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**THE QUITESSENTIAL
URBAN HOME**



**CANADA LINE –
CAR-FREE COMMUTING**



**LOCAL EATERIES + GROCERS,
ENDLESS ENTERTAINMENT**



**QUIET, INTIMATE
NEIGHBOURHOOD**

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YUANHENG

OPENING SOON **SALES CENTRE** #101 - 678 WEST BROADWAY
SITE LOCATION 538 WEST 7TH AVE, VANCOUVER
E INFO@CAMBIE7.COM T 604 568 5060



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YOUR NEIGHBOURHOOD

EAT AND DRINK

- 1 Banana Leaf
- 2 Dynasty seafood Restaurant
- 3 Via Veneto
- 4 Ebisu
- 5 Cactus Club
- 6 Elysian Coffee
- 7 Milestones
- 8 Starbucks
- 9 The Wicklow Pub
- 10 Monk McQueens

SHOP

SEE AND DO

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YOUR NEIGHBOURHOOD

EAT AND DRINK

SHOP

SEE AND DO

- 1 Roundhouse Community Centre
- 2 Quayside Marina
- 3 BC Place
- 4 Rogers Arena
- 5 Plaza of Nations
- 6 Creekside Community Centre

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YOUR NEIGHBOURHOOD

EAT AND DRINK

SHOP

- 1 Sport Mart
- 2 London Drugs
- 3 Lululemon Lab
- 4 Whole Foods Market
- 5 BC Liquor
- 6 Best Buy
- 7 Canadian Tire
- 8 Save-on-Foods
- 9 Home Depot
- 10 Winners, HomeSense

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Coming Soon ▶

Cambie & 7



Cambie & 7

Located on the quiet tree lined streets of West 7th Avenue, Cambie & 7 is at the epicenter of Vancouver's newest transformation – the Cambie and Broadway neighbourhood.

A boutique collection of One and Two bedroom View Condos will be available for purchase in the coming months. High End finishes such as European style appliances, Engineered Hardwood Flooring matched with a world class location that takes you downtown in minutes by foot or Canada Line and within seconds to Vancouver's famous seawall, Cambie & 7 is a project that will be highly sought after.



Yuanheng Holdings Ltd.
2/F 1236 West Broadway,
Vancouver, BC, V6H 1G6
T:604-909-6860 F:604-909-6865



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VIEW CONDOS FROM \$319,900 OVER 60% HOMES UNDER \$439,900

Quiet intimate neighbourhood. Energetic location with all of life's conveniences – steps from two Canada Line stations, Whole Foods, Milestones, Best Buy and the False Creek seawall. Live the New Cambie Excitement.

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MODERN FEATURES

CLEAN, CONTEMPORARY INTERIORS

- Top quality wide plank wood-textured laminate flooring in living, dining, and kitchen areas
- Cozy wool blend carpets in bedrooms
- GE Energy Star front-load washer and dryer
- Contemporary roller blinds

CHEF-INSPIRED KITCHENS

- Fisher & Paykel stainless steel appliances
 - Sleek gas cooktops
 - Sophisticated wall ovens
 - Efficient double-drawer dishwasher
- Fully integrated European Fagor refrigerator and freezer
- Panasonic Genius stainless steel over-the-range microwave
- Durable, stain and scratch resistant Caesarstone quartz countertops and backsplash
- Wood veneer and lacquer cabinetry with stylish chrome pulls
- Canadian Acri-Tec stainless steel undermount sink
- Convenient pantry storage (in select homes)

REFINED BATHROOMS

- Large format marble floors and tub apron
- Wood veneer vanity
- Caesarstone quartz countertop and backsplash
- Kohler undermount sink
- Kohler chrome fixtures throughout
- Polished ceramic-tiled tub and shower surrounds
- 10mm glass shower enclosures
- Eco-friendly dual-flush elongated toilet

LIFESTYLE-FRIENDLY AMENITIES

- Fitness Centre
- Multi-purpose Room
- Bike Lockers
- Landscaped Terraces

[Download PDF](#)



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- Landscaped terraces

SPECIFICATIONS AND MATERIALS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

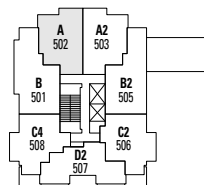
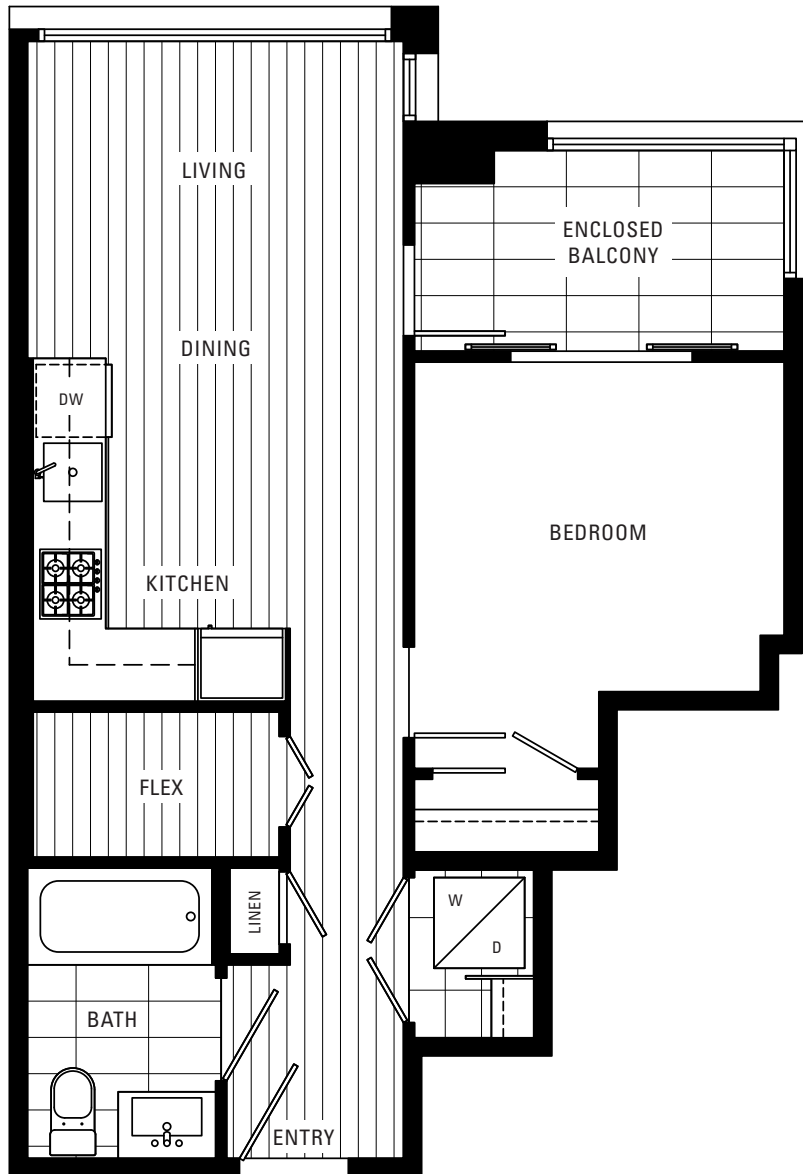
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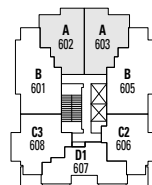


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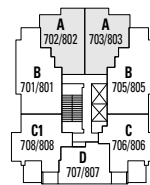




LEVEL 5



LEVEL 6



LEVELS 7 - 8



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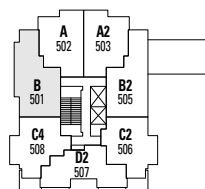
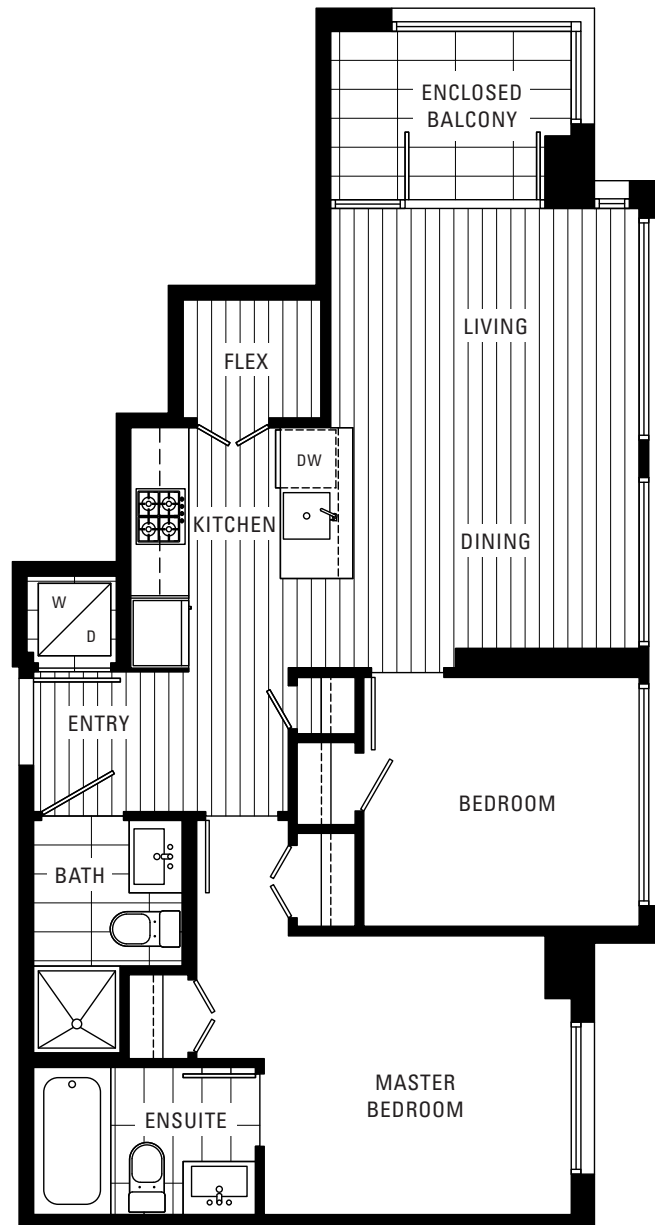
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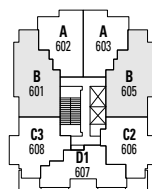


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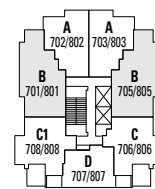




LEVEL 5



LEVEL 6



LEVELS 7 - 8



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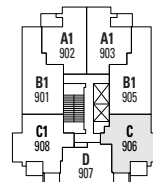
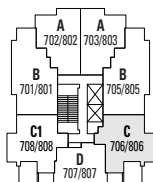
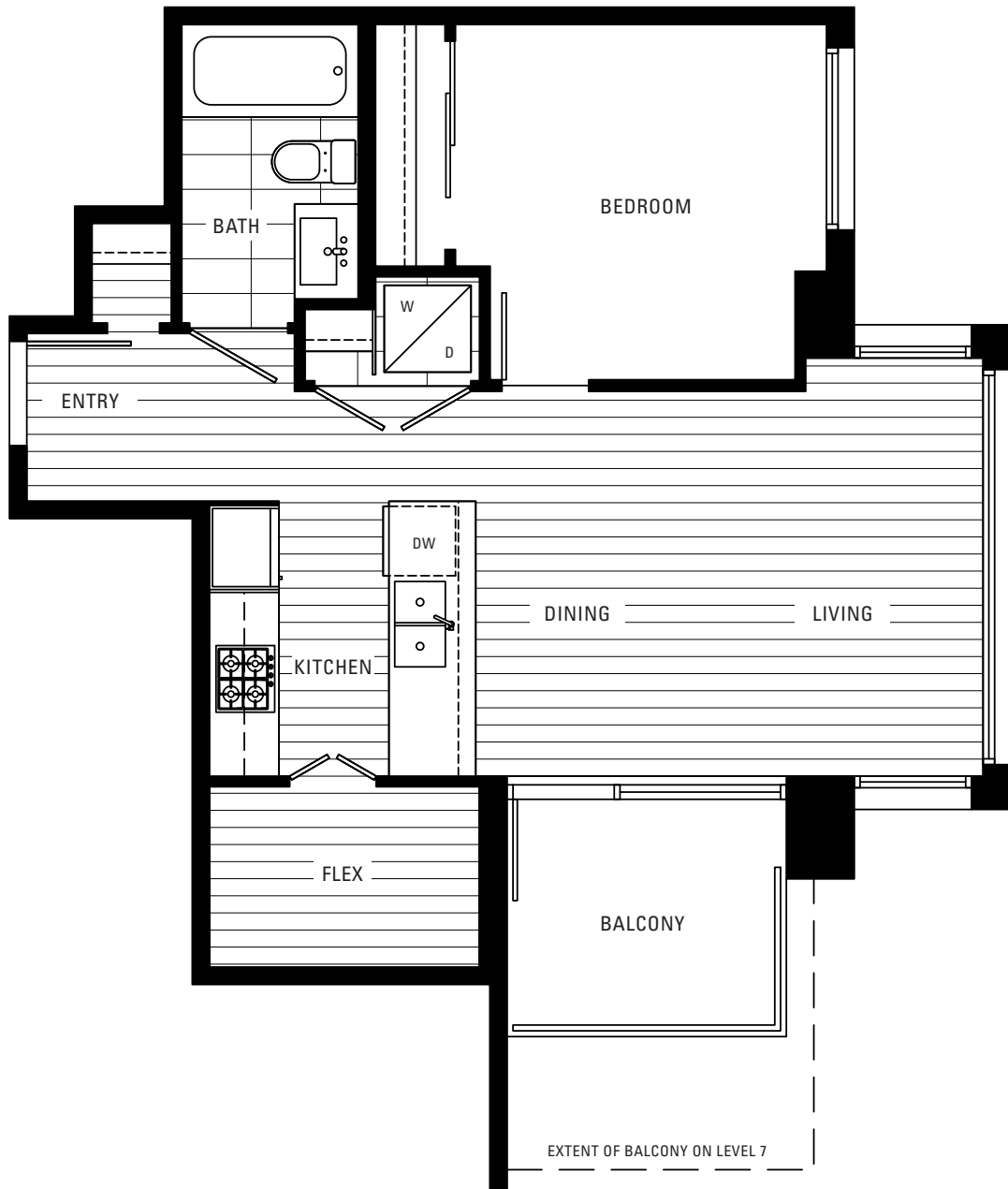
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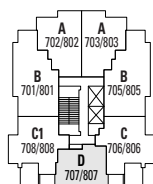
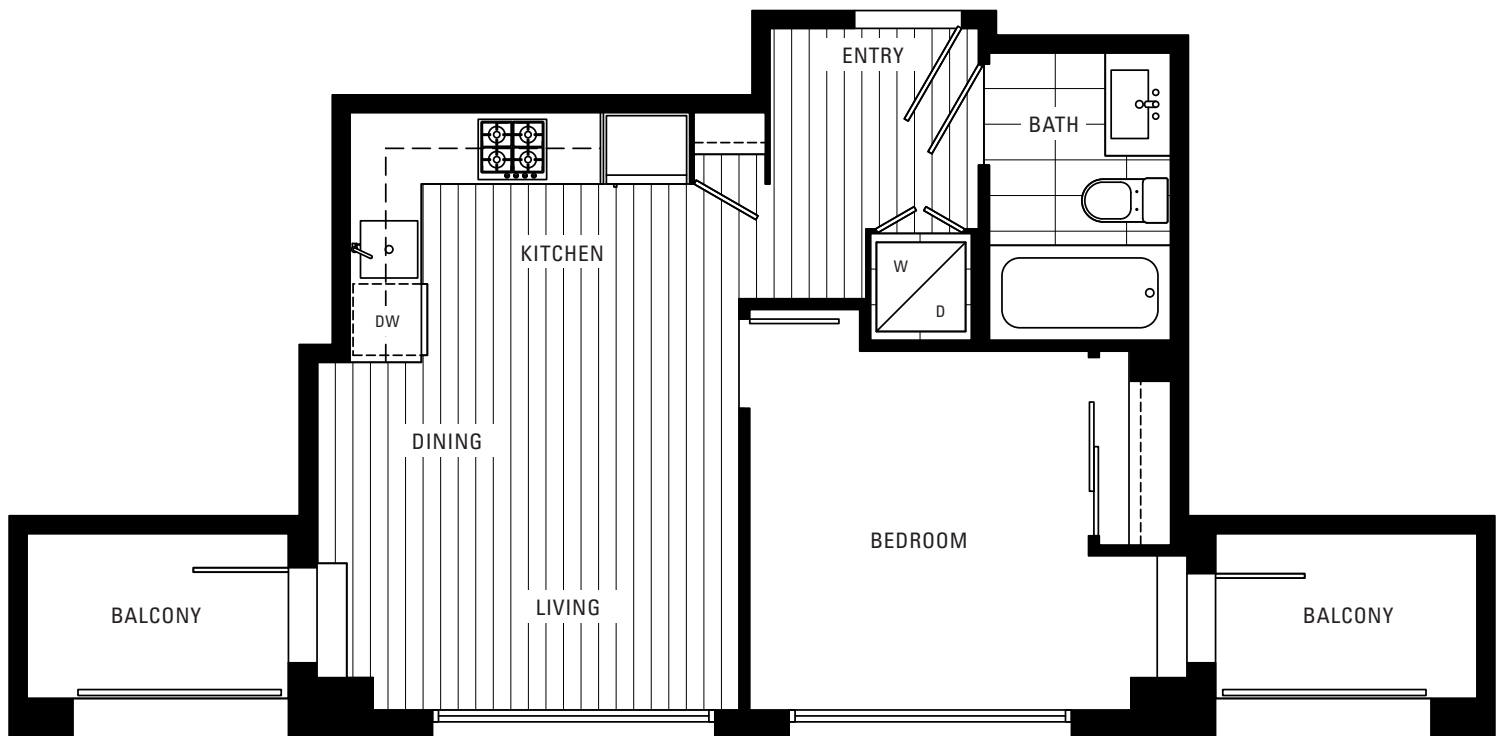




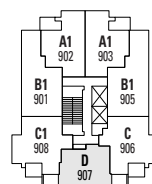
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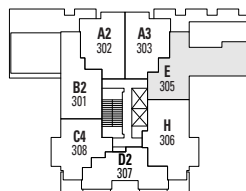
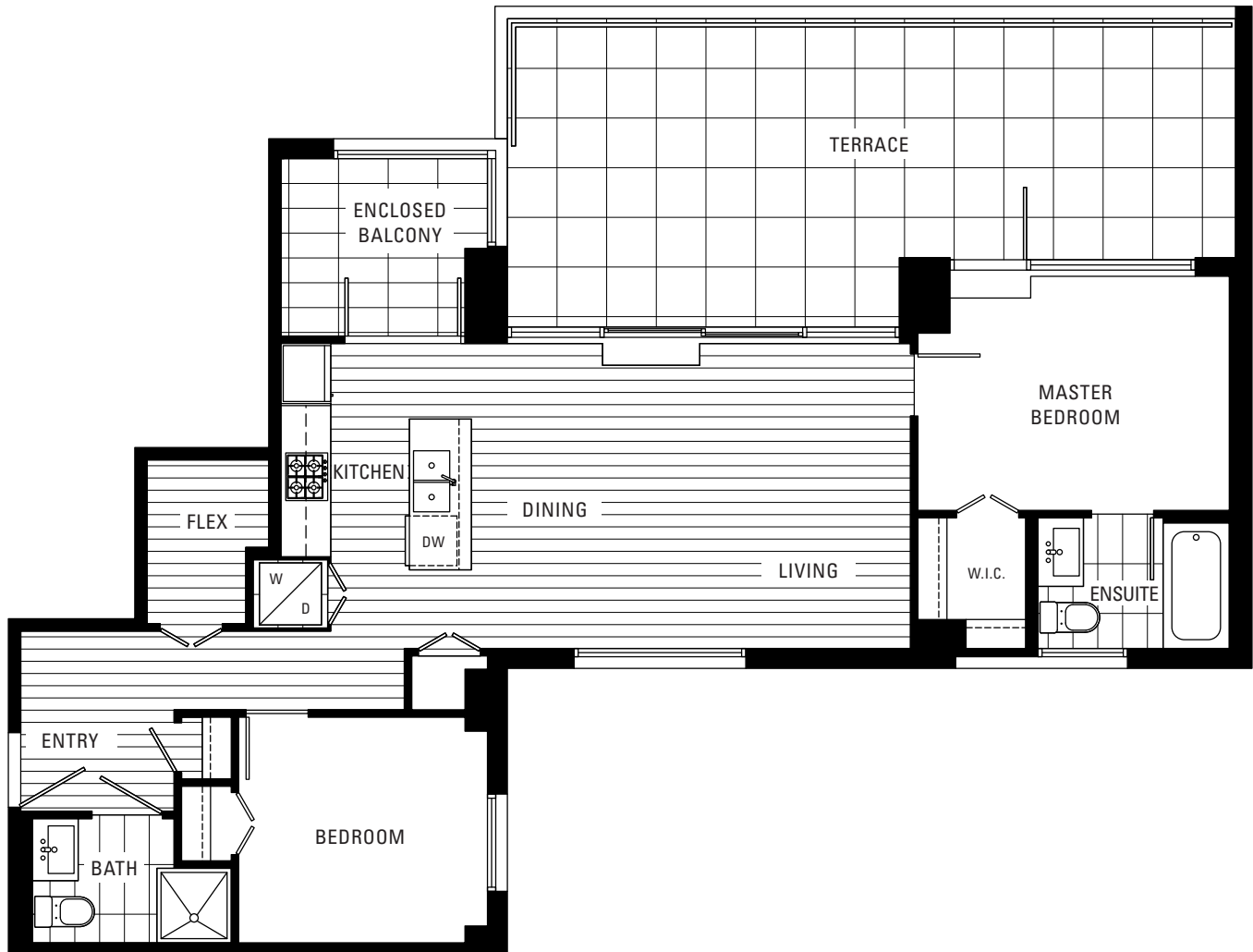
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LEVEL 3



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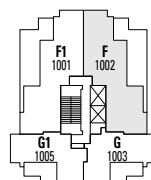
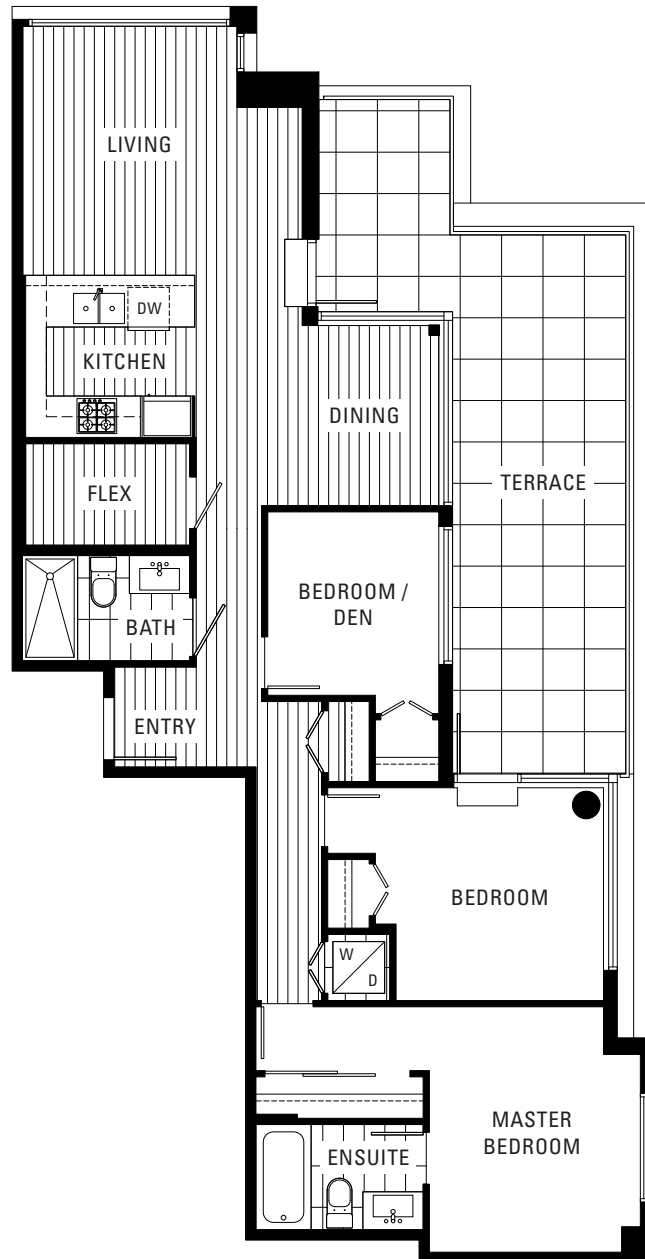
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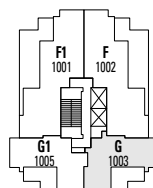
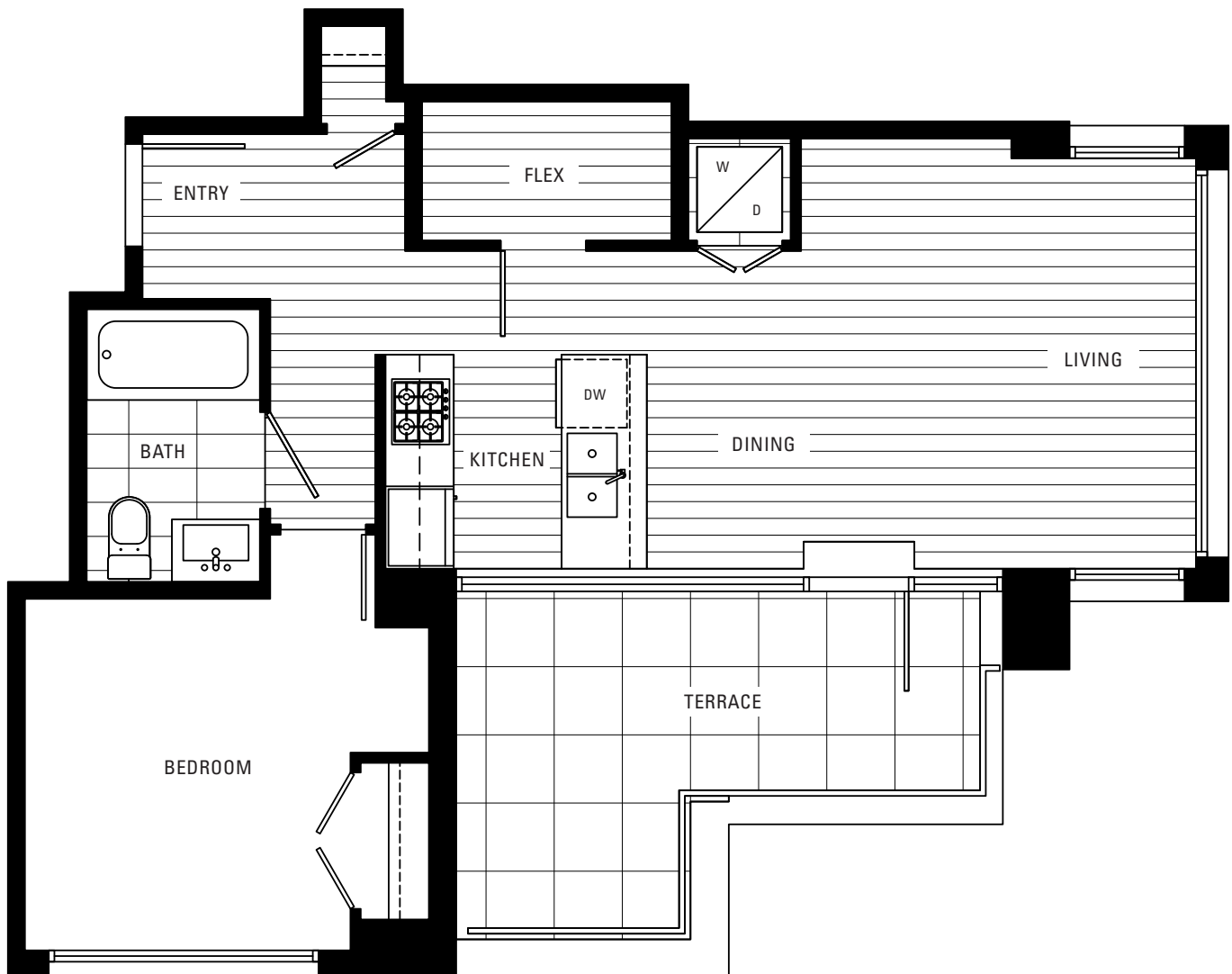
LEVEL 10



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LEVEL 10



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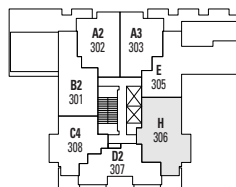
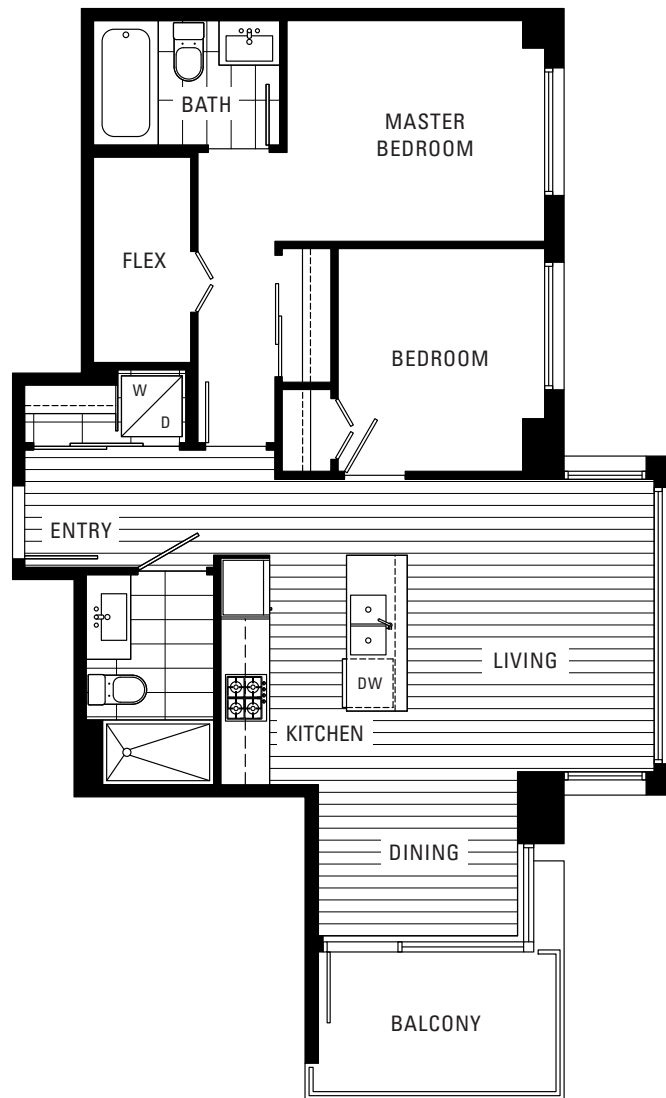
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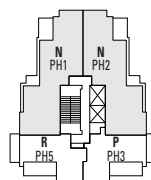
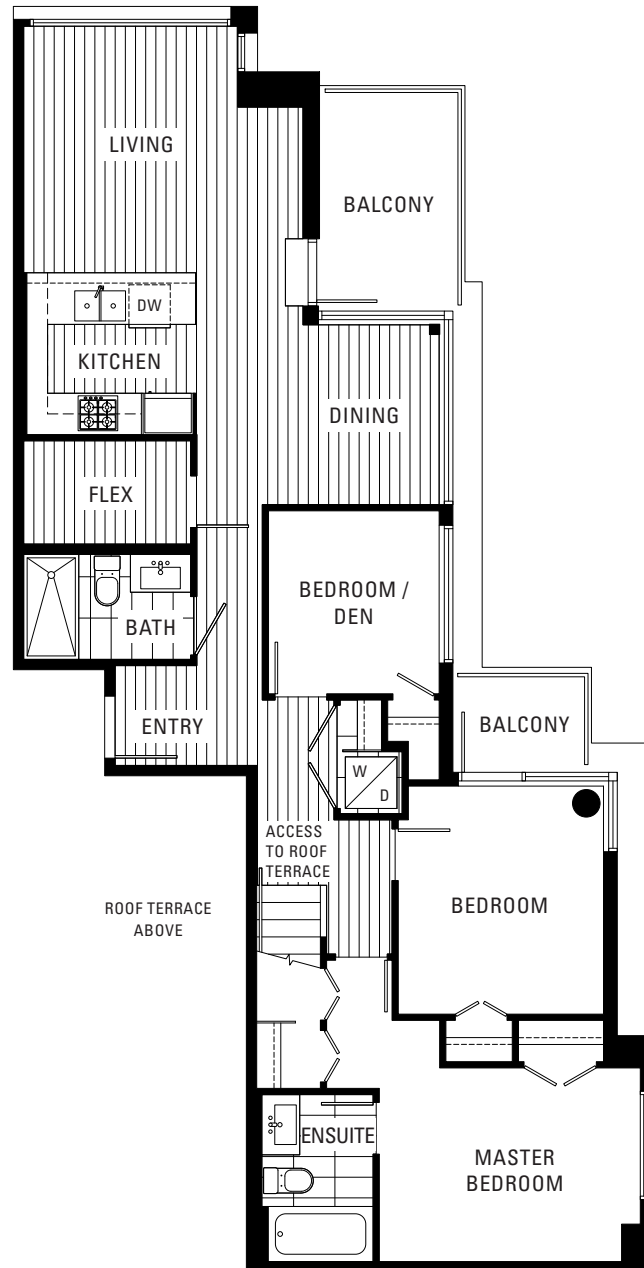
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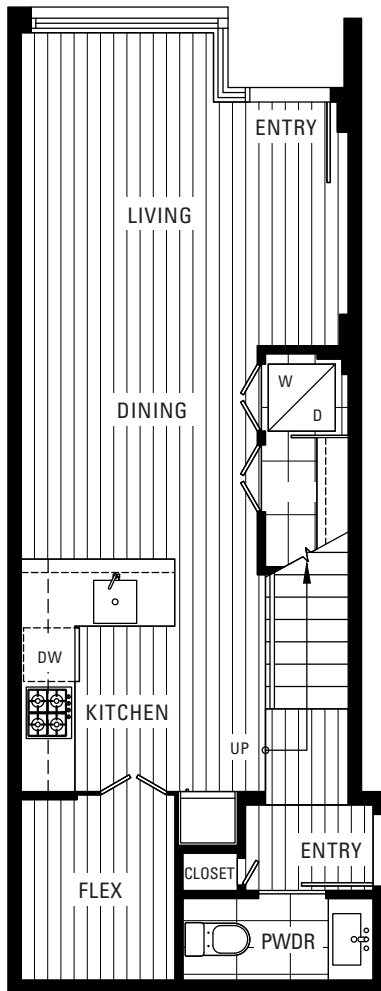
PENTHOUSE



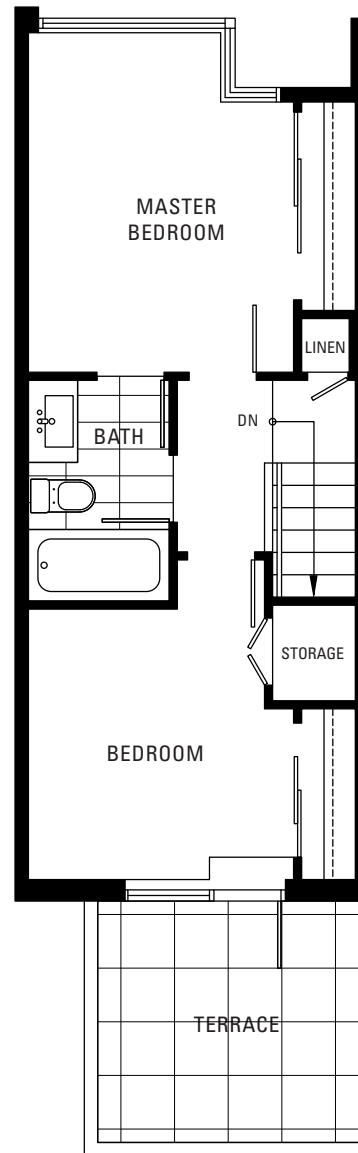
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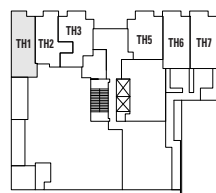




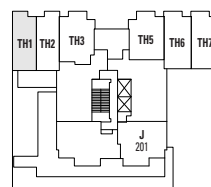
LEVEL 1



LEVEL 2



LEVEL 1



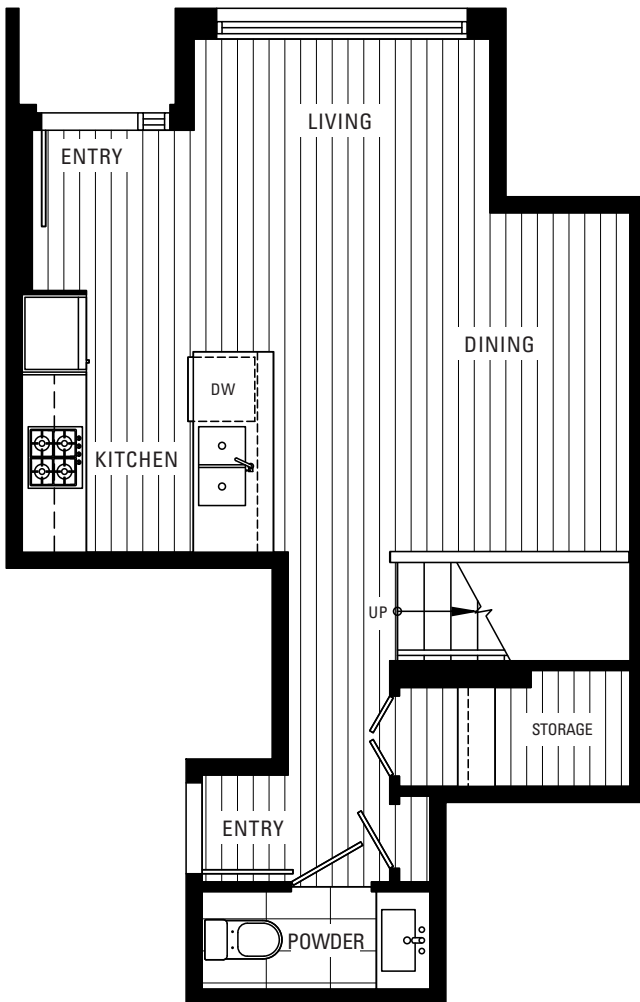
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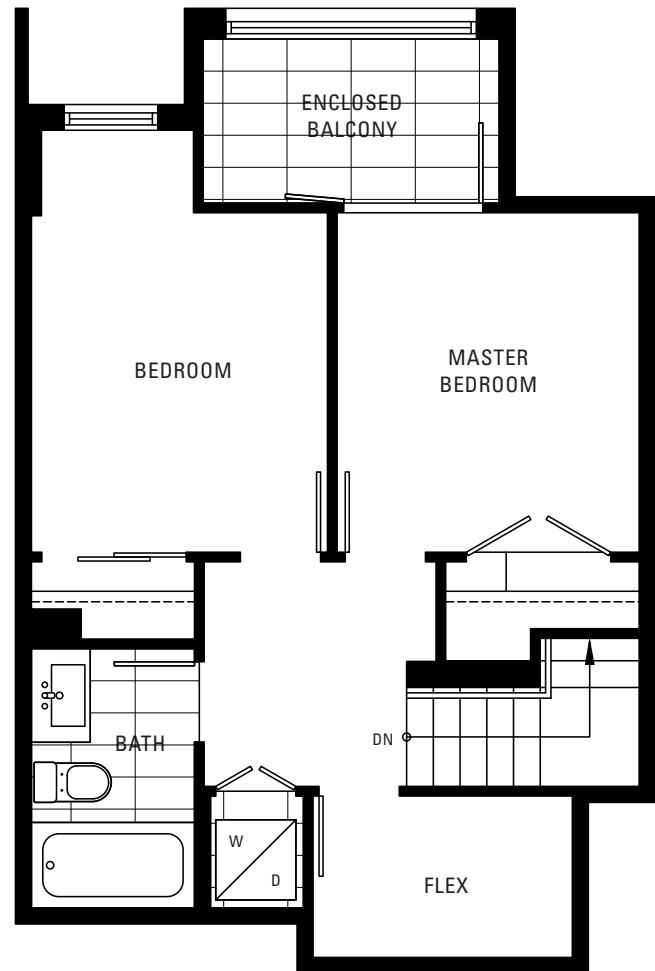
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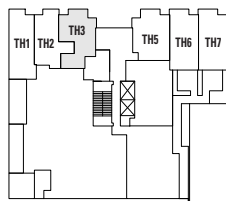




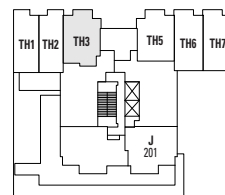
LEVEL 1



LEVEL 2



LEVEL 1



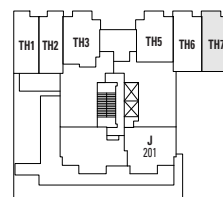
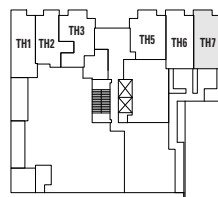
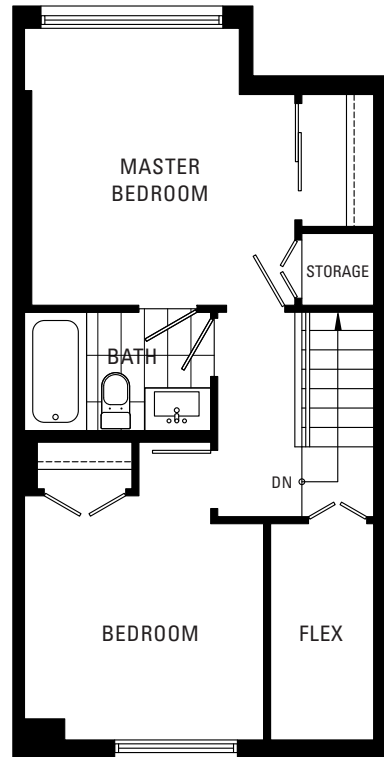
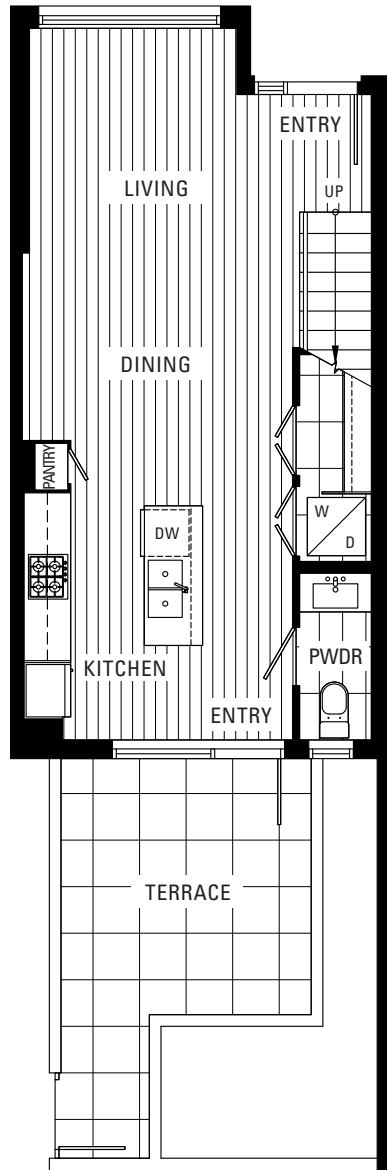
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USE MOUSE TO SCROLL THROUGH VIEW

SEE THE CITY SKYLINE

WHERE URBAN LIVING IS EXTRAORDINARY LIVING

Our collection of uniquely modern homes features functional design and thoughtful use of space. Floor-to-ceiling glass windows frame stunning views of the city and the North Shore Mountains. Interiors are understated and elegant with high-end appliances and top quality wide plank wood-style flooring, while spacious exterior balconies play background to relaxing evenings with good friends and wine.

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OPENING SOON SALES CENTRE #101 - 678 WEST BROADWAY

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Wesley, Vancouver

LONG-TERM VALUE BUILT INTO EACH AND EVERY HOME

YUANHENG HOLDINGS LTD.

Yuanheng is one of the fastest growing real estate developers in the Vancouver area. A strong and experienced team, Yuanheng has grown from a developer of single-family homes to townhome communities, condominiums and commercial properties. All Yuanheng projects merge exceptional design and unparalleled quality with a superb, highly sought-after location.

W.T. LEUNG ARCHITECTS INC. ARCHITECTS

Established in 1985 and winner of multiple Canadian Home Building and City of Vancouver Heritage awards, W.T. Leung Architects brings over 25 years of experience.

TREPP DESIGN INC. INTERIOR DESIGN

Trepp Design is a Vancouver-based interior design firm focused on creative excellence, innovative design solutions, and intimate spaces.

ITC CONSTRUCTION GROUP CONSTRUCTION

ITC is one of the leading General Contractors of high-rise residential construction in Western Canada with over 28 years of experience and 120 completed projects.

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Live the New Cambie Excitement

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PRESENTATION CENTRE

#101-678 WEST BROADWAY, VANCOUVER

OPENING SOON

SITE LOCATION

538 WEST 7TH AVENUE, VANCOUVER
(BETWEEN CAMBIE AND ASH)

T 604 568 5060 F 604 568 5062

E INFO@CAMBIE7.COM



DEVELOPED BY



YUANHENG

OPENING SOON **SALES CENTRE** #101 - 678 WEST BROADWAY

SITE LOCATION 538 WEST 7TH AVE, VANCOUVER

E INFO@CAMBIE7.COM T 604 568 5060



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



ING BY

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Cambie+7 at 538 W. 7th Ave. 51 condos and 6 townhouses

Ten-storey Cambie+7 development is steps away from transit, shopping and restaurants

Felicity Stone

Sun

Saturday, July, 07, 2012



Vancouver's new Cambie+7 condo project is scheduled for an August 2014 completion. Shown here, a display model of the project and a giant lit poster in the presentation centre. Photograph by: Mark Van Manen, PNG, Special To The Sun

Cambie+7

Project size: 51 condos + 6 townhouses

Residence size: 1 bedroom-3 bed-rooms; 465 - 1,100 sq. ft.

Prices: From \$319,900

Sales Centre: # 101 - 678 West Broadway, Vancouver

Hours: noon - 5 p.m., Sat - Thurs

Telephone: 604-568-5060

Email: info@cambie7.com

Builder: ITC Construction

Architect: W.T. Leung Architects

Interior Design: Trepp Design

Web: cambie7.com



Mark van Manen photos-PNG



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



Completion: August 2014

Cambie+7 - a 10-storey, 57-unit residential tower on sale as of today - is aptly named. It will be located on West 7th Avenue about halfway between Cambie and Ash streets.

The neighbourhood is Fairview Slopes, the birthplace of Vancouver's redevelopment as a liveable city. Today we take urban liveability for granted, but in the 1970s that was a novel concept. The city planners of the day thought building a freeway through Strathcona was a good idea. Vancouver residents emphatically did not, and that sparked a new way of looking at urban living and planning.

City planners began to consult with citizens, leading to the rezoning and redevelopment of False Creek and Fairview Slopes from industrial to a mix of residential and commercial uses. Granville Island became a draw for tourists and locals alike, with Fairview Slopes a pleasant, convenient and vibrant community in which to live. More recently, the addition of the Canada Line along Cambie has attracted even more commercial and residential development to the area

The location has been a major draw for potential buyers, many of whom already live or work in the area, says Dave Bauman, sales and marketing director of Magnum Projects, which is marketing the Cambie+7 development.

"People really understand the vibrancy of this area, and they are attracted to the fact that we are just steps away from transit stations for the Canada Line. We're around the block from Whole Foods, Best Buy, Save-On, Home Depot, Starbucks, HomeSense. You can connect to the seawall, you can walk to downtown, and you've got all the shops and restaurants right around the corner.

"We're in the middle of this hub, yet on a quiet tree-lined street," he continued. "In fact, West 7th is the main cycling thoroughfare, so when you hit Ash only cyclists can go straight through. It creates this nice little pocket, yet [is] around the corner from this major hub."

The glass-and-brick tower will be anchored by six two-storey townhomes at street level along West 7th with 51 condos on the upper floors. All homes have large windows, some stretching from floor to ceiling, to maximize natural light and, in many suites, views of the city and mountains.



The kitchen has a breakfast bar, Fabor fridge and Fisher & Paykel dual-drawer dishwasher. The white lacquer upper cabinets, combined with white counters and backsplash, serve to open the space. The same Caesarstone quartz countertop appears in the bathroom, along with striated marble floors. MARK VAN MANEN PHOTOS/ PNG



Although suites on the north side of the building face the view, the two layout options on the south side are popular because of their floor plans, Bauman says. "What people really like about these two plans is that there's the width in the living area. A lot of condos now are quite narrow and long, whereas these plans really focus on the width." A useful feature common to every floor plan is a flex room which, depending on its location and the resident's needs, can be used as extra storage, a study or - as in the display vignette - a pantry with built-in wine rack.

The colour scheme in the display is "Sunset." It is darker than the alternative, "Sunrise," but the colours in both are subtle and sophisticated: browns, greys, white. In the bathroom, striated marble on the floor carries up the tub apron, high-gloss white ceramic tile is used for the tub surround, cabinets are wood veneer, and countertops are white Caesarstone quartz. The same Caesarstone quartz reappears in the kitchen on counters and backsplash.

The Fabor fridge and Fisher & Paykel dual-drawer dish-washer are integrated into the wood veneer cabinetry. Upper cabinets are white lacquer which, combined with the white counters and backsplash, lighten the space. A built-in stainless steel Fisher and Paykel range and wall oven with a Panasonic Genius microwave/range hood complete the package.

Every condo has either an enclosed or open balcony; some have spacious terraces, as do most townhomes. A landscaped terrace off the ground-floor fitness centre and lounge area is a common amenity space. Both sides of the building are set back from adjacent structures, which, combined with the back lane, provides breathing room on all sides. The lane also provides access to underground parking. Every home comes with a parking stall - and with efficient transit options and the number of amenities within walking distance, Cambie+7 residents may find themselves leaving their cars parked much of the time.

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EXCITEMENT BUILDS for Cambie+7 Vancouver West Side Condos from \$319,900! PLUS, 60% of Pre-Sale Vancouver Cambie7 Condos & Townhomes are priced under \$439,900 > Close to 2 Canada Line SkyTrain Stations > REGISTER NOW!



Cambie+7 Vancouver West Side Condos

LIVE THE NEW CAMBIE EXCITEMENT! View condos on the Vancouver West Side are launching this Summer 2012 at Cambie+7 starting from just \$319,900!



BC CONDOS.NET



PLUS, over 60% of these Cambie+7 Vancouver condos are priced affordably under \$439,900, making them great value for this incredible and revitalized walkable neighbourhood! The project site for the new Cambie+7 Vancouver condos is at 538 West 7th Avenue Vancouver and will feature a wide range of one, two and three bedroom condominiums as well as family sized Vancouver Cambie+7 Townhomes for sale! This is West Side Vancouver's newest urban community and it is developed by one of the top boutique builders in the Lower Mainland: Yuanheng Holdings Ltd which was founded back in 2004 and has been a top builder of single family, multi-family high-rise, mid-rise and low rise buildings in Richmond, Vancouver and more. The new Vancouver Cambie+7 condos and townhomes will be Yuanheng Holding's latest undertaking which will include a 10 story residential condo development at 538 West 7th Ave Vancouver near the sought after Cambie corridor. Construction is starting. The Cambie+7 Vancouver West Side condos are located in a quiet and intimate neighbourhood which also offers a energetic locale that is within walking distance to life's conveniences such as the False Creek seawall/waterfront, Best Buy, Milestone Restaurant, Whole Foods Market as well as two Canada Line SkyTrain Stations. This is your chance to own at an affordable price. Please visit www.cambie7.com for more details today!

North Cambie Vancouver's Cambie+7 Preview Event on June 23rd with Feastro Catering

The official preview event at Cambie+7 Vancouver Condos by Yuanheng Holdings Ltd is June 23rd, 2012! The greatest combination of the best real estate plus excellent food will be presented at the official grand opening of the North Cambie Vancouver Cambie+7 condos that is situated in the highly sought after and affordable neighbourhood of Fairview Slopes. Located on a tree lined quiet pedestrian friendly street, the Cambie+7 Vancouver Fairview condos will be situated within walking distance to the new Whole Foods, lots of big box retails as well as urban boutique stores and the Broadway-City Hall Canada Line SkyTrain Station. In addition, both Charleston Park as well as the seawall along the beautiful False Creek waterfront are within a short walk away. The pre-construction Vancouver Cambie+7 Condos by Yuanheng Holdings Ltd. will start from just \$319,900 and more than sixty per cent of all of the homes are priced affordably under the \$439,900 mark, making it a perfect offering for first time Vancouver condo buyers as well as investors. The preview event on June 23rd will also present gourmet catering by Feastro.



Some initial pre-sales pricing information for the boutique Vancouver Cambie+7 Condos and Townhomes includes starting prices from \$319,900 with over 60% of the suites priced under \$439,900, which makes them very affordable for first time homebuyers and investors!

The draft features list for the new Cambie+7 Vancouver condos for sale include wide plank hardwood style floors in the main living rooms, dining area and kitchen as well as premium carpets in the bedrooms. Also the pre-construction Vancouver Cambie7 condos will have marble bathroom floors and tub surround in addition to amazing kitchens that come with high-end Fisher & Paykel gas cook top, wall oven and double drawer dishwasher. We have one of the latter at home, and it is amazing ... Quick as well as very quiet! The new Cambie+7 Vancouver condos and townhomes will also feature fully integrated Fagor fridge/freezer. More information about the Trepp Design interior finishes coming soon!



Westside Vancouver Cambie+7 Condos In a Nutshell

Here is some introductory information about one of the most highly anticipated Westside Vancouver condo projects in 2012!



- > Project Name: Cambie+7 Condos & Townhomes
- > Project Site: 538 West 7th Ave Vancouver BC (Cambie & Broadway)
- > Location: Westside Vancouver real estate market (Cambie Corridor)
- > Offering: 57 homes (condos & townhomes) in a 10 storey boutique mid-rise building
- > Floor Plans: 465 to 1,146 sqft (larger ones being the Cambie+7 Townhomes)
- > Construction: Pre-Sales with completion set for late 2014
- > Vancouver Cambie7 Sales Centre: #101 - 678 West Broadway Vancouver
- > Contact: cambie7.com where you can pre-register your interest
- > Architecture: W. T. Leung Architects designed the new Westside Vancouver Cambie+7 Condos
- > Interior Design for Cambie7 Vancouver Condos: Trepp Design Inc.
- > Price Point: Starting from the low \$300' s (likely around \$320,000)
- > Quick Selling Features at Cambie and 7th Vancouver Condos: Great views of downtown/False Creek plus close proximity (walking distance) to shopping, dining, cultural, recreational options
- > Cambie7 Vancouver Amenities: multi purpose club lounge, bike room, terrace deck, gym



Cambie7 Vancouver Condominiums

Located in the Vancouver Southside real estate market, Cambie7 is a unique project literally just steps from transit, the Seawall, waterfront, Granville Island and downtown Vancouver. The West Side Vancouver Cambie7 condo site is located at 538 West 7th Avenue Vancouver and will feature a total of only 57 unique homes for sale that include spectacular condominiums and select Cambie+7 townhomes. The building itself at the West Side Vancouver Cambie7 condo project will consist of a 10 storey mid-rise tower and floor plans that are functional and large between 450 to 1200 square feet (approximate). Register today to experience the dynamic new Cambie lifestyle. The Cambie+7 Vancouver West Side condo sales



centre is opening soon at 101 - 678 West Broadway. The pre-sales is starting for the Cambie and 7th Vancouver condo project!

