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Many search for it ... a few find it ... **only 14 can own it.**

**Located on Fraser Street at 18th Avenue, this new four story development in the heart of Vancouver boasts quick and easy access to all parts of Vancouver, including the downtown core.**

With an abundance of amenities at your doorstep including a wide selection of elementary schools, Charles Tupper Secondary School, Mount St Josephs Hospital, Riley Park Community Centre, two libraries, parks, ample shopping, public transport including proximity to skytrain, this is truly a gem of a location! 14 affordable apartments offering spacious and convenient living to small families, couples and singles in a family orientated neighborhood yet with quick and easy access to all that Vancouver has to offer. So whether you are an executive working downtown, a busy couple employed in neighboring municipalities or a small family with children in all levels of the school system, the Gem has all your needs taken care off.

REGISTER NOW

**604.728.7606**

[info@liveatthegem.com](mailto:info@liveatthegem.com)



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## Live, Work and Play

A world of adventure at your doorstep in the heart of one of the most beautiful cities in the world. An abundance of schools, parks, cafes, restaurants and shops all within walking distance. This is a neighbourhood where family comes first and it is just five (5) minutes from the downtown core.

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All areas and measurements are approximate. The developer reserves the right to make modifications to project design, material and specifications. All timelines are approximate. All marketing information including floorplans, material specifications, images & site conditions are solely for illustrative purposes only.

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## Rare, Exclusive and Affordable Residences.

### INTERIORS

- Choice of two contemporary colour schemes: Sunstone and Topaz
- 8'0" ceiling heights in most living areas
- Laminate wood flooring throughout living, dining, and bedrooms
- 2" horizontal blinds for shade and privacy
- Contemporary brushed nickel cabinet accessories

### KITCHEN

- Contemporary wood veneer cabinetry with brushed nickel cabinet pull
- Engineered quartz countertops
- Elegant marble tile backsplash
- Top quality stainless steel appliances:
  - 30" bottom-freezer refrigerator (Energy Star)
  - 24" dishwasher (Energy Star)
  - 30" ceramic glass cooktop
  - 30" self-cleaning wall oven
  - Over-the-range integrated microwave/hood fan
  - Sleek stainless steel undermount sink
  - Modern faucets and fixtures by American Standard
  - Handy in-sink waste disposal system

### BATHROOMS

- Contemporary wood veneer cabinetry with brushed nickel cabinet pull in all baths
- Engineered quartz countertops
- Stylish soaker tub and undermount counter sink
- Modern faucets and fixtures by American Standard
- Stylish rain shower head in all baths
- Dual flush toilets by American Standard
- Contemporary porcelain tile floor
- Sleek bath/shower surround with porcelain accent tile

### LAUNDRY

- Matching full-size appliances by Frigidaire
- Front load washer (Energy Star)
- 7.0 cu.ft. capacity dryer

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## SAFETY & SECURITY

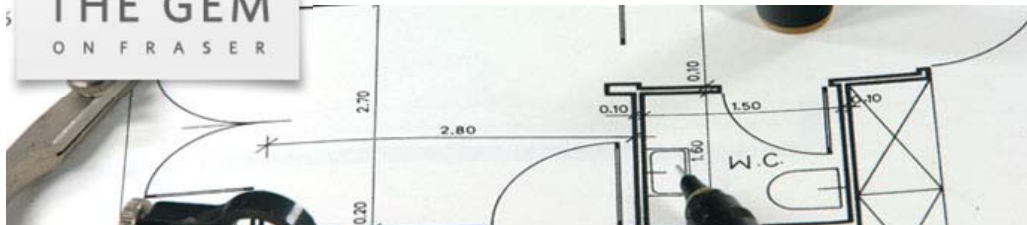
- Entrance video intercom
- Secured residential access to each floor
- Hardwired in-suite smoke detectors and sprinklers
- Common areas protected by priority lock system
- Gated underground parking accessed via remote

\*Comprehensive 2-5-10 New Home Buyer Warranty\*

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# The GEM Floor Plans

## Floor plan and layouts

Floor plans for The Gem will range from one bedroom suites at around 574 sf ft to 810 sf ft and two bedroom suites between 852 sq ft. and 912 sq ft. The pricing is also very affordable and ranges from \$348,888 to \$488,888.

## Floor level layouts

- [Download the floor level layout plan](#) 

## Individual floor plans

The following floor plans are offered:

- [Level 2 Floor Plans](#) 
- [Level 3 Floor Plans](#) 
- [Level 4 Floor Plans](#) 

For additional information, [contact](#) our Marketing & Sales Team directly.

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## The People Behind the GEM

Development by Spotlight Developments in collaboration with renowned TATLA Developments who with a hand picked team of designers, consultants and construction professionals bring in depth attention and impeccable detail to all aspects of the project development process. Rest assured only the best in materials, specialized labour and finishes for The Gem.

**DEACON WEST**  
MARKETING



**SPOTLIGHT**  
DEVELOPMENT

**TATLA**  
DEVELOPMENTS

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## Contact Us

We welcome your questions & comments and would love the opportunity to meet with you in person and walk you through the features of this exciting development. Please feel free to call or email us directly, or use the form below and a member of our sales team will contact you at your convenience.

|                                         |                                                    |
|-----------------------------------------|----------------------------------------------------|
| Full Name                               | <input type="text"/>                               |
| Phone                                   | <input type="text"/>                               |
| Email                                   | <input type="text"/>                               |
| Are you a realtor?                      | <input type="radio"/> Yes <input type="radio"/> No |
| Comments                                | <input type="text"/>                               |
| <input type="button" value="Send Now"/> |                                                    |

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For more information, Contact the listing agent as follows:

### Neha Kwatra

Sutton Group West Coast Realty

Office: 604 257 8888

Mobile: 604 728 7606

Fax: 604 257 8889



### Presentation Centre

3333 Fraser Street

Vancouver, BC

(By appontment only)

