



THANK YOU FOR YOUR INTEREST IN 2ND AND COMMERCIAL

Located just off The Drive, 2nd and Commercial is a gorgeous boutique development with only 22 homes. Built LEED Gold Certified, now is the time to own in this dynamic community. A short walk to the SkyTrain, community centre and all the amenities you need, 2nd and Commercial is sustainable living.

Price Ranges

Home Type	Size Range	Starting from
Studio	454-522 sq ft	\$269,900
1 Bedroom	599-642 sq ft	\$359,900
2 Bedroom	759-871 sq ft	\$439,900

Estimated completion date: January 2014

Deposit Structure

- First Deposit - \$5000 payable by cheque or bank draft at signing.
- Second Deposit – remaining balance required to increase first deposit to 5% of the purchase price payable within 7 days of acceptance.
- Third Deposit – Additional 5% payable within 45 days of acceptance.

Get in touch with me today to learn more!

James@keymarketing.com

604.880.8862

NOW Architecture and Design

- Harmonious west coast architecture featuring natural cedar and stone accents
- Thoughtful, oversized windows, double wide opening patio doors, balconies and patios providing unrestrained natural light
- Views of the North Shore Mountains and the Downtown skyline
- Ample green space surrounding the property with room for urban gardens
- Peace of mind with advanced rainscreen and building envelope technology
- Concrete top layer and independent party wall system for additional sound insulation

LEED Gold Certified

- Heat Recovery Ventilation (HRV) units in every home exchanging indoor air with fresh outdoor air and further reducing heating/cooling consumption
- High reflective, energy efficient LowE Argon filled Cardinal Glass reducing heat loss
- Energy Star rated appliances
- Low VOC paint and low emission materials
- Storage facilities for up to 44 bicycles
- Dual flush toilets and low flow faucets
- Implementation of practical and measureable green building design, construction and operations

Security

- Well lit, gated underground parkade
- Enterphone system
- Pre-wired alarm systems on all floors
- Fob entry, single floor access
- Comprehensive 2-5-10 New Home Warranty

NOW Finishes

- German engineered and manufactured, wide plank laminate flooring
- Custom 2" window blinds
- Neutral blond/dove grey color scheme

Kitchen

- Modern Blomberg Energy Star appliance package (standard):
10.6 cu.ft. Bottom freezer refrigerator
Built in dishwasher
Euro convection oven and smooth cooktop
- Grohe chrome faucets
- Single panel Shaker style, soft close cabinetry with contemporary metal edge pulls
- Under mount double bowl sink
- ¾ inch Caesarstone countertops
- White matte ceramic subway tile backsplash
- Under cabinet lighting

Laundry and Bath

- Blomberg, Energy Star Laundry Pair:
3.67 cu.ft Dryer
2.35 cu.ft Washer
- Vertical white ceramic subway tiling in bath/shower surround
- Toto dual flush, high efficiency toilets
- Skirted bath tubs
- Under mount, modern square vanity sink
- 12X24" concrete style porcelain tile flooring

TOGETHER, OUR TIME IS NOW.



KEY MARKETING

The Developer reserves the right to modify or change plans, specifications, features and prices without notice. E & O.E

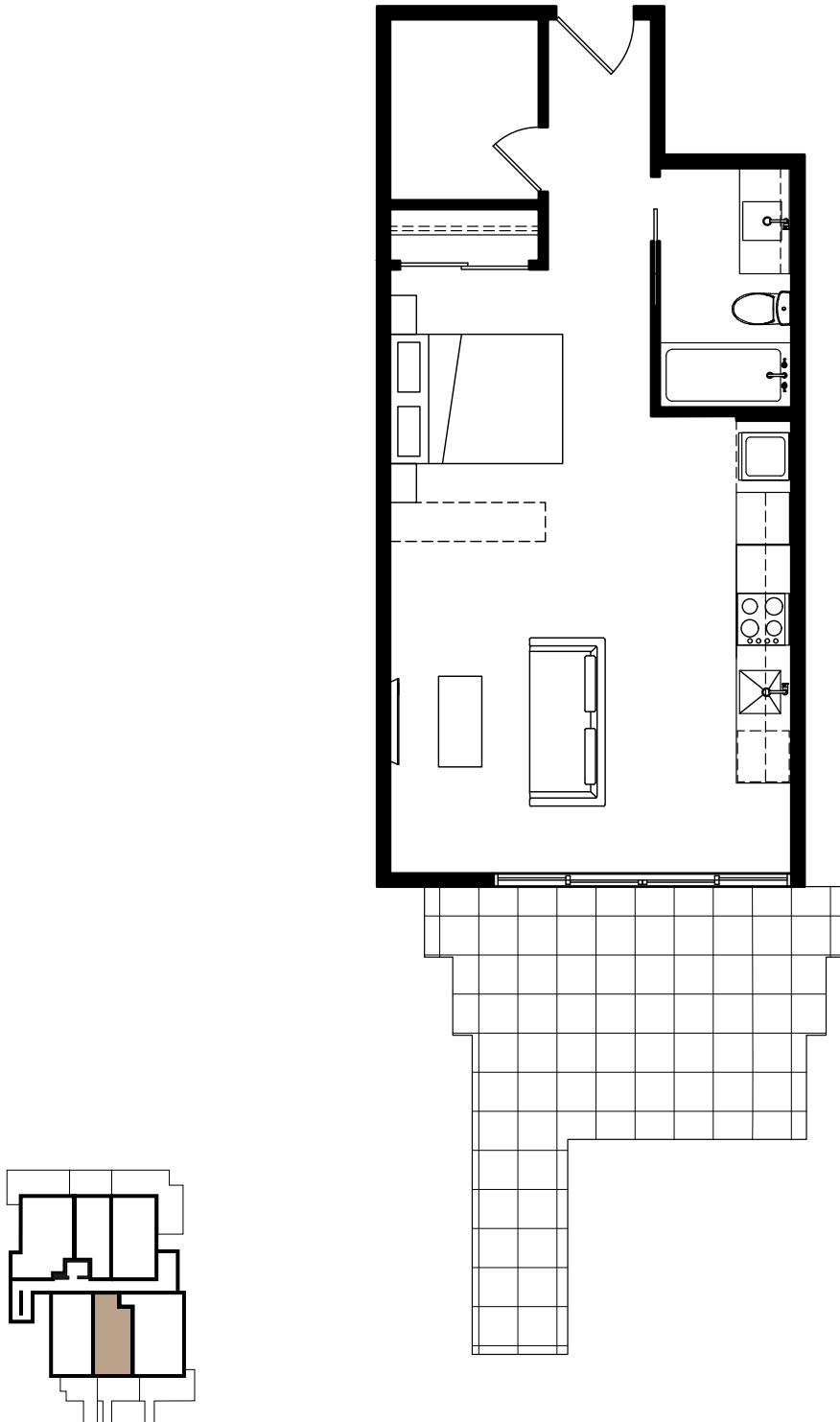


B C C O N D O S . N E T





TYPE A - GROUND FLOOR | STUDIO INTERIOR 522 SQ FT PATIO 139 SQ FT

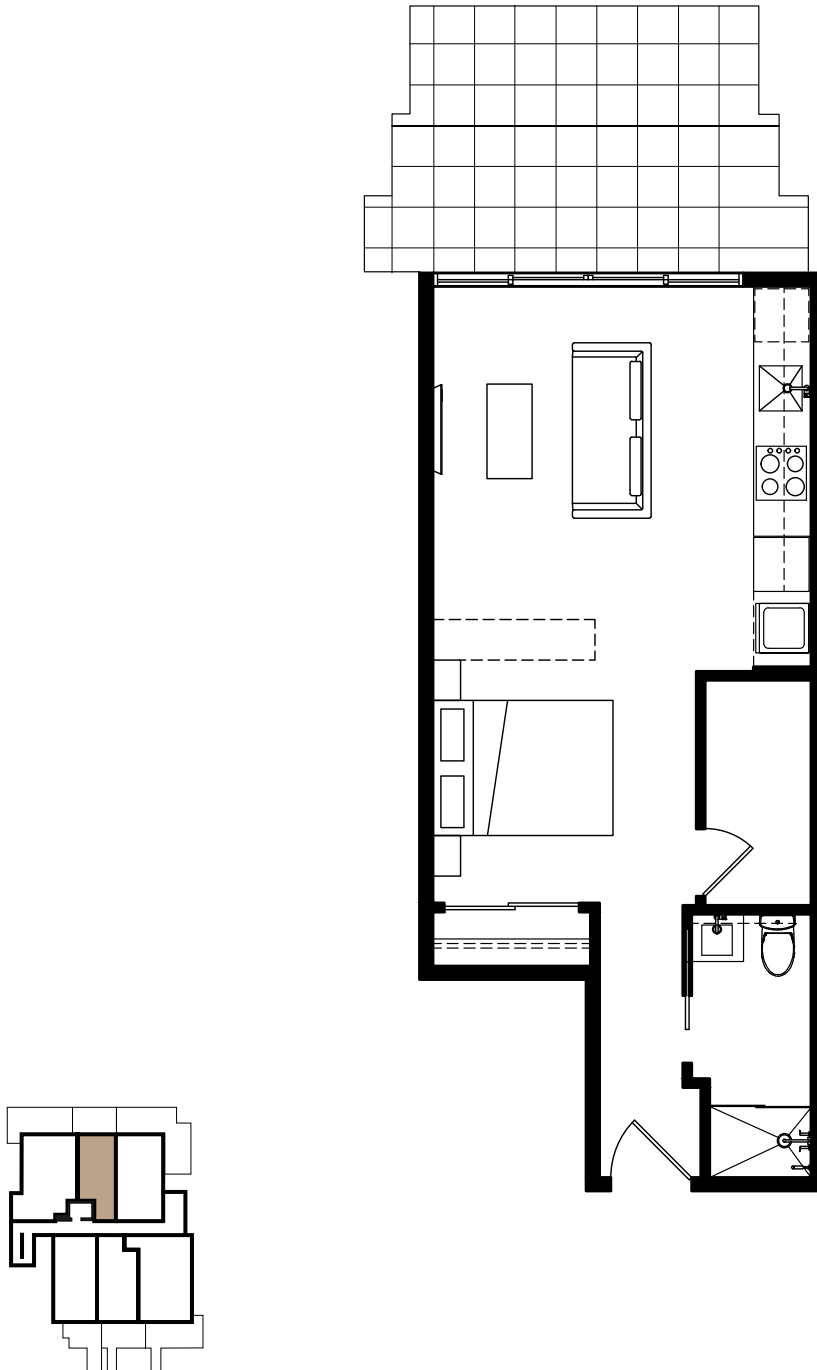


THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO BUILDING DESIGN, SPECIFICATIONS AND FLOOR PLANS WITHOUT NOTIFICATION.
ALL RENDERINGS REFLECT THE ARTIST'S INTERPRETATION OF THE PROJECT AND MAY DIFFER FROM THE FINAL PRODUCT.





TYPE A1 - GROUND FLOOR | STUDIO INTERIOR 454 SQ FT PATIO 139 SQ FT

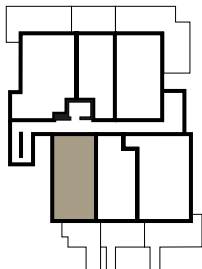
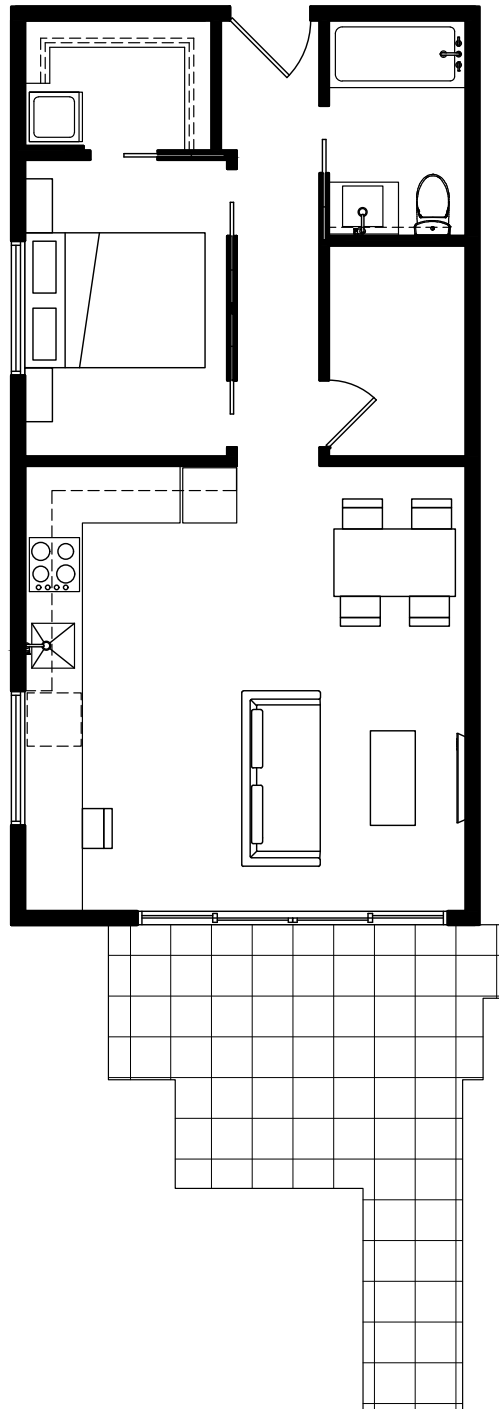


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TYPE B - GROUND FLOOR | ONE BEDROOM INTERIOR 599 SQ FT PATIO 120 SQ FT

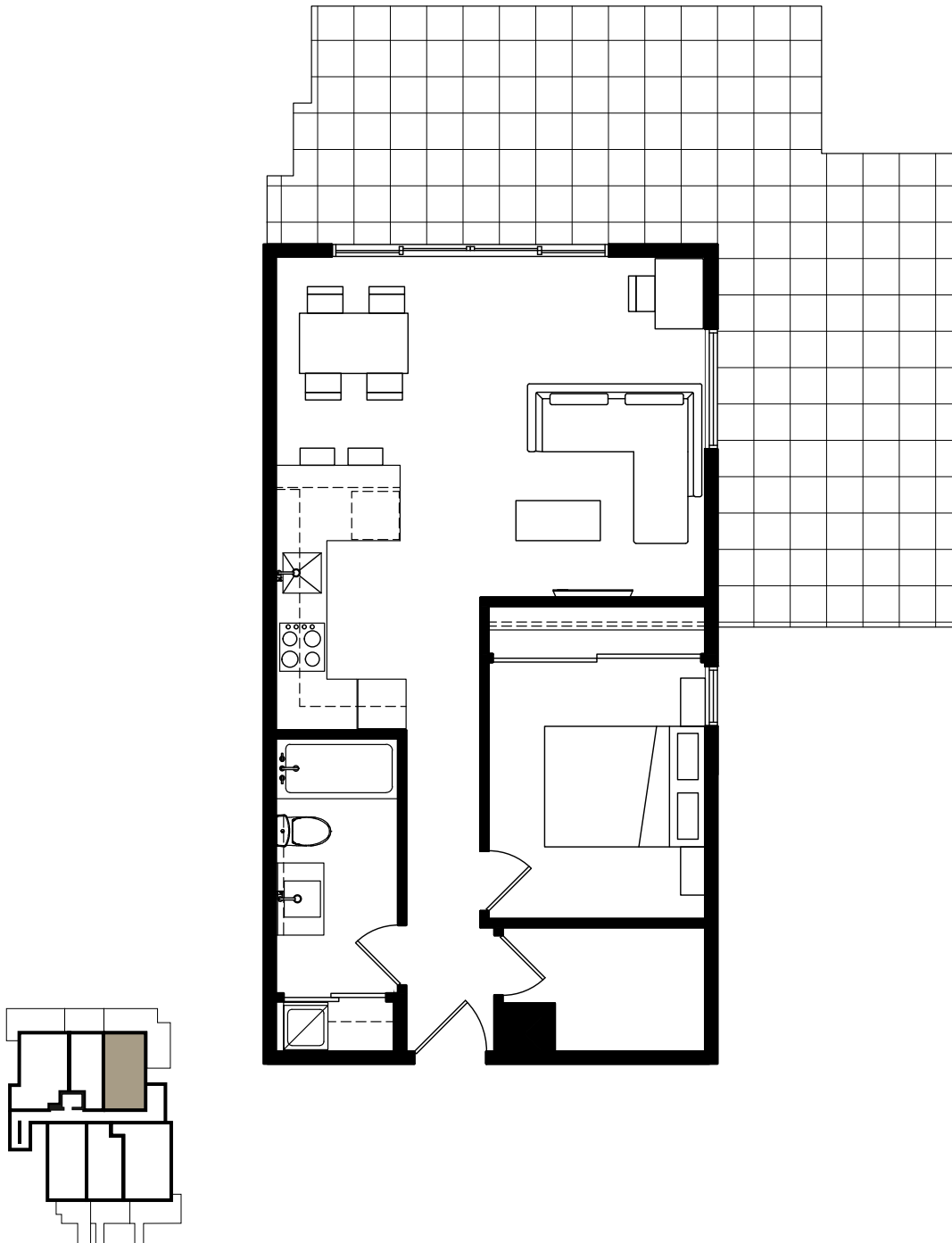


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TYPE B1 - GROUND FLOOR | ONE BEDROOM INTERIOR 642 SQ FT PATIO 397 SQ FT

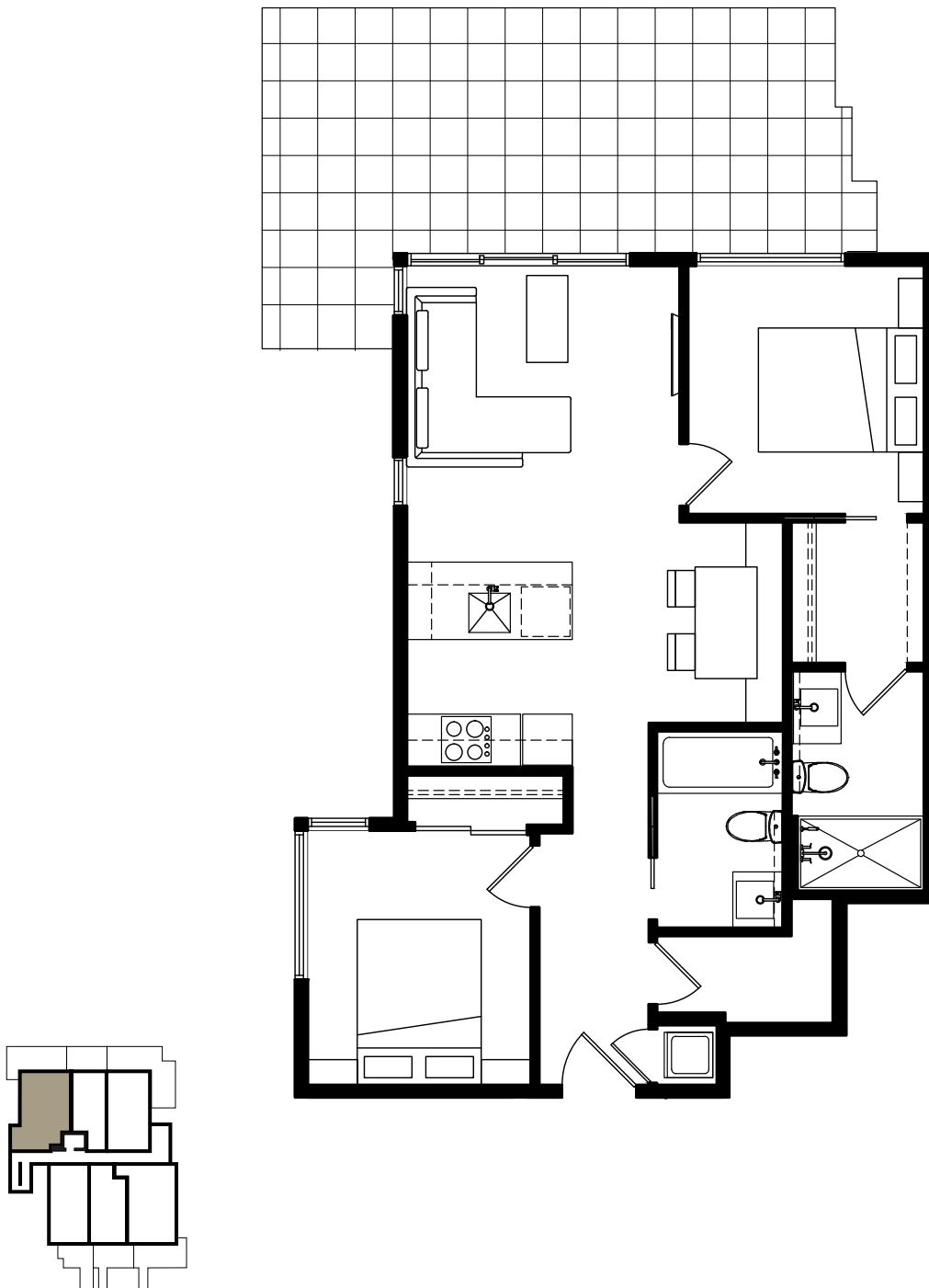


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TYPE C - GROUND FLOOR | TWO BEDROOM INTERIOR 759 SQ FT PATIO 250 SQ FT

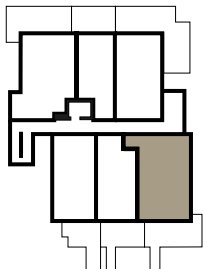
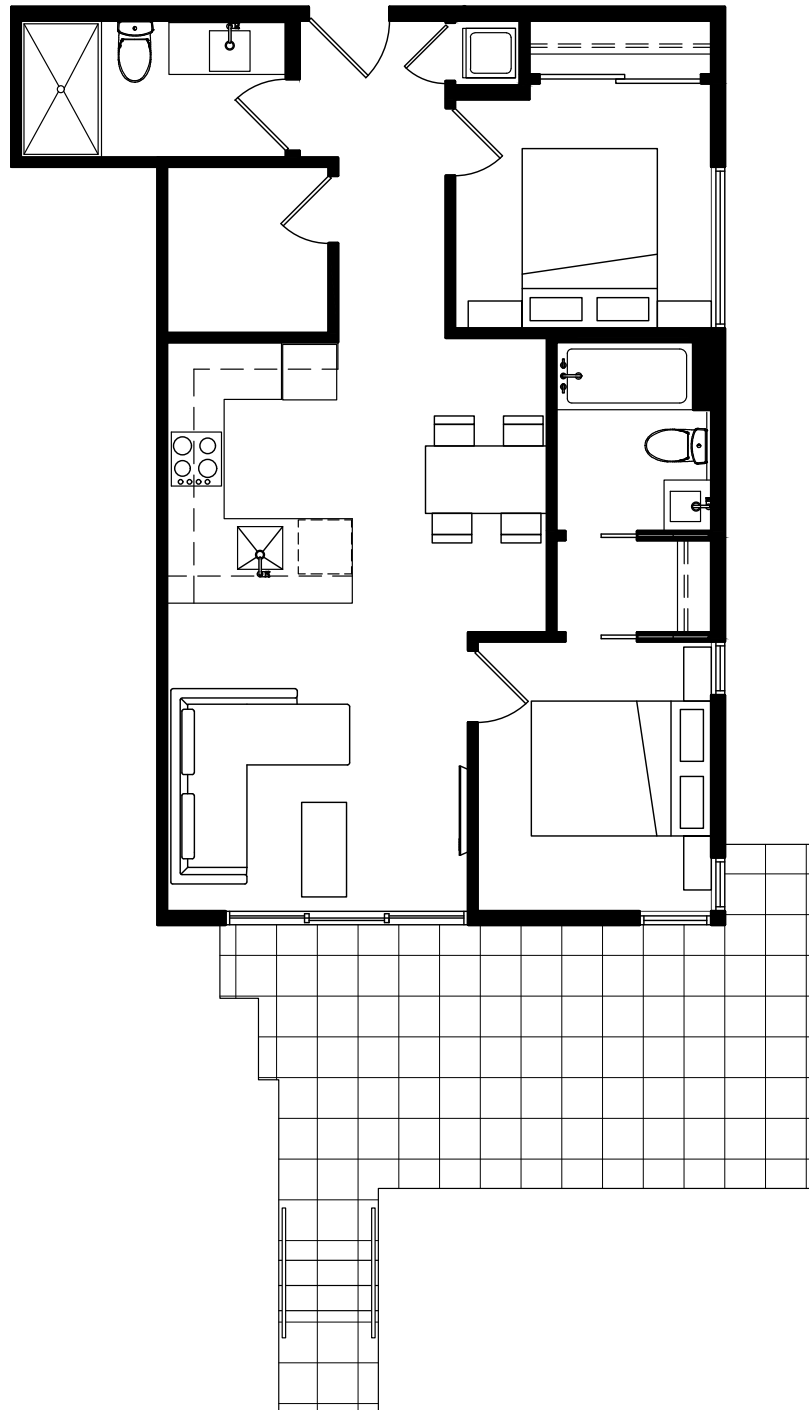


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TYPE C1 - GROUND FLOOR | TWO BEDROOM INTERIOR 769 SQ FT PATIO 209 SQ FT

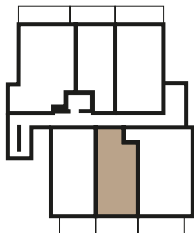
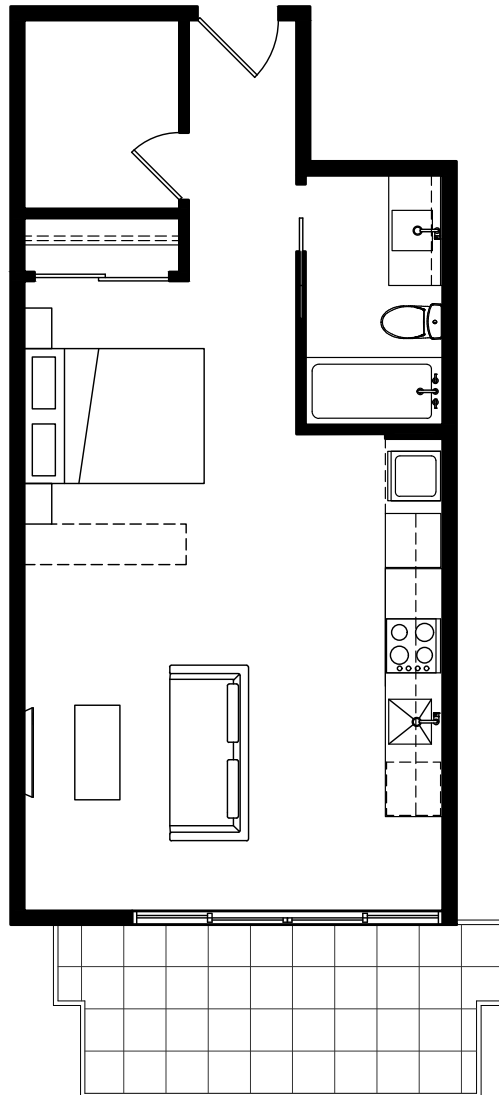


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TYPE A | STUDIO INTERIOR 522 SQ FT BALCONY 91 SQ FT



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NOW Developments

1661 East 2nd Avenue Vancouver, B.C. V5N 4A5

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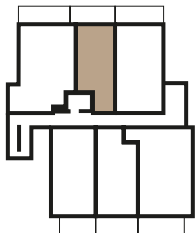
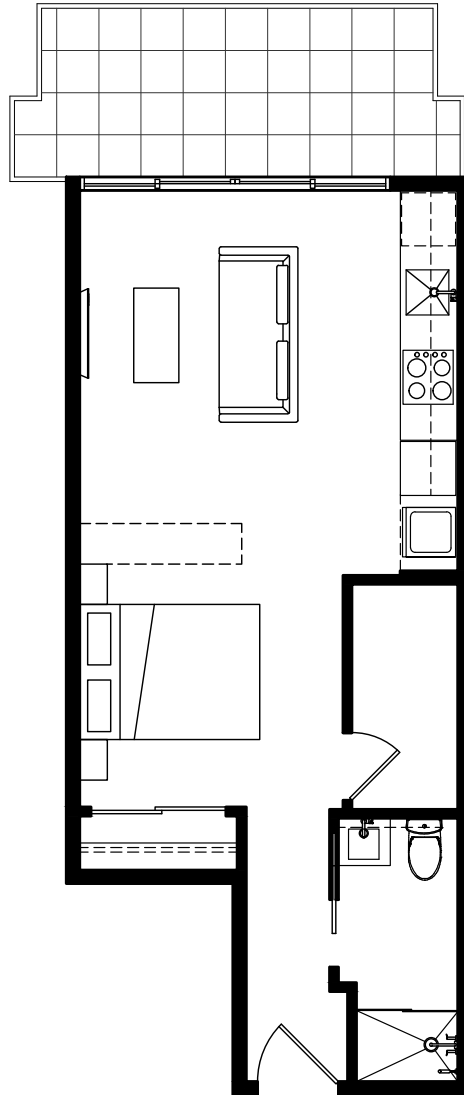


BC CONDOS . NET





TYPE A1 | STUDIO INTERIOR 454 SQ FT BALCONY 91 SQ FT



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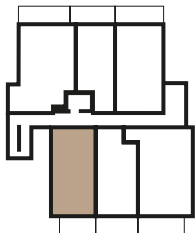
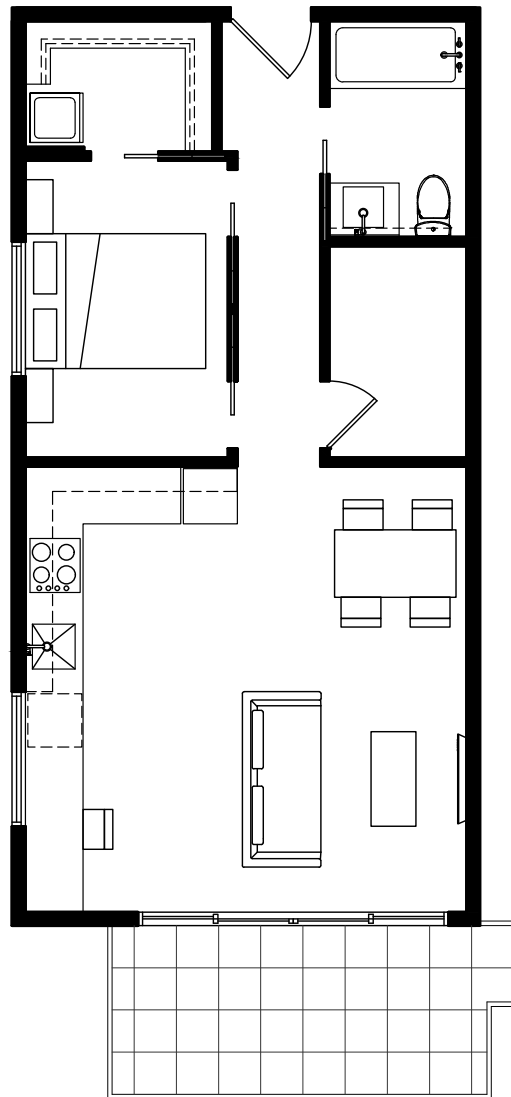


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TYPE B | ONE BEDROOM INTERIOR 599 SQ FT BALCONY 84 SQ FT

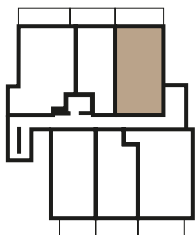
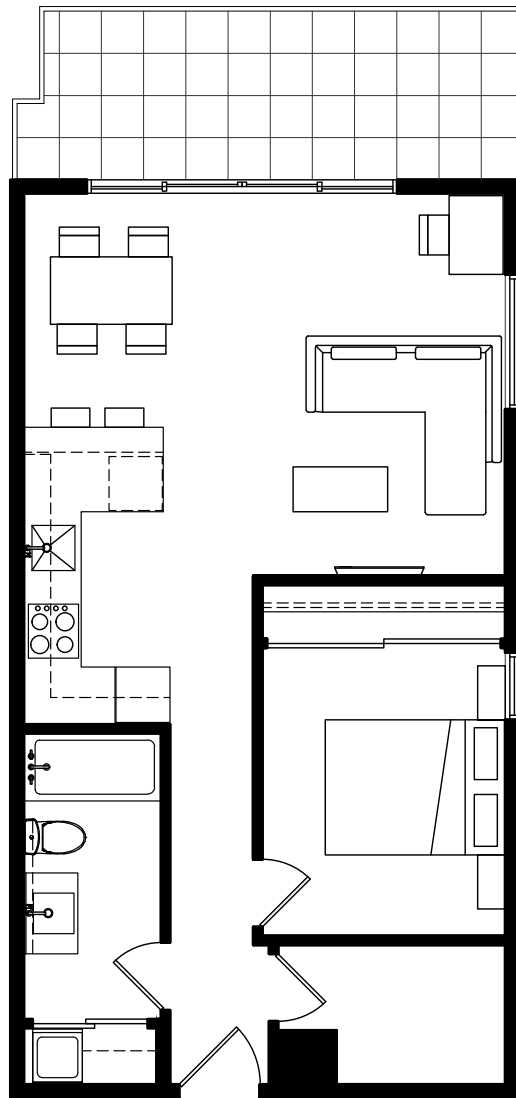


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TYPE B1 | ONE BEDROOM INTERIOR 642 SQ FT BALCONY 106 SQ FT



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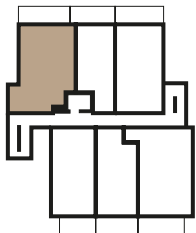
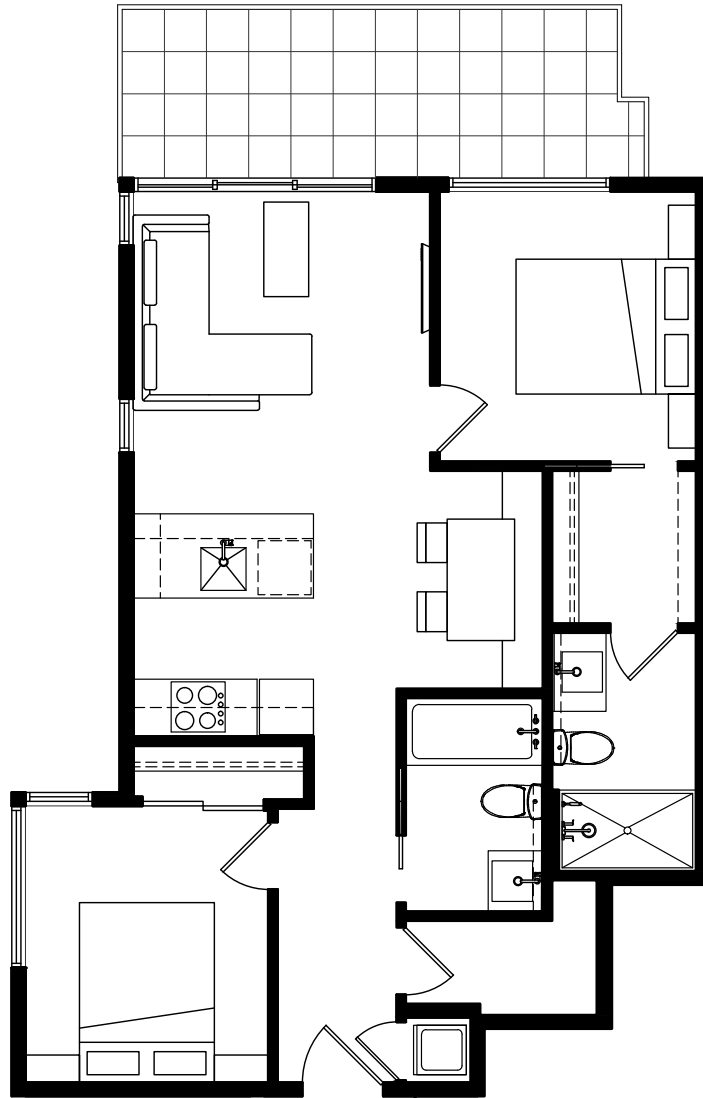


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TYPE C | TWO BEDROOM INTERIOR 759 SQ FT BALCONY 110 SQ FT



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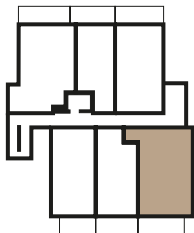
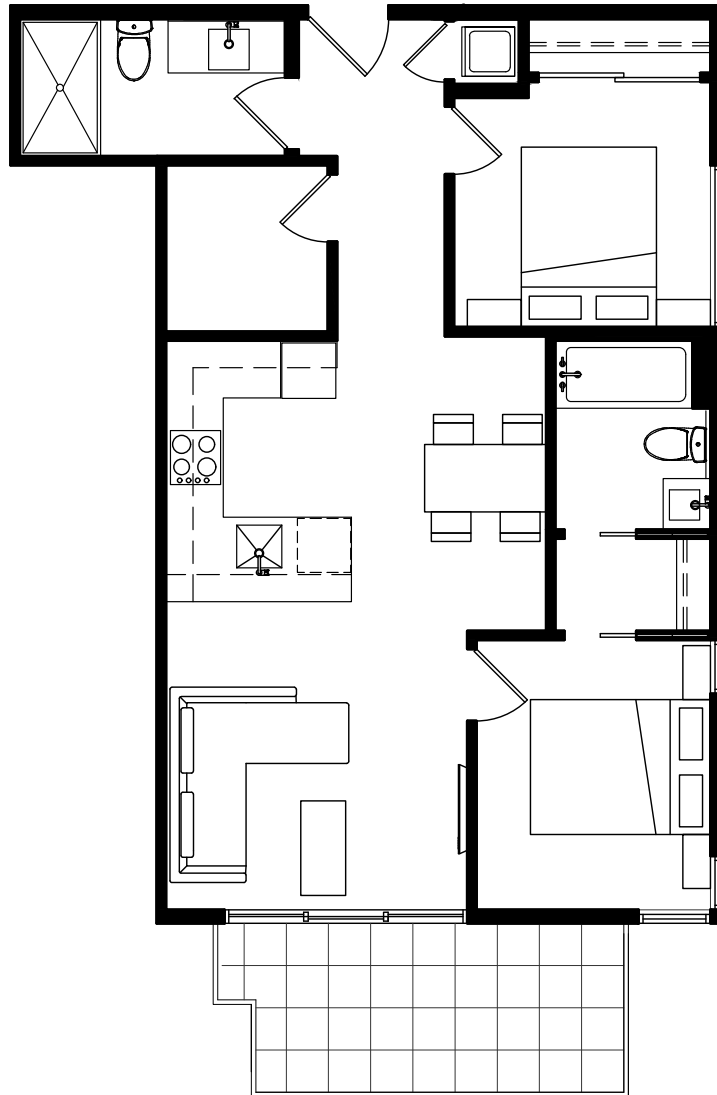


B C C O N D O S . N E T





TYPE C1 | TWO BEDROOM INTERIOR 769 SQ FT BALCONY 84 SQ FT



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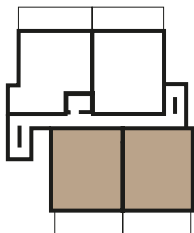
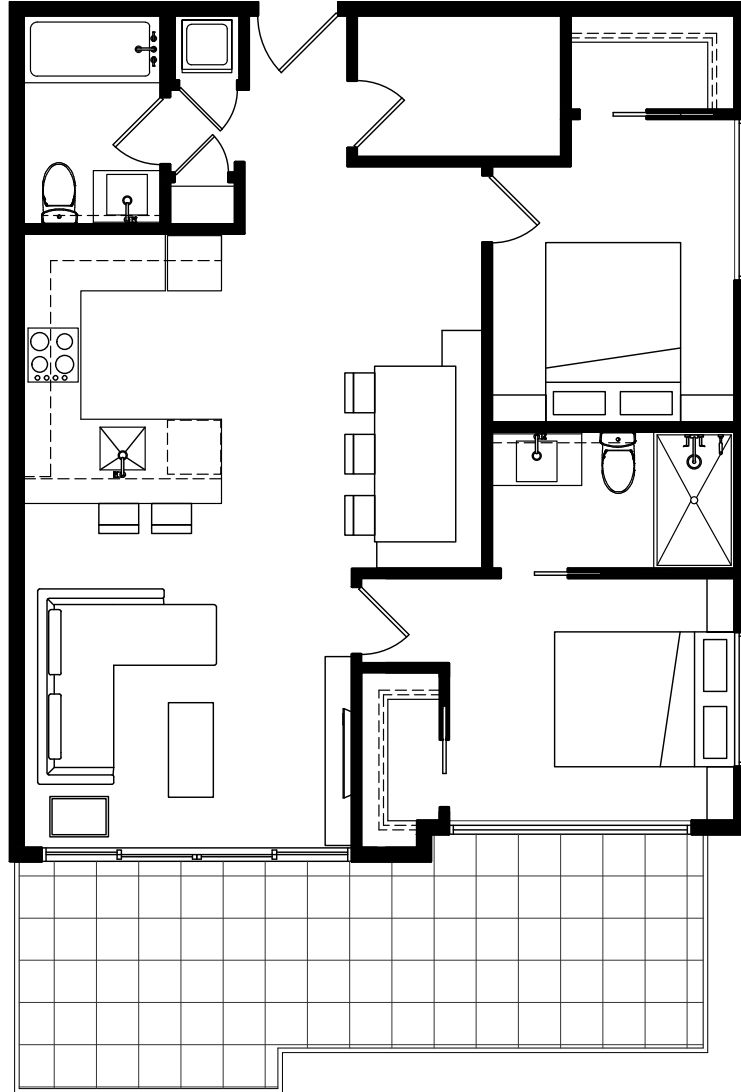


B C C O N D O S . N E T





TYPE D | TWO BEDROOM INTERIOR 871 SQ FT BALCONY 191 SQ FT



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TYPE D1 | TWO BEDROOM INTERIOR 862 SQ FT BALCONY 191 SQ FT



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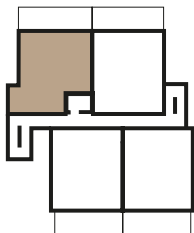


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TYPE E | TWO BEDROOM INTERIOR 859 SQ FT BALCONY 196 SQ FT



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



2ND AND COMMERCIAL

1661 East 2nd Avenue

Call for more info 604-800-8862

2nd and Commercial continues NOW Developments' goal of producing modest, modern, carefully designed infill projects that comfortably blend into existing neighbourhoods.

The exterior of the building is accented by stone and wood and will become a great example of the modern, west coast style of Architecture. The thoughtful and environmentally sensitive design includes large outdoor space for every unit. Over 70% corner suites provides not only great views, but also natural light and fresh air from two sides.

The building's LEED GOLD Certification will promote sustainability in 6 key areas, human and environmental health, sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Be a part of the drive for

\$269,900



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





THE DRIVE

Vancouver's truest, oldest and most authentic neighbourhood. If you've spent any amount of time in Vancouver then you're undoubtedly familiar with Commercial Drive. Its diverse, authentic community. Its history. Its energy and spirit.

From its origins as a logging skid road to streetcar line to ground zero for activism and counter-culture, The Drive has been an emblem for Vancouver's hardworking, artistic soul for generations. It's at the edge, but in the centre of its own universe. One where creativity, originality and community are valued and labels and homogeneity are ignored. The Drive is warm, welcoming and proud.

INSTITUTIONS

1. The Cultch
2. Greenpeace
3. Britannia Park
4. Rio Theatre
5. Grandview Lanes
6. Mercato
7. PCOV Portuguese Club of Vancouver
8. The Wise Club and Hall

FOOD

9. Marcello's
10. Falconetti's East Side Grill
11. Via Tevere
12. Havana
13. Biercraft

14. Memphis Blues

15. Frederico's supper club
16. Belgian Fries
17. Nick's Spaghetti House
18. La Grotta del Formaggio
19. Fratelli's Bakery
20. The Daily Catch
21. Pasture to Plate

COFFEE

22. Donalds Market Coffee
23. Continental
24. Calabria
25. Joe's
26. JJ Bean
27. Ethical Bean



TOGETHER, OUR TIME IS NOW.



FLOOR 1-2-3

Ground floor units with large patios

Suite 101
Studio 454 sq ft + Patio 139 sq ft
Suite 102
1 Bedroom 642 sq ft + Patio 397 sq ft
Suite 103
2 Bedroom 769 sq ft + Patio 209 sq ft
Suite 105
Studio 454 sq ft + Patio 139 sq ft
Suite 106
1 Bedroom 599 sq ft + Patio 120 sq ft
Suite 107
2 Bedroom 759 sq ft + Patio 250 sq ft

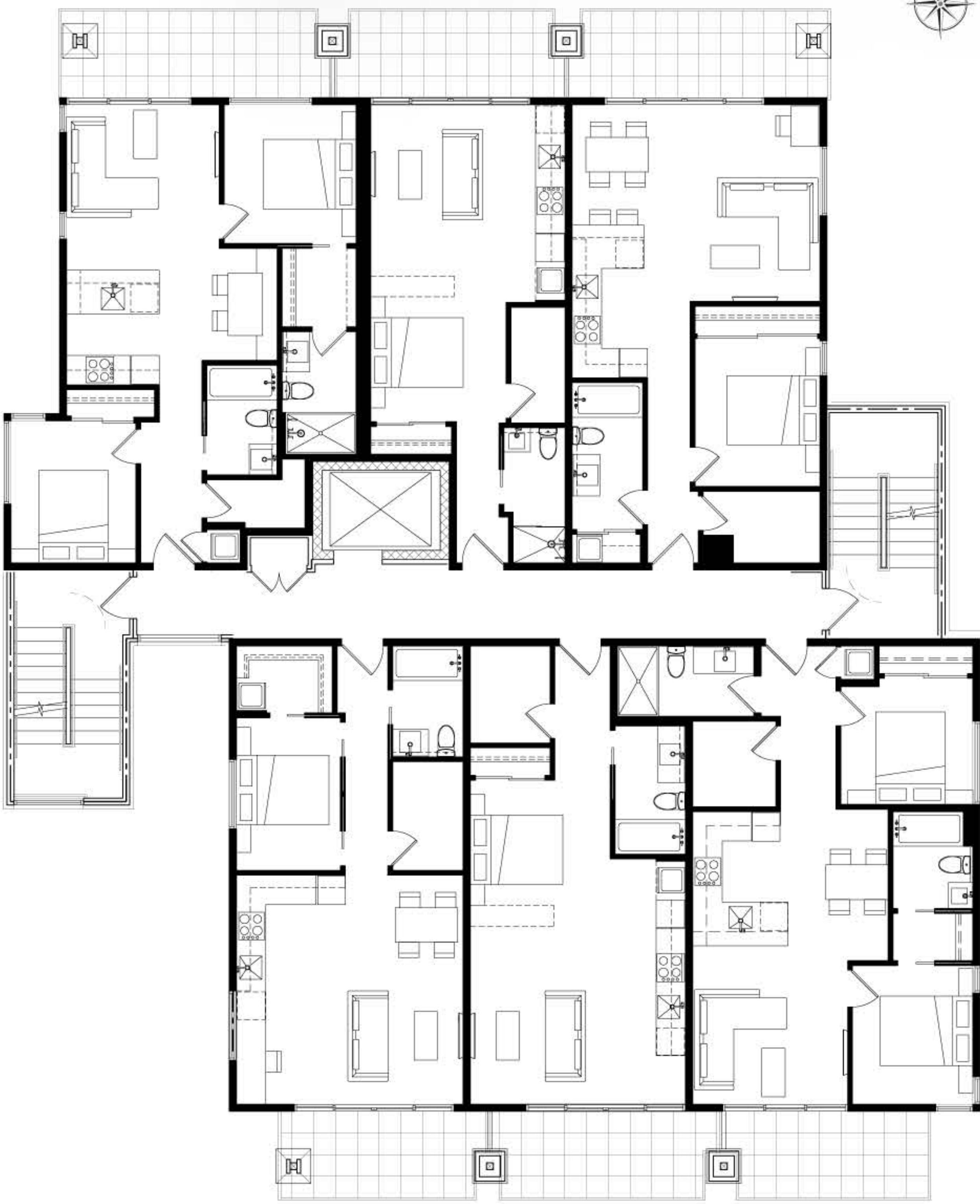
Floor 2-3

Suite 201 / 301
Studio 454 sq ft + Balcony 91 sq ft
Suite 202 / 302
1 Bedroom 642 sq ft + Balcony 106 sq ft
Suite 203 / 303
1 Bedroom 769 sq ft + Balcony 84 sq ft
Suite 205 / 305
Studio 522 sq ft + Balcony 91 sq ft
Suite 206 / 306
1 Bedroom 599 sq ft + Balcony 84 sq ft
Suite 207 / 307
2 Bedroom 759 sq ft + Balcony 110 sq ft

Type C / Suite 07

Type A1 / Suite 01

Type B1 / Suite 02



Type B / Suite 06

Type A / Suite 05

Type C1 / Suite 03

PENTHOUSE FLOOR

Unit 401
2 Bedroom 859 sq ft + Balcony 196 sq ft
Unit 402
2 Bedroom 871 sq ft + Balcony 191 sq ft

Unit 403
2 Bedroom 862 sq ft + Balcony 191 sq ft
Unit 404
2 Bedroom 871 sq ft + Balcony 191 sq ft

Type E / Suite 405

Type D1 / Suite 401



Type D / Suite 403

Type D / Suite 402

TOGETHER, OUR TIME IS NOW.



THE TEAM

NOW Developments - Developers

NOW is the vision of two local Vancouver real estate developers, Ed Kolic and David Beckow. Both have histories rich in development experience and share similar beliefs in what makes communities livable, sustainable and enjoyable. NOW has given them the opportunity to come together, focus on neighbourhoods that they know and believe in, and use the knowledge they have accumulated throughout their careers to create a company that stands for something they care about.

Cause+Effect - Brand + Marketing

Founded in 2004 by Jane and Steven Cox, Cause+Effect is a multi-disciplinary brand, marketing and design company based in Vancouver. The company operates under the vision that creative solutions should not be limited by medium, instead following a holistic approach that taps into the diverse backgrounds and skillsets of its creative team with expertise in architecture, marketing, branding, interior and graphic design.

Key Marketing - Sales

Key Marketing is a sales driven real estate marketing firm supported by the largest domestic and international distribution network of Realtors®, investors and home buyers.

KEY MARKETING

TOGETHER, OUR TIME IS NOW.



Sustainability

At NOW, we believe LEED or Leadership in Energy and Environmental Design redefines the way we think about places we live. It provides developers, operators and owners with a framework for identifying and implementing practical and measureable green building design, construction, operations and maintenance solutions.

LEED promotes a whole-building approach to sustainability by recognizing performance in 6 key areas, human and environmental health, sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. A LEED certified building shows third party verification that the building was designed and built using sustainable building methods.

We believe that we have a social and environmental responsibility as developers to pursue projects that move us toward a more sustainable urban future. This philosophy and methodology provides for a more energy efficient and healthy home that puts less of a drain on our environment and emits fewer greenhouse gases.

Sustainable features of our project at 2nd + Commercial include:

- Sustainable building practices and processes
- Heat Recovery Ventilation (HRV) units that improve air quality of the home, improves, climate control while saving energy by recycling heat that has already been generated
- High reflective, energy efficient LOW E argon-filled glass
- Highly efficient hot water heating system with 98% efficient energy use
- Energy Star rated appliance package and low flo plumbing
- Oversized secure bike rooms to accomodate two bikes per suite
- Electric car charging stations

cagbc.org



TOGETHER, OUR TIME IS NOW.



Commercial Drive Introduces the LOCAL Condos - Affordable East Vancouver Real Estate Offering with Eco-Friendly Features - East Van LOCAL Apartments at 2nd & Commercial

Introducing the LOCAL Vancouver Condos on Commercial Drive



Breaking ground and under

construction, the new LOCAL Vancouver Condos is a new Commercial Drive real estate development by the Streamline Group, the same developers of the greenest condo building in North America called The Brook. Located in the most eclectic, vibrant and fun neighbourhoods, The Drive LOCAL Vancouver condos for sale will be found at 1661 East 2nd Street, Vancouver (at Commercial Drive). A fine collection of studio homes, one and two bedroom suites will be made available to the East Vancouver real estate market during the Summer and Fall 2010 and some of the most impressive features here at the new LOCAL Vancouver condos are the eco-friendly and sustainable features incorporated into the building exterior and interior. Some of these features at The Drive LOCAL condos in East Vancouver real estate market include a heat recovery ventilation system with fresh air exchange every two hours in addition to polished concrete floors with radiant in floor heating and cooling system. Other unique features at the LOCAL Vancouver condos include roof mounted solar UV thermal collectors that provide domestic hot water heating and an Innotech Tilt and Turn European windows and doors with UVA & B coated finishing which provides added thermal



insulation lowering your energy costs. The Commercial Drive LOCAL condos will also present a premium appliance package that includes an AEG stainless steel electric cooktop, oven, and Titanium fridge, Blomberg Energy Star rated dishwasher as well as a full size LG washer and dryer. There are no toxins in the LOCAL Vancouver condo building with no urea formaldehyde added interior wood products and all paints and finishes have low to zero harmful emissions. As described on the Streamline Group website, the TOP 10 reasons to purchase a new home at The Commercial Drive LOCAL condos include: low strata fees, quality building, geothermal heating/cooling, healthy/clean/fresh air, premium appliance package, Innotech windows, durable building envelope, toxin free, thoughtful design and great neighbourhood. For more information about the LOCAL Vancouver condos, please visit streamlinegroup.ca or livenearhere.ca today. For more details about the Commercial Drive district, please visit thedrive.ca.



The East Vancouver LOCAL Features

Some of the sustainable features of your new East Vancouver home at LOCAL on Commercial Drive will include the things listed above (like the solar UV thermal collectors, heat recovery system, Tilt and Turn windows and geothermal heating and cooling). However, the Commercial Drive LOCAL condos will also feature custom kitchen and bathroom cabinetry that are built to premium environmental standards as well as low flow plumbing fixtures throughout. The bathrooms at the 2nd and Commercial condo development by The Streamline Group will include custom floating cabinetry in two colour scheme palettes that homebuyers can choose from, with pullout drawer, under mounted sink and quartzite counters. Also available in the master ensuites are Grohe single lever faucets, Serin series soaker tub with surround and frameless glass wall showers. The showers and baths feature hand held Hans Grohe showerhead and all of the showerheads will have eco-air aerator valve to minimize your water consumption. The bathrooms at the East Vancouver LOCAL condos for sale on Commercial Drive will also feature slender Aquia II Toto dual flush toilets and custom mirrored medicine



cabinet. The kitchens (as explained above) will feature premium stainless steel appliances in addition to a Grohe faucet (will pull out spray) and custom kitchen cabinets/drawers with Blu Motion soft touch mechanism. The urban homes at the East Vancouver LOCAL condos will also be designed by Virage Design and the architecture is designed by Integra Architecture Inc. All homes will have the new home warranty in addition to a five year plumbing, heating ventilation and building envelope service contract.



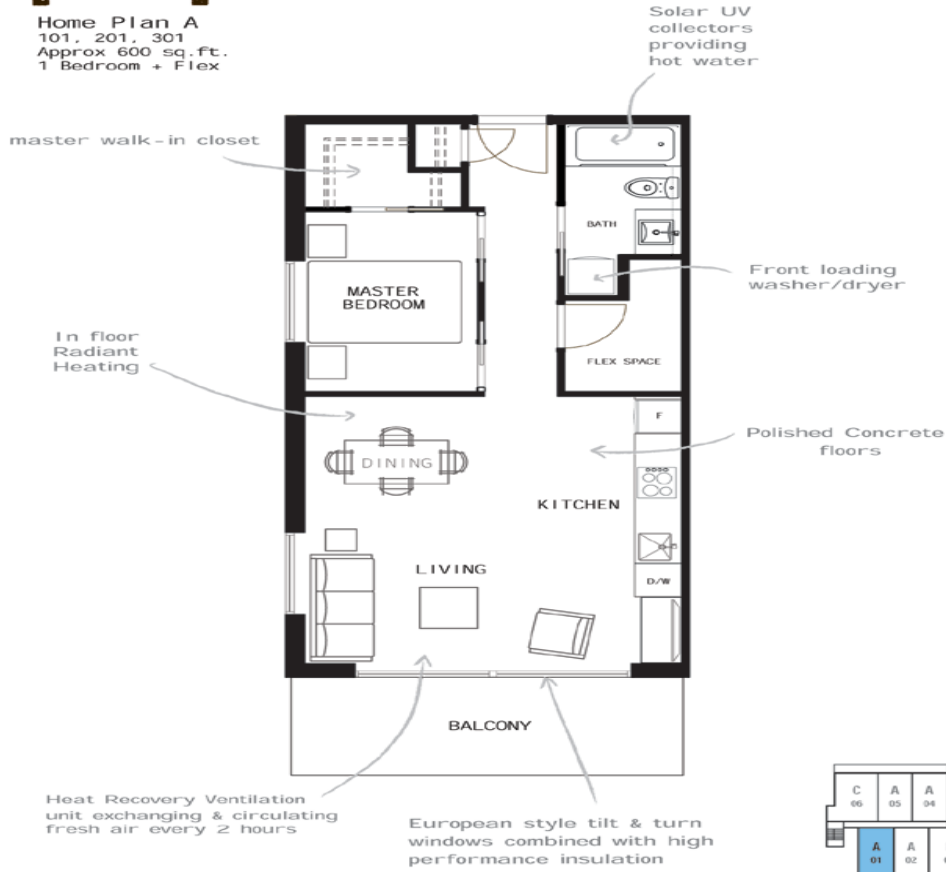
The Pricing and Floor Plans

The initial pricing for these exciting new East Vancouver condos by the Streamline Group are expected to start from \$349,900 for 1 bedroom and 1 bathroom floorplans around the high 500 square foot range. The two bedroom homes in the high 600 sf range are expected to start from \$429,900 (for the one bathroom configurations. Also, the Commercial Drive LOCAL Vancouver condo 2 bed/2 bath units are expected to be in the 700 to high 800 square foot range and start from \$444,900. Please note that both pricing and LOCAL floor plans are expected to change at any time. Home Plans A is approximately 585 to 600 sf (1 bedroom + flex) and features a large balcony and polished concrete floors. The East Vancouver LOCAL floor plans B are around 705 sq ft and feature 2 bedrooms and flex space in addition to 2 full bathrooms. The C Floor Plan is approx 690 sq ft and is a smaller two bed layout with 1 full bathroom. The LOCAL floor plans in the 'D' layout are between 865 to 870 square footage in addition to the 850 'E' plan are all 2 bed + flex spaces.



[LOCAL]

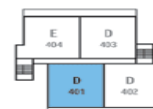
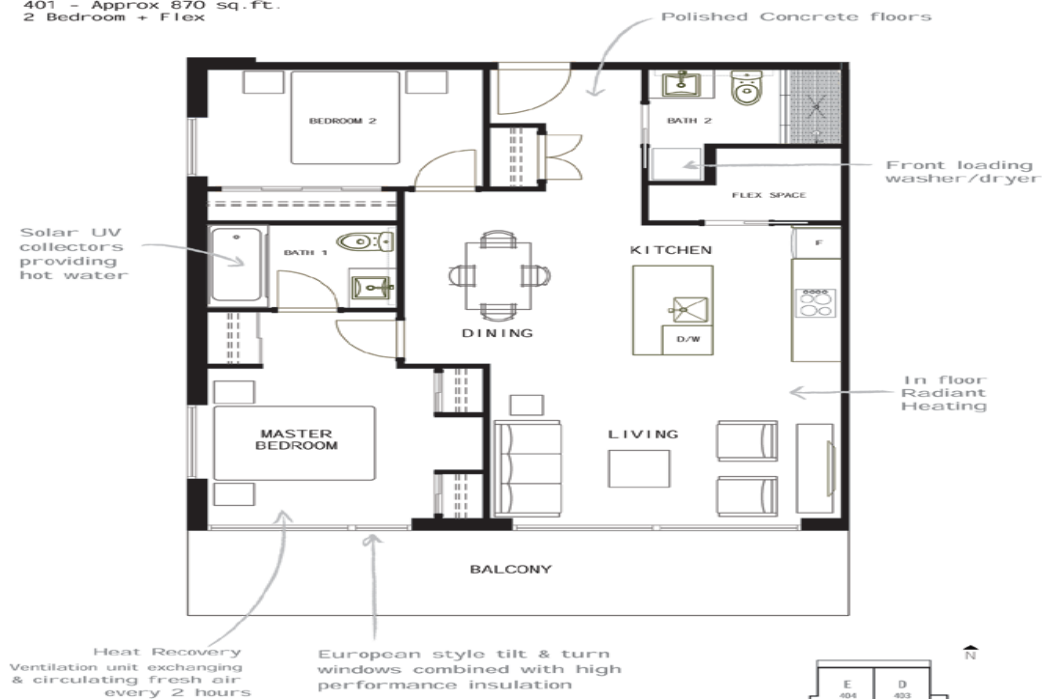
Home Plan A
101, 201, 301
Approx 600 sq.ft.
1 Bedroom + Flex



* 1st 2nd & 3rd Floor

[LOCAL]

Home Plan D
401 - Approx 870 sq.ft.
2 Bedroom + Flex



* 4th Floor



Vancouver Local Condos at Commercial Drive



The Streamline Properties

presents the new Vancouver Local Condos at 1661 East 2nd Avenue at Commercial Drive. These Built Green Vancouver condos follow the success of the North Vancouver Brook apartments also developed by the Streamline Properties. Now under construction, the new Vancouver Built Green Local condos will offer a boutique selection of environmentally friendly homes totalling only 22 and will begin selling by mid 2010. Demolition of the old buildings on the site at 1661 East 2nd Avenue has already been complete, and the construction is well underway at the Streamline Properties Local Vancouver condo project. The site itself consists of three adjacent properties that will be integrated into the master planned Local Vancouver condo project building and the property sites are presently zoned RM4 with a proposed central real estate development of approximately twenty five to thirty condominiums. The Vancouver Local Commercial Drive condos will feature spacious floor plans that will range from studios to one to two bedroom apartments. By increasing density, Streamline Properties has followed all of the Vancouver's Official Community Plan. The Commercial Drive district has seen many new condo projects lately, and the densification of residential communities has made a positive impact on the neighbourhood. The new Local Vancouver condo project by Streamline Properties will further enhance the cityscape, neighbourhood vibe and residential market purchase opportunities for homebuyers looking to move into an established community with lots of historical significance. The style of the architecture is definitely West Coast and the edgy Commercial Drive Vancouver real estate district will also be apparent in the design of these homes. As with an Streamline Properties development, the Vancouver Local Condos at 2nd Avenue will present superior craftsmanship and detailing that is not seen in any other project or provided by other builders. Natural colours and materials that are environmentally sensitive will be incorporated into every detail of the homes here to complement the vibrant Commercial Drive neighbourhood. In addition, the Local 2nd and Commercial condominiums will be a four storey residential building with market suites that provide refined, urban living spaces to potential home buyers.



The Commercial Drive Local Vancouver Condominiums for Sale

As with all of the Streamline Properties Vancouver real estate developments, the Local Condominiums at Commercial Drive are located in a great locale, close to all the urban conveniences, amenities and local services that every homebuyer is looking for in a new condo home. Whether it be restaurants or boutique shops, diners or big box retailers, The Commercial Drive Vancouver real estate district is well known for its many options, facilities and services that come within walking distance. In addition, this mixed retail and residential neighbourhood is just minutes from downtown Vancouver. There are over two hundred and ninety eight businesses along the Commercial Drive district which makes it a truly unique neighbourhood to live and work in. A great mix of shops, eateries, one-of-a-kind designer boutiques and services all make for a wonderful and tight knit community that is on the rise. Again, the Commercial Drive Vancouver Local Condos for sale are brought to the East Van real estate market by Streamline Properties Inc., a developer that specializes in the creation of boutique, environmentally friendly buildings using structured private investment. The Streamline Properties Inc team was incorporated back in 1996 and has successfully launched numerous Built Green environmentally friendly Vancouver real estate projects over the past decade. The most notable project in 2009 was The Brook North Vancouver apartments that had rave reviews. Now focussed on The Local Vancouver Commercial Drive condo project, Streamline Properties will also be launching an environmentally friendly Built Green Vancouver Point Grey condominium building later this year. The management team for The Local Vancouver Commercial Drive condos include Jeff Wiegel (President), Michael Knight (General Manager) and Katie Schomaker (Managing Partner).

Streamline Properties Eco-Tech Features

Some of the amazing Eco-Tech Features incorporated into Streamline Properties' Commercial Drive Local Vancouver Condo project include such things as geothermal heating and cooling system, solar UV collectors, and heat recovery ventilation systems. Also, other Streamline Properties Eco-Tech features include rain water retention tanks and LEED Certified building construction and design. For more information about the Local Vancouver Commercial Drive condo project, please pre-register your interest online at www.streamlinegroup.ca today. There is also a photo gallery of the construction progress and renderings of the Local Vancouver condo building on this site.

DeVille Vancouver Condominiums on The Drive

Long known as one of Vancouver's trendiest neighbourhoods, The Drive is about to become home to the East Vancouver DeVille condos, a four storey collection of studio, one bed, and two bedroom presale Vancouver condominium homes designed specifically for today's urban lifestyle. Nestled on a gently sloping site, the pre-construction



Vancouver DeVille Condos on The Drive will feature four levels of west coast contemporary architecture with every detail deliberately reserved, letting natural colours and materials converge with the community's inherent vibrancy. For more information about the presale East Vancouver DeVille condos for sale, please visit www.streamlinegroup.ca/DeVille. The new DeVille Vancouver condos are now accepting priority registrations. The DeVille Vancouver condos are brought to the eco-tech real estate market by Streamline Group developers, a notable and award winning builder of boutique homes. The Vancouver DeVille Condos on The Drive by the Streamline Group seems to be either stalled or delayed as the project marketing page as been taken offline as of 2010. Upon further review, the DeVille Vancouver Commercial Drive condos has been renamed The Local by Streamline Properties Inc.



[LOCAL]

Local

By [Streamline Group](#)

1661 E 2nd Ave [Vancouver](#)



Local is a new condo project by [Streamline Group](#) at 1661 E 2nd Ave in [Vancouver](#). The project was completed in 2011. The project has a total of 22 units.

Project Details

DEVELOPMENT NAME Local

DEVELOPER(S) [Streamline Group](#)

PROJECT TYPE Condominium

ADDRESS 1661 E 2nd Ave

NEIGHBOURHOOD/CITY Vancouver

STATE/PROVINCE British Columbia

POSTAL CODE V5N 4A5

SALES CENTRE PHONE # 604-736-5400

CONSTRUCTION STATUS Complete

SELLING STATUS Selling

TOTAL NUMBER OF UNITS 22 units

NUMBER OF STOREYS 4 storeys



Project Summary

From Streamline Group:

Commercial Drive is called Little Italy for the Italian people who made their homes here after World Wars I and II. Its bohemian spirit has been compared to Greenwich Village and Paris' Rive Gauch. It's as much Squamish Nation as it is United Nations. It's one of the few places in the city where you can find more independent businesses than corporate chains. It has more yoga studios than Yaletown and grassroots activism on par with the Downtown East Side. It's one of two neighbourhoods in Canada where the Olympic Torch had to be rerouted because spectators couldn't agree on whether to cheer or boo.

Commercial Drive, like the colourful people who call it home, has little use for labels. It's too diverse, too full of quirky contradictions. And though it's not for everyone - particularly those who feel at home in homogeny or long for the comfort of the Big Box - The Drive has the feeling of a self-contained universe: one that thrives on creativity, yet respects history in a young city like Vancouver.

It's somewhere you can ditch your car for days and, within blocks, find the ingredients for la dolce vita - food, wine, art, music and, of course, coffee. It's the kind of place you can look forward to hearing a funny story or new language waiting to pay for groceries. But perhaps the biggest draw for The Drive is its diversity - and the simple fact that, on a sunny day, you could be anywhere in the world.

Features & Finishes

Heat recovery ventilation system with fresh air exchange every two hours.
Polished concrete floors with radiant in floor heating and cooling system
roof mounted solar UV thermal collection that provide domestic hot water heating
Innotech Tilt Turn European windows and door with UVA and B coated finishing.
Premium appliances package that includes an AEG stainless steel electric cooktop,
oven and Titanium fridge, Blomberg Energy Star rated dishwasher, full size LG washer
and dryer
custom kitchen and bathroom cabinetry that are built to premium environmental
standards

