
ABOUT

Alder Crossing is at the ideal crossroads in Vancouver: urban polish, a quiet neighbourhood, and perfect waterfront parks. Every element is in place.



Raise Your Standards. On Every Level

These homes have a clear view to life in an ideal location. On the ground floor, 6 studio garden suites offer easy access to the leafy streets of Fairview Slopes. Above are 6 two-storey townhomes with expansive roof decks which will have brilliant views of the downtown skyline and the North Shore Mountains. All homes will be constructed with close attention to detail, befitting this connected Vancouver address.

Everything Aligns Here

This location truly has everything. Granville Island is two blocks away. South Granville Rise is nearby, with shopping, restaurants, galleries, and services. A short tree-lined stroll, and you're at Broadway and Cambie Village. The legendary False Creek seawall is right outside your door, connecting you to Kits, Olympic Village, downtown, and Stanley Park – all of Vancouver's favourite places. Now that's an ideal location.

Features

BUILDING



- » Contemporary brick and Hardi panel clad architecture
- » Expansive private roof decks or patios
- » Ample windows for maximum light and air flow
- » Tech ready infrastructure with Cat 5e wiring
- » Secured underground parking and storage
- » Secured underground bicycle storage
- » 2-5-10 Warranty by National Home Warranty

INTERIORS



- » Contemporary laminated wood flooring throughout entry, kitchen, living and dining room
- » Durable wool blend carpet in bedrooms
- » Whirlpool Duet front loading energy efficient washer and dryer
- » Roller blinds
- » In-suite storage (in addition to storage locker)
- » Secured in building storage lockers



GOURMET KITCHENS



- » Contemporary flat panel cabinetry with open accent shelf finished in engineered wood veneer
- » Under-cabinet recessed lighting
- » Soft close technology for doors and drawers
- » Luxurious polished quartz stone slab countertops
- » Polished 2 x 12 porcelain tile kitchen backsplash
- » Sleek stainless steel 30" BOSCH slide in gas range
- » Stainless Steel BOSCH 30" over the range hood fan
- » Stainless steel BOSCH 24" fully integrated dishwasher
- » Fisher & Paykel bottom mount refrigerator (Townhomes)
- » Fully Integrated Blomberg Fridge (Studios Apartments)
- » Double bowl BLANCO undermount stainless steel sink
- » Chrome German engineered Grohe dual spray pull-down faucet

BATHROOMS



- » Radiant in-floor heating
- » Cantilevered vanity cabinets in ensuite and main bath
- » European style semi recessed porcelain vanity w/ engineered wood veneer cabinets with contemporary horizontal grain in main bathroom and in ensuites
- » Medicine cabinet w/ recessed lighting in ensuite and main bath
- » Undermount sink in main bath
- » Polished composite stone countertops.
- » Porcelain accent tiled wall ledge behind vanity cabinet/sink allowing for additional counter



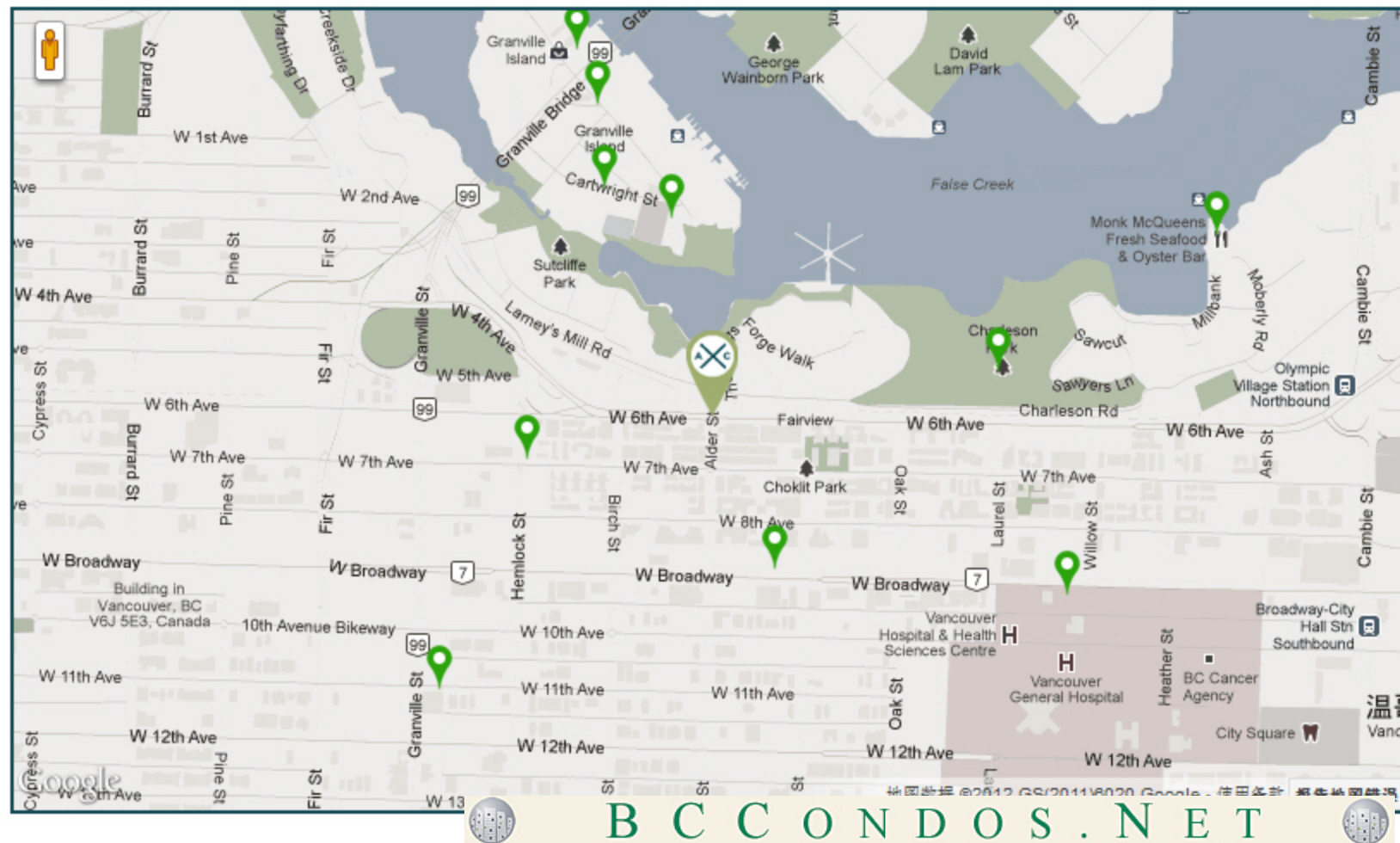
storage/surface

- » Recessed down lights
- » Frameless clear tempered shower doors
- » Large format rectified tub/shower wall tile 6" x 37" in ensuites
- » Large format 12" x 24" porcelain tile for ensuite tub skirt
- » Dual flush TOTO toilets
- » German engineered Grohe shower fixtures



[ABOUT](#)[FEATURES](#)[FLOORPLANS](#)[NEIGHBORHOOD](#)[TEAM](#)[CONTACT](#)[REGISTER](#)

NEIGHBORHOOD



Alder Crossing

ENTERTAINMENT

False Creek Community Centre
Granville Island Market
Arts Club Theatre
Performance Works

PARKS

Stanley Park
Charleson Park
Delamont Park
Connaught Park

RESTAURANTS & CAFES

Vijs and Rangoli
Banana Leaf
Tojo's Restaurant
Monks Seafood and Oyster Bar
Wicked Cafe

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

TEAM

The team that came together to create Alder Crossing has a strong track record of delivering quality. All the fundamentals are in place here. And with a proven team adding value at every touchpoint, the project is set to deliver a high quality product – and a great quality of life.

Guildford Brook Estates



Guildford Brook Estates Developments has brought a number of quality developments to the marketplace, including Cassia, in Burnaby, and Trend, in Delta. Every collection of homes that Guildford Brook develops must meet two criteria: be in a perfect position for growth, and provide clear, lasting value for the end user.

id.LAB



id.LAB and Theresa Yoon have a clear focus: create innovative, comfortable spaces that reinforce a sense of elevated living, and fit in smoothly to the location of the homes.

RE/MAX Ken Leong

RE/MAX KEN LEONG



KLM Marketing Ltd., under the direction of Ken Leong and Mary Porohowski, is a sophisticated, results-oriented project marketing company that provides great service, great value and brings enthusiasm to every project, client, and buyer. For these reasons, clients come back to us again and a



CONTACT

Contact us to book your private presentation appointment.

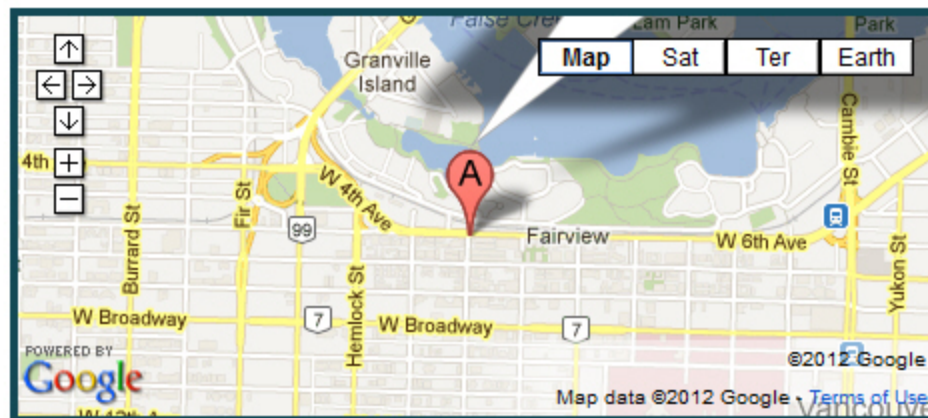
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📍 2208 Alder Street
Vancouver, BC



RE/MAX KEN LEONG



Luxury Westside Vancouver ALDER CROSSING Townhomes (from \$749,900) and Studio Garden Suites (from \$269,900) in Fairview Slopes Neighbourhood > Boutique Vancouver Fairview Homes for Sale



Westside Vancouver Alder Crossing Townhomes & Condos

Located at 6th & Alder Vancouver Alder Crossing Townhomes and Condos are located in the beautiful Westside Vancouver Fairview neighbourhood and will present only 12 home opportunities to homebuyers. Priority registration is already underway and will be launching this coming Fall. The new Westside Vancouver condo and townhouse development is situated in one of the most sought after districts called Fairview Slopes. Here, residents will live within walking distance to Granville Island, South Granville Rise district, False Creek seawall and the water as well as the Cambie and Broadway corridors. EVERYTHING ALIGNS HERE according to their marketing. As well, the studio Alder Crossing condos start from just \$269,900 while the larger townhouses (multi-level residences) start from an affordable \$749,900. Both of these starting price points are within current market pricing. Many of the homes have rooftop decks and all are finished beautifully with fine and luxurious finishes throughout the bathrooms, kitchens, living spaces and outdoor balconies. Alder Crossing Vancouver Westside Townhomes and Condos are located in the Fairview Slopes Vancouver real estate neighbourhood situated ideally close to the vibrant and trendy South Granville District as well as Granville Island fresh produce, retail, entertainment and dining. In addition, the scenic seawall is close by, making the Fairview Slopes Vancouver



Alder Crossing townhouse project with the perfect connection to everything. This boutique Fairview Vancouver real estate development is very close to Stanley Park, Connaught Park, Delamont Park and Charleson Park in addition to Performance Works, Arts Club Theatre, Granville Island Market and False Creek Community Centre. For food options, residents will be very close to Wicked Café, Monks Seafood Restaurant, Tojo's, Banana Leaf Malaysian Cuisine and Vijs/Rangoli East Indian fusion.



The boutique development will feature only 12 contemporary condominium style residences that will include 6 studio Alder Crossing Vancouver apartments that are catered towards first time homebuyers as well as property investors in addition to six boutique Vancouver Westside townhomes with spacious and functional two bedroom and den floor plans that are ideal for couples and small families. As well, the new Vancouver Alder Crossing Fairview Slopes townhomes will feature generously sized roof terrace decks that will provide residents with amazing city as well as mountain views. Well priced, ALDER CROSSING represents good value in False Creek's neighbourhood. Everything aligns here: location, price and quality! The grand opening previews are coming up on Saturday, October 27th. You can visit www.aldercrossing.com for more information today as the web site is now live!

- > Alder Crossing Vancouver Condos (Studio homes) from \$269,900
- > Two bedroom and Den Vancouver Alder Crossing Townhouses from \$749,900
- > Brought to you by Guildford Brook Estates (Developer), id.LAB Interior Design and RE/MAX

The features of the building include contemporary West Coast architecture with the great use of modern brick accents and HardiPanel cladding. Many of the spacious floor plans allow for outdoor living in the form of sun drenched balconies as well as rooftop decks for some of the townhouses. In addition, the large windows allow for lots of natural light into all living spaces and the homes will be technology friendly and ready for everything you need. The pre-construction Vancouver Alder Crossing condos and townhouses will also feature underground secured parking and private storage in addition to an underground secured bike storage facility to promote healthier living.





Interior Finishes at the Alder Crossing Vancouver Townhouses & Garden Suites

With it comes to the bathrooms, the luxury Westside Vancouver condos at Alder Crossing Townhomes in Fairview Slopes presents German Grohe shower fixtures (high-end and contemporary), Toto lavatories (dual flush) in addition to large format porcelain tiled surrounds and wall tiles. The showers are glass enclosed in the ensuites which also have large soaker tubs and radiant in floor heating. The bathrooms also have under mounted sinks in the main bathroom, polished stone counters and porcelain accent tiled wall ledge behind the vanity cabinetry/sink for more surface area. Also, the bathrooms at the luxury Vancouver Alder Crossing Townhouses and Condos will have functional medicine cabinetry with recessed lighting in the main baths in addition to semi recessed vanities with engineered wood veneer cabinets (European style). The kitchens will feature stainless steel BOSCH slide in gas range, over the range hood fan and fully integrated dishwasher in addition to a BLANCO double bowl under mounted sink in stainless steel finish and a fully integrated BLOMBERG fridge (in the Alder Crossing Vancouver studio garden suites) or FISHER & PAYKEL fridge (in the Westside Fairview Slopes Vancouver townhouses for sale). All of the kitchens will have under cabinet recessed lighting/task lights, engineered wood veneer cabinetry (that is in



flat panel finish and Euro style) as well as soft closing mechanisms for drawers and doors. The counters are of quartz stone finish and there is a Grohe dual spray pull down kitchen faucet as well.

The interior finishes at the luxury Alder Crossing Vancouver townhouses and Fairview garden studio suites will also feature in suite storage, lots of storage in the kitchens/bathrooms as well as durable wool blend carpeting in all bedrooms. The dining and living room, kitchen and entrance will have laminate wood floors (contemporary style) and all homes have roller blinds for added privacy. In addition, all homebuyers will get the 2-5-10 standard National Home Warranty in addition to a Whirlpool Duet front loading energy efficient washer and dryer set.





PLAN A

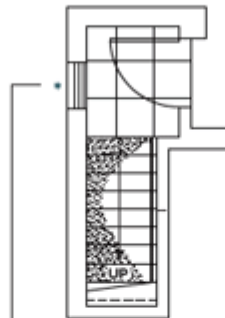
TOTAL: 1,041 SQ. FT.

TOWNHOME

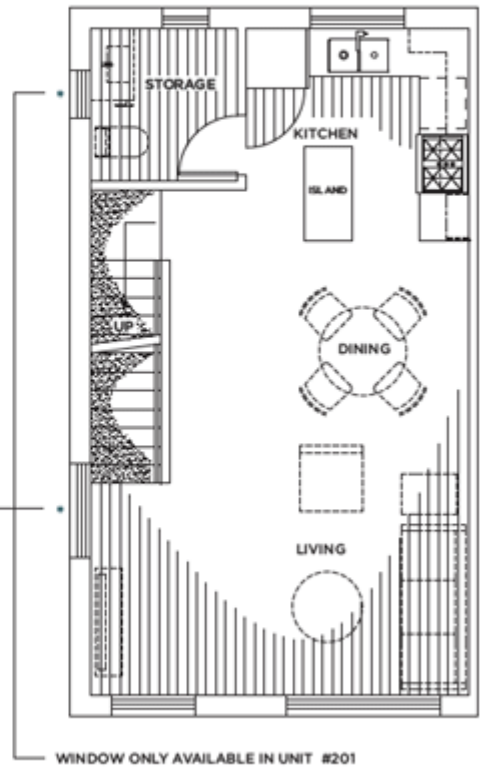
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#202 - 1190 W. 6TH
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#204 - 1190 W. 6TH
#205 - 1190 W. 6TH



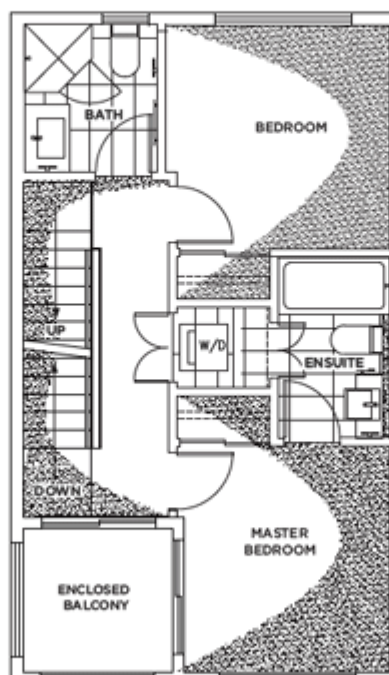
ENTRY 59 SQ. FT.



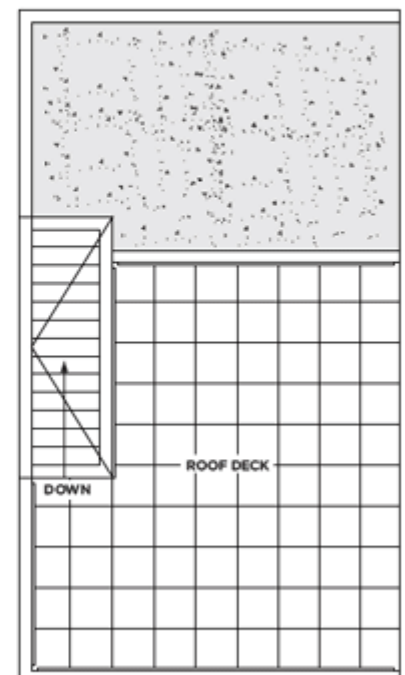
MAIN 491 SQ. FT.



UPPER 491 SQ. FT.



ROOF DECK 250 SQ. FT.



Dimensions, square footage and floorplans are approximate only. Final dimensions, square footage and floorplans may vary and will be determined by final strata plan measurements. The Developer reserves the right to make changes to the floorplans, project design, appliances, specification and features. E&O.E.



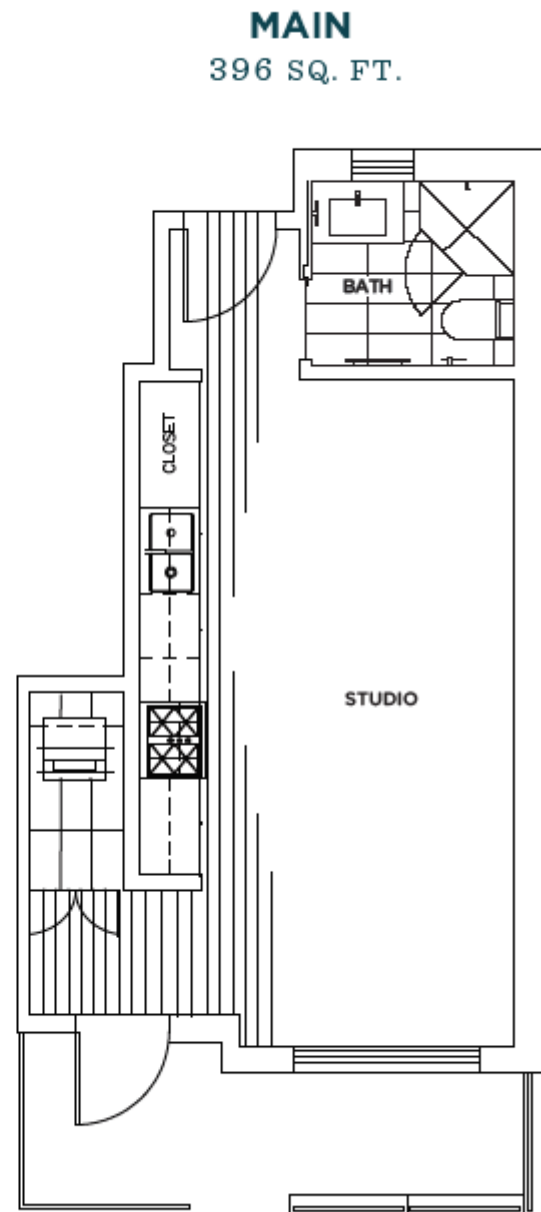
BC CONDOS.NET



The Fairview Vancouver Floor Plans at Alder Crossing

There are a few draft layouts that are subject to change at any time by the developer as the Alder Crossing Fairview Vancouver development marketing web site is now online. The first is Studio A which is a one level garden suite with 1 bathroom and is 332 square feet. Studio B floor plan is 390 square footage while Studio C layout is 401 sqft. The Alder Crossing Townhome A floor plan features 3 levels in which the main floor has the classic living/dining and kitchen area plus a powder room + storage area whilst the upper floor has 2 bedrooms, two full bathrooms, laundry closet and an enclosed balcony. The roof deck is 250 square feet and features lots of entertainment space. The Westside Fairview Vancouver Alder Crossing Townhome B floor plan features 1026 square feet of total area over 2 levels. It's very similar to the other townhouse floorplan, but doesn't have the roof deck.





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RAISE YOUR STANDARDS. ON EVERY LEVEL. New Alder Crossing Vancouver Townhomes

12 Fairview Vancouver Westside townhomes for sale > These are homes with a clear view to life in an ideal Vancouver Fairview location. Starting with 6 studio Alder Crossing Vancouver garden suites, this new Westside Vancouver project will be Fairview's next favourite address. Above the garden suites are 6 two storey Alder Crossing Townhomes for sale with gorgeous rooftop decks and brilliant views of False Creek and the downtown Vancouver skyline. All of the Westside Vancouver homes here will be constructed with close attention to detail, befitting a connected luxury Vancouver address. Move in Fall 2013! The new Vancouver Alder Crossing garden suites start from



just \$269,900 whilst the two bedroom and den roofdeck Vancouver Townhomes at Alder Crossing start from just \$759,900. Stay tuned for more information.

Coming to 6th Avenue and Alder Street Vancouver Westside real estate district, the Fairview Slopes Vancouver Alder Crossing townhouse project features only 12 residences for sale. With stylish design and the convenience of a studio above, the centrally located Fairview Slopes Vancouver Westside real estate townhouse development at Alder Crossing townhomes is just steps away from the beautiful seawall boardwalk, Granville Island shopping and entertainment as well as the Canada Line Skytrain that will give you access to everything in the Lower Mainland. Plus, the Alder Crossing Vancouver Westside townhomes are just minutes away from the Cambie/Broadway commercial and retail corridor. Priority registration is on now, so make sure you're on the list! Register online today for your priority preview by visiting www.aldercrossing.com.





Alder Crossing Townhomes

By [Guildford Brook Estates Inc.](#)

W 6th Ave & Alder St [Vancouver](#)

From **CAD\$269,900** To over **CAD\$749,900**



Alder Crossing Townhomes is a new condo and townhouse project by [Guildford Brook Estates Inc.](#) currently in preconstruction at W 6th Ave & Alder St in [Vancouver](#). The project is scheduled for completion in 2013. Available condos/townhouses range in price from CAD\$269,900 to over CAD\$749,900. The project has a total of 12 units.

Project Details

DEVELOPMENT NAME Alder Crossing Townhomes

DEVELOPER(S) [Guildford Brook Estates Inc.](#)

PROJECT TYPE Condominium, Townhouse

ADDRESS W 6th Ave & Alder St

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V6H

SALES CENTRE PHONE # 604-600-5405

CONSTRUCTION STATUS Preconstruction



ESTIMATED COMPLETION Fall/Winter 2013
SELLING STATUS Registration Phase
TOTAL NUMBER OF UNITS 12 units
SALES COMPANY RE/MAX Real Estate Services
ARCHITECT(S) KLM Marketing Ltd
INTERIOR DESIGNER(S) id.LAB

\$ Prices

PRICES(AVAILABLE UNITS) From CAD\$269,900 To over CAD\$749,900

Project Summary

From Alder Crossing:

These are homes with a clear view to life in an ideal location. Starting with 6 studio garden suites, Alder crossing will be Fairview's next favourite address. Above are 6 two-storey townhomes with gorgeous roof decks and brilliant views of False Creek and the downtown skyline. All homes will be construction with close attention to detail, befitting a connected Vancouver address.

Features & Finishes

Generous private roof top decks with spectacular city and mountain outlooks.

