

THE *WESTERLY*

[WELCOME](#)[NEIGHBOURHOOD](#)[HOMES](#)[GALLERY](#)[TEAM](#)[CONTACT](#)[REGISTRATION](#)

REFINED LIVING ON VANCOUVER'S PRESTIGIOUS WESTSIDE.

1-BEDROOM HOMES START FROM THE LOW \$300s

2-BEDROOM HOMES START FROM THE LOW \$500s

Tree-lined streets dappled with sunlight. A walkable urban community filled with upscale shops and services. Oceanside parks and trails within strolling distance. The finest schools and the most exclusive athletic and social clubs.

When you want the best, go west.

Welcome to The Westerly.

PRESENTATION CENTRE 3496 WEST BROADWAY, VANCOUVER

604.558.3399 INFO@LIVEATWESTERLY.COM

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MARKETED BY

magnum
projects

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REGISTER NOW

THE *WESTERLY*

WELCOME

NEIGHBOURHOOD

HOMES

GALLERY

TEAM

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REGISTRATION



WHEN YOU WANT THE BEST, GO WEST

Surround yourself with the finer things in life — the best schools, the most exclusive sport and social clubs, the majesty of nature. Stroll the tree-lined streets of your established neighbourhood, enjoying its many sophisticated shops and services. Live close to the ocean, countless parks and forest trails. Be among the discerning few to call The Westerly home.

LOCATION MAP

PRESENTATION CENTRE 3496 WEST BROADWAY, VANCOUVER

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THE WESTERLY

WELCOME

NEIGHBOURHOOD

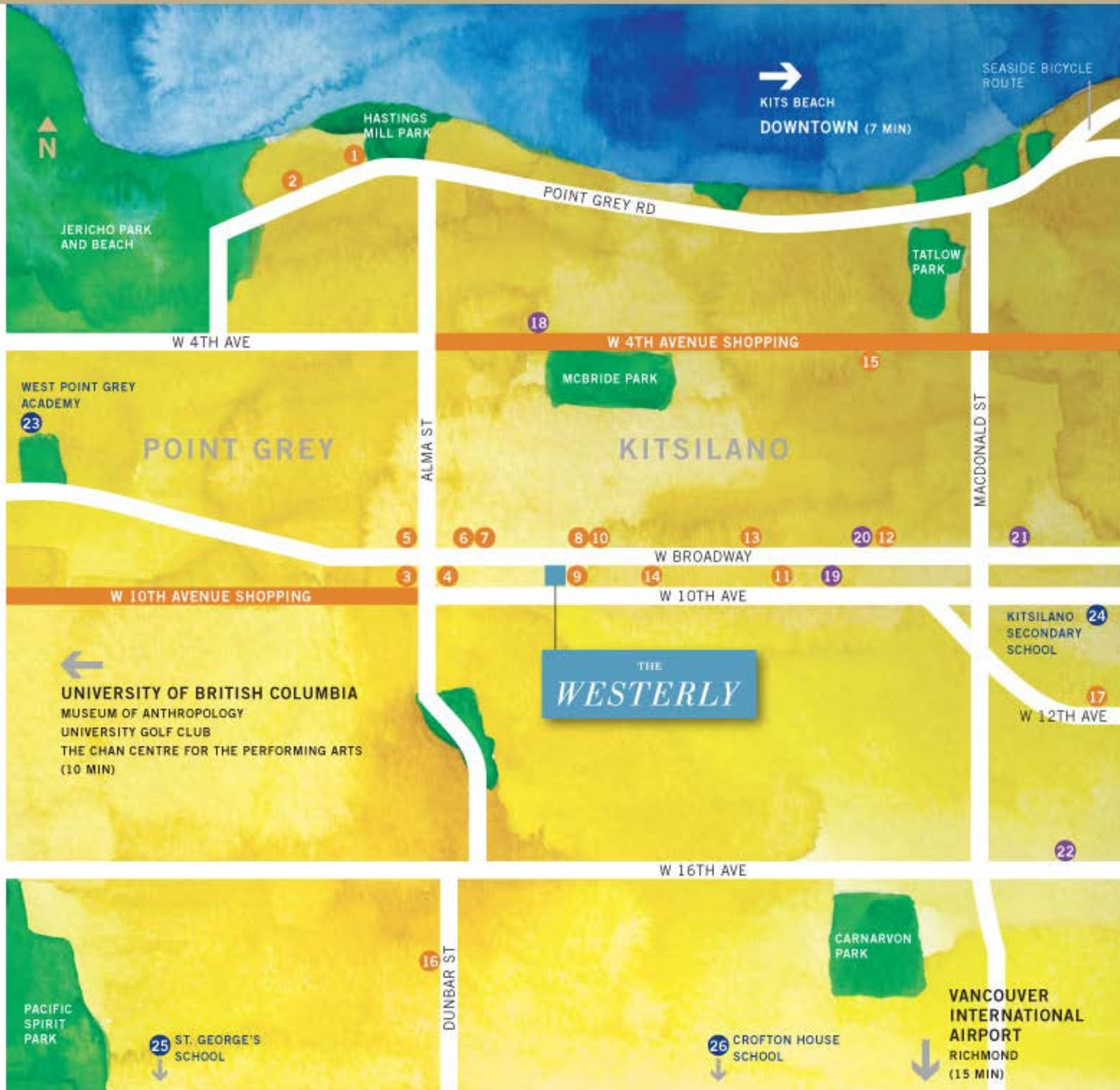
HOMES

GALLERY

TEAM

CONTACT

REGISTRATION



ENTERTAINMENT/SHOPPING

- 1 JERICO TENNIS CLUB
- 2 ROYAL VANCOUVER YACHT CLUB
- 3 GROUNDS FOR COFFEE
- 4 BROWNS SOCIALHOUSE
- 5 TRUE CONFECTIONS
- 6 CELLAR JAZZ CLUB
- 7 THE WOLF & HOUND
- 8 THE EATERY
- 9 COCO ET OLIVE FINE FOODS
- 10 CARSON BOOKS & RECORDS
- 11 NUBA
- 12 BLENZ COFFEE
- 13 THE SHACK
- 14 POINT GREY BEER & WINE
- 15 MILESTONES GRILL & BAR
- 16 BC LIQUOR STORES
- 17 KITSILANO COMMUNITY CENTRE

ESSENTIALS

- 18 MARKETPLACE IGA
- 19 PARTHENON SUPERMARKET
- 20 SHOPPERS DRUG MART
- 21 SAFEWAY
- 22 CHOICES MARKETS

SCHOOLS

- 23 WEST POINT GREY ACADEMY
- 24 KITSILANO SECONDARY SCHOOL
- 25 ST. GEORGE'S SCHOOL
- 26 CROFTON HOUSE SCHOOL

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FEATURES

ENVIABLE INTERIORS

- Interior design by the renowned Gannon Ross Designs
- Customize your home with one of two colour palettes: Point Grey and Pacific Spirit
- Elegant wide-plank oak laminate hardwood flooring throughout
- Eco-friendly paint in white (with eggshell finish) to ensure the best indoor air quality
- Sleek roller-style shades on all windows, with blackout opacity on bedroom windows for privacy and sound sleeping
- High-end Blomberg front-loading washer and dryer
- Sophisticated 8' sliding frosted glass doors leading to bedrooms (in select homes)
- Modern slab doors with horizontal reveals for bathrooms and closets
- Solid-core suite entry doors with Bergen lever and privacy lock for peace-of-mind
- Distinctive flat-stock baseboards and door trim
- Recessed pot lighting throughout ensuring just the right ambiance in your home

STATE-OF-THE-ART KITCHEN

- Beautiful and durable $\frac{3}{4}$ " solid quartz countertop with 1 $\frac{1}{2}$ " eased edge
- Striking backpainted glass backsplash
- Contemporary square line profile wood veneer kitchen cabinets with soft-close hardware
- Thoughtful under-cabinet lighting for well-lit kitchen prep
- Premium stainless steel appliance package including:
 - Gas cooktop by Fisher & Paykel
 - Stainless steel wall oven by Fisher & Paykel
 - Sleek stainless steel slide-out hood fan by Faber
 - Stainless steel Active Smart counter-depth fridge by Fisher & Paykel
 - Fully integrated stainless steel dishwasher by Bosch
 - Stainless steel microwave and trim kit by Panasonic
- Handy Richelieu Magic Corner storage system (in select homes)
- Convenient in-sink waste disposal system
- European-style stainless steel double-bowl undermount sink
- Grohe dual-spray pull-down polished chrome faucet for easy clean-up

SPA-LIKE BATHROOMS

- Beautiful and durable $\frac{3}{4}$ " solid quartz countertop with 1 $\frac{1}{2}$ " eased edge
- Distinctive large 12" x 24" beige porcelain tile flooring
- 8" x 20" white ceramic tile tub/shower surround and tub skirt
- Hand-laid 1" x 2" white ceramic mosaic shower pan tile (in select homes)
- Elegant chrome accessories
- Custom-designed mirror and shelving with medicine cabinet for added storage
- Studio Flo-Wise toilet by American Standard
- Relaxing deep soaker bathtub
- Sleek tub and shower hardware set by Grohe
- Modern rectangular undermount sink by Chelini
- Chrome finish single lever faucets by Grohe

EXEMPLARY EXTRAS

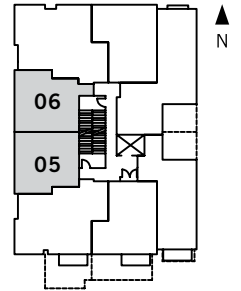
- A modern take on a timeless architectural style, designed by Cornerstone Architecture Inc., to complement the surrounding neighbourhood
- Built with only the highest quality materials, with arctic white and ironstone brick, standing seam metal siding, and coloured vinyl frame windows
- Gated and secure underground parkade
- Roughed-in security camera for parkade and individual homes
- FOB-access enterphone lobby
- FOB, floor access-controlled elevator
- One storage locker provided for each home
- Convenient bike storage
- Fully sprinklered, fire-protected building with annunciator panel and standpipes
- Dependable 2/5/10 National Home Warranty (2 year materials and workmanship, 5 year building envelope protection, 10 year structural protection)



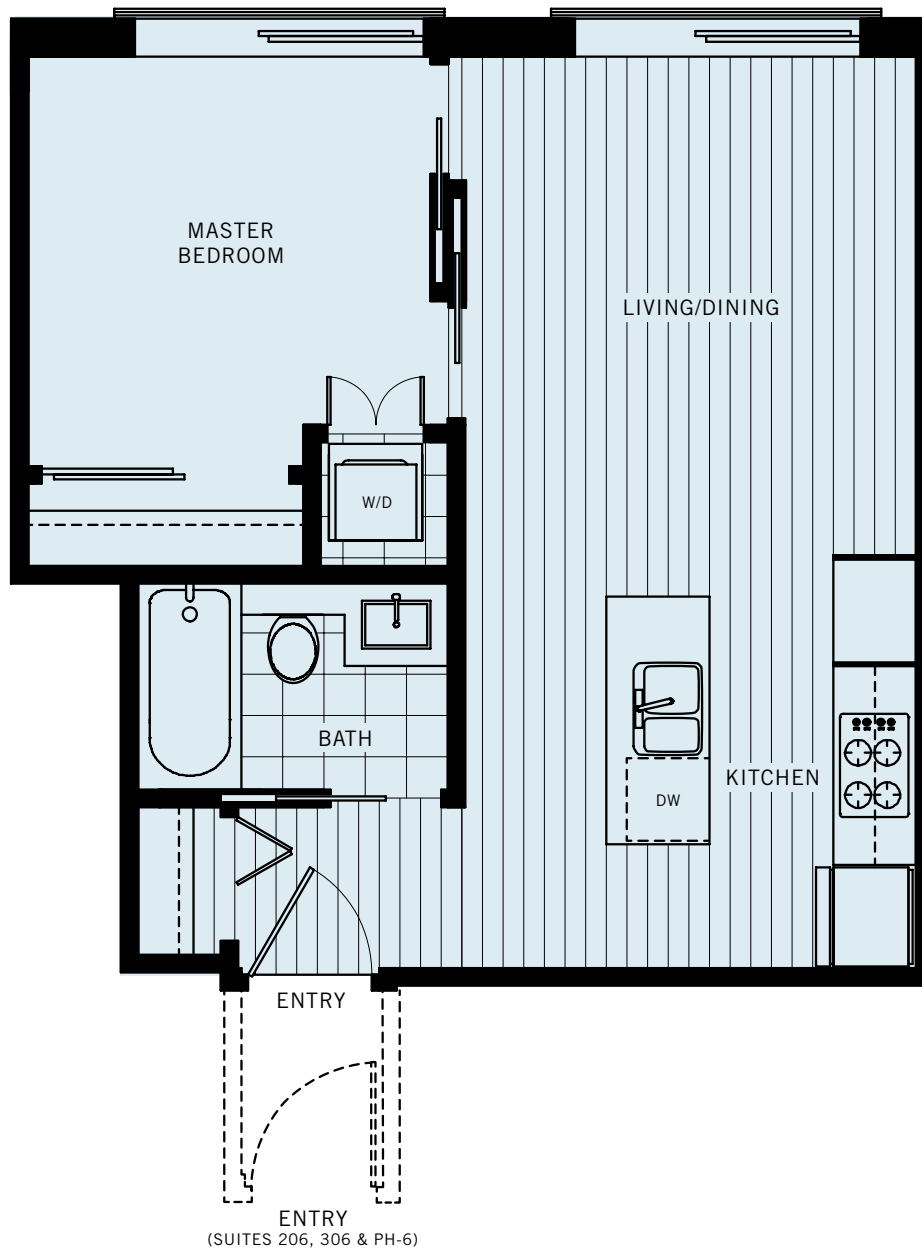
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PLAN A

1 BEDROOM 493 – 513 sq ft SUITES 205, 206, 305, 306, PH-5, PH-6



LEVELS 2, 3 & PENTHOUSE



The builder reserves the right to make modifications or substitutions to information contained herein. Dimensions, sizes



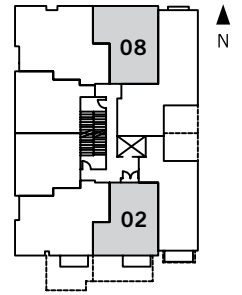
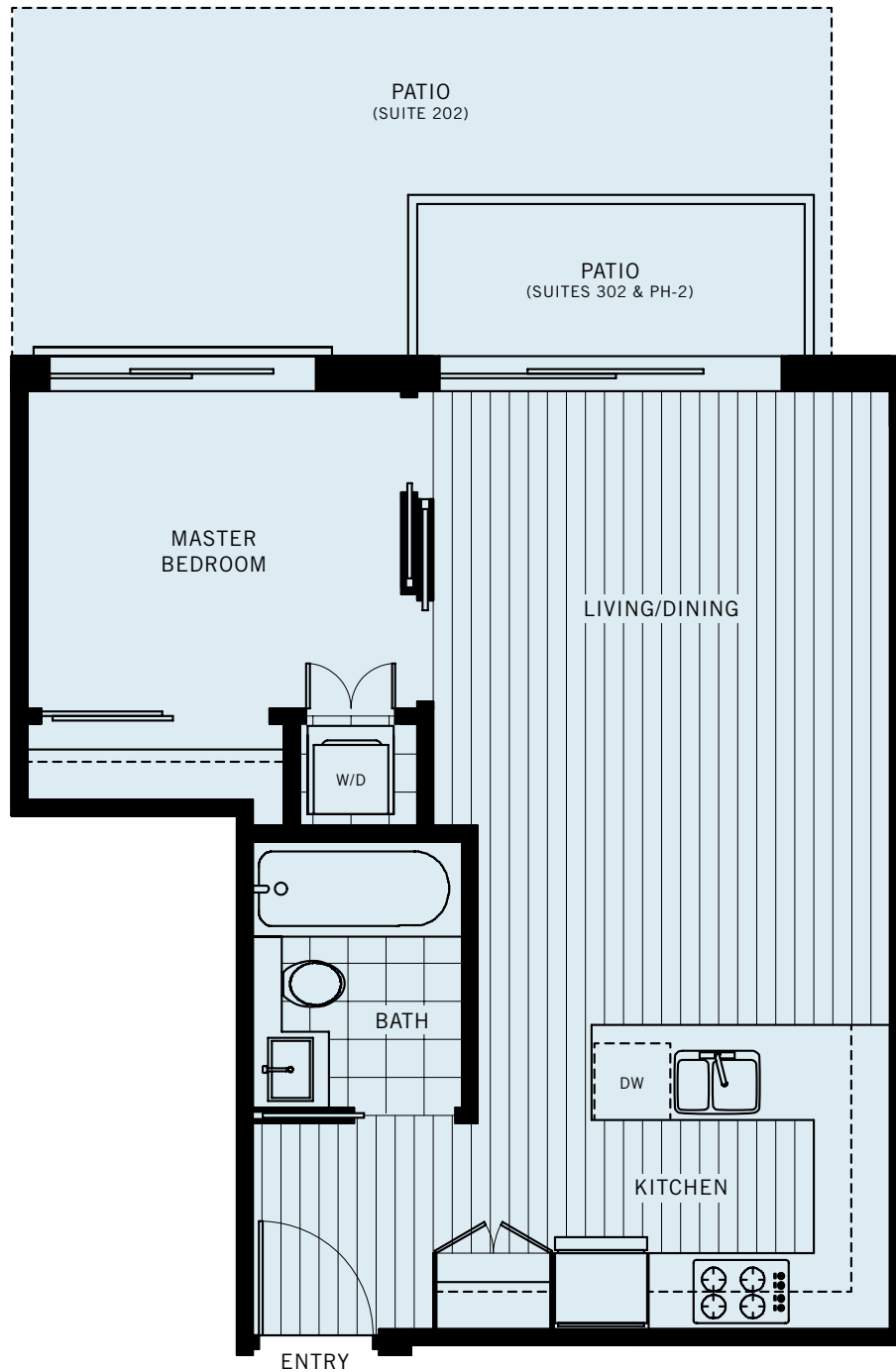
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PLAN B

1 BEDROOM 520 – 555 sq ft SUITES 202, 208, 302, 308, PH-2, PH-8



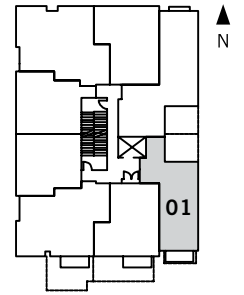
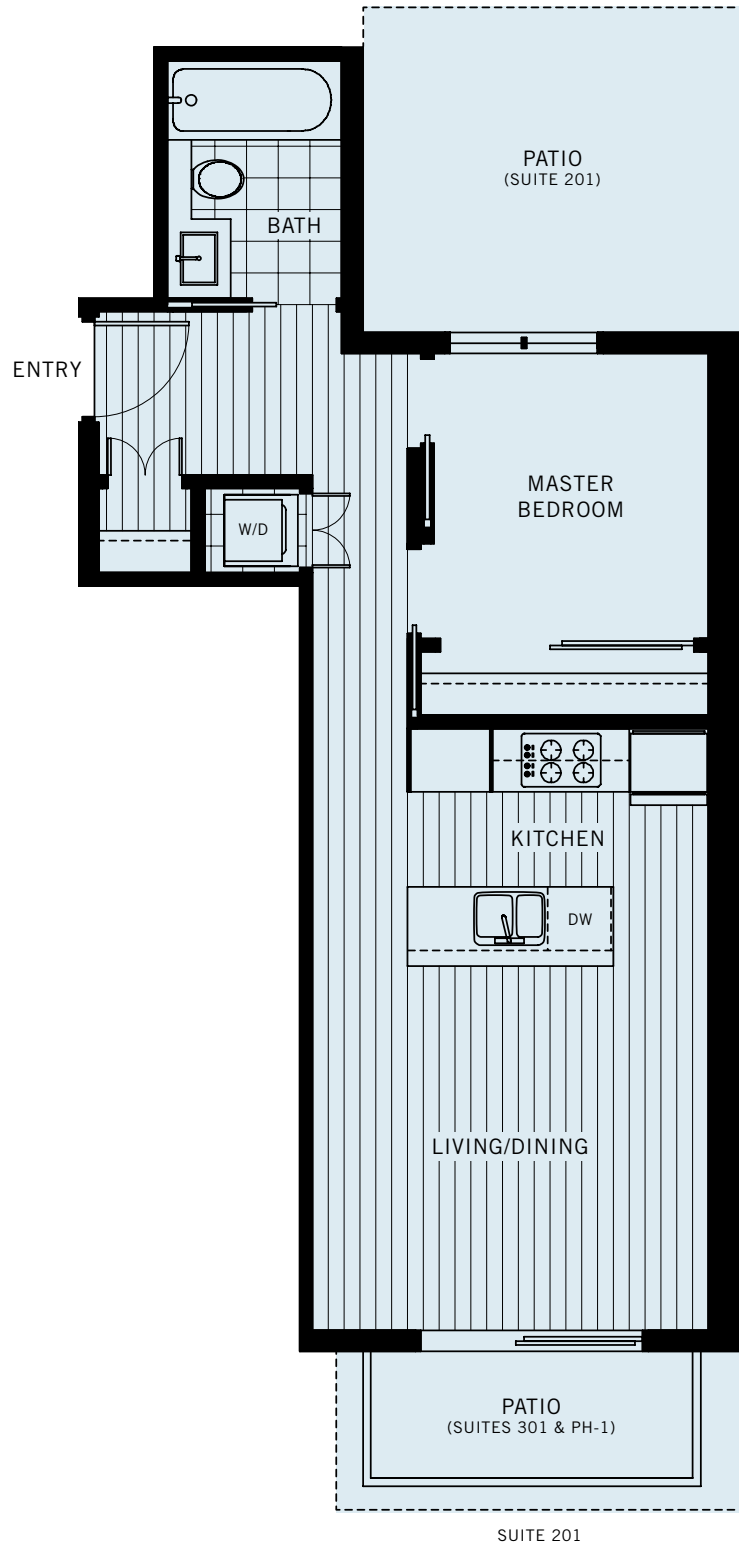
LEVELS 2, 3 & PENTHOUSE



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PLAN C

1 BEDROOM 571 sq ft SUITES 201, 301, PH-1



LEVELS 2, 3 & PENTHOUSE

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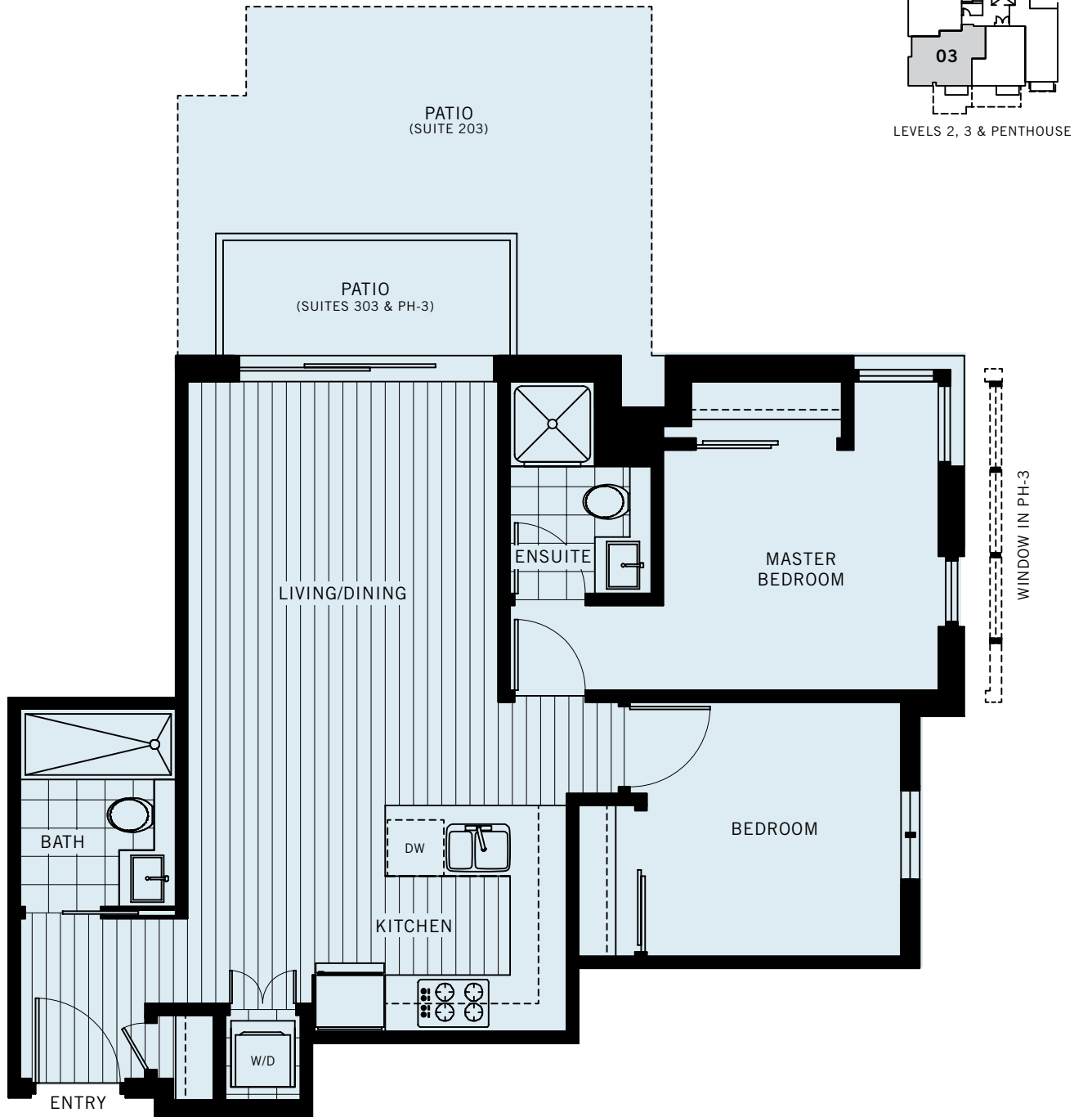
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PLAN D

2 BEDROOM + 2 BATH 694 sq ft SUITES 203, 303, PH-3



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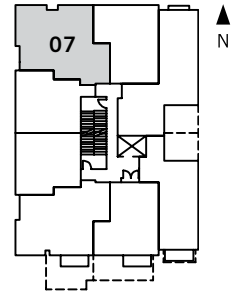
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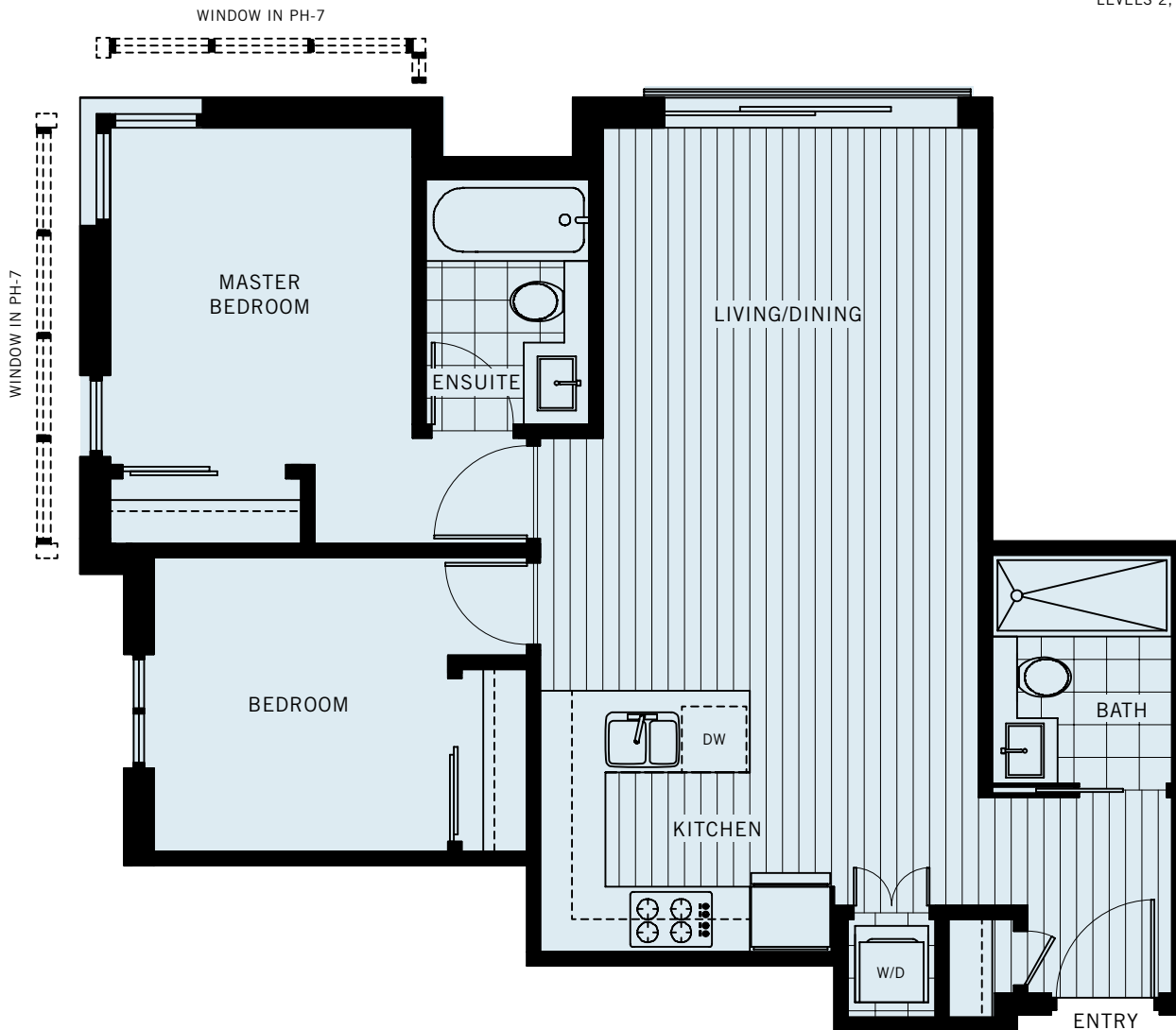
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PLAN E

2 BEDROOM + 2 BATH 740 sq ft SUITES 207, 307, PH-7



LEVELS 2, 3 & PENTHOUSE



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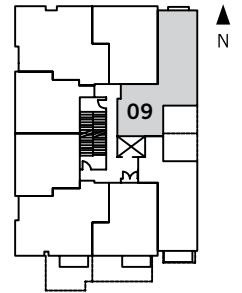
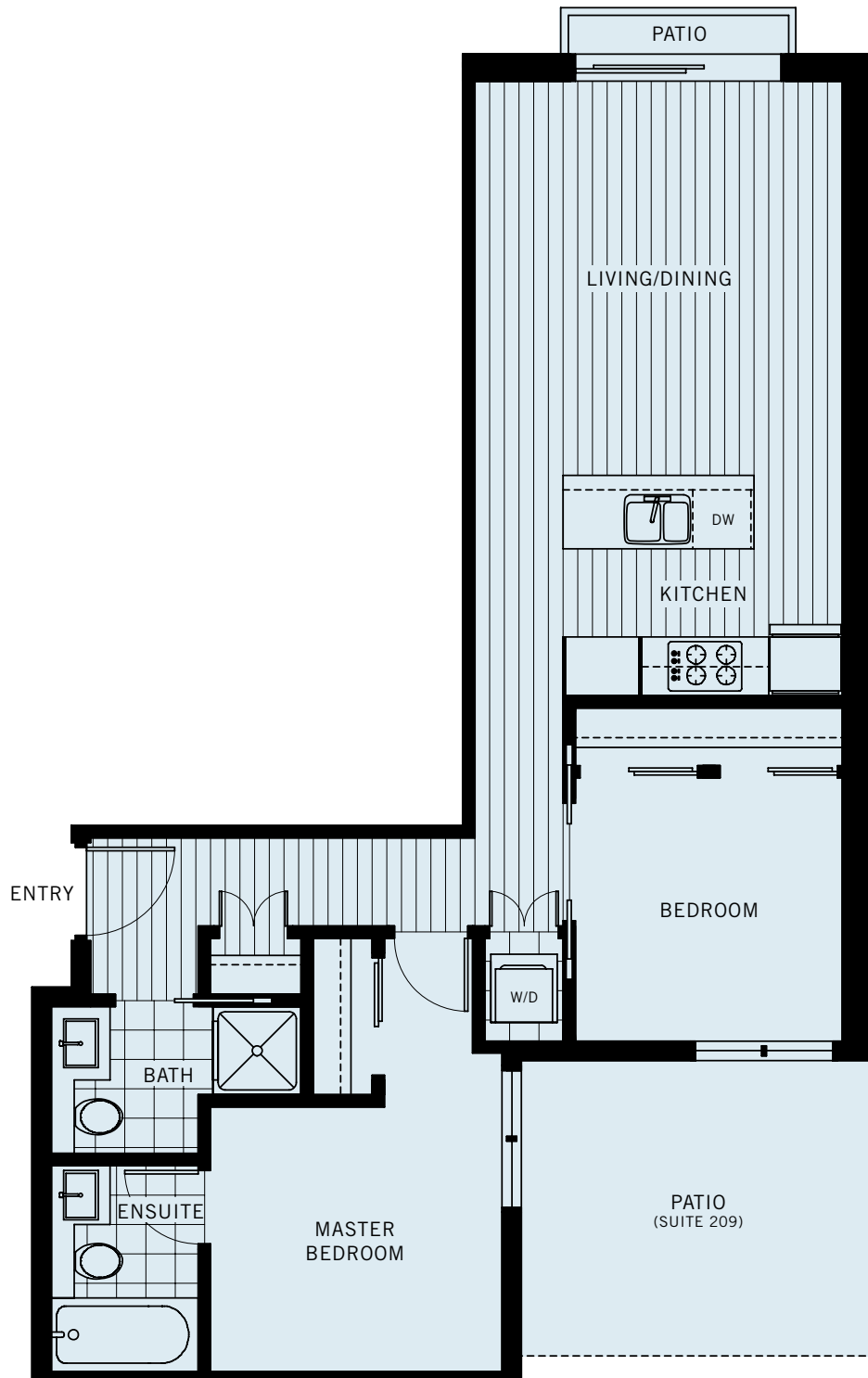
BC CONDO.S.NET



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PLAN F

2 BEDROOM + 2 BATH 767 sq ft SUITES 209, 309, PH-9



LEVELS 2, 3 & PENTHOUSE

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*PREMIUM QUALITY
ENDURING DESIGN
LONG-LASTING VALUE*

Guildford Brook Estates

For over 15 years, Guildford Brook Estates has been building high quality homes for satisfied clients throughout the Lower Mainland. From large mixed use and multi-family developments to custom single-family homes, this reputable builder's work consistently reflects its superior standards, enduring craftsmanship and impeccable taste.



Cassia, Burnaby



Trend, Surrey



Fusion, Surrey

CORNERSTONE ARCHITECTURE INC.

Architect

Founded in 1983, Cornerstone Architecture is a Vancouver-based architectural firm serving a diverse clientele from both public and private sectors. Cornerstone's work includes large and small scale projects ranging from commercial and residential developments to cultural buildings, educational institutions and industrial facilities.

GANNON ROSS DESIGNS

Interior Design

With an eye for perfection, a passion for detail and a true love of interior design, Gannon Ross works closely with each client to ensure that their vision of an ideal environment becomes a reality. With a specialized background in residential and multi-family residential design, this top-notch firm has worked with many of Vancouver's foremost architects and developers.

NOBLE CONSTRUCTION MANAGEMENT

Builder

Noble Construction Management is committed to delivering quality construction, sound technical expertise and professional management services. Their qualified project management staff has over 60 years of combined construction and management experience on various residential, commercial and industrial projects.

MAGNUM PROJECTS LTD.

Marketing

Since 1991, George Wong and the Magnum team have established an impeccable track record, setting the gold standard for real estate success in the Lower Mainland. With the strongest sales team in the industry offering ongoing communication, financing advice, progress updates and after-sales follow-up, Magnum ensures confidence in the home-buyer experience from start to finish.

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