



MADDOX

DOWNTOWN

A PLEDGE OF PLACE, FORM AND TRUST

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■ MAC Marketing Solutions

A WORLD CLASS CITY, A WORLD CLASS LOCATION

Located on the corner of Howe and Drake, Maddox is a prestigious downtown residence that is uniquely situated at the centre of Vancouver's best neighbourhoods. The False Creek Waterfront, Yaletown's eateries, Granville Island and the downtown entertainment district are only minutes away.



WHAT DO WE LOVE MOST ABOUT VANCOUVER? THE OCEAN AND MOUNTAIN VIEWS.

At Maddox, stunning views of Vancouver and its natural surroundings have been considered in every home, maximizing your experience of our iconic landscape.



A BUILDER WITH AN ADMIRABLE LEGACY

Since 1969, Cressey Development Group has been committed to our mandate of delivering superior design and quality construction. From conception to completion, every Cressey-built home is the result of focused collaboration by experienced development and construction professionals.



Cressey-built homes are consistently recognized for their quality and attention to detail. Over the years, Cressey has constructed landmark residences throughout British Columbia, Alberta, and Washington State. Maddox will represent the continued development of our building technologies and over 40 years of construction experience.



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VIEWS

NEIGHBOURHOOD

AREA MAP



EXPERIENCE THE
360 DEGREE VIEWS



WATCH THE
TIME LAPSE VIDEO



A WORLD CLASS CITY, A WORLD CLASS LOCATION.

Maddox truly captures why Vancouver is one of the best cities in the world. Rise above the ordinary and experience the true beauty of our city.



THIS IS HIGHER LIVING

What do we love most about Vancouver? The ocean and mountain views. At Maddox, stunning views of our natural surroundings have been considered in every home, maximizing your experience of this iconic landscape. The views to the north will include the downtown and the North Shore mountains. To the west, you'll experience water views that include Burrard Inlet all the way out to the Strait of Georgia.

LIFE CLOSE TO THE WATER

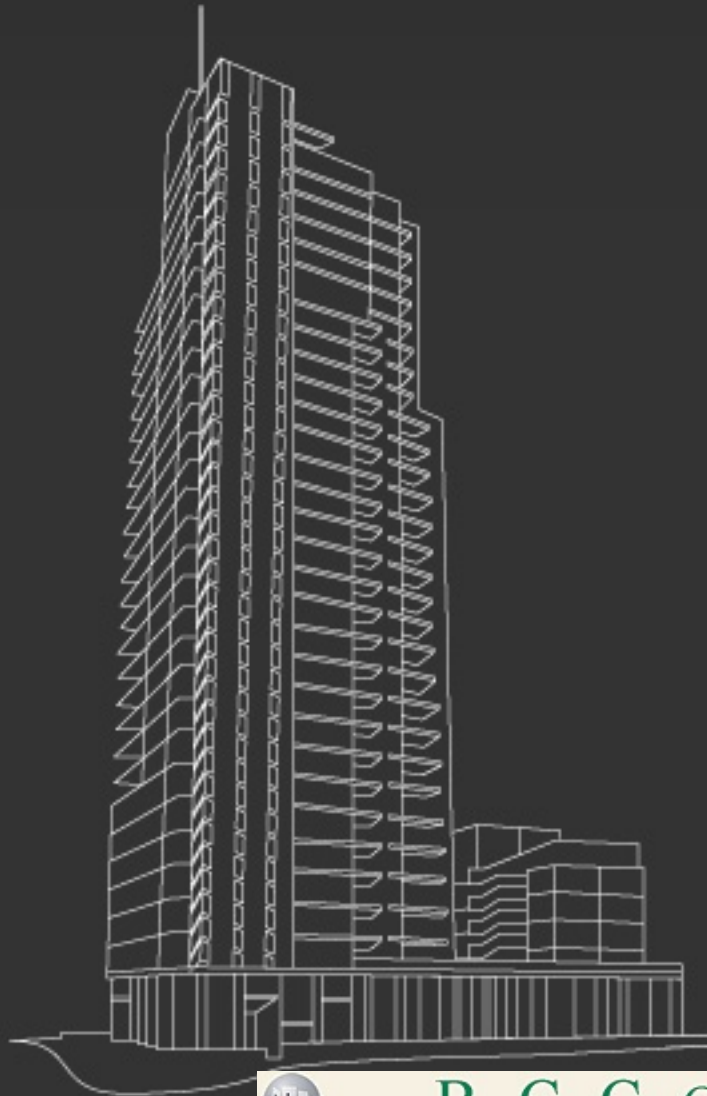
Getting down to the False Creek waterfront will only take you a few minutes by foot. You can jump on the Aqua Bus and be on Granville Island for a little gourmet shopping in no time. If it's a little beach time that you're craving, then simply head west along the sea.



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STRIVING TOWARDS PERFECTION



With it's uniquely slender shape and innovative use of materials, Maddox will become an architectural landmark that will be the central figure in this well connected neighbourhood. Inside you will find that forward thinking interior specifications merged with intelligent space planning creates a memorable, livable home.

MADDOX REPRESENTS THE NEW STANDARD IN BUILDING DESIGN.

Maddox is designed to high environmental standards creating year round comfort that treads lightly on our planet. Geothermal and forced air climate control technologies are just the beginning of a long list of features that will define Maddox as a new standard in building design.



MADDOX

DOWNTOWN



Trust

AREA MAP

VIEWS

NEIGHBOURHOOD



AT THE CENTRE OF EVERYTHING

TO EXPLORE THESE DESTINATIONS IN DETAIL,
SELECT A CATEGORY ON THE RIGHT.

TERTAINMENT

SENTIALS

DINING

CAFÉS

ARTS + CULTURE

HEALTH + BEAUTY

PARKS + RECREATION



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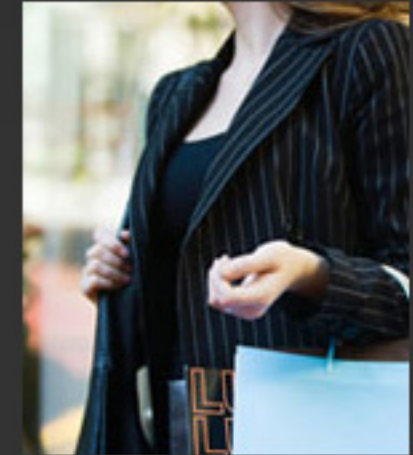
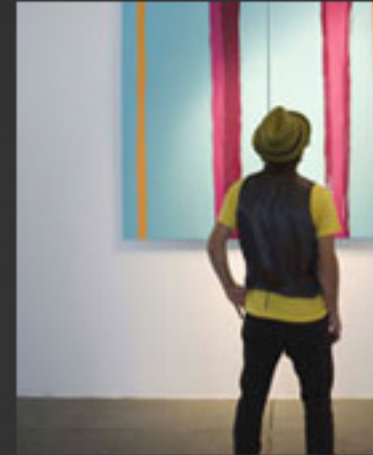
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NEIGHBOURHOOD

VIEWS

AREA MAP



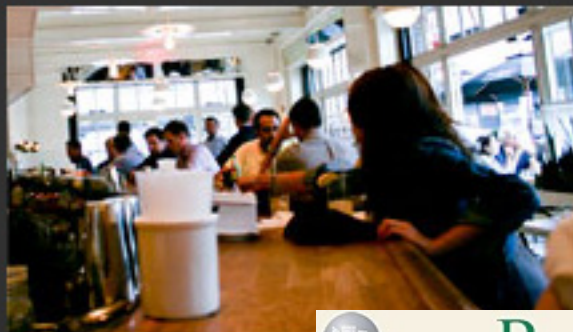
AT THE CENTRE OF EVERYTHING



At Maddox, The False Creek Waterfront, Yaletown's eateries, Granville Island and the downtown entertainment district are only STEPS away.

SHOPPING FOR A DISCERNING INDIVIDUAL

Being ideally located right downtown means that you're centrally located to the best shopping that the city has to offer. Head just north to Robson Street, the Mecca of Vancouver retail shops, or zip over the bridge to south Granville for lifestyle shopping tailored to those in the know.



FIND THOSE SPECIAL SPOTS

Every great city has them and at Maddox you're in the heart of a culturally rich neighbourhood. Unique cafés, bistros, boutique shops and theatres are yours to discover. This isn't bland living, this is metropolitan living in a world class



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STRIVING TOWARDS PERFECTION.

With its slender shape, innovative use of materials, and intelligently designed spaces, Maddox will become an architectural landmark at the centre of a well connected neighbourhood.



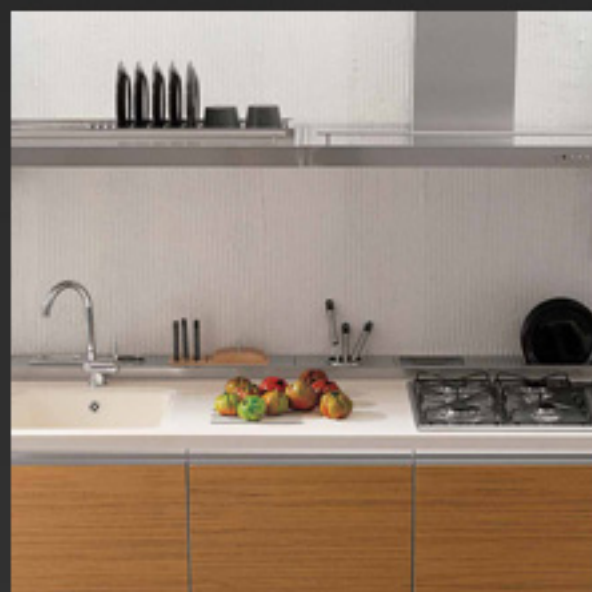
A NEW STANDARD IN BUILDING DESIGN

This building is not your standard Vancouver highrise. The goal was to create something different, something layered but distinctly simple. The innovative clay panel system technology that graces the facade of this modern form is very durable and efficient, reducing heat loss, and providing exceptional solar performance and rainscreening capabilities. The visual presence of concrete is minimized as glass becomes the dominant structural element, highlighting Maddox's varying building elevation. The result, a purposive slender design.

A NEW STANDARD IN COMFORT

Maddox is designed to LEED standards creating year round comfort that treads lightly on our planet. Energy efficient forced air heating and cooling technologies are just the beginning of a long list of features that are designed to offer you the utmost in comfort. Large outdoor spaces have also been created to keep you connected with the outdoors you love and offer you a greener living experience.





FEATURES

With design details by Armony, the homes at Maddox feature modern european elegance for people with impeccable taste.

CRESSEY BRINGS ARMONY TO MADDOX

Cressey has always focused on creating the most beautiful and functional kitchens, most notably with the famous Cressey walk-through kitchen. Now, Cressey is evolving the Cressey Kitchen alongside Armony.

Introducing Armony Cucine, from the north eastern section of Italy, facing the Adriatic Sea, Armony Cucine comes to North America and to Maddox.

Armony is known mostly throughout Europe for combining minimalist lines, prestigious materials and contemporary colours for harmony, warmth, and comfort. Armony is beautiful because it is simple, and simple because it is functional.

Armony believes in the science of design and taking great care in the details for refined and functional spaces and uses. Everyday life becomes more engaging, elegant shapes become beautiful and practical adding value to daily gestures to ultimately enhance the kitchen to be more than just a space to prepare a meal. Armony strives for the perfect balance of technical precision and minimalist design with the utmost durability, stability, functionality and always, beauty.

The philosophies that drive Armony including function, form and science are the same philosophies that drive Cressey, which makes this special pairing a perfect union born at Maddox.



DESIGN DETAILS

- Tall and slender design with clay panel system providing a timeless façade, exceptional solar performance and rainscreen technology
- Amazing views available in every direction
- Built to LEED standards
- Energy efficient, forced air heating and cooling
- Smooth painted ceilings with low VOC paints used throughout
- Engineered wood flooring throughout living, dining, entry and kitchen (and some bedrooms)
- Two colour schemes to choose from Grigio and Panna
- Large 12"x24" porcelain tile flooring in laundry and dens
- Front loading energy efficient stacking washer and dryer
- 100% Wool carpet in bedrooms (some homes)
- Wood-grained entertainment built-in with combination storage and open shelving (some homes)
- Custom roller blinds in every home
- Residents at Maddox will enjoy a fitness centre with men and women's change rooms, business centre, Maddox Rooftop Social Lounge with media centre, kitchen, patio and outdoor children's play area

THE PLATINUM COLLECTION

Our Platinum Collection represents the homes on the upper most levels of Maddox with stunning views in all directions as well as a few added features:

- Convenient and expandable Control 4 home automation technology to manage systems such as audio, visual and lighting
- Engineered wood flooring throughout living areas
- Integrated 30" Liebherr double freezer drawer refrigerator
- Integrated 36" Fulgor Milano 5 burner gas stainless steel cooktop
- Integrated Fulgor Milano stainless steel self cleaning wall oven
- Integrated Fagor built-in dishwasher
- High capacity Faber slide-out hoodfan
- Premium 48 bottle wine cooler
- Extra capacity dual basin stainless steel sink
- Radiant in-floor ensuite heating
- Luxurious rain shower head
- Built-in closet organizer

GOURMET KITCHENS

- Famous Cressey Kitchen always designed for the utmost function, convenience and beauty
- Cressey Development Group brings Armony Cucine cabinetry from Italy to Maddox
- Fagor 5 burner gas cooktop
- Integrated Fagor wall oven
- Integrated Fagor built-in dishwasher
- Integrated Blomberg bottom-freezer refrigerator
- Integrated stainless steel microwave
- High capacity Faber slide-out hoodfan
- Convenient soft close doors and drawers along with under cabinet lighting
- Polished aluminum bottom panel base in under-sink cabinet to protect against humidity, corrosive detergents and is easy to clean
- Grigio or Panna wood grained cabinetry with accent cabinetry in spa white or dove grey
- Seamless quartz or granite kitchen countertop and backsplash
- In sink disposal
- Single bowl stainless steel sink with chrome faucet

YOUR SPA INSPIRED BATHROOM

- Marble countertop and undermount sink over Armony Cucine wood grained floating cabinetry
- Designer chrome sink faucet
- Contemporary rain shower head with handheld shower in chrome
- Luxurious marble flooring tile in bathrooms and feature niches in athena grey or french linen
- Fresh white ceramic tile tub and shower surround

The developer reserves the right to make modifications to project design, specifications, materials and floorplans to maintain the high standard of this development



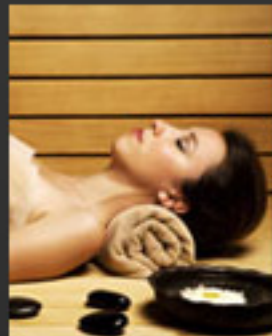
AMENITIES

Life isn't a popularity contest but being popular isn't bad either. At Maddox, you'll make all the connections with exciting shared spaces.



A LITTLE SOMETHING EXTRA

Maddox boasts an exceptional lobby entrance with concierge service for you and your guests. And for your healthy body and mind, Maddox has a fully equipped fitness centre with his and hers steam rooms to unwind and relax in after a busy day.



MODERN LIVING WITH ALL THE PERKS

Maddox's exceptional building amenities include a rooftop lounge with a big screen TV, and a full kitchen for entertaining larger groups. The large outdoor patio and children's play area make it a great place to get together with family and enjoy the stunning views that Maddox has to offer.

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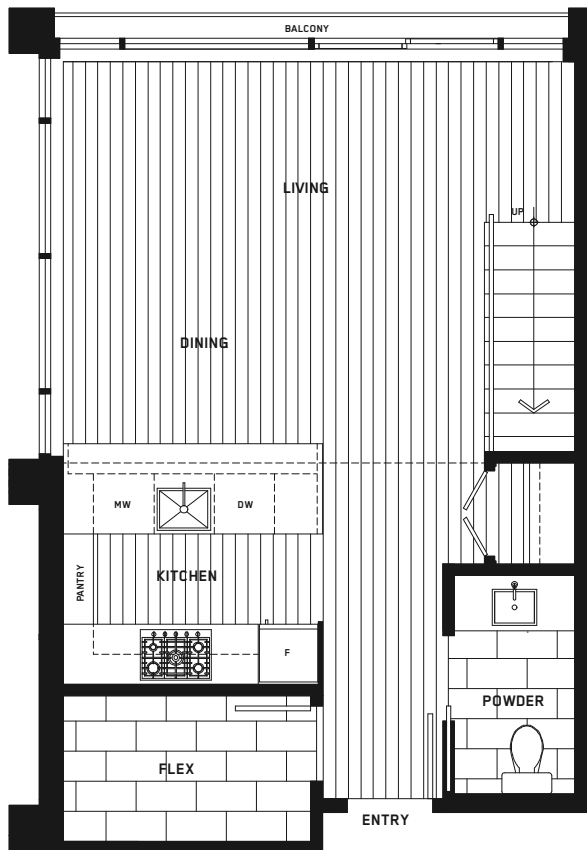


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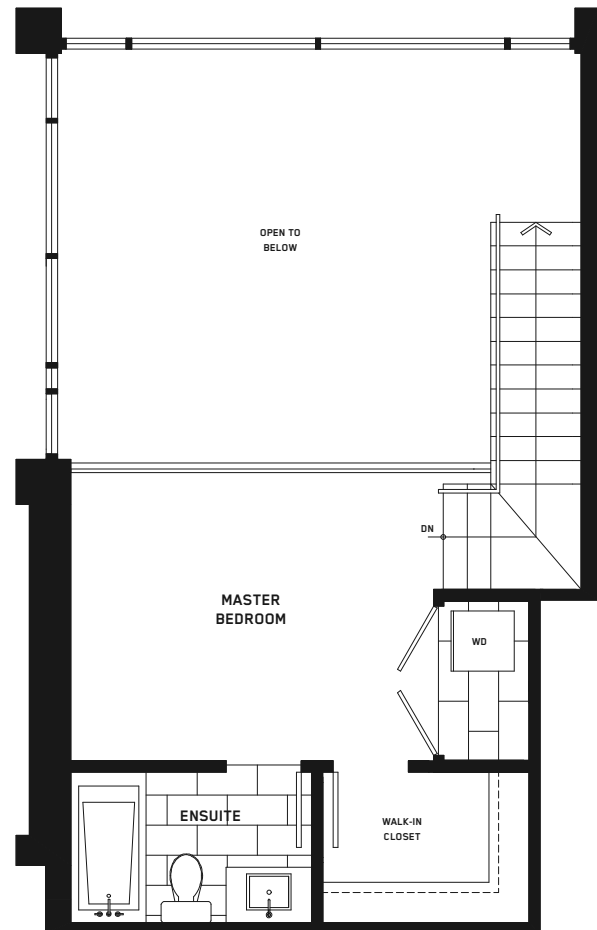
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LOFT A

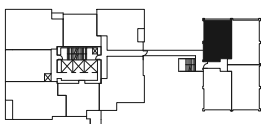
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MAIN



UPPER



LEVELS 3 & 6



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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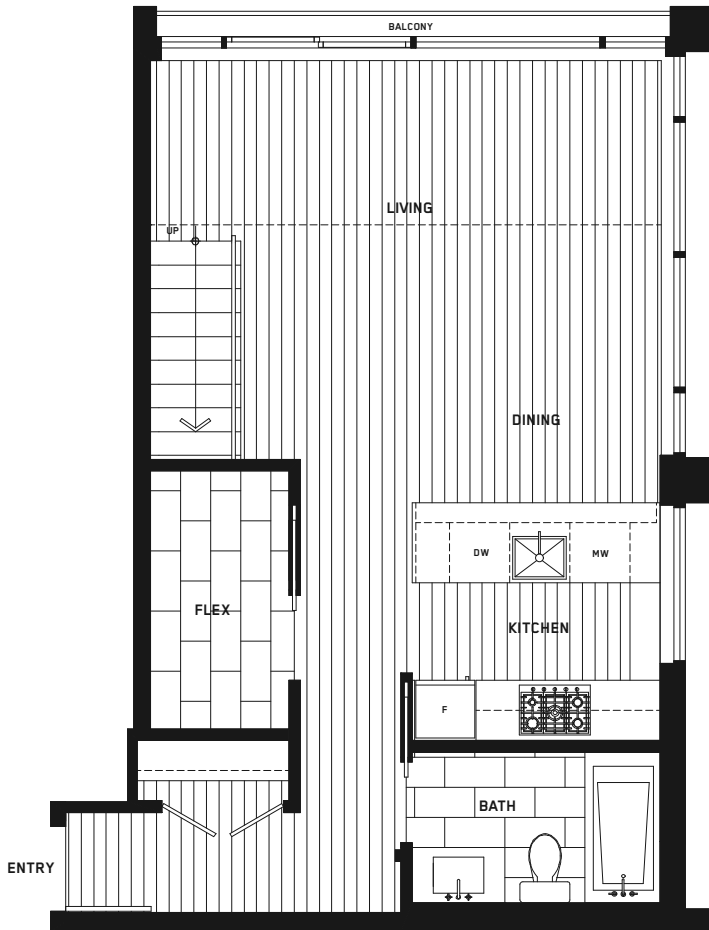


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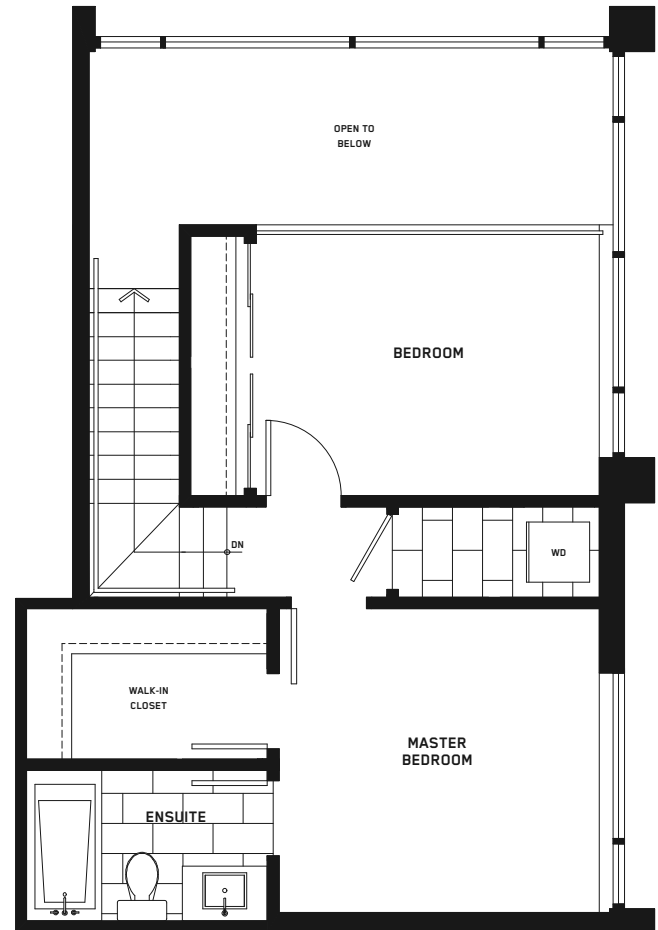
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LOFT B

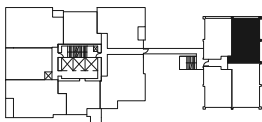
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MAIN



UPPER



LEVELS 3 & 6



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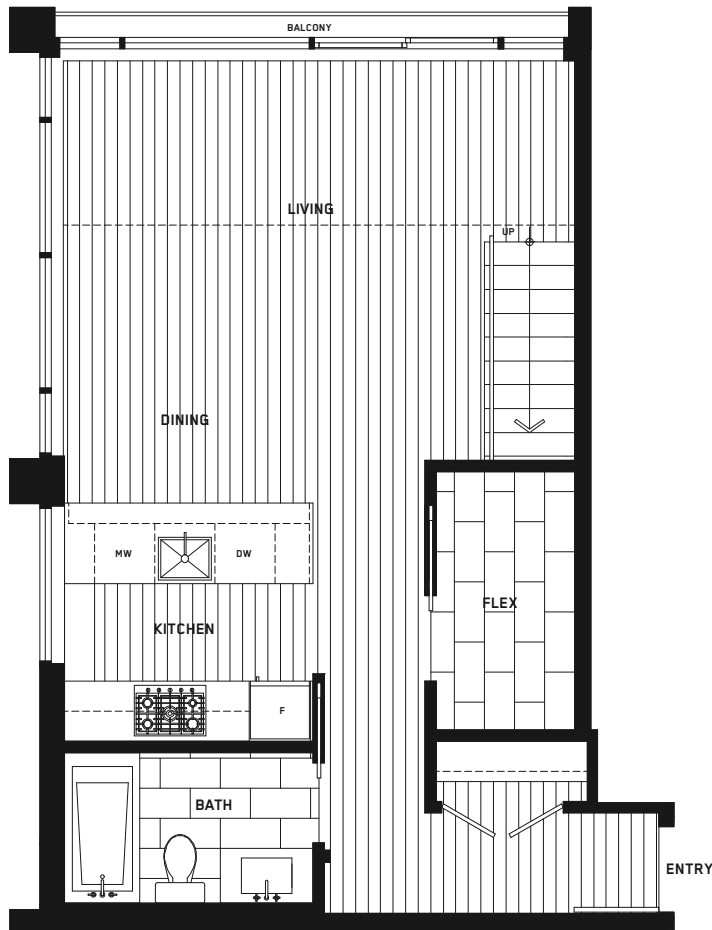


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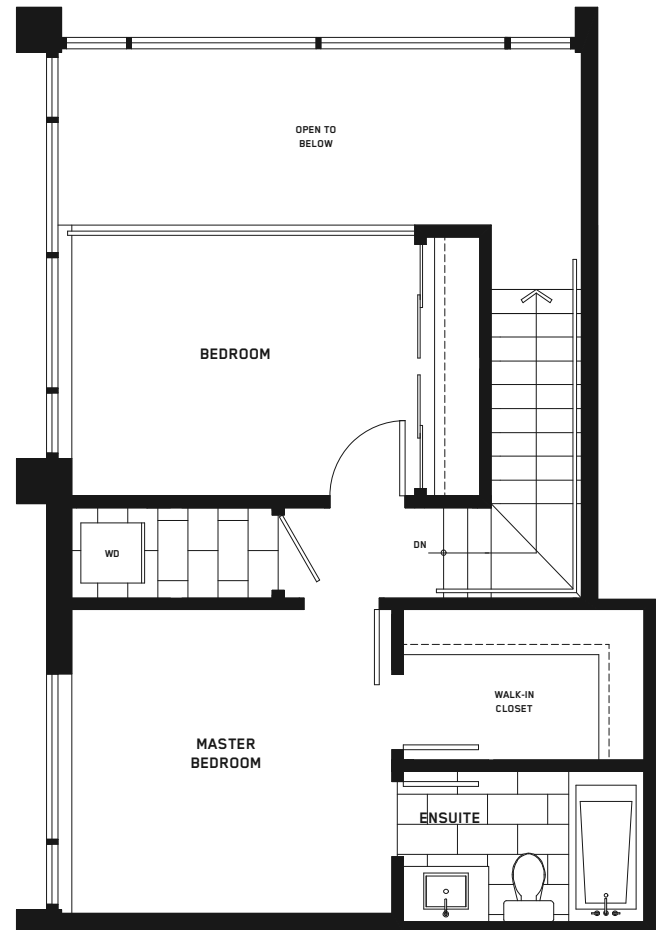
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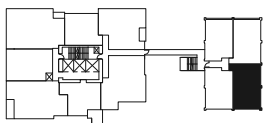
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MAIN



UPPER



LEVELS 3 & 6



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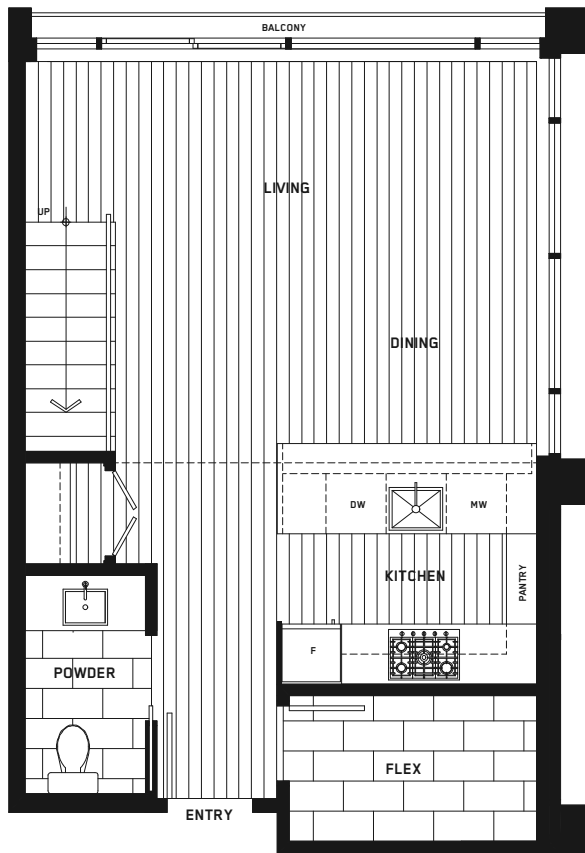


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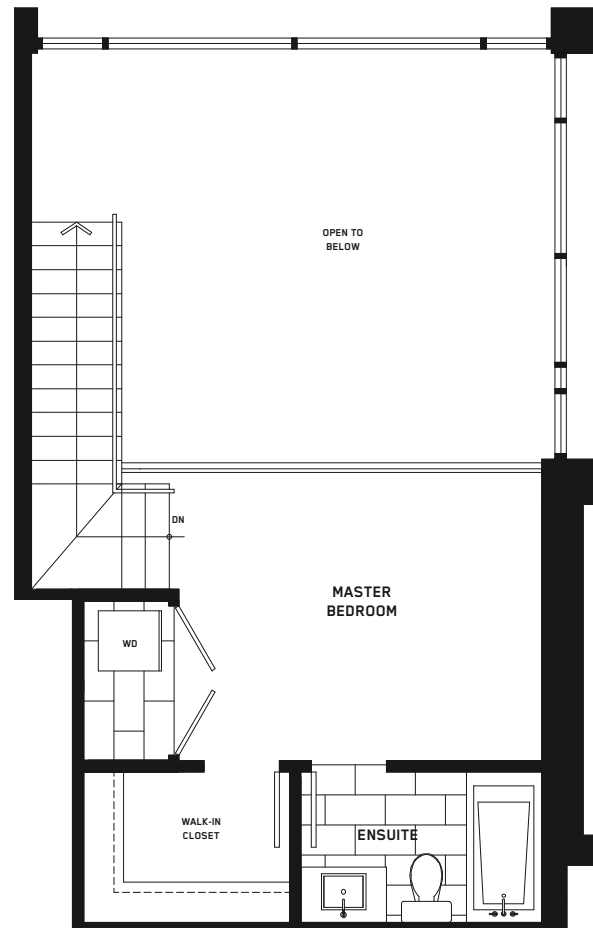
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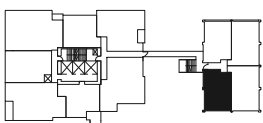
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MAIN



UPPER



LEVELS 3 & 6



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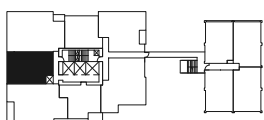
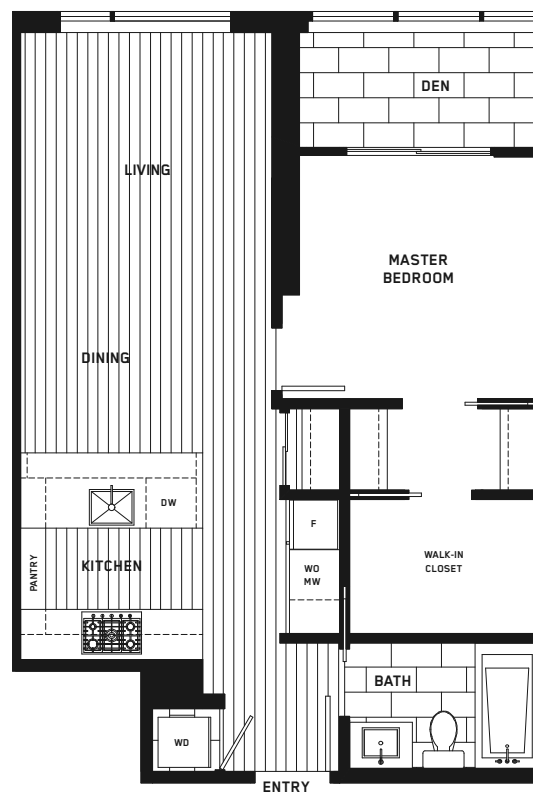


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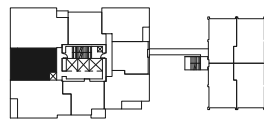
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PLAN A1

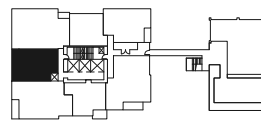
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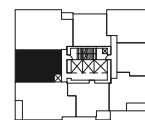
LEVELS 3 & 6



LEVELS 5 & 7



LEVEL 8



LEVEL 9



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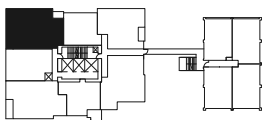
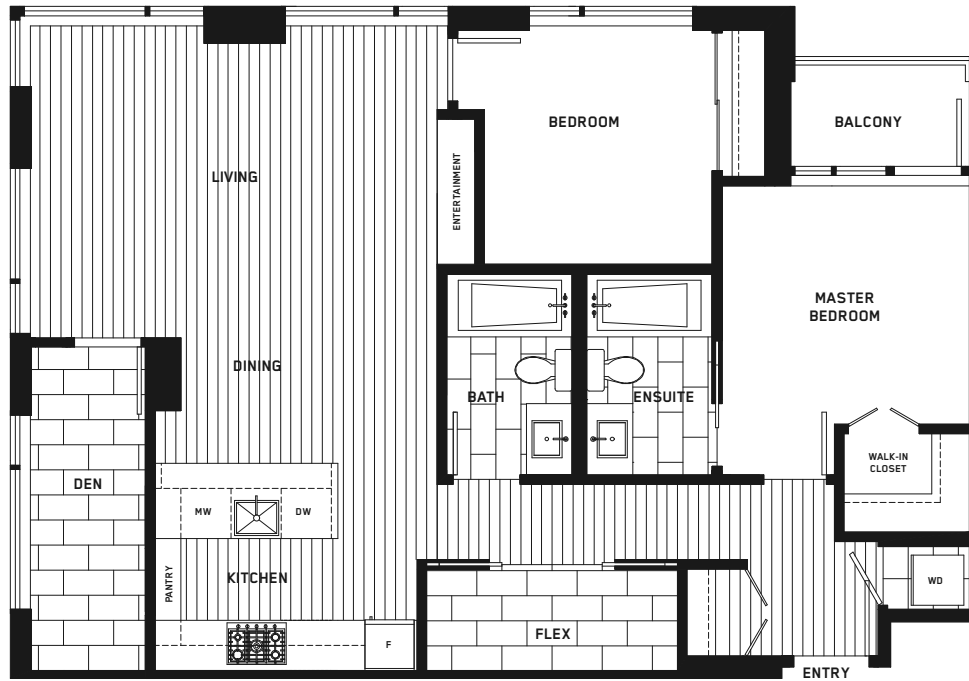


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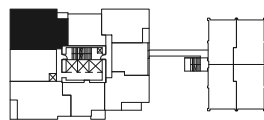
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PLAN B1

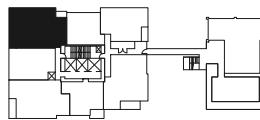
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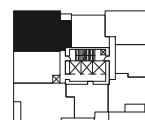
LEVELS 3 & 6



LEVELS 5 & 7



LEVEL 8



LEVEL 9



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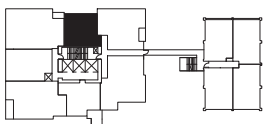
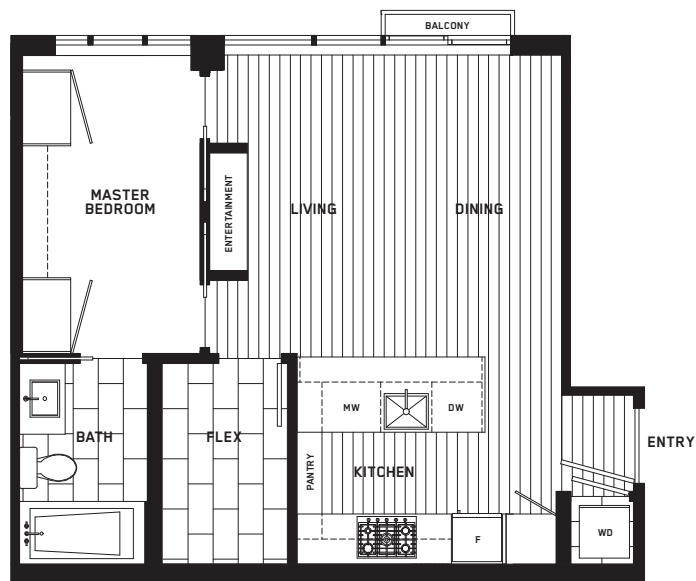


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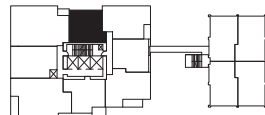
DOWNTOWN

PLAN C

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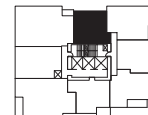
LEVELS 3 & 6



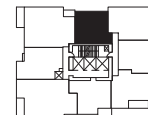
LEVELS 5 & 7



LEVEL 8



LEVEL 9



LEVELS 10-18



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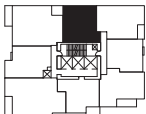


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DOWNTOWN

PLAN C1

1 BEDROOM 581 SQ. FT.



LEVELS 19-25



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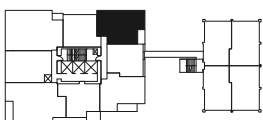
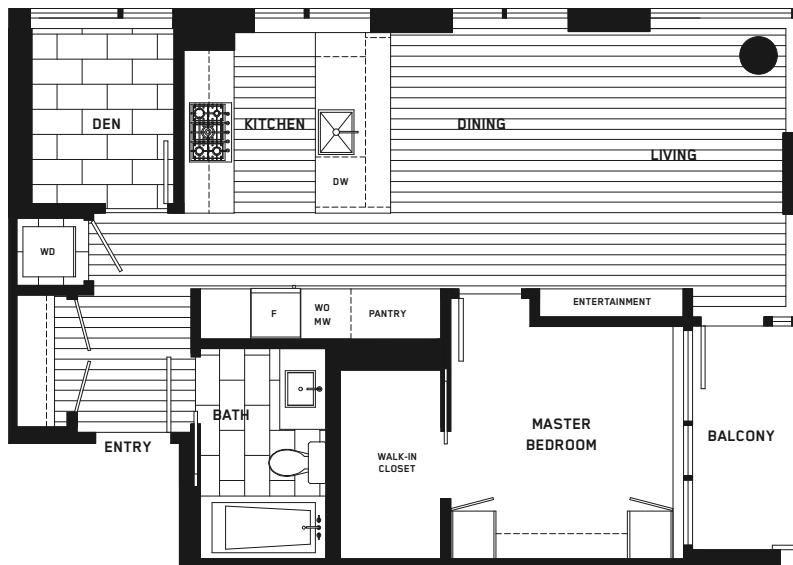


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DOWNTOWN

PLAN D

1 BEDROOM+DEN 633 SQ. FT.



LEVELS 5 6 7



LEVEL 9



LEVELS 10-18



LEVELS 19-25



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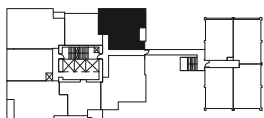
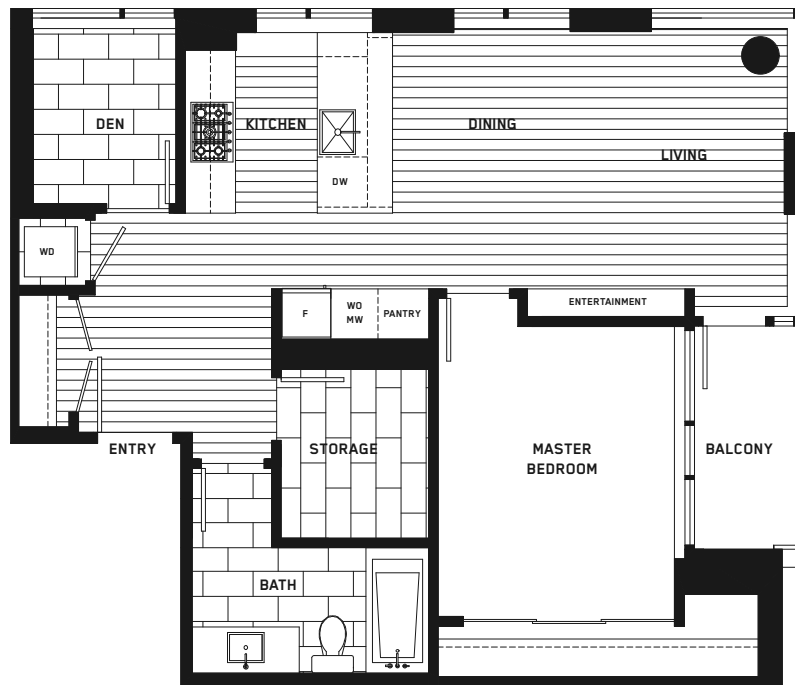


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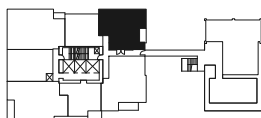
DOWNTOWN

PLAN D1

1 BEDROOM+DEN 739 SQ. FT.



LEVELS 3 & 6



LEVEL 8



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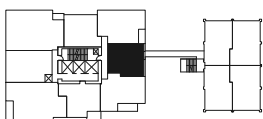


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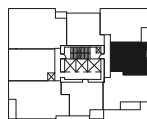
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PLAN E

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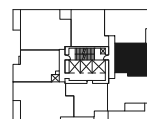
LEVELS 5 & 7



LEVEL 9



LEVELS 10-18



LEVELS 19-25



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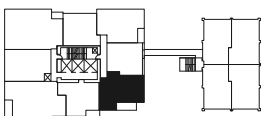
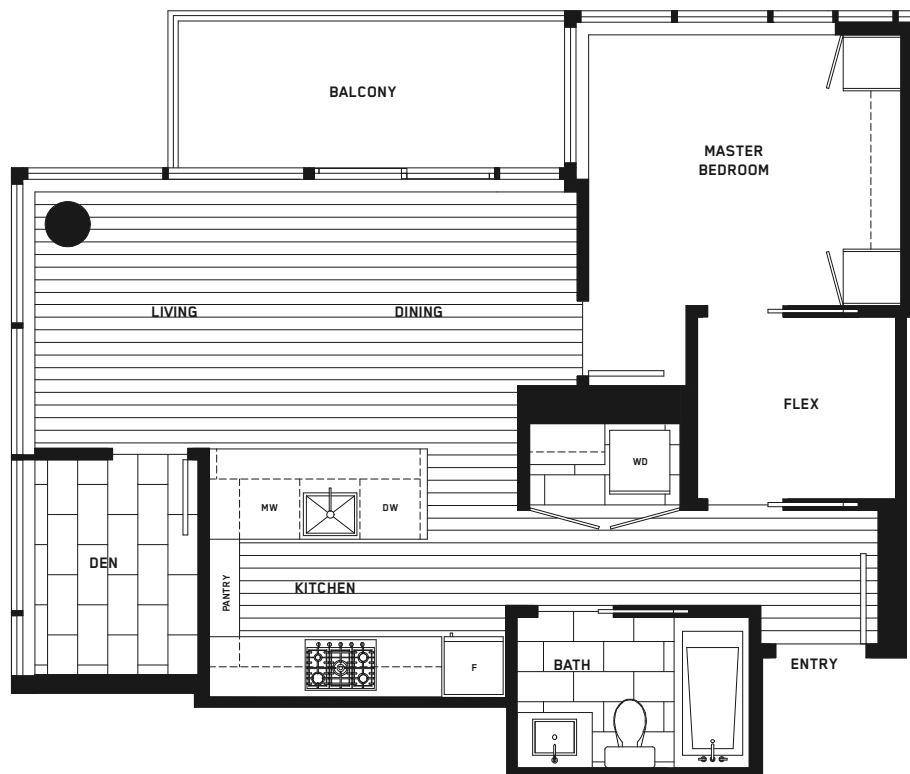


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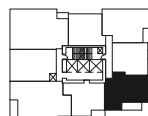
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PLAN F

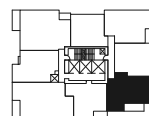
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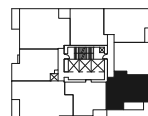
LEVELS 5 & 7



LEVEL 9



LEVELS 10-18



LEVELS 19-25



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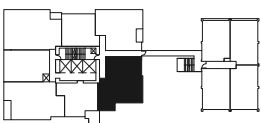
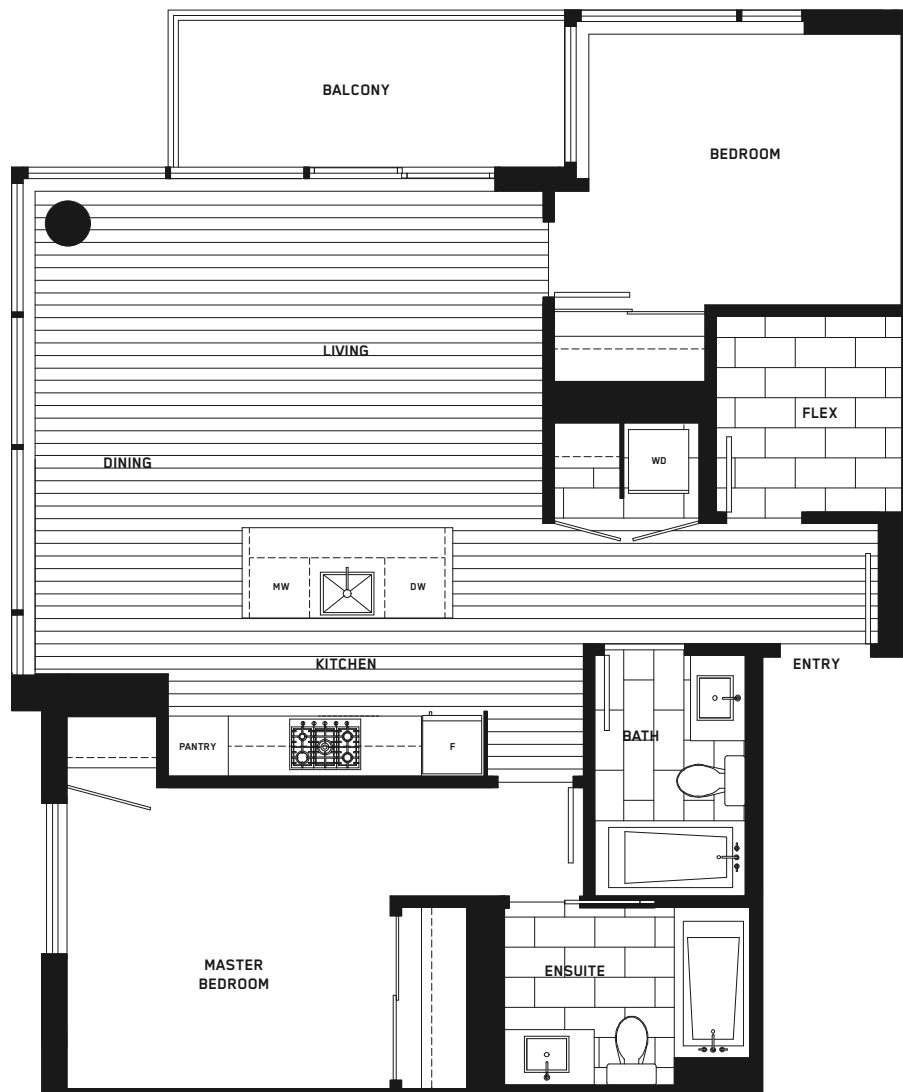


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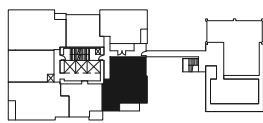
DOWNTOWN

PLAN F1

2 BEDROOM 897 SQ. FT.



LEVELS 3 & 6



LEVEL 8



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



BCCONDOS.NET



MADDOXDOWNTOWN.COM

PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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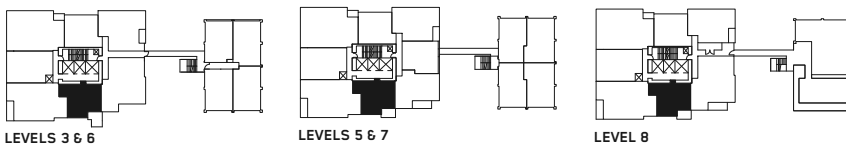


MADDOX

DOWNTOWN

PLAN G

1 BEDROOM 535 SQ. FT.



LEVELS 3 & 6

LEVELS 5 & 7

LEVEL 8



LEVEL 9

LEVELS 10-18

LEVELS 19-25

LEVELS 26-28



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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MADDOXDOWNTOWN.COM

PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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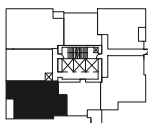


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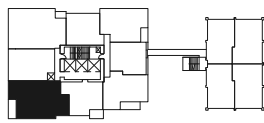
D O W N T O W N

PLAN H

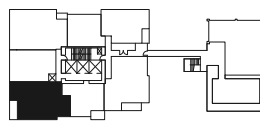
2 BEDROOM+DEN **886 SQ. FT.**



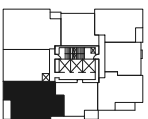
LEVELS 3 & 6



LEVELS 5 & 7



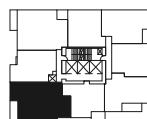
LEVEL 8



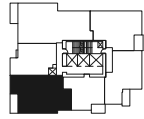
LEVEL 9



LEVELS 10-18



LEVELS 19-25



LEVELS 26-28



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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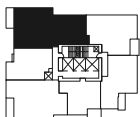


MADDOX

DOWNTOWN

PLAN J PLATINUM COLLECTION

2 BEDROOM+DEN 1,158 SQ. FT.



LEVELS 26-28



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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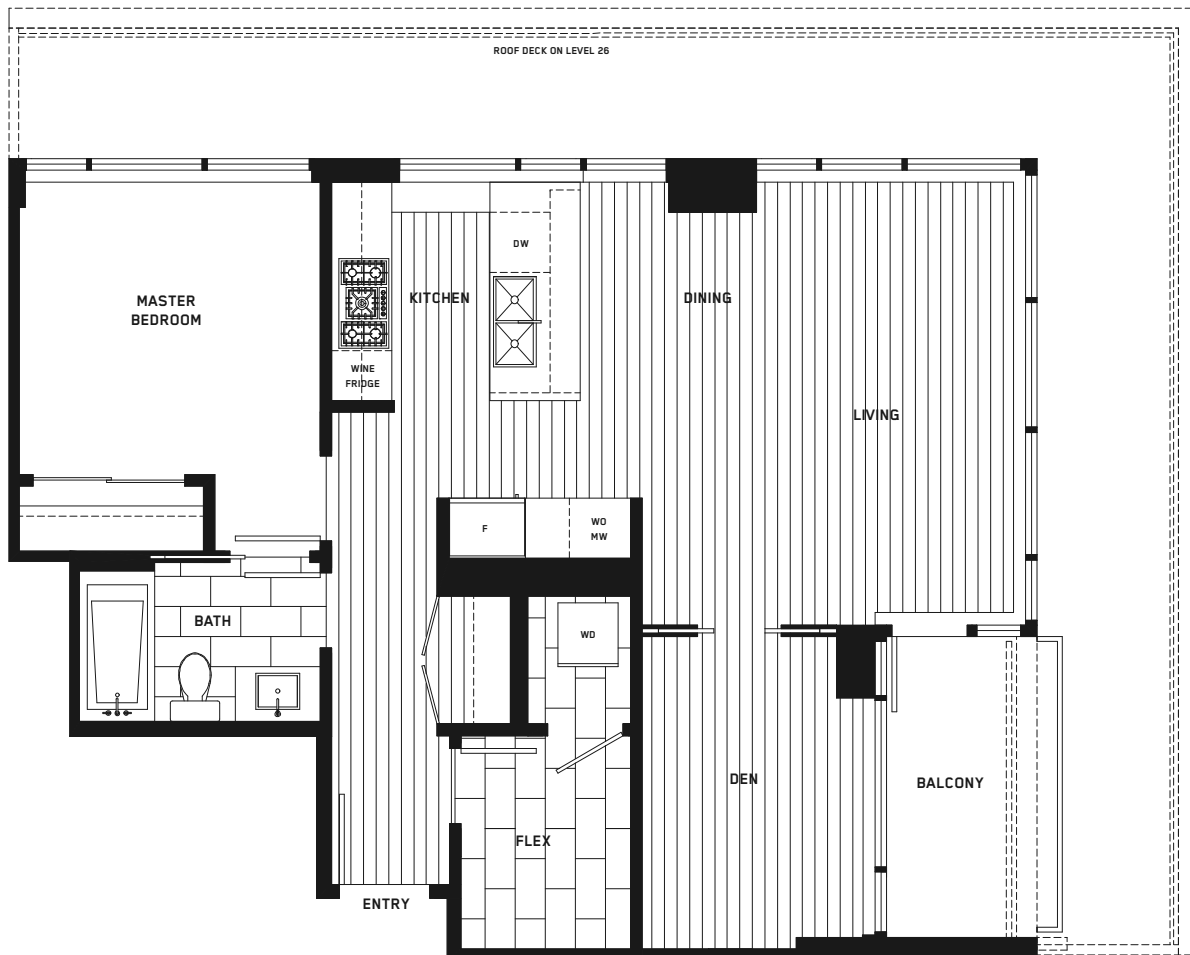


MADDOX

D O W N T O W N

PLAN K PLATINUM COLLECTION

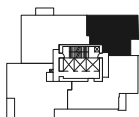
1 BEDROOM+DEN 769 SQ. FT.



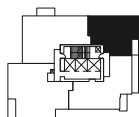
LEVELS 26-28



LEVELS 29-31



LEVELS 32-33



LEVEL 35 - SUB PENTHOUSE



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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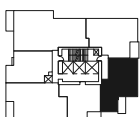
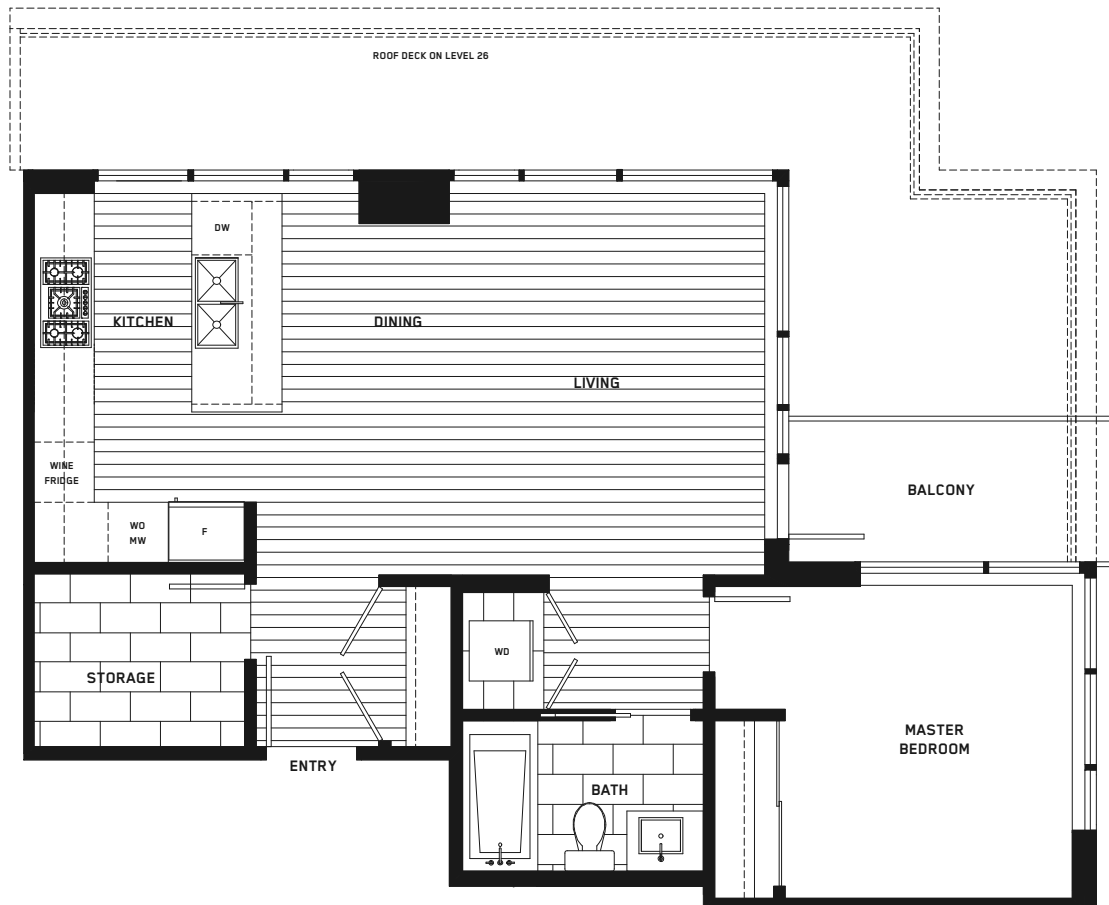


MADDOX

DOWNTOWN

PLAN L PLATINUM COLLECTION

1 BEDROOM 669 SQ. FT.



LEVELS 26-28



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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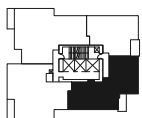
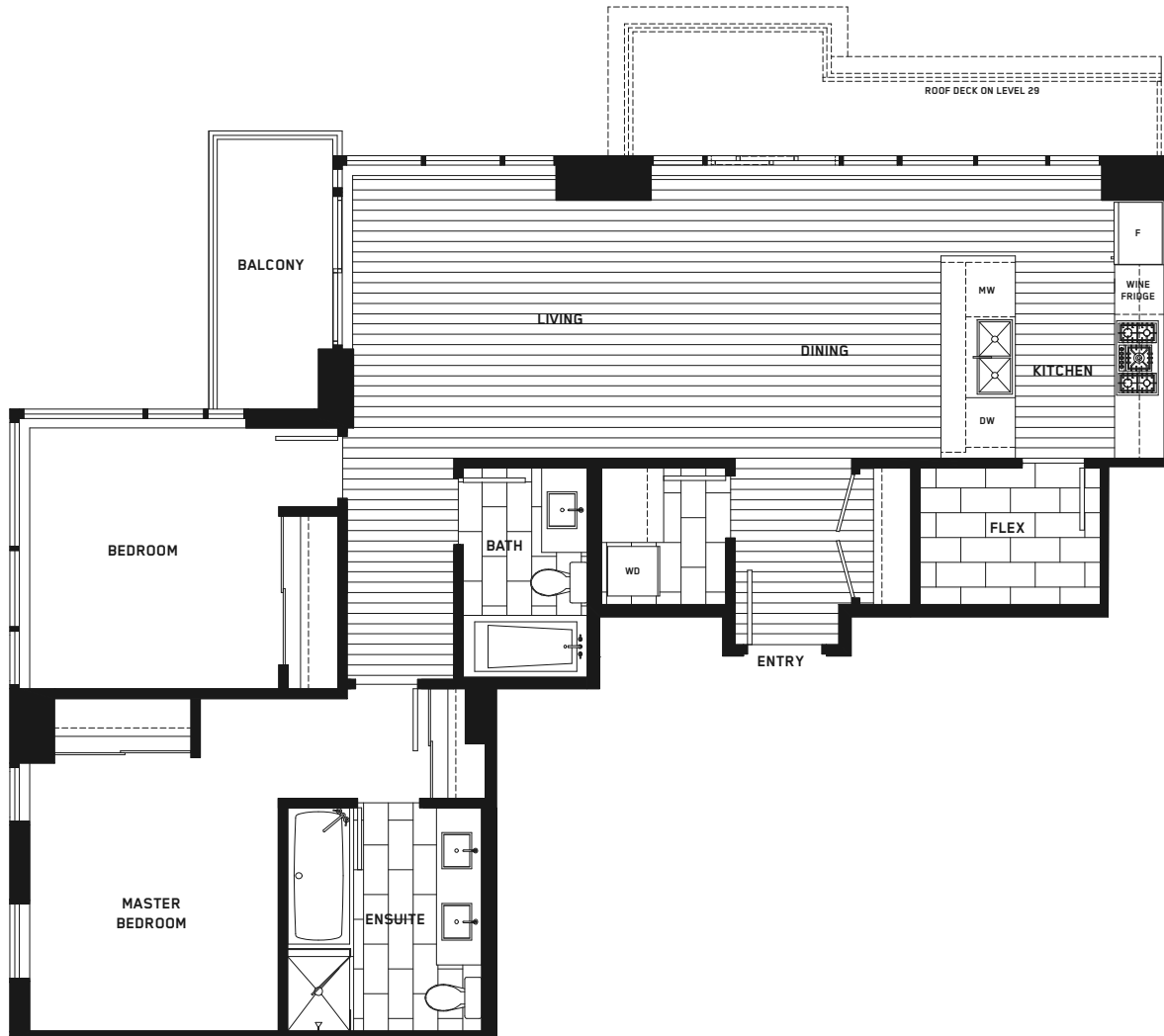


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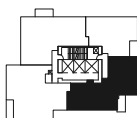
DOWNTOWN

PLAN M PLATINUM COLLECTION

2 BEDROOM 1,080 SQ. FT.



LEVELS 29-31



LEVELS 32-33



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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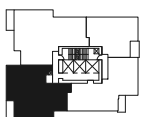


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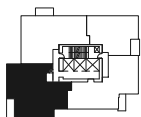
D O W N T O W N

PLAN N PLATINUM COLLECTION

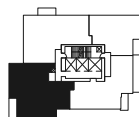
2 BEDROOM+DEN 1,229 SQ. FT.



LEVELS 29-31



LEVELS 32-33



LEVEL 35 - SUB PENTHOUSE



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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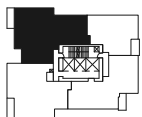


MADDOX

DOWNTOWN

PLAN P PLATINUM COLLECTION

2 BEDROOM+DEN 1,362 SQ. FT.



LEVELS 29-31



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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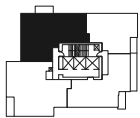
D O W N T O W N

PLAN Q PLATINUM COLLECTION

2 BEDROOM+DEN 1,144 SQ. FT.



LEVELS 32-33



LEVEL 35 - SUB PENTHOUSE



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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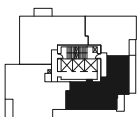


MADDOX

D O W N T O W N

PLAN R PLATINUM COLLECTION

1 BEDROOM+DEN 952 SQ. FT.



LEVEL 35 - SUB PENTHOUSE



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC
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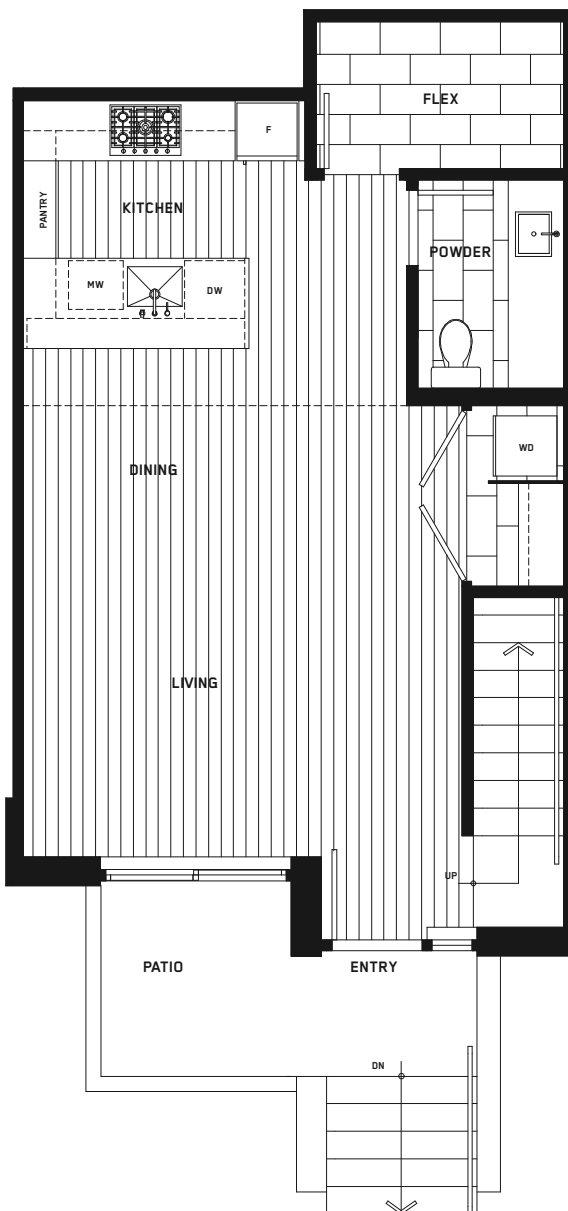


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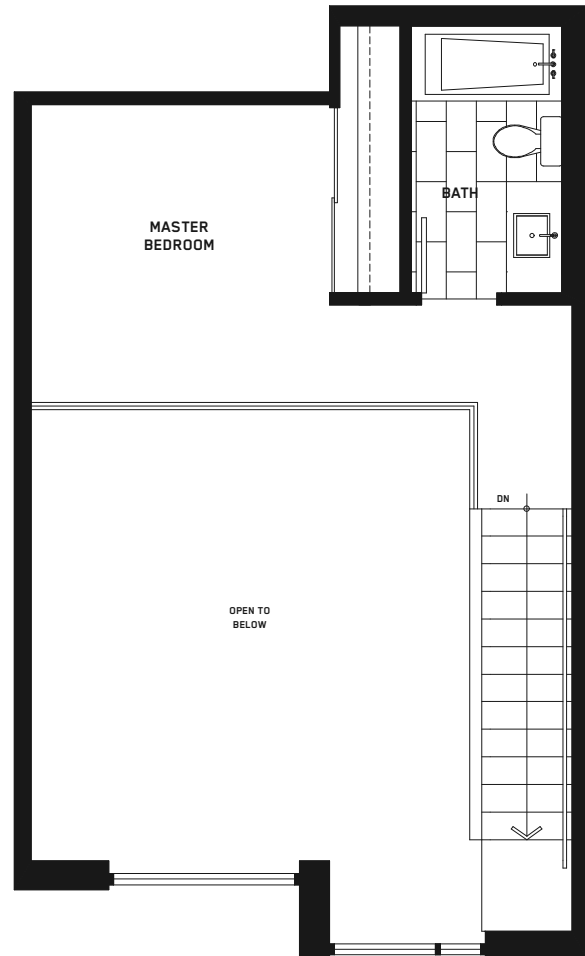
DOWNTOWN

TOWNHOME A

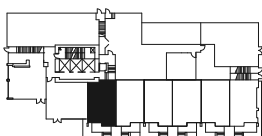
1 BEDROOM 824 SQ. FT.



MAIN



UPPER



LEVELS 1 & 2



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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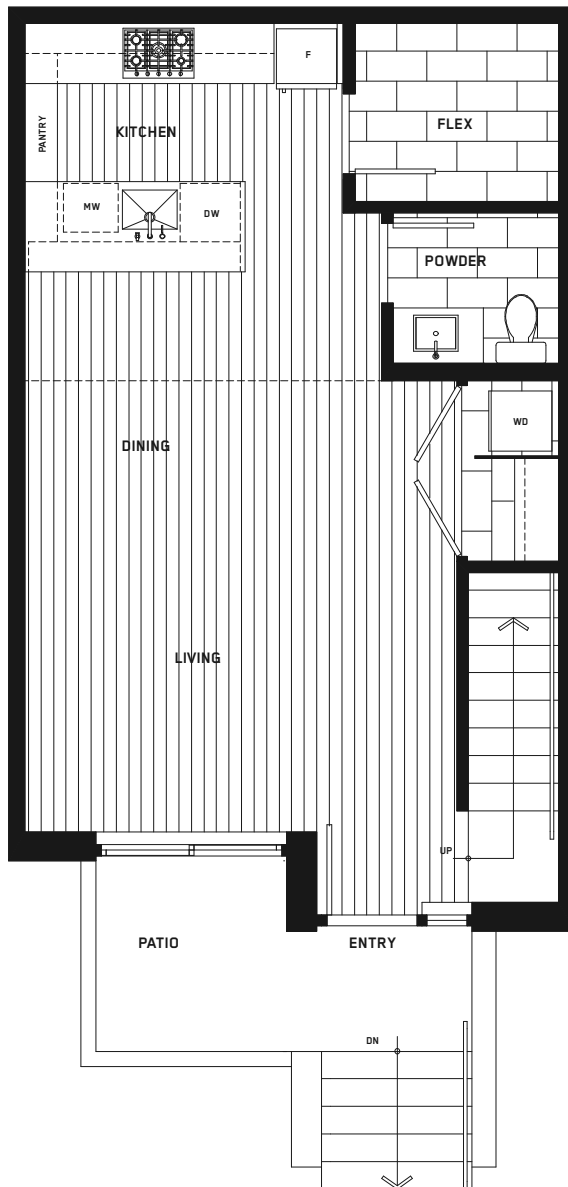


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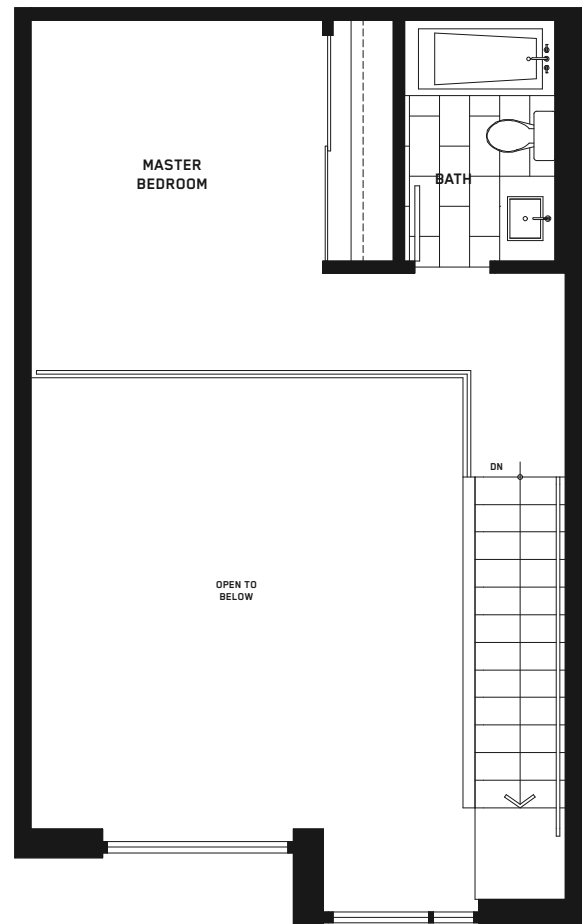
DOWNTOWN

TOWNHOME B

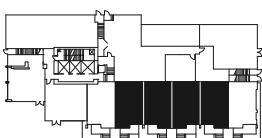
1 BEDROOM 847 SQ. FT.



MAIN



UPPER



LEVELS 1 & 2



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC

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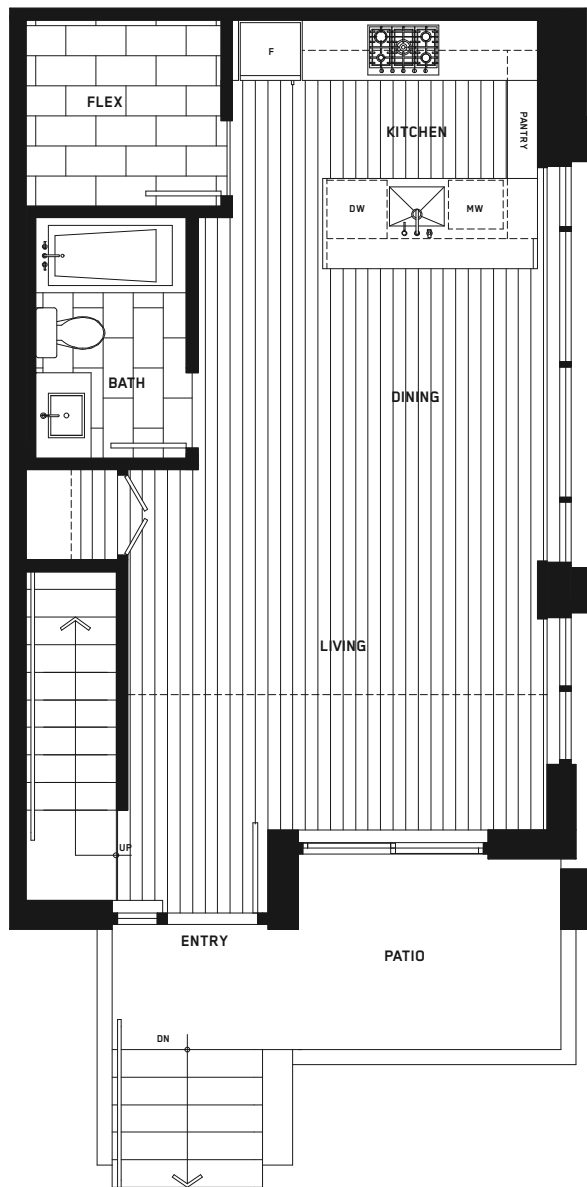


MADDOX

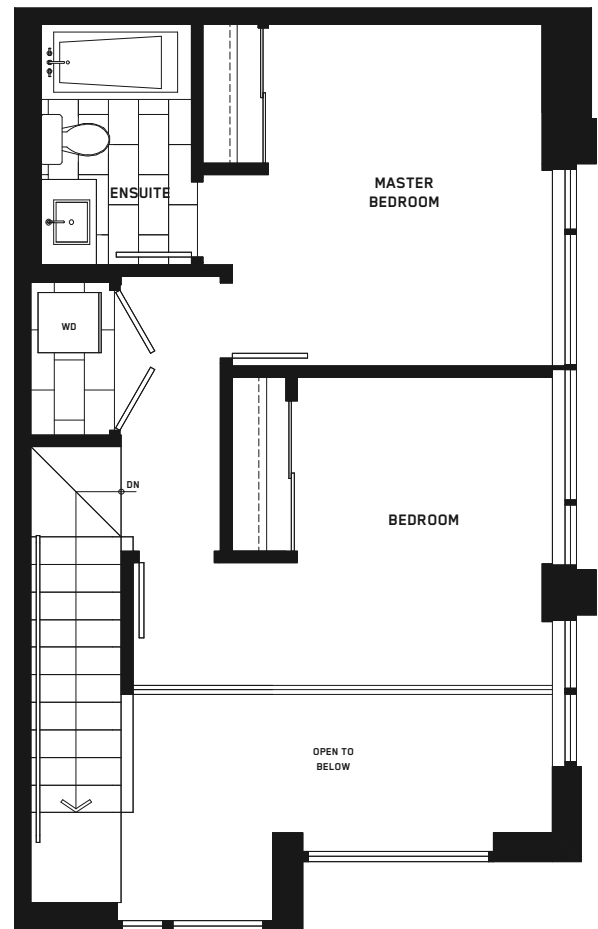
DOWNTOWN

TOWNHOME C

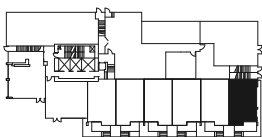
2 BEDROOM 976 SQ. FT.



MAIN



UPPER



LEVELS 1 & 2



The developer reserves the right to make modifications to materials and specifications to maintain the high standards of the project.



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Maddox Downtown

By [Cressey Development Group](#)

Howe St & Drake St [Vancouver](#)

Sales from **CAD\$414,900** To **CAD\$1,159,900**



Maddox Downtown is a new condo and townhouse project by [Cressey Development Group](#) currently under construction at Howe St & Drake St in [Vancouver](#). The project is scheduled for completion in 2014. Sales for available condos/apartments and townhouses range in price from CAD\$414,900 to CAD\$1,159,900. The project has a total of 215 units.

Project Details

DEVELOPMENT NAME Maddox Downtown

DEVELOPER(S) [Cressey Development Group](#)



BUILDING TYPE Condo/Apartment, Townhouse
OWNERSHIP TYPE Condominium
ADDRESS Howe St & Drake St
NEIGHBOURHOOD/CITY Vancouver
STATE/PROVINCE British Columbia
POSTAL CODE V6Z
Sales Center Phone # 604-669-8200
Sales Center Address 725 Continental Street- behind the Best Western Hotel on Drake Street
Sales Center Hours Sat-Thurs: 12pm-5pm
Fri: Closed
CONSTRUCTION STATUS Construction
ESTIMATED COMPLETION January 2014
STATUS Selling
TOTAL NUMBER OF UNITS 215 units
Number of Stories 32 stories
UNIT SIZES From 498 Sq Ft To 1362 Sq Ft
SALES COMPANY [MAC Marketing Solutions](#)
MARKETING COMPANY [MAC Marketing Solutions](#)

\$ Prices

SALE PRICES(AVAILABLE UNITS) From CAD\$414,900 To CAD\$1,159,900
C.C. / MAINT \$0.39 Per Sq Ft Per Month
COST TO PURCHASE PARKING Included in the purchase price

Current Incentives

Bonus Upgrades Available. Own with just \$19 000 down

Project Summary

From Maddox Downtown:

Maddox Downtown is coming this spring to the corner of Howe and Drake. Rising 32 storeys in a slender shape, Maddox offers breathtaking views, innovative exterior clay tiles, European kitchens, geothermal and forced air climate control and as always, trusted Cressey construction.

Project Amenities

Children`s Play Area | Concierge | Kitchen | Exercise Room | Lounge | Steam Room



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MADDOX DOWNTOWN – BY CRESSEY DEVELOPMENTS – VANCOUVER NEW DEVELOPMENT AND PRESALE

MADDOX DOWNTOWN – 725 ROLSTON CRESCENT – VANCOUVER V6Z 1M7



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



With its slender shape, innovative use of materials, and intelligently designed spaces, Maddox will become an architectural landmark at the centre of a well connected neighbourhood. This building is not your standard Vancouver highrise. The goal was to create something different, something layered but distinctly simple. The innovative clay panel system technology that graces the facade of this modern form is very durable and efficient, reducing heat loss, and providing exceptional solar performance and rainscreening capabilities. The visual presence of concrete is minimized as glass becomes the dominant structural element, highlighting Maddox's varying building elevation. The result, a purposive slender design. The view from Maddox truly captures why Vancouver is one of the best cities of the world and its central location puts you only steps from everything you need. Inside every home you will find European kitchens, air conditioning, as well as the functional space and beautiful materials you have come to expect from Cressey.

Maddox is designed to LEED standards creating year round comfort that treads lightly on our planet. Energy efficient forced air heating and cooling technologies are just the beginning of a long list of features that are designed to offer you the utmost in comfort. Large outdoor spaces have also been created to keep you connected with the outdoors you love and offer you a greener living experience.





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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC
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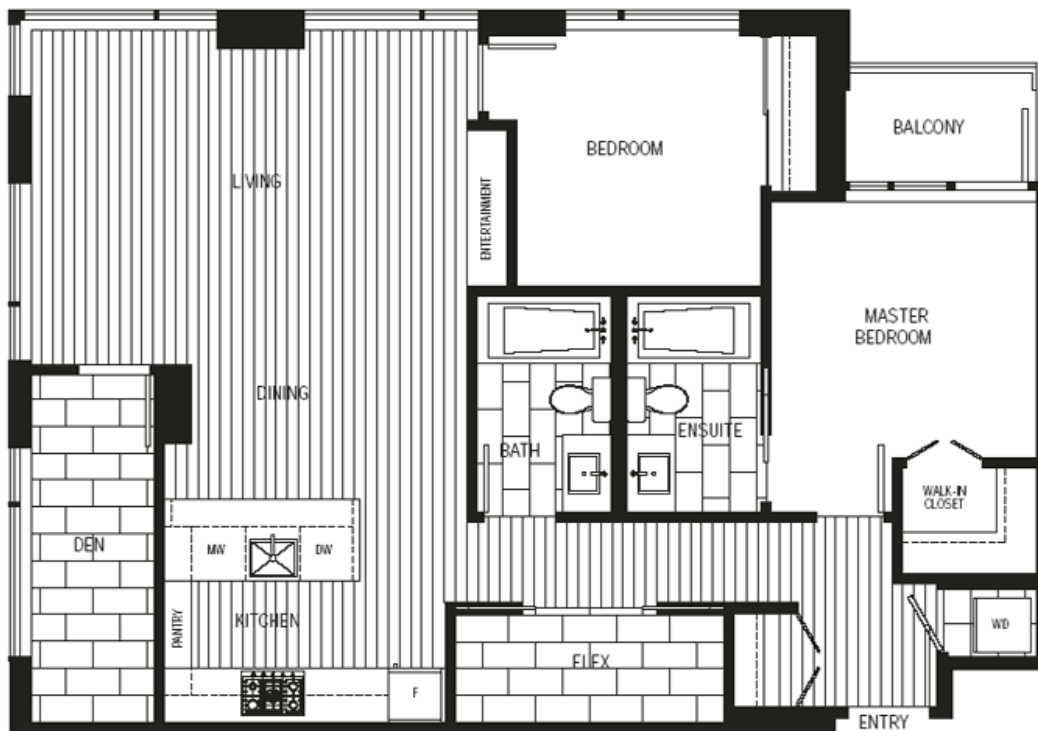
PLAN B1

2 BEDROOM+DEN 978 SQ. FT.



MADDOX

DOWNTOWN



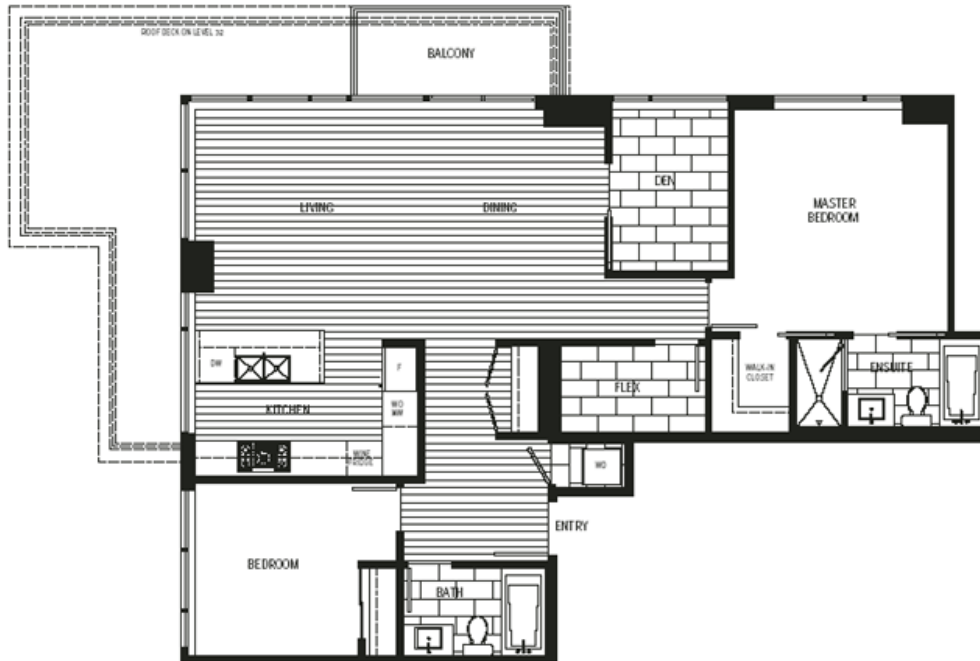
B C C O N D O S . N E T



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PRESENTATION CENTRE 725 ROLSTON CRESCENT, VANCOUVER BC
P 604 669 8200 F 604 669 8002

PLAN Q PLATINUM COLLECTION
2 BEDROOM+DEN 1,144 SQ. FT.



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





THE MADDOX FLOORPLANS

- Plan A - 1 Bedroom 578 sf
- Plan A1 - 1 Bed + Den 626 sf
- Plan B - 2 Bedroom/2 Bath 844 sf
- Plan B1 - 2 Bed+Den/2 Bath 978 sf
- Plan D - 1 Bed+Den/1 Bath 633 sf
- Plan D1 - 1 Bed+ Den/1 Bath 739 sf
- Plan G – 1 Bed/1 Bath 535 sf
- Plan J - Maddox Platinum Collection - 2 Bed+Den/2 Bath 1,156 sf
- Plan M - Maddox Platinum Collection - 2 Bed/2 Bath 1,080 sf
- Plan Q - Maddox Platinum Collection - 2 Beds/2 Baths + Den 1,144 sf

PRICE RANGE SHEET

A Pledge of Place, Form and Trust – The view from Maddox truly captures why Vancouver is one of the best cities of the world and its central location puts you only steps from everything you need. Inside every home you will find European kitchens, air



conditioning, as well as the functional spaces and beautiful materials you have come to expect from Cressey. Here is a quick look at the price ranges at Maddox:

1 Bedroom - Design A 578 sf \$426,900 to \$474,900
1 Bedroom - Design C 513 sf \$369,900 to \$399,900
1 Bedroom - Design C1 581 sf \$419,900 to \$434,900
1 Bedroom - Design E 498 sf \$382,900 to \$403,900
1 Bedroom - Design G 535 sf \$400,900 to \$446,900
1 Bedroom + Den – Design A1 626 sf \$412,900
1 Bedroom + Den – Design D 633 sf \$464,900 to \$496,900
1 Bedroom + Den – Design D1 739 sf \$469,900 to \$480,900
1 Bedroom + Den – Design F 601 sf \$445,900 to \$448,900
2 Bedroom – Design B 844 sf \$644,900 to \$664,900
2 Bedroom – Design F1 897 sf \$599,900 to \$679,900
2 Bedroom + Den – Design B1 978 sf \$629,900 to \$644,900
2 Bedroom + Den – Design H 886 sf \$599,900 to \$669,900
1 and 2 Bedroom Lofts – LOFT A 751 sf to 996 sf \$499,900 to \$749,900
1 and 2 Bedroom Lofts – LOFT B 751 sf to 996 sf \$499,900 to \$749,900
1 and 2 Bedroom Lofts – LOFT C 751 sf to 996 sf \$499,900 to \$749,900
1 and 2 Bedroom Townhomes – THA 824 sf to 976 sf \$519,900 to \$669,900
1 and 2 Bedroom Townhomes – THB 824 sf to 976 sf \$519,900 to \$669,900
1 and 2 Bedroom Townhomes – THC 824 sf to 976 sf \$519,900 to \$669,900

PLATINUM COLLECTION

1 Bedroom + Den – Design R 952 sf \$849,900
2 Bedroom + Den – Design N 1229 sf \$1,139,900 to \$1,159,900

FEATURES

With design details by Armony, the homes at Maddox feature modern european elegance for people with impeccable taste.

DESIGN DETAILS

- Tall and slender design with clay panel system providing a timeless façade, exceptional solar performance and rainscreen technology
- Amazing views available in every direction
- Built to LEED standards
- Energy efficient, forced air heating and cooling
- Smooth painted ceilings with low VOC paints used throughout
- Engineered wood flooring throughout living, dining, entry and kitchen (and some bedrooms)
- Two colour schemes to choose from Grigio and Panna
- Large 12"x24" porcelain tile flooring in laundry and dens
- Front loading energy efficient stacking washer and dryer
- 100% Wool carpet in bedrooms (some homes)
- Wood-grained entertainment built-in with combination storage and open shelving (some homes)



- Custom roller blinds in every home
- Residents at Maddox will enjoy a fitness centre with men and women's change rooms, business centre, Maddox Rooftop Social Lounge with media centre, kitchen, patio and outdoor children's play area

GOURMET KITCHENS

- Famous Cressey Kitchen always designed for the utmost function, convenience and beauty
- Cressey Development Group brings Armony Cucine cabinetry from Italy to Maddox
- Fagor 5 burner gas cooktop
- Integrated Fagor wall oven
- Integrated Fagor built-in dishwasher
- Integrated Blomberg bottom-freezer refrigerator
- Integrated stainless steel microwave
- High capacity Faber slide-out hoodfan
- Convenient soft close doors and drawers along with under cabinet lighting
- Polished aluminum bottom panel base in under-sink cabinet to protect against humidity, corrosive detergents and is easy to clean
- Grigio or Panna wood grained cabinetry with accent cabinetry in spa white or dove grey
- Seamless quartz or granite kitchen countertop and backsplash
- In sink disposal
- Single bowl stainless steel sink with chrome faucet

THE PLATINUM COLLECTION

Our Platinum Collection represents the homes on the upper most levels of Maddox with stunning views in all directions as well as a few added features:

- Convenient and expandable Control 4 home automation technology to manage systems such as audio, visual and lighting
- Engineered wood flooring throughout living areas
- Integrated 30" Liebherr double freezer drawer refrigerator
- Integrated 36" Fulgor Milano 5 burner gas stainless steel cooktop
- Integrated Fulgor Milano stainless steel self cleaning wall oven
- Integrated Fagor built-in dishwasher
- High capacity Faber slide-out hoodfan
- Premium 48 bottle wine cooler
- Extra capacity dual basin stainless steel sink
- Radiant in-floor ensuite heating
- Luxurious rain shower head
- Built-in closet organizers throughout

YOUR SPA INSPIRED BATHROOM

- Marble countertop and undermount sink over Armony Cucine wood grained floating cabinetry
- Designer chrome sink faucet
- Contemporary rain shower head with handheld shower in chrome



- Luxurious marble flooring tile in bathrooms and feature niches in athena grey or french linen
- Fresh white ceramic tile tub and shower surround

AMENITIES

Life isn't a popularity contest but being popular isn't bad either. At Maddox, you'll make all the connections with exciting shared spaces. Maddox boasts an exceptional lobby entrance with concierge service for you and your guests. And for your healthy body and mind, Maddox has a fully equipped fitness centre with his and hers steam rooms to unwind and relax in after a busy day.

Maddox's exceptional building amenities include a rooftop lounge with a big screen TV, and a full kitchen for entertaining larger groups. The large outdoor patio and children's play area make it a great place to get together with family and enjoy the stunning views that Maddox has to offer.

At Maddox, The False Creek Waterfront, Yaletown's eateries, Granville Island and the downtown entertainment district are only STEPS away. Being ideally located right downtown means that you're centrally located to the best shopping that the city has to offer. Head just north to Robson Street, the Mecca of Vancouver retail shops, or zip over the bridge to south Granville for lifestyle shopping tailored to those in the know.

Every great city has them and at Maddox you're in the heart of a culturally rich neighbourhood. Unique cafés, bistros, boutique shops and theatres are yours to discover. This isn't bland living, this is metropolitan living in a world class location. Maddox truly captures why Vancouver is one of the best cities in the world. Rise above the ordinary and experience the true beauty of our city.

What do we love most about Vancouver? The ocean and mountain views. At Maddox, stunning views of our natural surroundings have been considered in every home, maximizing your experience of this iconic landscape. The views to the north will include the downtown and the North Shore mountains. To the west, you'll experience water views that include Burrard Inlet all the way out to the Straight of Georgia. Getting down to the False Creek waterfront will only take you a few minutes by foot. You can jump on the Aqua Bus and be on Granville Island for a little gourmet shopping in no time. If it's a little beach time that you're craving, then simply head west along the sea wall to English Bay, Vancouver's best Downtown beach destination.

CRESSEY BRING ARMONY TO MADDDOX

Cressey has always focused on creating the most beautiful and functional kitchens, most notably with the famous Cressey walk-through kitchen. Now, Cressey is evolving the Cressey Kitchen alongside Armony.

Introducing Armony Cucine, from the north eastern section of Italy, facing the Adriatic Sea, Armony Cucine comes to North America and to Maddox.



Armony is known mostly throughout Europe for combining minimalist lines, prestigious materials and contemporary colours for harmony, warmth, and comfort. Armony is beautiful because it is simple, and simple because it is functional.

Armony believes in the science of design and taking great care in the details for refined and functional spaces and uses. Everyday life becomes more engaging, elegant shapes become beautiful and practical adding value to daily gestures to ultimately enhance the kitchen to be more than just a space to prepare a meal. Armony strives for the perfect balance of technical precision and minimalist design with the utmost durability, stability, functionality and always, beauty.

The philosophies that drive Armony including function, form and science are the same philosophies that drive Cressey, which makes this special pairing a perfect union born at Maddox.

CRESSEY DEVELOPMENT GROUP

Maddox is designed and built by Cressey Development Group, a builder with over 40 years of experience. Cressey is well known for communities in Vancouver such as Donovan, Elan, Olive and Mantra as well as communities in Richmond such as Mandalay, Lotus, Hampton's Walk and more. Rest assured that your home at Maddox will be well designed and well built.

[Click here to see the city of Vancouver planned improvements.](#)

Building Name: [Maddox Downtown](#)

Address: 725 Rolston Crescent, Vancouver V6Z 1M7

Developer: [Cressey Developments](#)

Architect: N/A

Interior Design: N/A

Year Built: Estimated Completion in January 2014

Prices: From \$414,900 to \$1,159,900

Unit Sizes: From 513 sf to 1229 sf

Levels: 32

Suites: 215

Property Type: Condominium, Townhouse

Area: Vancouver West

Neighbourhood: Downtown

Deposit Structure: 5% deposit is due at time of offer

Cost/Square Foot:

Monthly Maintenance: N/A

Cost To Purchase Parking: Parking stall included in the purchase price.

Cost To Purchase Storage:

via [maddoxdowntown](#)

