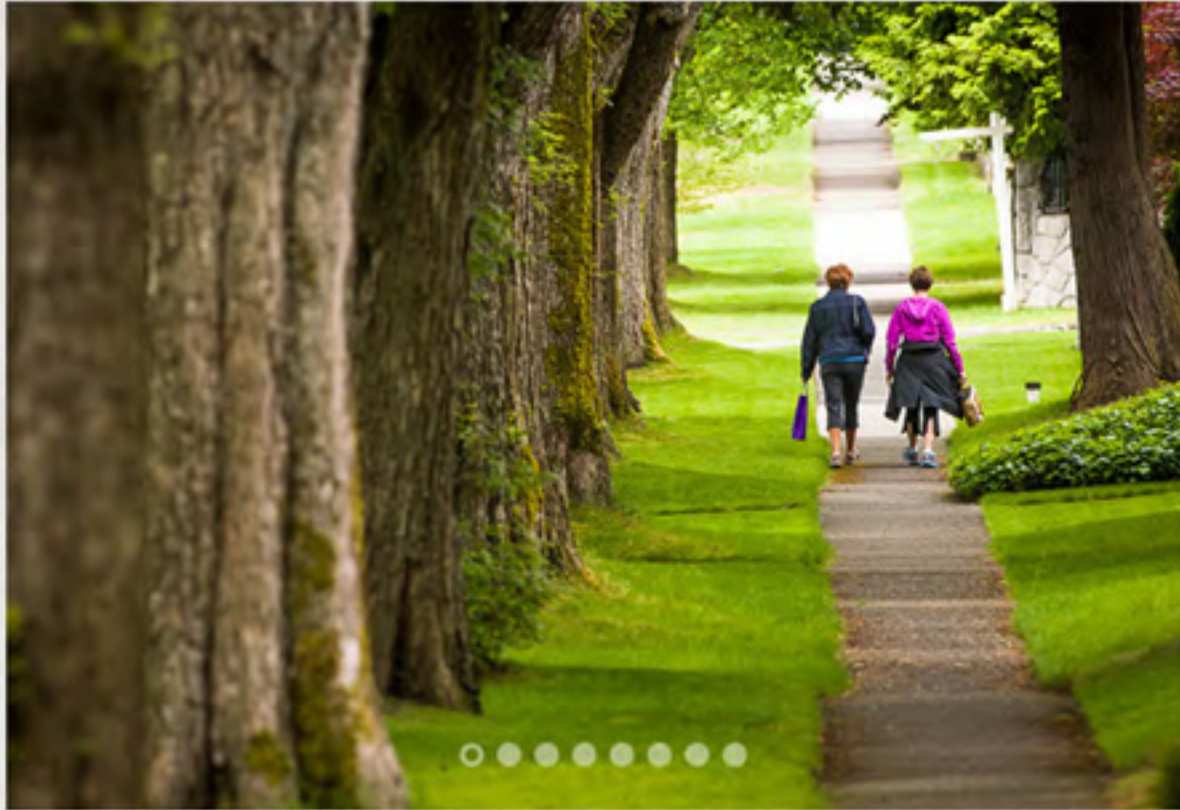




Own an exquisitely designed home in the heart of Kerrisdale. This first-of-its-kind address is an ode to west-side living – 27 spacious and elegant homes, designed for memories and entertaining, with all the treasures of this boutique neighbourhood now closer than ever before.



2128 West 40th Avenue
Vancouver, BC V6M 1W5



Design Inspiration

Selected Floorplans

Gallery

the art of living

Behind the beauty and magic of the Kerrisdale Gardens are three passionate and European-influenced designers from Riesco & Lapres. For years, Riesco & Lapres has been beautifying the homes of Kerrisdale residents in ways that speak directly to the heart. They know the subtleties of what makes a home fit in this stunning neighbourhood, and so it was no question that the Kerrisdale Gardens would only be complete with their touch.

How did this project connect with you on a personal level?

NANCY: In my early adulthood, I lived in and travelled extensively through Europe. You cannot help but be influenced by the European surroundings. There are those tall windows and huge moldings. There is just something about the way the architecture is grounded. You feel good. You can feel the quality around you. When I finished living abroad, got



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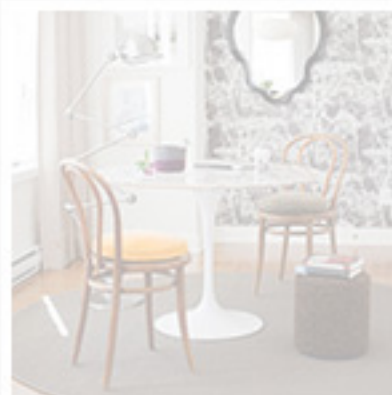
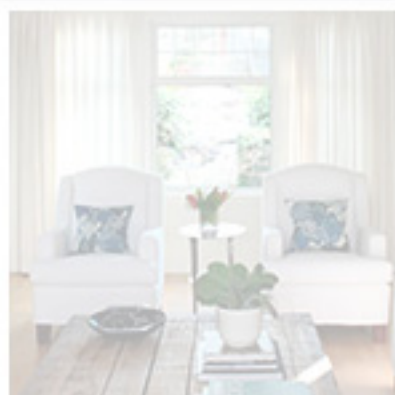
married and settled down, I was drawn to Kerrisdale in search of a home that would bring back that same feeling.

All three of us have lived in Kerrisdale. Andrea grew up here. Rebecca and I raised our families here. It felt natural to design the Kerrisdale Gardens, because we've been immersed in the culture and style for so long. We know so many people in the neighbourhood, because they've been our clients or friends or the parents of our kids' friends. We've been invited inside so many of Kerrisdale's gorgeous heritage houses. So, of the endless creativity and thought that we poured into the Kerrisdale Gardens, a lot of it was already within us.

How did the traditional Kerrisdale homes influence your design choices?

NANCY: There are subtleties in materials and design that you see across Kerrisdale, and these indeed were an influence. But I think it was more the experience of growing out of my traditional home that inspired my vision for the Kerrisdale Gardens. You find that dream home, and you live there a long time. Then your kids get older and your lifestyle changes and you realize that, while beautiful, your home doesn't suit your needs anymore.

The art of designing the Kerrisdale Gardens was in carefully choosing what to replicate and what to let go. We needed to identify all those elements that make you feel good about home, that allow you to see the craftsmanship, that make you feel the sincerity behind the design. And then we needed to weave those details with the new. Good design makes you happy. It makes your life easier to live. With the Kerrisdale Gardens, it was about taking all those lessons I had learned about how our needs change, and using them to design homes that



How did you add intimacy to the contemporary open format?

ANDREA: A feeling of intimacy begins in each home's private foyer. Like a traditional home, the front foyer has a defined sense of entry—unlike other contemporary layouts where you walk directly into living space. From there, we choreographed every sightline, so that when you are in the living room, you feel like you are in the living room, with subtle details masking the view of kitchen cabinetry, and so forth. Finishings are integrated throughout the interior design to give each room its own exclusive feel. Also, we created large and flexible spaces, allowing for the intimacy of large traditional furniture and the flexibility to balance both form and function. A beautiful interior is important. But it must work well and be flexible to your lifestyle and needs.

Tell us about the details. Which do you love best?

ANDREA: Some of my favourite elements are the

for the vanity that has a beautiful depth, colour and tone, with burnished brass legs that are an



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would continue to grow with people's lives.

How do you imagine people experiencing their homes at the Kerrisdale Gardens?

REBECCA: People in Kerrisdale take a lot of pride in their homes. Interiors are elegant. Streetscapes are quiet. It's a soothing place to live. Similarly, for the Kerrisdale Gardens, we made design choices that were quiet, subtle and inviting, leaving you to make little discoveries as you walk through the space. A lot of the light fixtures have a curvilinear aspect, which is soft and harmonious. Easy to move through and past. Easy to live with. We used a beautiful fabric drum pendant in the powder room to create a feeling of subtle distinction.

This calm in the design acts as a canvas for people's stories—objects from their travels, furniture from family inheritances. We imagine people living in the Kerrisdale Gardens with all their treasures. Designs are waiting for each homeowner's signature—familiar touchstones of home, perhaps blended with the new possessions of a fresh start. In my work, I love to mix classic forms with contemporary materials. I feel this allows for the natural evolution of a home, rather than designing a contrived, picture-perfect showpiece in a single style. The Kerrisdale Gardens have been designed in just this way.

unexpected detail. And the warmth of the wood—quarter-cut walnut and rift-cut white oak for the respective design schemes. All these classic materials were used in a fresh, new way with very clean, simple lines. We also paid close attention to the balance of matte and polish, so that you have a beautiful play of light.

What do you feel is the greatest value of living in a home so exquisitely designed?

ANDREA: I believe that design allows us to inject art into our lives. It immerses us in the art of living. As designers, our work is about creating a timeless environment that helps people enhance who they want to be and how they want to live. Good design supports us functionally so that we can enjoy each day, but ultimately its artfulness connects us to our humanity—life is beautiful and good design reminds us of this.





bathroom

Many suites have a powder room for guests in addition to bedroom en-suites. Vanities feature a calacatta marble top, warm wood cabinetry and burnished brass legs. These classic materials are introduced in a fresh, new way.

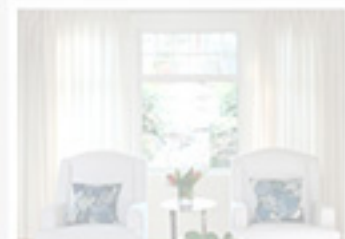
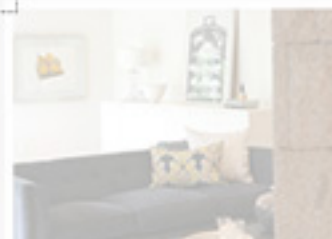
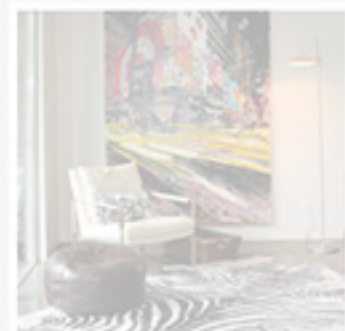




DESIGNER
INSPIRATION

living spaces

Spacious living rooms allow for the appropriate placement of full-sized furnishings that one may find in detached west-side residences. Distinctive finishing touches are integrated throughout the interior design to give this room its own exclusive feel. Generous windows throughout the homes and 9-foot ceilings flood the living space with natural light.



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Life in Kerrisdale
Neighbourhood

living local amid luxury

There exists an experience of Kerrisdale available only to those with a home at its heart.

One of Vancouver's oldest and most distinguished neighbourhoods, Kerrisdale's intimate and understated affluence is unmatched within the city. When it waits outside your door, there is a new way to live.

Its indulges become part of your every day. You wander to the bookstore on a whim, linger at the flower shop without worry, stroll 41st at sunset, and buy artisan bread before breakfast. Upscale yet personal—you know the shopkeepers by name and bump into friends on the street.

It's a lifestyle that evades common categories. It's living local yet amid luxury—high-fashion to patisseries, gourmet cheeses to European décor, every experience painted with a storybook beauty. Simple. Pure. Walkable. Livable. Kerrisdale.



Allan Diamond

Riesco&Lapres

Altus Group

Colliers

Kindred

architect

ALLAN DIAMOND

allandiamondarchitect.com

Allan
Diamond
Architect

The firm of Allan Diamond, Architect, has provided architectural services to clients in British Columbia since 1977, and as a small general practice, takes pride in offering personable architectural services. Over the years, the firm has developed from a residential client base with an emphasis on custom private homes to more complex projects, including sensitive heritage restorations and institutional work. Emphasis is placed on quality design, personal care, attention to detail, and honouring clients' needs and budget. The team maintains a balanced background in new construction, renovation work and commercial interior design, with sound knowledge of the National and BC Building Codes.

interior designers

RIESCO & LAPRES

riescolapres.com

RIESCO & LAPRES

Riesco & Lapres Interior Design is a collaborative studio with a dynamic practice in single and multi family residential design. Intelligent solutions for efficient and beautiful interiors are tailored to each project through innovative design and established relationships with trades and artisans. Complete design services include consultation, design development, space planning, millwork design, custom furnishings and project management. Riesco & Lapres believe the home environment has an enormous impact on our wellbeing. Their work—defined by skill with colour, texture and balance and their use of classic forms and modern materials—reflects a fresh, inspiring interpretation of home.



development management

ALTUS GROUP

altusgroup.com



Altus Group is a publicly traded leading multidisciplinary provider of independent real estate consulting and professional advisory services worldwide. With a staff of over 1,700, Altus Group has a network of over 60 offices in 14 countries, including Canada, USA, United Kingdom, Australia, Hong Kong, China, Thailand and Vietnam. They operate five interrelated business units—Research, Valuation and Advisory (RVA), Cost Consulting and Project Management, Realty Tax Consulting, Geomatics Services and Argus Software—bringing years of experience together into one comprehensive platform. Their business units work independently or in cooperation to provide clients with the benefit of combined expertise. These clients include some of the most prominent businesses, from real estate developers, banking institutions, law firms, industrial companies and all levels of government.

marketing and sales

*COLLIERS INTERNATIONAL
RESIDENTIAL MARKETING*

collierscanada.com



The residential project marketing group at Colliers International delivers marketing and sales strategies that are distinctively different from the rest. With long-term expertise in the Vancouver real estate market, they know that buyers, above all, need forthright information and assistance. They promise an honest conversation about each opportunity and the options within, and they provide buyers with the knowledge and insights for making informed decisions. It's a relationship with breathing room—giving buyers the opportunity to take in a vision and then decide if it feels like home.



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construction

KINDRED CONSTRUCTION

kindredconstruction.com



Kindred Construction Ltd. has operated for the past 33 years as a full-service construction manager, project manager and general contractor—successfully completing over \$1 billion worth of construction projects. They work in several market sectors, including mixed-use multi-family residential, high-end single family custom homes, commercial and institutional new-builds, tenant interiors and world-class heritage renovations. Kindred's project delivery model is based on Intention, Process and Results. Their team manages this process in a collaborative and creative manner—ensuring they fully understand clients' needs and respond accordingly, while delivering projects on time and on budget.

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Contact

Register

Contact

SALES BY PRIVATE APPOINTMENT ONLY

Choosing a home is a very personal decision and it deserves nothing less than a personalized buying experience. We look forward to meeting you and discovering more about your interests.

Given the exclusive nature of this offering, our initial release of 27 exquisitely designed homes are for sale by private appointment only. We invite you to contact our team and arrange a personal appointment – at your home, at your office, or at a coffee shop or restaurant in Kerrisdale.

Are you a Realtor? We would be pleased to meet with you and your clients at your convenience for a private consultation to discuss this unique ownership opportunity.

The Kerrisdale Gardens is about honouring an established neighbourhood with a new generation of homes. We look forward to sharing our vision with you.

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