

THE HAMILTON



a t Y a l e t o w n

Dear Fellow Realtor:

The Hamilton Heritage Group and Milborne Real Estate Corporation welcome you and your buyers to The Hamilton!

Helping your purchasers buy a new home at The Hamilton has never been easier. At The Hamilton earning your commission is virtually as easy as introducing your buyer to our site!

Our full service offers you and your client a complete presentation of our product, writing of the agreement, and full after sales services.

All we ask of you is that you accompany your purchaser to our Sales Centre and register them. (Please note that registration is valid for 60 days from the date of registration).

For this introduction to The Hamilton, we are pleased to offer realtors a selling commission of 2.5575% of the first \$100,000 and 1.1625% on the balance of the net purchase price* and **BEST OF ALL** 50% of your commission will be paid within 60 days of a firm offer, with the balance due upon completion effective for all deals written before April 15, 1995.

Should your circumstances dictate that you must write the contract, we request you follow these guidelines:

- (1) Please obtain our pre-printed contract and addendum forms from the sales manager.
- (2) All homes sell for full price.
- (3) Deposit: All conditional offers require a \$1,000 deposit to be increased to \$10,000 upon subject removal. Deposit further increased to 10% of the purchase price by April 30, 1995. Deposits made payable to Milborne Real Estate Corporation In Trust.
- (4) Please confirm the completion, possession and adjustment dates with the sales manager.
- (5) Please leave offers open for acceptance for no less than 72 hours.

Should you have any questions, please feel free to drop by our sales office; we are open daily, except Fridays, from 12:00 noon to 5:00 p.m. I can be reached anytime at 689-1900.

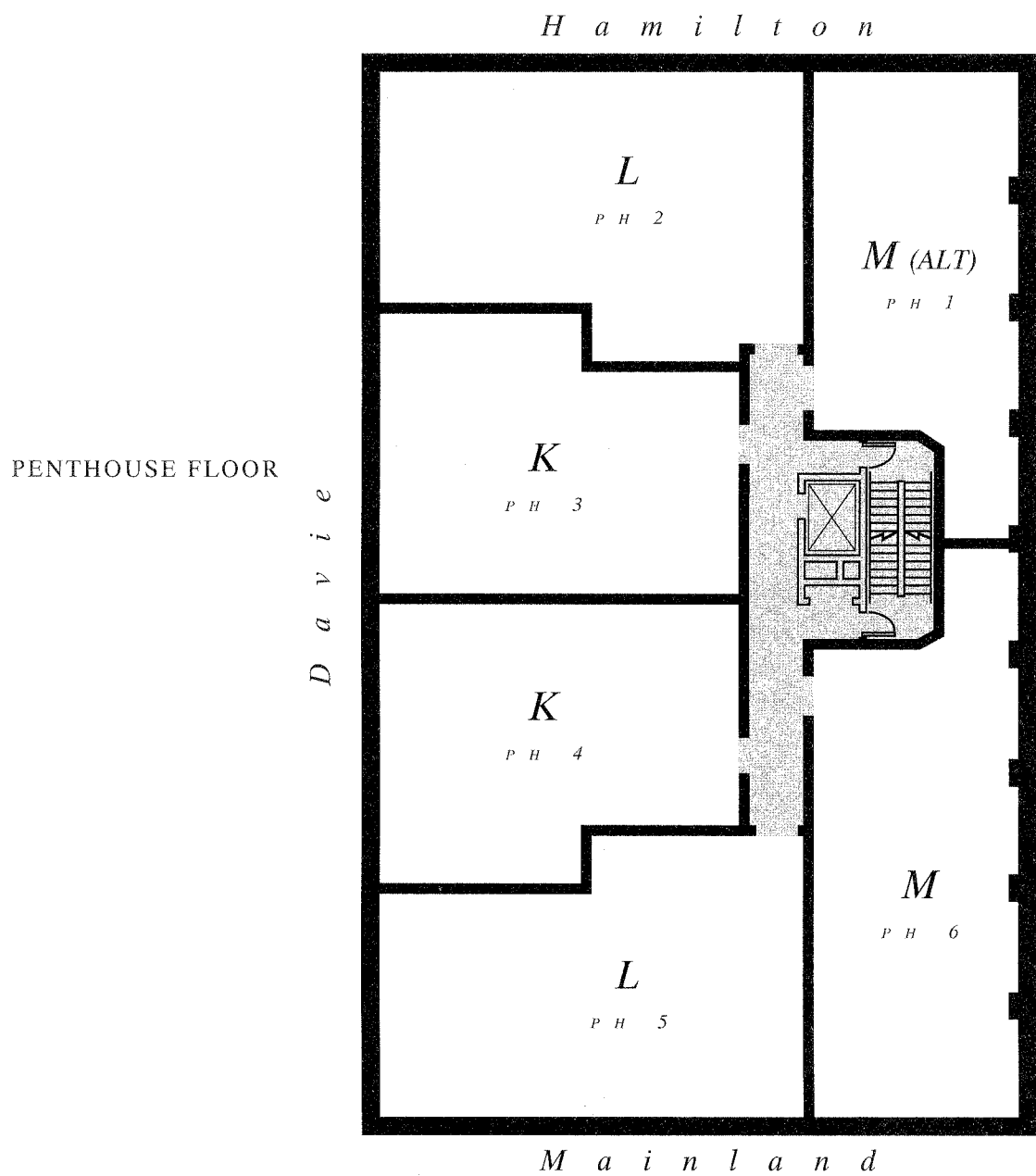
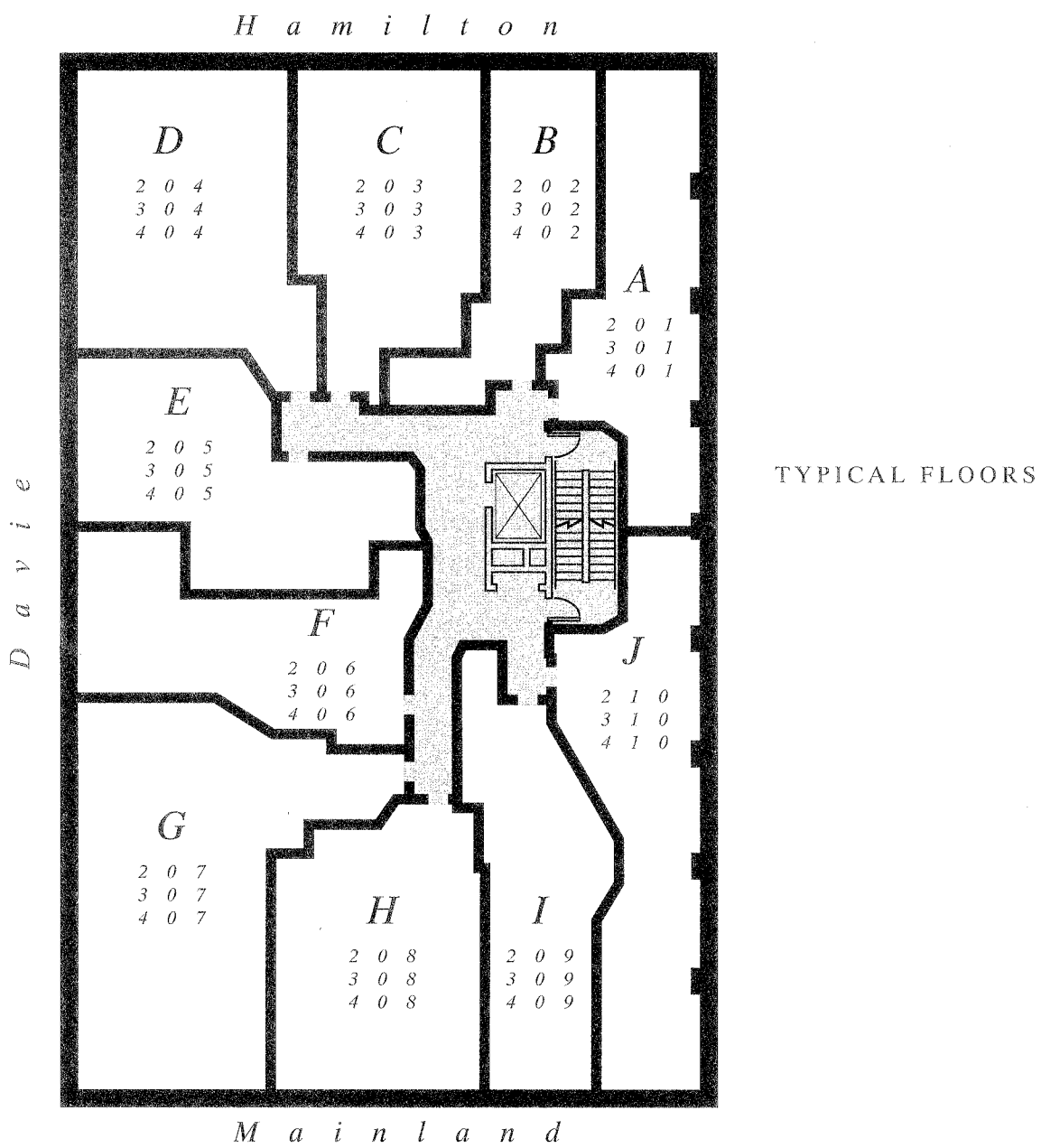
Good luck and thank you for visiting another community marketed by Milborne Real Estate Corporation.

Sincerely,

Greg Turnbull
Sales Manager, The Hamilton

* Purchase price net of buyer incentives, GST, P.T.E. and legal fees where applicable.





THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS AND CHANGES



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



THE HAMILTON



a t Y a l e t o w n

Urban living redefined

FIRST IMPRESSIONS

- Classic original heritage exterior in the heart of Yaletown.
- Restored heritage raised dock patio.
- Refurbished dock canopy.
- Restored cornice, brick and wood detailing.
- Exposed seismic metal detailing.
- Dramatic lobby entrance with hand set imported tile.
- Landscaped roof deck garden for all residents.
- Private roof deck gardens (Penthouse Collection Only)
- Fully operable wood windows with custom designed planter boxes.

FINE LIVING FEATURES

- Original and restored wide plank wood flooring throughout.
- Original wood columns and beams.
- Original exposed brick walls to exterior walls.
- Three designer coordinated colour schemes.
- Oversized decorative brushed stainless steel suite entry doors.
- Brushed chrome door hardware and dead bolt.
- Decora light switches.
- Painted wood baseboards.
- Dramatic custom built stone fireplace mantel by Suquet Interiors.
- Cosy natural gas fireplace.
- High quality designer coordinated lighting fixture in entry foyer.
- Closet organizers.

FULLY FITTED KITCHEN

- Custom finished flat panel maple cabinets.
- High pressure laminate countertops with rolled edge.
- Brushed stainless steel side by side refrigerator with ice maker and water dispenser (most plans) by Frigidaire.
- Brushed stainless steel gas cooktop by Frigidaire.
- Brushed stainless steel dishwasher by Frigidaire.
- Brushed stainless steel extraction fan.
- 1/3 h.p. waste disposal.
- Ceramic tile backsplash with decorative border.
- Halogen track lighting.
- Under cabinet valance lighting.
- Custom designed halogen lighting over breakfast bar area.
- Oversized stainless steel sink.
- Stainless steel single lever facet with pull-out vegetable spray.

BATHROOM APPOINTMENTS

- Heritage style faucets.
- Flat panel maple cabinets with brushed chrome pulls.
- High pressure laminate countertops with rolled edge and integral back splash.
- Oval sink by Kohler.
- Soaker tubs by Valley.
- Full height ceramic tile tub surround.
- Full vanity mirror.
- Imported halogen light fixtures by Systemalux.
- Individually switched heatlamp.

ENERGY EFFICIENCY AND SECURITY

- All suites and common areas fully sprinklered.
- Fibre optics service for special high speed data transmission.
- Internet availability provided.
- Elevator service to all floors.
- Acoustically engineered new building construction.
- Large individual storage lockers.
- Custom designed individual pane, double glazed, opening wood casement windows.
- Central gas fired domestic hot water.
- R20 roof insulation.
- Smoke alarms.
- Enterphone at lobby entrance.
- Pre-wired for in-suite security system.
- Roughed in for stacking washer/dryer.
- Underground parking with security gate (limited availability).

OPTIONAL FEATURES

- Stacking washer/dryer.
- Security system.
- Microwave.



THE NORWOOD GROUP

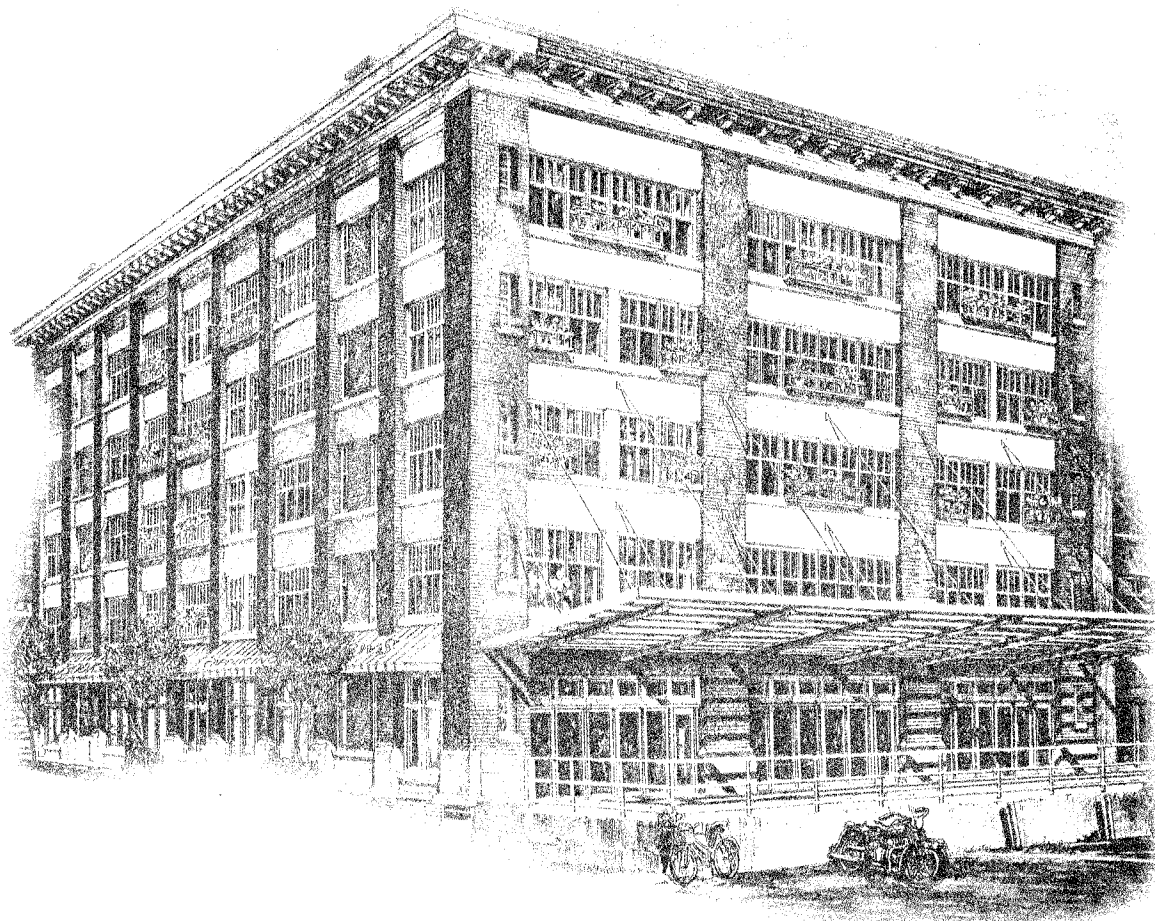
The Hamilton at Yaletown is the latest in a dynamic line of distinguished projects. They all bear the hallmarks of quality work of the Norwood Group.

Founded in 1961, the Norwood Group handles the entire spectrum of property development from construction and project management to investment, asset management and general contracting. Based in British Columbia, it has been responsible for more than one billion dollars of development around the province.

Among the residential projects with which it has been associated are The Kerrisdale, Fraser Pointe I and II, The Cornerstone and Observatory at Gateway, 600 Drake, The Westridge, The Brownstone on the Boulevard, and Lakepointe Resort in Kelowna.

Making its mark in the hospitality industry. The Norwood Group also built the Meridien (now Sutton Place) Hotel and scheduled to open Spring 1995 – the Rosedale Suite Hotel.

Vancouver landmarks like Robson Fashion Park and over one million square feet of government office space, have gained The Norwood Group a consistent reputation for excellence.



ARTIST RENDERING

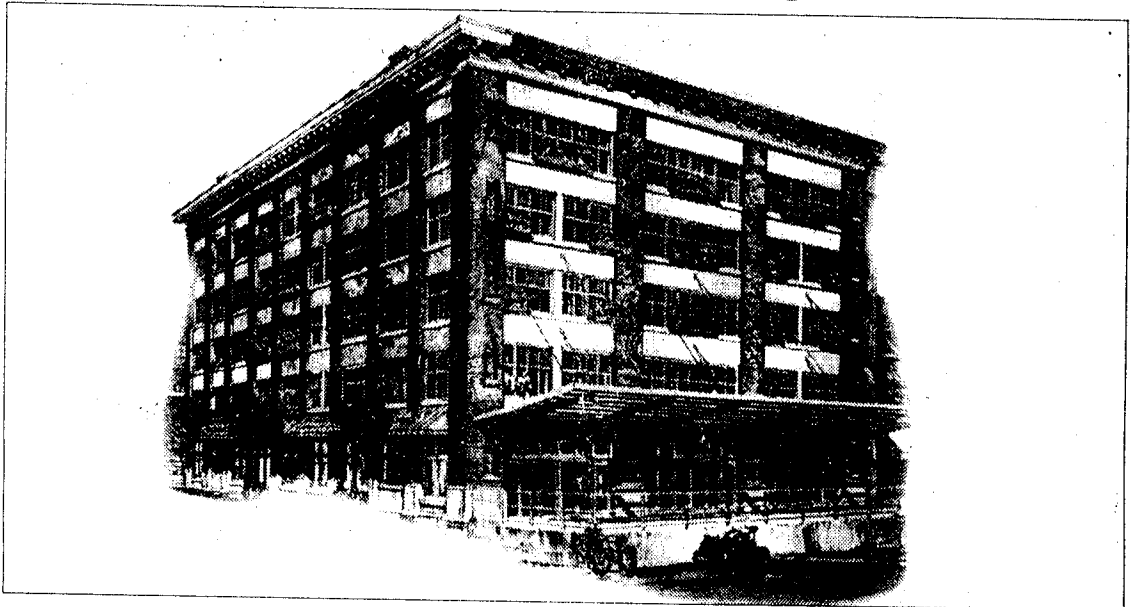


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REAL ESTATE WEEKLY

Yaletown Conversion a Historic Opportunity



The stylish conversion of a 1912 Yaletown landmark into 36 warehouse residences represents one of the finest Heritage conservation developments in the city. Blending the best of the old with the most modern amenities, The Hamilton has proved an immediate hit with Vancouver condominium buyers.

Last month more than 600 attended the grand opening of The Hamilton, a former drygoods warehouse on the corner of Hamilton, Mainland and Davie Streets. Within days, half of the suites had been claimed and sales have continued at a rapid pace. In Vancouver's demanding condominium market, an exceptional standard is required to attract this type of interest.

The Hamilton meets these standards with outstanding craftsmanship and a prime downtown location. The exterior facade is the carefully restored brick and wood detailing of the classic Yaletown Heritage architecture, including fully operating double-glazed wood windows with custom-designed planter boxes. The grand lobby will be restored with hand-set imported tile and great care has been taken in creating the private patios and rooftop decks. And the building, scheduled for completion this December, is engineered to the most modern acoustic and seismic standards. The Hamilton, of course, is a stroll from the city's best dining, shopping, entertainment and business centres.

In each suite, distinguishing Heritage features include wide plank hardwood floors, exposed

brick walls and thick timber beams. The past and present merge in gas fireplaces with antique stone surrounds and chic halogen lights highlighting original wood columns. Each suite is wired with fibre-optics for high speed data communication.

The kitchens feature state-of-the-art brushed stainless steel appliances, for the first time in Canada, custom-fitted maple cabinets and stylish counters with ceramic tile backsplash. Bathrooms have Heritage-style faucets, large tile-surround soaker tubs and even heat-lamps. There is room for optional stacking washer and dryer.

Security is assured in The Hamilton, with private storage lockers, smoke alarms and sprinklers, and pre-wiring for personal security systems. Secure underground parking is available for some suites.

Sales have been brisk at The Hamilton -- all of the studio suites and five of the six penthouses have sold -- but there remains a superb selection of spacious one bedroom and two bedroom suites, ranging from 652 square feet to 1,224 square feet. The penthouse is a house-size 1,457 square feet and accesses its own private roof top deck.

You must see The Hamilton to appreciate this level of intelligent restoration. The striking display suite and Sales Presentation Centre is open daily (except Friday) from 12 noon to 5 p.m. For full details, contact Greg Turnbull at 689-1900.

The Hamilton

1188 Hamilton Street, Yaletown, Vancouver

Heritage conversion to 36 condominiums

Prices from: \$182,900

Sales Centre/Display Suite: Open daily except Friday 12-5 p.m.

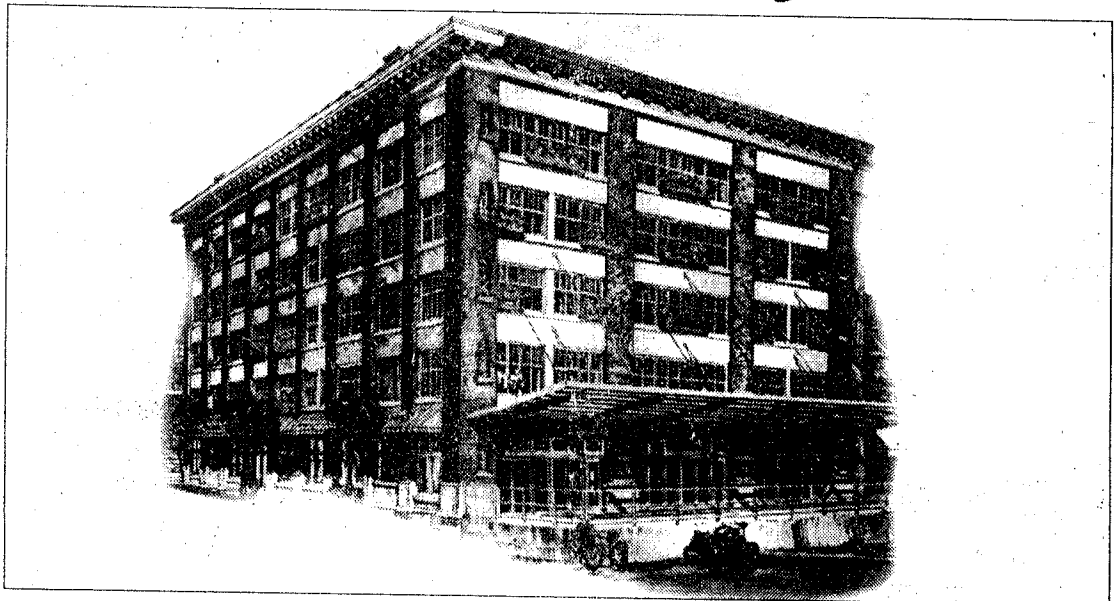
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Wednesday, May 10, 1995

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