stacked Whirlpool® Duet 6.7 cu.ft. dryer and 4.0 cu.ft. Energy Star front load washer
- ▶ Costa Mesa Collection "Sebastian's Beige" 100% nylon berber carpet in bedrooms
- ▶ Track lighting with satin nickel finish in main living areas
- ▶ Designer-selected, modern, square-edge profile, solid 3 1/4" baseboard and 3 1/4" casing
- ▶ Unobtrusive horizontal 2" faux wood blinds

BATHROOM

- ▶ White oval porcelain sink
- ▶ Grohe single lever faucet in polished chrome
- ▶ Vanity with brushed stainless steel pulls, including custom lighting integrated into mirror surround (two colour schemes)
- ▶ 12" x 24" matte porcelain floor tile (two colour schemes)
- ▶ Low-consumption toilet
- ▶ White Hytek skirted soaker tub
- ▶ "Waterfall series" sleek tub surround, finished with 12" x 24" stacked gloss finish porcelain tile in white
- ▶ Grohe shower heads and tub filler in polished chrome
- ▶ Frosted glass with polished chrome vanity lighting
- ▶ Taymor "Qube" collection bath accessories

SECURITY, SAFETY & SERVICE

- ▶ A secured, well-lit underground parkade with emergency panic stations, fob-only access and video surveillance
- ▶ A fob-only access lobby with video surveillance, plus intercom with security camera, allowing you to pre-screen visitors using your TV
- ▶ Elevator with restricted floor access
- ▶ Technology ready – with additional tel cable data outlets and CAT 5e wiring
- ▶ State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every room
- ▶ MARCON's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible
- ▶ Comprehensive Travelers Guarantee of Canada 2/5/10 New Home Warranty including two years for materials, five years for building envelope, and 10 years for structural components

KITCHEN

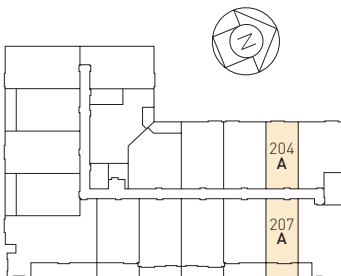
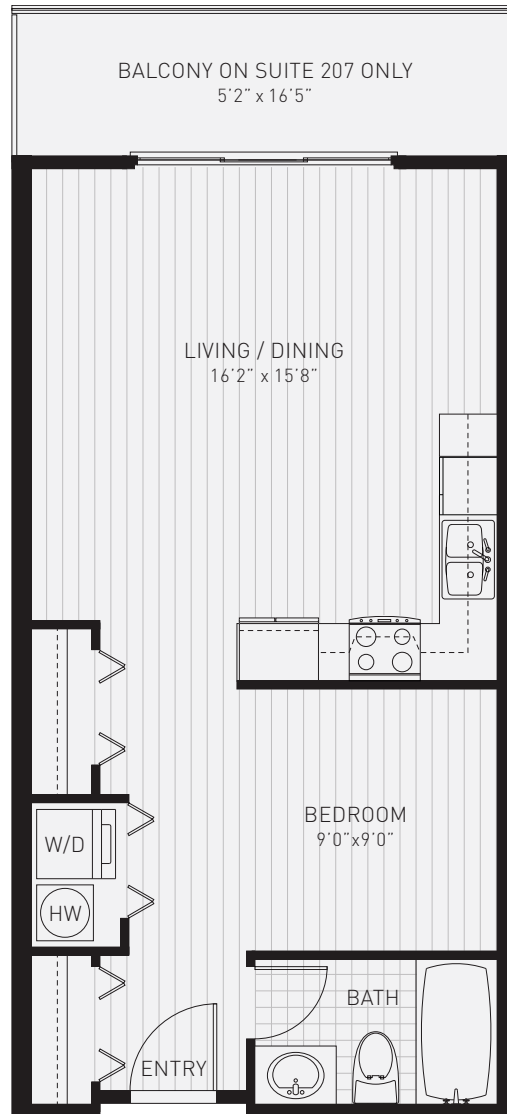
- ▶ Clean, square-line cabinets in "oak" or the ultra-modern 90-degree wrap in two tones with "Ultra White" uppers and "Graphite" lower cabinets complete with rectangular satin nickel pulls
- ▶ Laminate countertops with eating bar
- ▶ Stainless steel double bowl sink with in-sink disposal
- ▶ Grohe dual spray pull-down high arc faucet in polished chrome
- ▶ White matte ceramic tile back splash
- ▶ Whirlpool ENERGY STAR® built-in stainless steel Tall-Tub dishwasher with electronic controls and hard food dispenser
- ▶ Whirlpool 30" Self-Cleaning Freestanding stainless steel electric range and oven
- ▶ Broan over-the-range stainless steel hood fan
- ▶ Whirlpool stainless steel 18.5 cu.ft. top-mount refrigerator

PENTHOUSE EXCLUSIVES

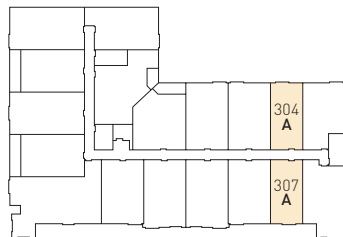
- ▶ Cozy "sahara" floating electric fireplace with a modern, clean-lined mantle, stained to match kitchen cabinetry
- ▶ Rich 3/4" thick, polished stone slab kitchen countertops in "Crystal White" with under mount double bowl stainless steel sink and built-in disposal
- ▶ Oversized kitchen island with breakfast bar (select homes)
- ▶ Whirlpool built-in, over the range stainless steel microwave with integral hood fan
- ▶ Contemporary bath / shower combination with 5'5" soaker bath and separate shower complete with foot rest
- ▶ Dual vanity in ensuite, 3/4" thick, polished stone slab bathroom countertop in "Stormy Sky" or "Sea Shell" in all bathrooms
- ▶ Grohe Roman Tub Filler and shower head in polished chrome
- ▶ In-suite air conditioning

PLAN A 549 TO 581 SQ FT

JUNIOR 1-BEDROOM



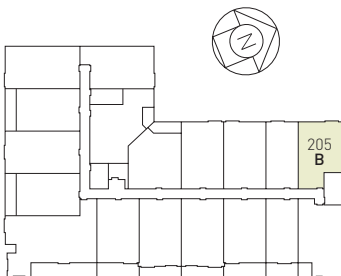
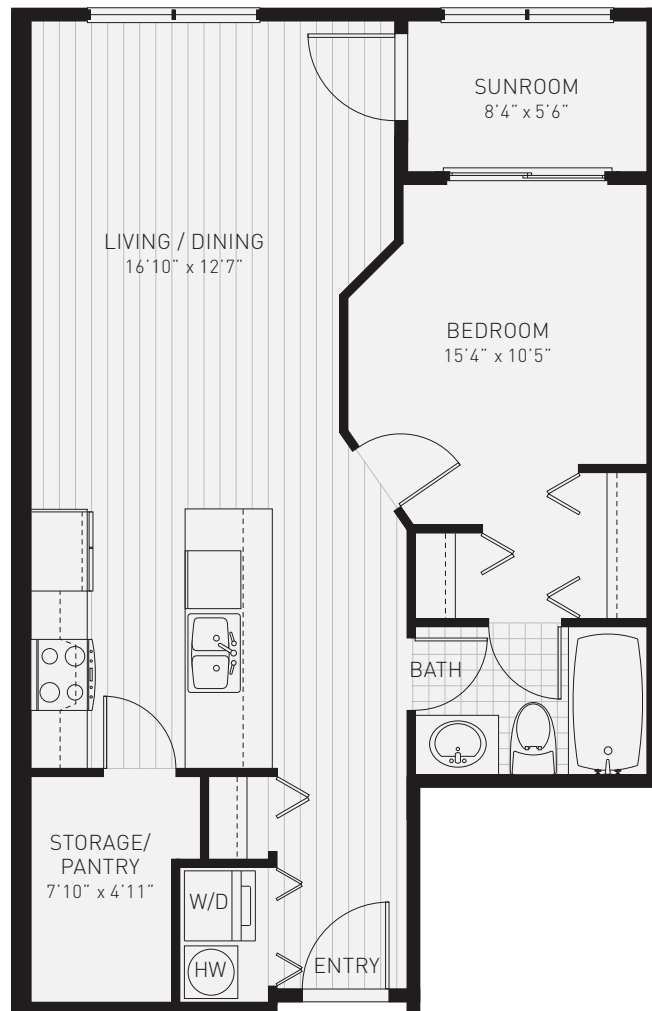
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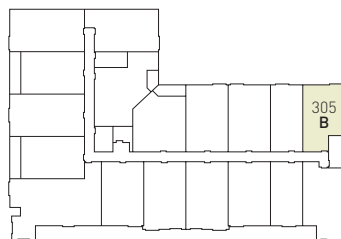
THIRD FLOOR

PLAN B 710 SQ FT

1-BEDROOM, SUNROOM



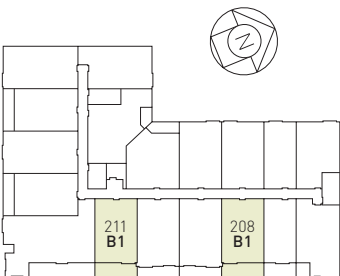
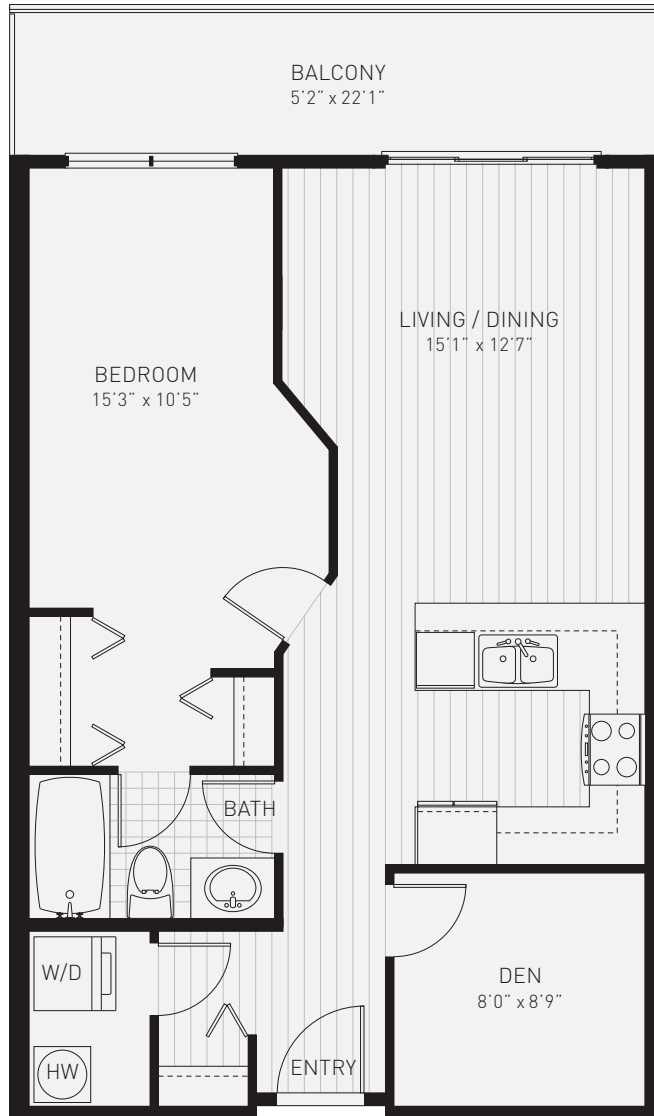
SECOND FLOOR



THIRD FLOOR

PLAN B1 732 SQ FT

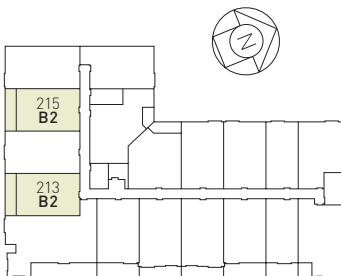
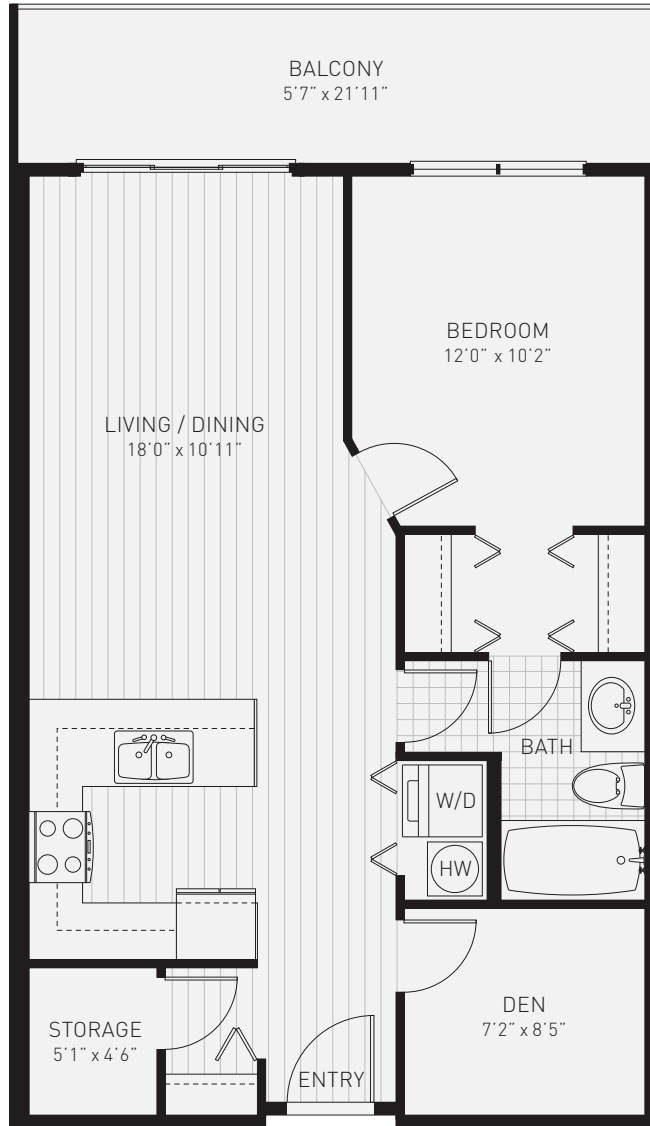
1-BEDROOM + DEN, BALCONY



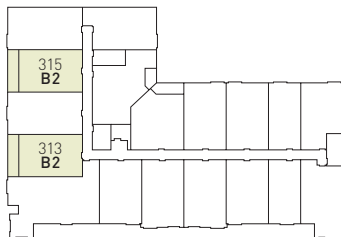
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PLAN B2 732 SQ FT

1-BEDROOM + DEN, BALCONY



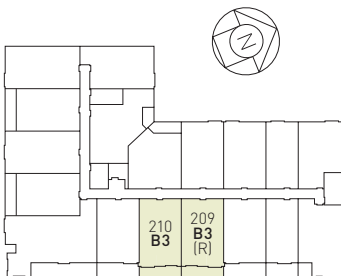
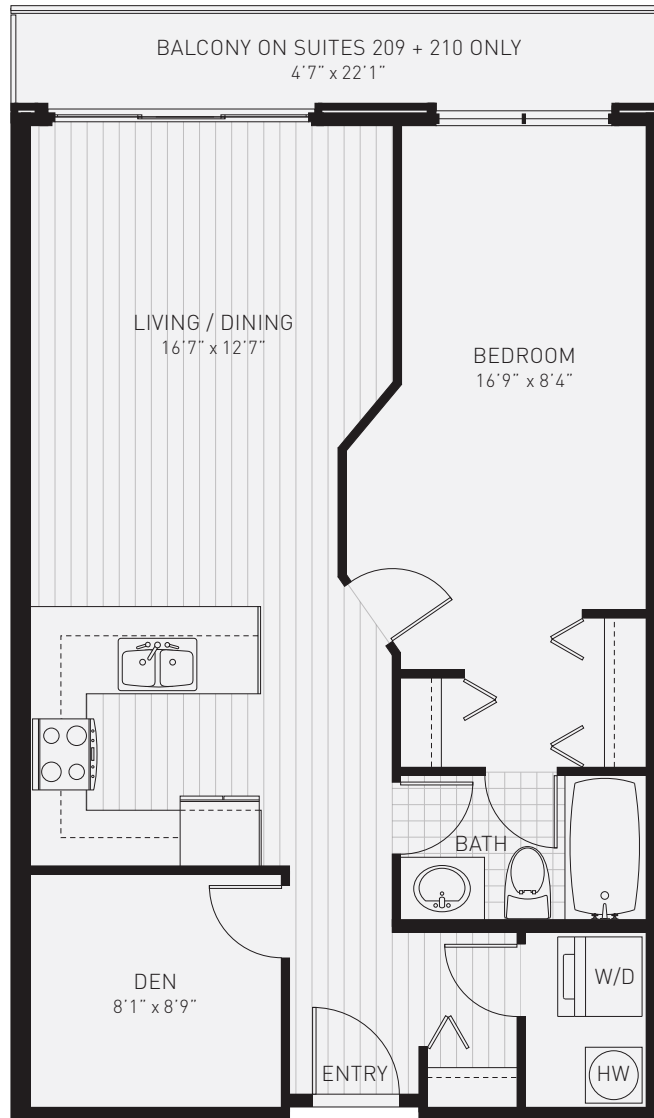
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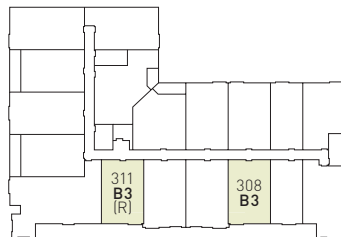
THIRD FLOOR

PLAN B3 732 – 764 SQ FT

1-BEDROOM + DEN, BALCONY



SECOND FLOOR

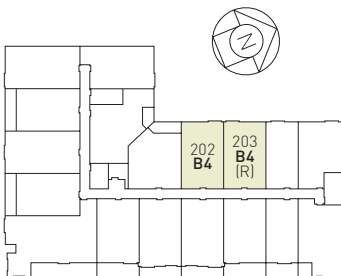


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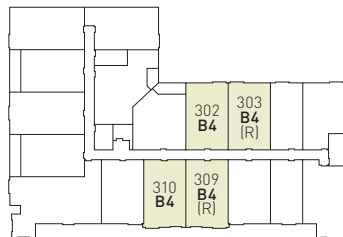
(R) DENOTES REVERSE OF PLAN.

PLAN B4 764 SQ FT

1-BEDROOM + DEN, SUNROOM



SECOND FLOOR

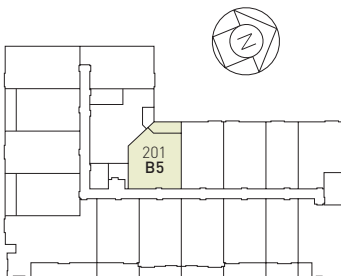
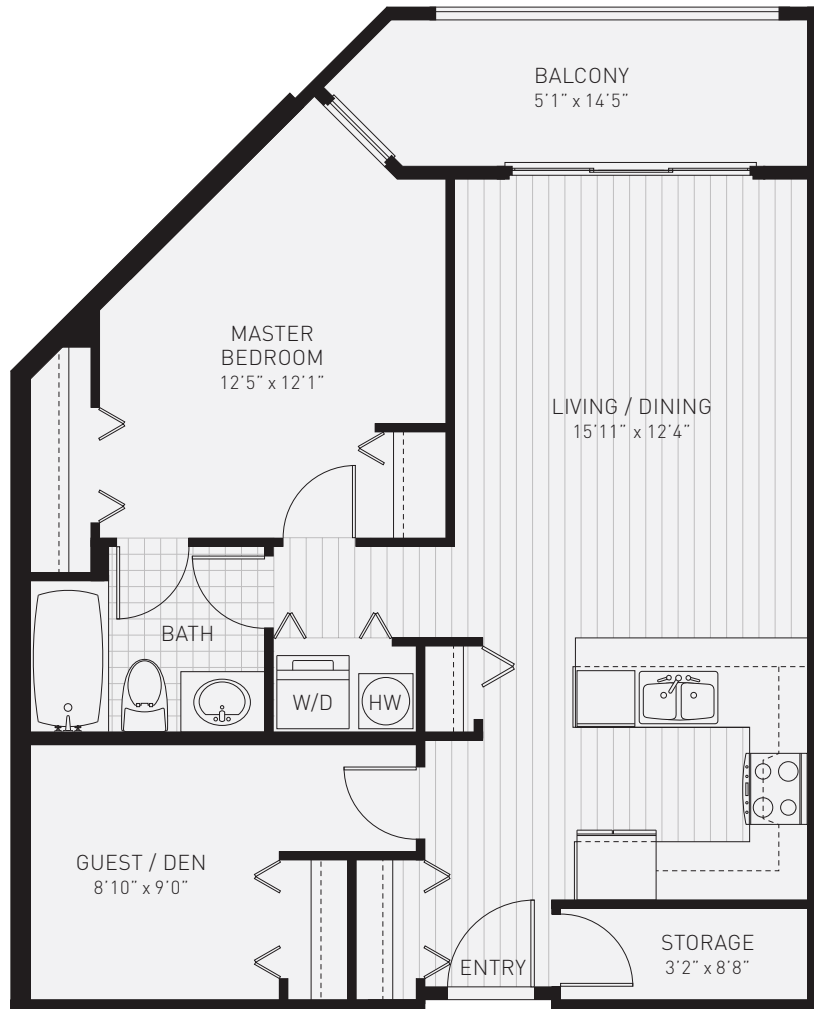


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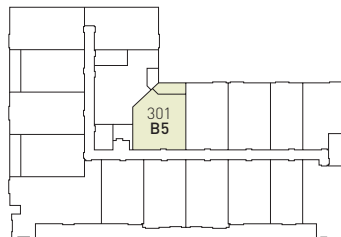
(R) DENOTES REVERSE OF PLAN.

PLAN B5 786 SQ FT

1-BEDROOM + DEN, BALCONY



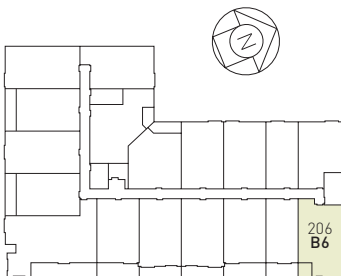
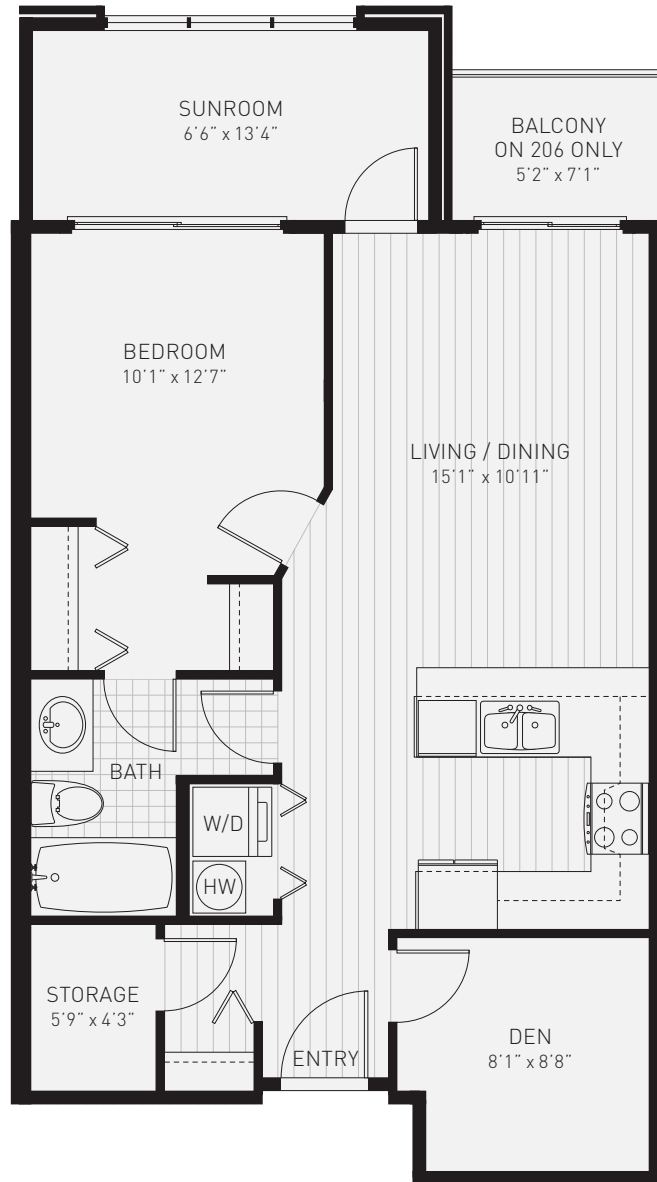
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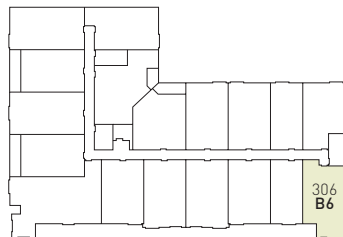
THIRD FLOOR

PLAN B6 818 SQ FT

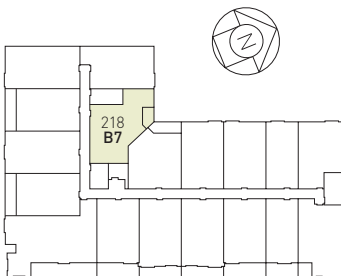
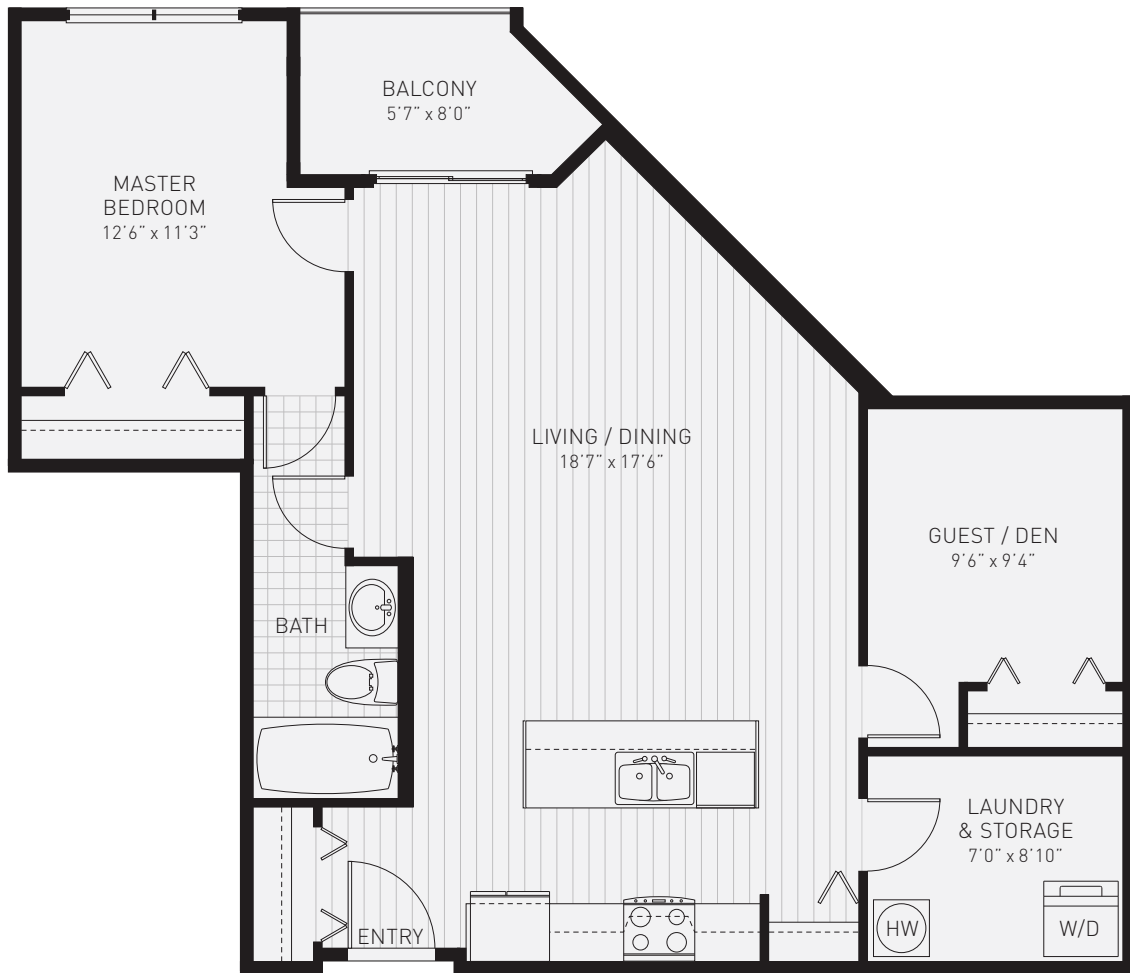
1-BEDROOM + DEN, SUNROOM + BALCONY (206 ONLY)



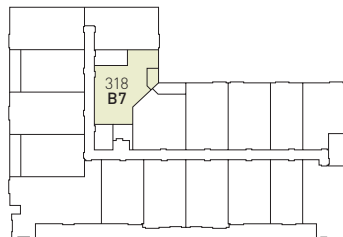
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THIRD FLOOR



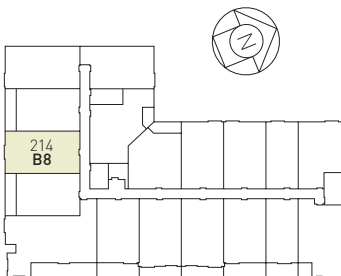
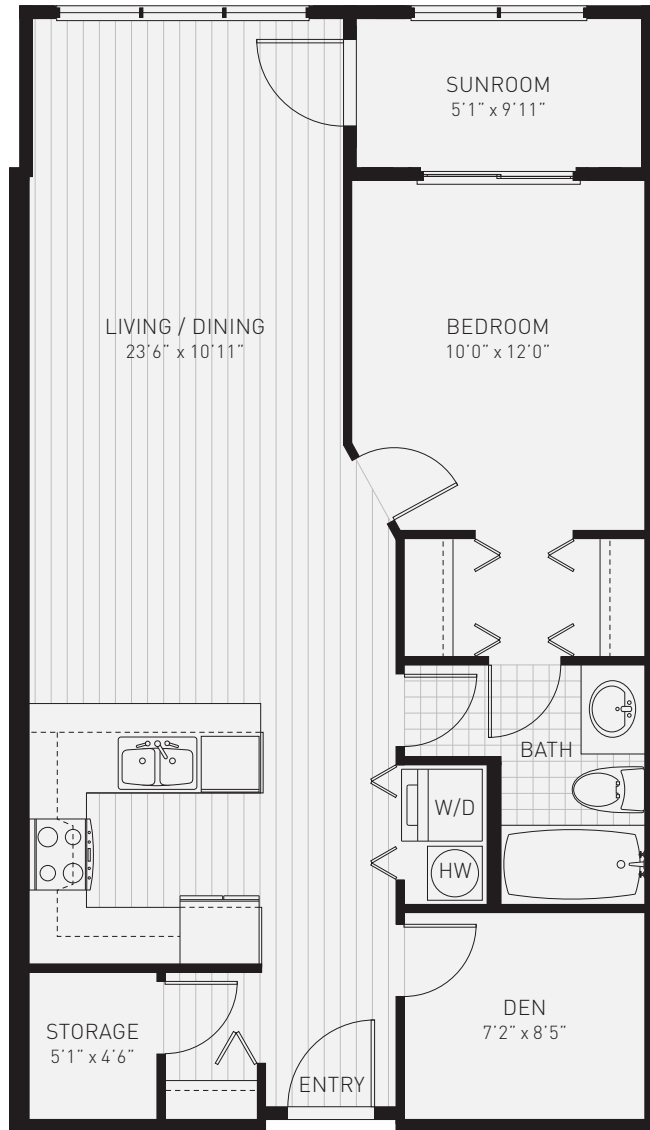
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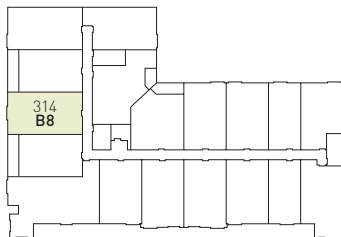
THIRD FLOOR

PLAN B8 850 SQ FT

1-BEDROOM + DEN, SUNROOM



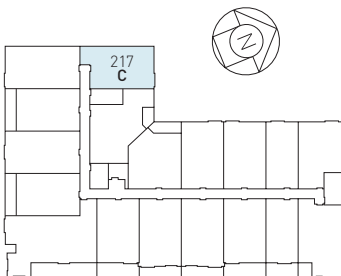
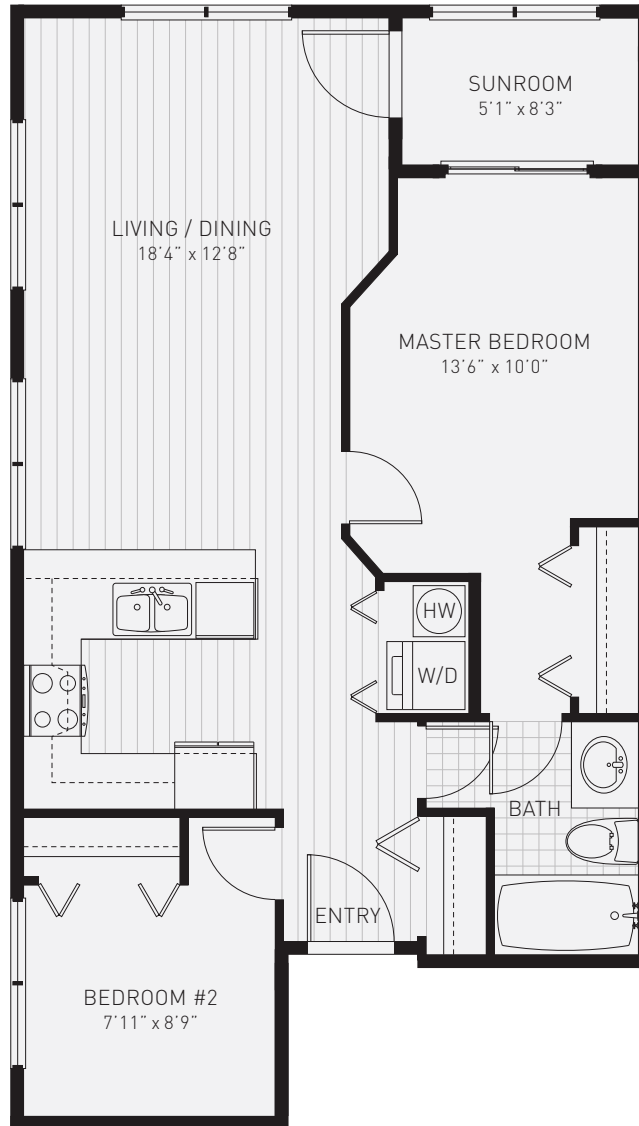
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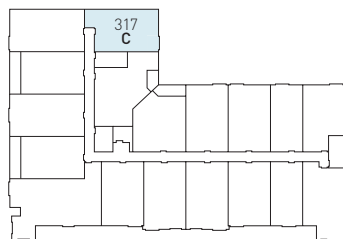
THIRD FLOOR

PLAN C 786 SQ FT

2-BEDROOM, SUNROOM



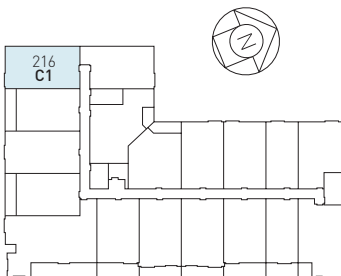
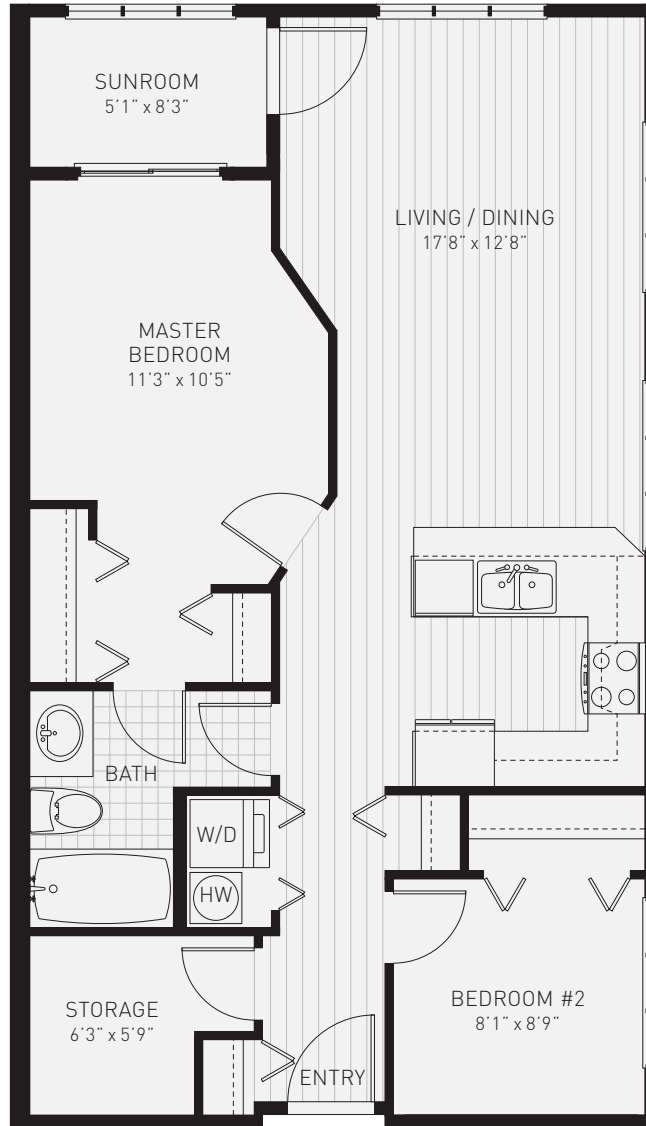
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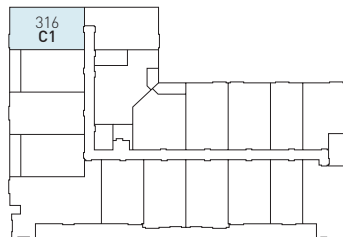
THIRD FLOOR

PLAN C1 861 SQ FT

2-BEDROOM, SUNROOM



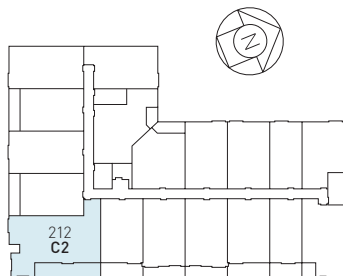
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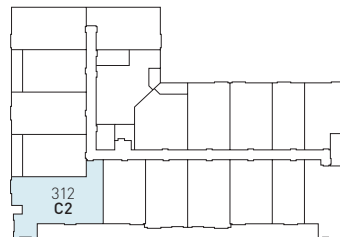
THIRD FLOOR

PLAN C2 1,302 SQ FT

2-BEDROOM + DEN, BALCONY

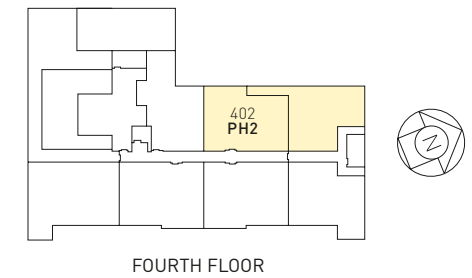
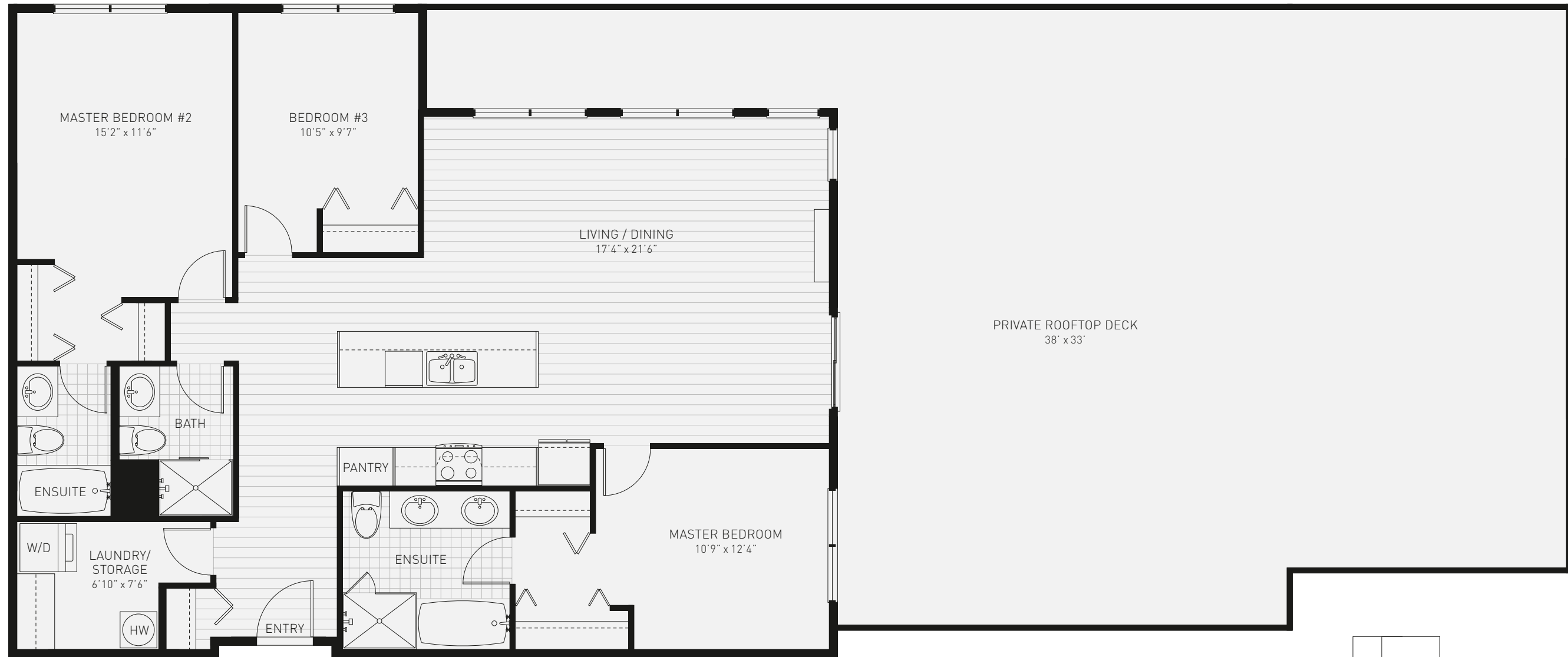


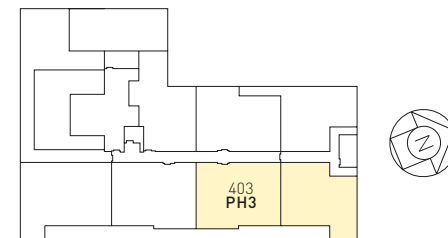
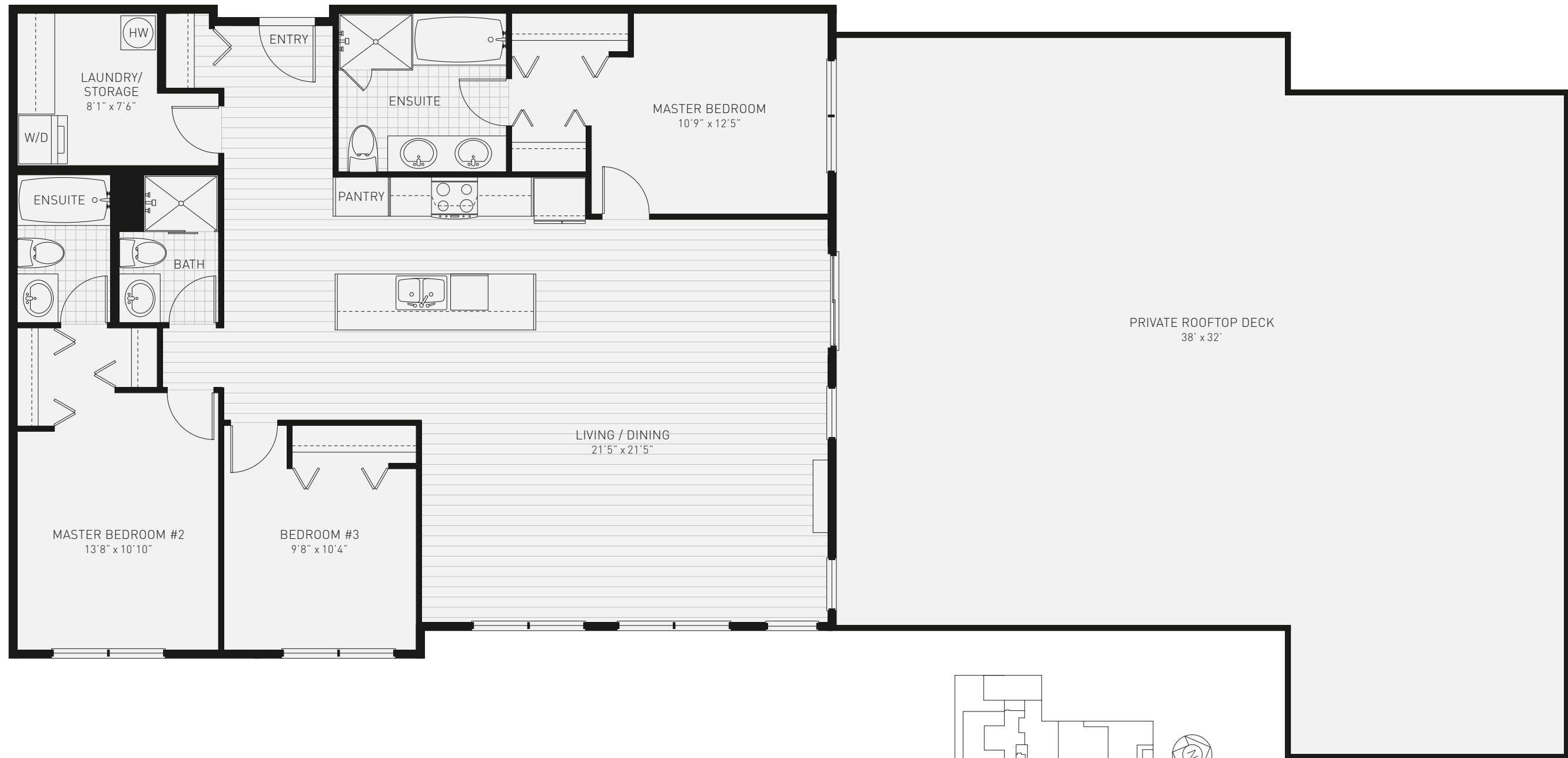
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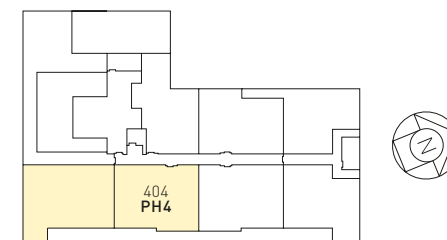
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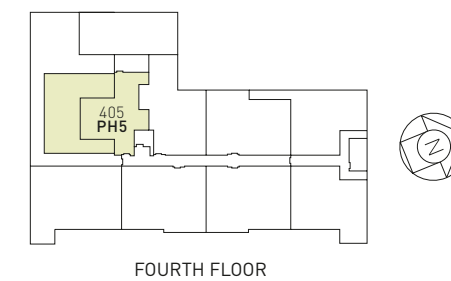
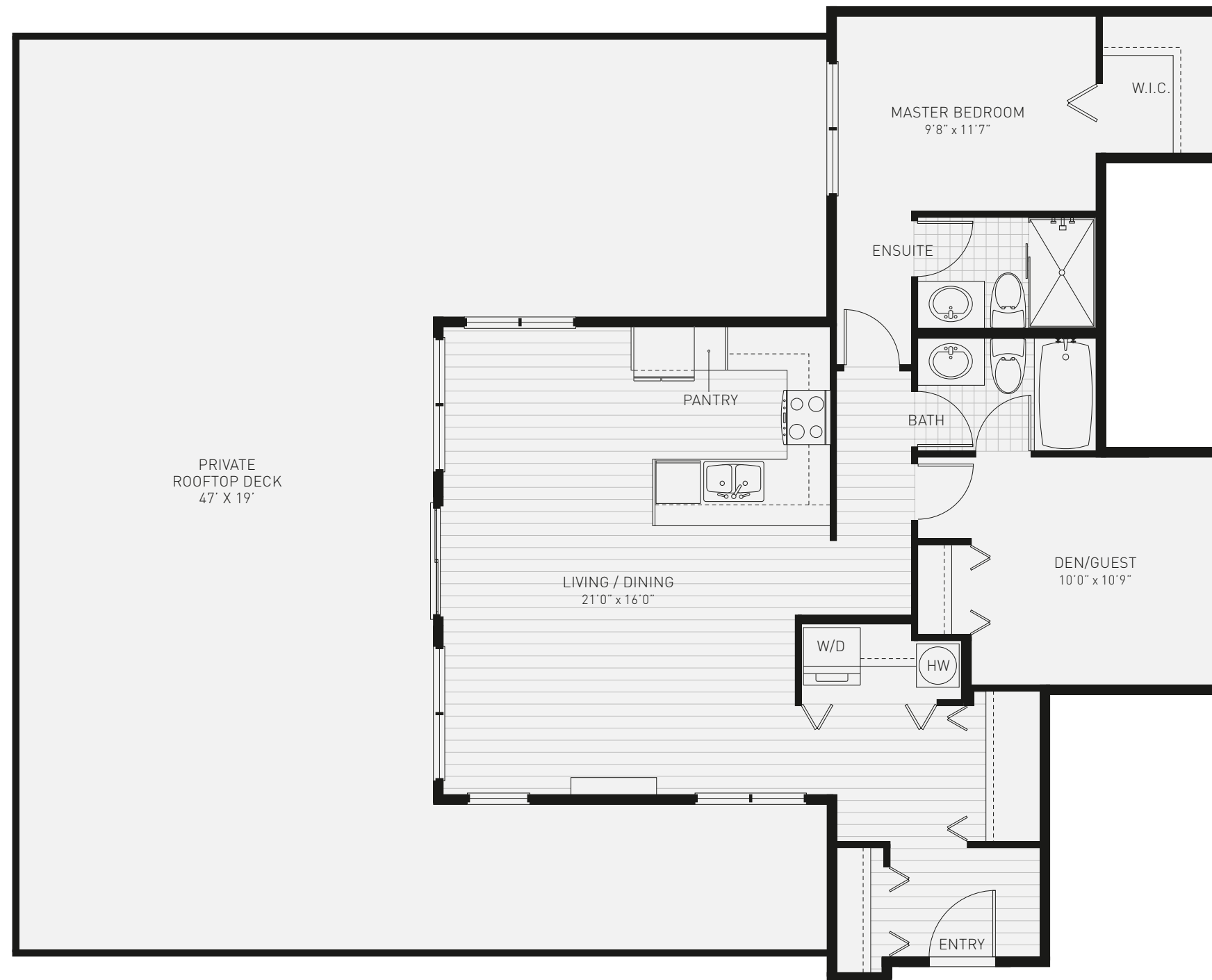




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We don't just build homes, we build lasting relationships and rich communities. This has earned us a reputation as one of the most respected builders in British Columbia.



A trusted builder of quality homes.

MARCON

[visit our website]

We've been in business for over 27 years. During this time, we've developed some of the most notable buildings in BC, including the first high rise in Canada to achieve LEED Certification. MARCON has also been the creative force behind more than 8,000 homes throughout British Columbia, earning a reputation for superior craftsmanship, dedication to quality materials and an eye for the smallest details.

And it's this - MARCON's commitment to excellence - that sets us apart. Examples of our quality construction and dedication to detail are evident from Kelowna to White Rock, and Elements is no exception. You'll see it in the beautiful exterior stonework and inside, where little touches like the floating fireplaces and hand-set tile make a subtle, yet remarkable difference. But it's what you won't see - like our superior rain screen technology for example - that adds value to your home in the long run. Additionally, MARCON includes an after-sale Customer Care Program with every home purchase; we believe that no home owner should ever be left out in the cold.

If you're looking for a home with exceptional construction quality, unrivalled liveability and distinctive design that reflects the character of your surroundings, look no further.

We hope you enjoy living in your MARCON home as much as we've enjoyed creating it for you.

Good Company

OUR PRIVACY POLICY

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MARCON

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



WHISTLER REAL ESTATE
company limited

Element's architecture incorporates a subtle balance between locally sourced materials and contemporary design. Ample windows do more than frame views of the surrounding mountains, they invite nature in. Element's is simply an opportunity as rare as the views.



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/ DESIGN

ARCHITECTURE >
INTERIORS >
PALETTE >

MAKE MEMORIES NO CAMERA CAN POSSIBLY CAPTURE.

With commanding views across the valley to the Mt. Currie mountainscape, Elements is designed for those who wish to live simply and elegantly amid the grandeur of nature.

Inspired Architecture

Located in a lush green valley among the Coast Mountains, dominated by the colossal Mount Currie, Elements reflects the colours and character of the landscape in its textures, tones and architecture.

True to its West Coast roots, the building's architecture is a harmonious extension of the natural environment. The structure is firmly connected to the terrain, anchored to the ground by stone cladding that seems to emerge from the depths of the ancient rock that shapes the region. Its angles mirror the rise and fall of the craggy cliffs, providing unforgettable views that taunt you to explore. Expansive windows bring the panoramic mountain scenery into your home, a daily reminder of the jaw-dropping setting you call home.

This organic approach is echoed in the building's smart, sustainable design. Durable, locally sourced materials and energy/water efficient appliances minimize Elements' ecological impact and environmental footprint.

Function dictates form, with understated interiors creating an inviting, casual sophistication. The materials in Element's homes were chosen for their quality, balancing luxury and durability, texture and form - all with a unique sense of place and character.



CONTEMPORARY MOUNTAIN LIVING

The interior design was rendered in natural materials carefully selected for their inviting warmth, beauty and functionality. Although modern in form and detail, care was given to compose a palette both contemporary and classic.

A Sense of Place.

Experience interiors inspired by the world's best designer, mother nature herself. Spacious interiors have been created with a distinct sense of place. Expansive windows bring the panoramic mountain scenery inside, a daily reminder of the jaw-dropping setting you call home.

The resulting design emphasizes contemporary comfort, with a distinct sense of place that is carefully contoured to the character of the region. From the textures of the rugged mountains to the flowing tones of the Lillooet River, nature comes to life in every element of the interior design.

As an Elements homeowner you have the opportunity to select from one of two design palettes which have taken direct cues from the Pemberton Valley and surrounding alpine wilderness.

WHITE OAK



CHOOSE YOUR PALETTE:

LIGHT OAK | GRAPHITE

PALETTE LEGEND

1. Living/Dining Room
Hardwood Flooring
2. Main Bath Shower Surround
3. Bathroom Countertops
4. PENTHOUSE Bathroom Countertops
5. Kitchen Countertops
6. PENTHOUSE Kitchen Countertops
7. Wall Colour
8. Doors + Trim Colour
9. Bedroom Feature Wall Colour
10. Ensuite + Main Bath Floor,
Shower + Fireplace* Surround Tile (*Penthouses only)
11. LIGHT OAK: Kitchen Cabinets + Bath Vanities
GRAPHITE: Lower Kitchen Cabinets + Bath Vanities
Upper Cabinets are white
12. Bedroom Carpet

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Pemberton, British Columbia
Canada V0N 2L1

DANIELLE MENZEL 604.698.5128
AMBER MANN 604.902.1321
Telephone: 1.604.894.7777
Fax: 1.604.270.8777
Toll Free: 1.855.270.8777

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WHISTLER REAL ESTATE
company limited

As they say, "location, location, location." Nestled in a rich, fertile valley + minutes from a premiere 4-season destination, Pemberton is where it's at - surrounded by awe-inspiring geography + filled with an undeniable spirit. All that remains to be said is "Welcome home!"



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/ LOCATION

PEMBERTON VILLAGE >
THE VALLEY + BEYOND >
WHISTLER >
MAP >

YOURS FOR THE TAKING

1. Cycling abounds; from road to single-track to world-class downhill, it's all accessible from your doorstep.
2. Naturally fresh! Agriculture remains a rich and vibrant part of the local economy.
3. Over 7 species of salmon and trophy trout can be found in local rivers and lakes but locals are secretive about the best spots. Want to find out where? Become a local.
4. Pemberton is the gateway to a winter sports paradise - fresh tracks at Whistler/Blackcomb, untouched backcountry bowls and gladed runs surround you.
5. \$-\$\$-\$\$\$ - from take-out to dining in, the choice is yours.

In the HEART of Pemberton Village

Don't be fooled by its authentic rustic charm: the Village of Pemberton is a vibrant, growing community. Its residents support a rich arts and cultural scene and possess a passion for the endless outdoor opportunities that abound nearby.

Located in a vast, green-belt valley in the Coast Mountains, Pemberton is an easy 2.5-hour drive from Vancouver - a mere 20min north of Whistler. Despite being Canada's fastest growing rural community, Pemberton is an inviting blend of upscale comfort and homespun hospitality exuding a palpable pride of place.

Pemberton pulses with a unique cross-generational energy that offers healthy lifestyles for young people, seniors and everyone in between - more importantly, its backdoor access to out-of-the-ordinary wilderness makes it the preferred choice for outdoor enthusiasts and extreme adventurers. Better still, small parts of that wilderness have been tamed so that visitors of all ages and abilities can get a feel for their wild side. Elements gives you 24/7/365 access to it all.

Elements, in the heart of Pemberton, is an amazing location; surrounded by awe-inspiring nature with infinite views of majestic Mount Currie and beyond. Discover living at a magical level - this is Elements - homes that dare you to dream larger than life.



JANE STEES PHOTO



THE PERFECT SETTING

The Pemberton valley is a long, fertile greenbelt nestled into the rocky slopes of the Coast Mountains. The valley's rich agricultural heritage thrives to this day, providing residents with a lush landscape for play, but also a generous garden offering up fresh natural produce and products chefs everywhere clamour for.

Become part of a rich heritage.

The Valley embraces and celebrates the cycles of nature from beginning to end. Winter boasts exceptional recreational opportunities from unparalleled downhill, cross-country to boarding to snowmobiling and more. When winter turns to spring, shorts and t-shirts appear and the valley changes pace - getting ready for summer. Summer has endless days of sunshine, bringing mountain biking season to its peak. Golf, hiking, boating and world-class fly fishing also become preoccupations with tall tales permeating late into the night. Summer and Fall festivals ensure glasses are filled - turning spirits into serious magnanimous gestures. With the return of the winter season, you'll fall in love with the valley all over again at the first glimpse of a fresh sprinkling of snow.

Welcome to a life lived. Welcome to Elements.

ALL-ACCESS LIVING.
24/7/365 DAYS A YEAR!
Work hard. Play big.
From the urban vitality of Vancouver, to the cool brilliance of Whistler, to the rich rural farmland of the Pemberton Valley, Elements is a launching point for the best of all worlds.



YOURS FOR THE TAKING

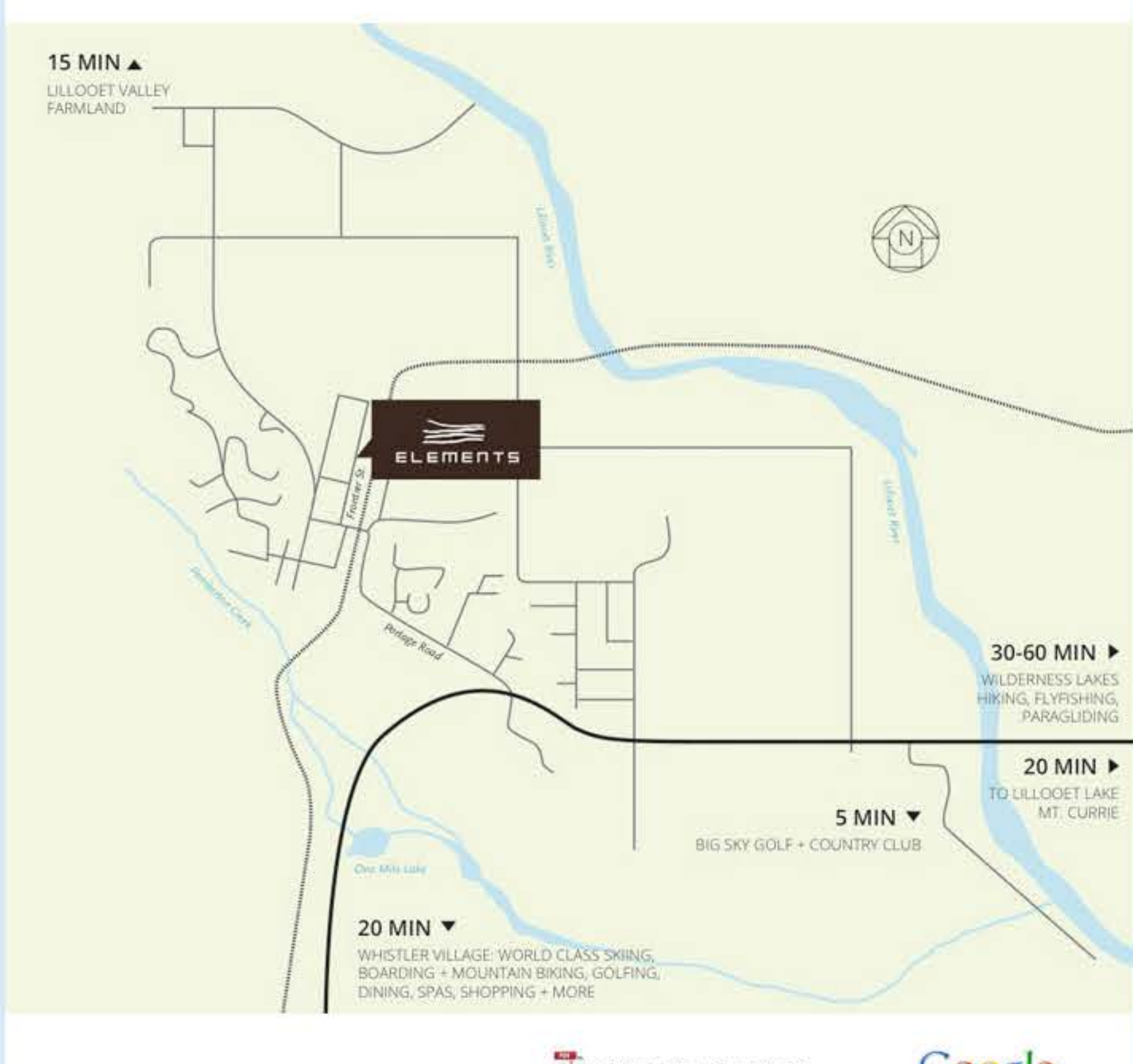
World-class downhill; boarding; single-track mountain biking; championship golf including the signature Nicklaus North; hiking; ziplining; bungee-jumping; trail running; shopping; dining; dancing...simply reading this makes your heart race. Now imagine it all within minutes of your doorstep.

Whistler Village - you're minutes to the base!

While the 2010 Olympics and Paralympics may have come and gone, the spirit and energy of the Games live on in Whistler - with exciting legacies like the Whistler Sliding Centre, Whistler Olympic Park and Whistler Olympic Plaza, the Games will forever be a part of Whistler's rich tapestry.

Even before the Games, Whistler was consistently ranked the number one mountain resort in North America; featuring two majestic mountains, epic world-class skiing and snowboarding, four championship golf courses, hiking trails, spas and arguably the best mountain bike park in the world. In your downtime there are over 300 shops, over 90 restaurants and a variety of spas to rejuvenate your aching body.

The exhaustive - and exhausting - list of Whistler activities only adds dimension to an already rich Pemberton life with access to it all, yet not at mountain-high prices. Welcome to the beauty of Elements.



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[OPENS NEW BROWSER WINDOW]

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Opportunities like this don't come along often. With Elements, you have access to the very best of BC. Majestic mountains, unrivalled recreation and the confidence of buying from a trusted developer - you get it all at an unnaturally affordable price.



All the right reasons to buy.

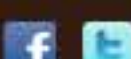
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before retreating for a peaceful evening in your new Pemberton home.

LUXURY URBAN FINISHINGS WITH A SMALL-TOWN PRICE TAG

Live in harmony with the sights and sounds of nature, while basking in the comfort of your home's elegant design details. With Elements, you get contemporary West Coast design at unusually affordable prices.

A PROVEN PARTNER YOU CAN TRUST

When investing in a home, choosing a developer and builder you can depend on is essential. Marcon has been creating quality homes throughout British Columbia since 1985. Known for architectural excellence and dedication to detail, Marcon is recognized as one of the province's most respected builders.

24/7/365 ACCESS TO THE GREAT WIDE OPEN

A panorama of possibility lies just beyond your doorstep. Located in the heart of Pemberton, Elements makes out-of-this-world experiences possible. From fishing to foraging, hiking to heli-skiing, golfing to cycling, you've never been this connected to nature.

OPEN THE DOOR TO better living.

It took millennia to shape the Pemberton valley, but Elements won't be available forever. Don't miss this chance to carve out a place to call home in the splendour of nature. Your next adventure awaits. This is mountain living without the steep prices.



REGISTER TODAY + WE'LL KEEP YOU POSTED ON ALL THE NEWS, OFFERS + EVENTS

Please take a moment to register your interest so that we may keep you updated on the Elements as information becomes available. *Required fields.

Title*	
First Name*	
Last Name*	
Telephone	
Email Address*	
Address	
City	
Province/State	
Postal/Zip	
Are you a realtor?	Yes ☐ No ☐
Are you working with a realtor?	Yes ☐ No ☐
Realtor's Name:	
How did you hear about us?	
If other, please specify:	
What kind of home are you looking for?	☐ Studio ☐ 1-Bedroom ☐ 2-Bedroom ☐ 3-Bedroom
What is your price range?	
Reason for purchase?	
What size range are you looking for?	Under 600 sq ft
What is your living status?	Own
Comments	

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By registering, you consent to MARCON and its affiliated companies use of your personal information to contact you from time to time to inform you about this community and future communities. This may take the form of email, telephone, or mail. All information will remain confidential and will not be shared with any other parties.

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5 REASONS TO PURCHASE + MOVE IN NOW!

1. An emerging village + neighbourhood;
2. Luxury urban finishings with a small-town price tag;
3. A proven partner you can trust;
4. 24/7/365 access to the great wide open.

CLICK HERE TO **REGISTER NOW!**

All the right reasons to buy

AN EMERGING VILLAGE + NEIGHBOURHOOD

Plant yourself in a vibrant neighbourhood in a growing community and gain access to the best British Columbia has to offer. Play away the day in Whistler, cruise the Sea to Sky Highway to Vancouver or wander the greenway of the Pemberton Valley, before retreating for a peaceful evening in your new Pemberton home.

LUXURY URBAN FINISHINGS WITH A SMALL-TOWN PRICE TAG

Live in harmony with the sights and sounds of nature, while basking in the comfort of your home's elegant design details. With Elements, you get contemporary West Coast design at unusually affordable prices.

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Title*	
First Name*	
Last Name*	
Telephone	
Email Address*	
Address	
City	
Province/State	
Postal/Zip	
Are you a realtor?	Yes ☐ No ☐
Are you working with a realtor?	Yes ☐ No ☐
Realtor's Name:	
How did you hear about us?	
If other, please specify:	
What kind of home are you looking for?	☐ Studio ☐ 1-Bedroom ☐ 2-Bedroom ☐ 3-Bedroom
What is your price range?	
Reason for purchase?	
What size range are you looking for?	Under 600 sq ft
What is your living status?	Own
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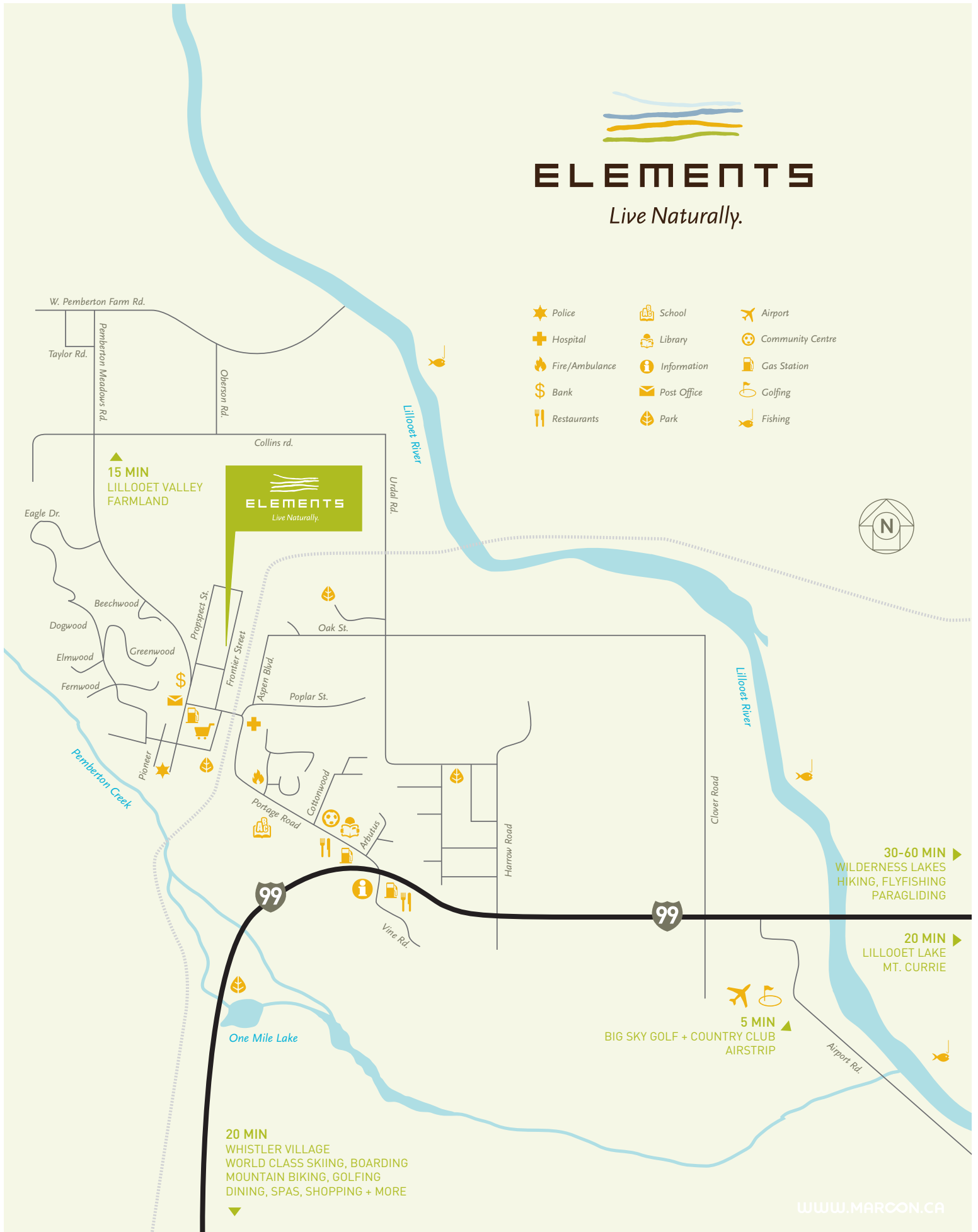
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| 💰 Bank | ✉ Post Office | 🏌 Golfing |
| 🍴 Restaurants | 🌳 Park | 🎣 Fishing |



WWW.MARCON.CA

Elements 7445 Frontier St., Pemberton - Four-storey condominium with 41 residential units and six commercial units by Marcon Developments Ltd.

Four-storey condo development offers down-to-earth living 20 minutes north of Whistler

Susan Down

Sun

Saturday, August, 18, 2012

ELEMENTS

Project size/scope: Four-storey condominium with 41 residential units and six commercial units

Prices: Condominiums start at \$169,900 and penthouses (all with expansive rooftop decks ranging from 1,000 - 1,600 sq. ft) start from under \$400,000.

Builder/Developer: Marcon Developments Ltd.

Interior Design: Gannon Ross Designs

Location: 7445 Frontier St., Pemberton (The village of Pemberton is a 20-minute drive north of Whistler and a 2.5-hour drive from Vancouver.)

Sales Contact: Whistler Real Estate Company Ltd., www.wrec.com. Contact Danielle Menzel or Amber Mann at 604-894-7777.

Website: www.liveintheelements.com

The village of Pemberton is a fast growing community with a down-to-earth personality that contrasts with its well known and glamorous Whistler neighbour, and one that offers some good real estate opportunities for the buyer looking for a comfortable and convenient home.

One such development, Elements, offers luxurious finishes with a small town price tag, says Roxanne Reid, director of sales and marketing for Marcon. "It has seen a lot of changes in a short period of time," Reid says. "It is still quaint, but with access to all



The building's exterior has a West Coast design with natural finishes that make it seem right at home in the valley.



There are varied floor plans available - from a junior one bedroom unit at 549 square feet to a three bed, three bath unit with nearly 1,500 square feet.



amenities."

There are two distinguishing features that set Elements apart, she says. This building offers single-level living and access to each floor by elevator, unlike many other "walk-up" condo projects in the community. Each of the top five penthouse suites has a huge rooftop deck with enough room for sprawling furniture groupings and even a hot tub.



The other important aspect of Elements is the location, as the realtors note. Situated in the centre of town, the building will take advantage of the revitalization plans ongoing around it. Owners can park their cars and walk everywhere from the adjacent farmers' market to stores and cafes. With few new developments coming on stream in the area in recent years, Elements will likely be an attractive option in a community that has seen double-digit population growth.

The exterior has a West Coast design, with attractive window treatments and natural finishes that make it seem at home in the valley, rather than representing a designer vision plunked down from a Yaletown drafting board.

Most urban planning experts say a mix of business and residential is ideal for making a setting more vibrant. Elements has six retail spaces. Who will be occupying them hasn't been revealed, but Reid promises that buyers will be happy with the choices.

On the interior, the condos are cool and sophisticated. The Vancouver interior designer firm of Gannon Ross has streamlined the look of the interiors to appeal to those who want an easy-care modern home. Instead of the knotty pine frontier look so common in some recreational con-dos, these units are contemporary. In other words, they are easy to live in full time.

They feature a palette option: either graphite grey or light oak, with white ceramic accents and stainless steel appliances in the kitchen. Other top-grade appliances include front-loading washers.

The floor plans are varied and optimized to meet varying budgets and maximize the views of nearby Mount Currie. Options range from a junior one-bedroom layout of 549 square feet to a three-bedroom, three-bathroom spread of close to 1,500 square feet. One of the first changes some condo-owners make is to close in an unused balcony to create more interior space. At Elements, some units have balconies, while others provide a sunroom instead.

The project is continuing its grand opening special - offering to take \$4,000 to \$15,000 off for those who buy this summer - and the purchase price also includes the net HST. As well, because it's move-in ready, there is the ability for first-time homebuyers to apply for the provincial government's \$10,000 rebate.

Elements has undergone a transformation since the first shovelful of earth was turned. The project, formerly known as Terrastone Crossing, was originally intended as a rental development when construction began four years ago.



However, the work stalled when the developer ran into financial problems, and the building sat unfinished for more than a year. Marcon took over the project, and reconstructed many of the elements that were already completed: it added a new roof, window detailing, waterproofing and plumbing and mechanical systems. Marcon also met a higher standard than was expected for the rental building in order to achieve the Travelers Canada home warranty.

Finally, the surrounding Pemberton Valley is a draw for many homebuyers as a principal residence or second home, with its two golf courses (Big Sky and The Meadows), excellent fly fishing lakes and nearby rivers, mountain-biking trails, and of course, hiking and skiing.

Those who appreciate the "slow food" concept and want access to the freshest local produce are also likely to find the region ideal.

Pemberton even has its own distillery, all the better to toast your new home.

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Elements - Commercial

*Be a part of the premiere new commercial area in
Pemberton*



THE AREA

Don't be fooled by its authentic rustic charm: the Village of Pemberton is a vibrant, growing community. Its residents support a rich arts and cultural scene and possess a passion for the endless outdoor opportunities that abound nearby. Located in a vast, green-belt valley in the Coast Mountains, Pemberton is an easy 2.5-hour drive from Vancouver – a mere 20min north of Whistler. Despite being Canada's fastest growing rural community, Pemberton is an inviting blend of upscale comfort and homespun hospitality exuding a palpable pride of place.





COMMERCIAL UNITS



Elements is located within walking distance of both grocery stores, drug store, post office and the newly located Farmer's Market. The Elements Commercial space is fully air conditioned and sprinklered. [Click here](#) for zoning.

RATES

These 4 commercial units located in the Elements building range in size from 735 sq. ft. to 1,487 and are offered for lease at \$30 per sq. ft. + additional rent at \$9.50 per sq. ft.



Unit	Sq. ft.	Base Rent (per month)	Additional Rent (per month)	Total (before HST)
#103	735	\$1, 837. 50	\$582	\$2419. 50
#104	1, 300	\$3, 250	\$1, 029	\$4, 279
#105	1, 415	\$3, 537. 50	\$1, 120	\$4657. 50
#106	1, 487	\$3, 717. 50	\$1, 177	\$4, 894. 50

LOCATION

Elements building is located downtown in the heart of the Village of Pemberton.



Young families drive recreational property market

New RE/MAX report concludes that buyers are still cautious, but lower prices are getting them off the fence

BY BRIAN MORTON, VANCOUVER SUN JUNE 19, 2012

There's renewed post-recession interest in B.C.'s recreational property market and it's largely from young families attracted by lower prices, according to a RE/MAX executive.

"The local market has softened and prices have come down because of that," said Elton Ash, regional vice-president, RE/MAX of Western Canada, of the RE/MAX Recreational Property Report 2012, which concluded that lower prices have stimulated interest with modest increases in sales in all regions except the North Okanagan, which was off last year's pace following a slow start to the season.

"The baby boom demographic has been investing their recreational dollars in Arizona and California rather than B.C. But younger families are confident in buying here because prices have softened. They really want to improve the quality of family life."

The annual report released Monday looked at trends in 33 markets in all 10 provinces.

Ash said buyers are still cautious, but that market conditions including lower interest rates have placed them in the driver's seat with activity also prompted by pent-up demand that's been building since 2008 - when many people shifted to the sidelines.

He noted that inventory levels are adequate, allowing buyers to take their time before buying.

Many of the buyers are seeking properties off the water, with renovations of older cottages common.

According to the report, prices are not only down from 2009, but also generally down from 2011.

In the North Okanagan, the starting price for a three-bedroom winterized recreational property on a standard waterfront lot was \$900,000 in 2012, down from \$1.2 million in 2009 and \$995,000 in 2011.

In the South Okanagan, an equivalent property sold for \$800,000 in 2009 and again in 2011, but \$610,000 in 2012.

However, that property at Cultus Lake rose from \$450,000 in 2009 to between \$800,000 and \$1 million in 2011, before dropping to \$650,000 in 2012.

On Vancouver Island, prices rose slightly from \$789,000 in 2009 to \$825,000 in 2011 before going down again to \$795,000 in 2012.

On Saltspring Island, prices dropped sharply from \$890,000 in 2009 to \$669,000 in 2011 and \$597,000 this year.

In Whistler, the starting price for a mountain chalet also dropped, from \$799,000 in 2010 to \$700,000 in 2012.

Regionally, Ash said that prices have dropped in the Gulf Islands partly because Americans are buying there in lesser numbers, while the Shuswap and areas closer to the Alberta border have stabilized



because of a moderate increase in interest from Albertans.

In Whistler, he said, there's less interest from both European and U.S. buyers, with many of the sellers also Americans trying to unload their vacation properties.

For the North Okanagan, the report noted that despite significant price reductions (down 30 per cent from peak levels in 2007-08), activity has been slow.

"Weather's played a part, with plenty of rain dampening purchaser enthusiasm this spring," the report concluded. "The market has lost a fair share of recreational/investor buyers to the southern U.S., taking a bite out of the boomer/retiree purchasing pool.

"The bulk of those making their moves now are Albertans - most with young families."

Meanwhile, Rudy Nielsen, president of NIHO Land and Cattle Co. in New Westminster, which specializes in recreational land purchases, development and sales, agreed that sales are up this year with lower overall prices.

"It's increased from last year, but it's still not where it was," said Nielsen. "Everything can be negotiated."

He said while most buyers are B.C.-based, there's also renewed interest in some properties from European buyers. "And for the first time, we're seeing Chinese money in oceanfront properties."

He said many Metro Vancouver residents have sold their homes at a profit over the past two years and used some of the money to buy a vacation home in the Interior.

Nationally, the RE/MAX report found that Canadian recreational property markets were reinvigorated in 2012, with softer values, more selection and an upswing in sales.

It said sales were ahead of last year's levels in 70 per cent of communities examined, with lower prices recorded in 49 per cent of markets.

bmorton@vancouversun.com

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