

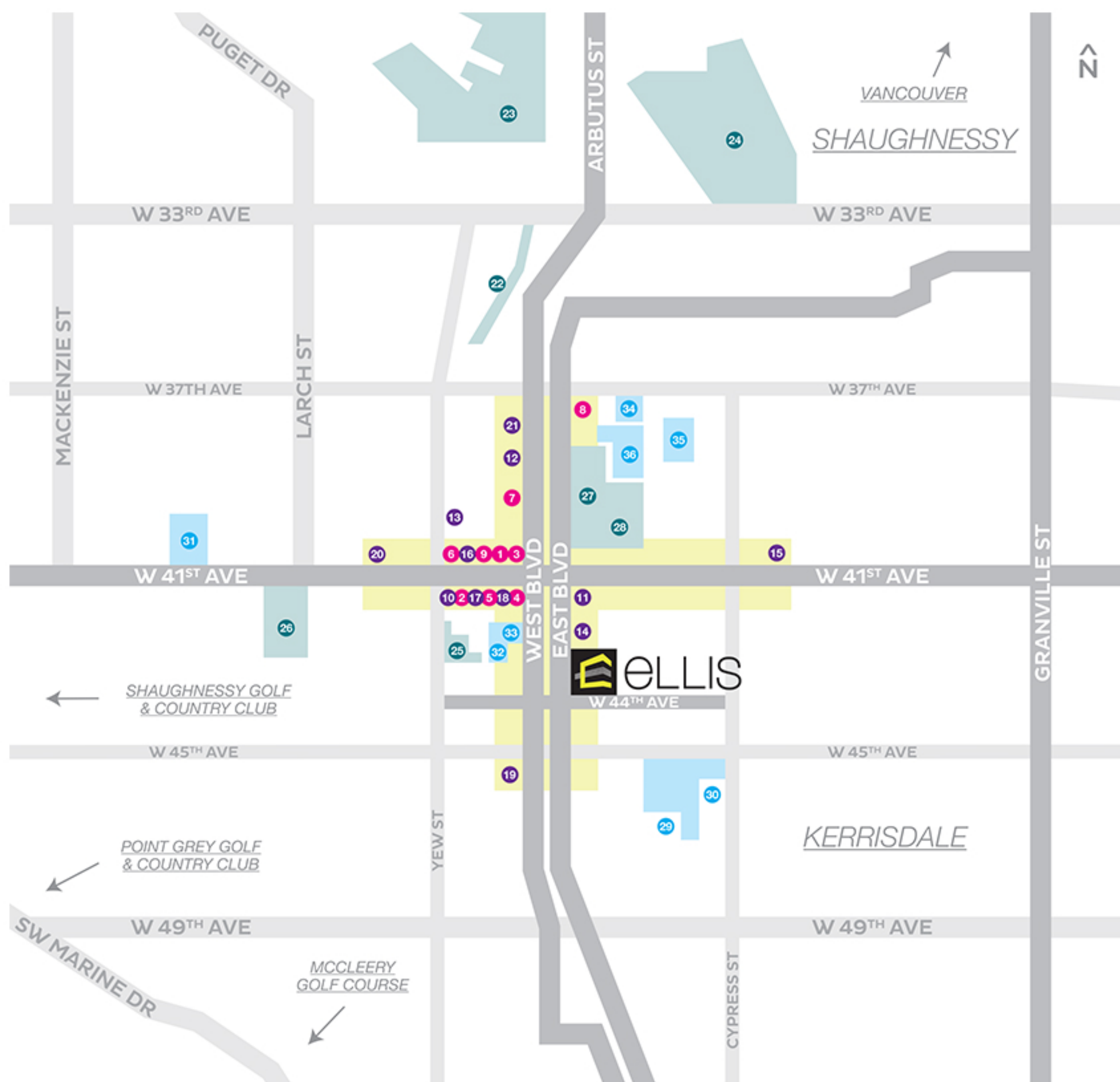


*10 TWO BEDROOM
CONCRETE &
AIR-CONDITIONED
BOUTIQUE
RESIDENCES*

Spacious residences in the heart of Kerrisdale on the corner of East Boulevard & W44th Ave



A collection of thoughtfully designed luxury homes, with contemporary interiors



SHOP

- [1.](#) Hills of Kerrisdale
- [2.](#) Hager Books
- [3.](#) Thomas Hobbs Florist
- [4.](#) Benton Brothers
- [5.](#) Call the Kettle Black
- [6.](#) MacFarlanes Seafoods
- [7.](#) Simply Natural Raw Pet Food
- [8.](#) Kerrisdale Village Farmers Market (June–Oct)
- [9.](#) Buchan's Stationery

DINE

- [10.](#) Faubourg
- [11.](#) MyCup Coffee & Tea
- [12.](#) The Secret Garden Tea Company
- [13.](#) Shota Sushi & Grill
- [14.](#) Ajisai Sushi
- [15.](#) The Red Onion
- [16.](#) Bean Brothers Cafe
- [17.](#) Cafe Artigiano
- [18.](#) Avenue Grill
- [19.](#) George's Pizza
- [20.](#) Minerva's Pizza & Steak House
- [21.](#) Bufala Pizzeria

RECREATION

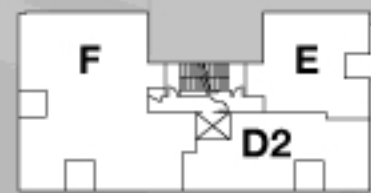
- [22.](#) Ravine Park
- [23.](#) Prince of Wales Park
- [24.](#) Quilchena Park
- [25.](#) Kerrisdale Centennial Park
- [26.](#) Elm Park
- [27.](#) Kerrisdale Cyclone Taylor Arena
- [28.](#) Kerrisdale Park Track

EDUCATION & COMMUNITY

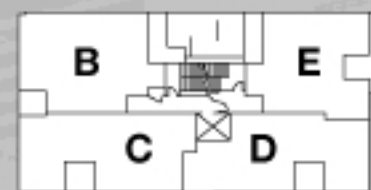
- [29.](#) Magee Secondary
- [30.](#) Maple Grove Elementary
- [31.](#) Kerrisdale Presbyterian Church
- [32.](#) Kerrisdale Community Centre
- [33.](#) Kerrisdale Public Library
- [34.](#) Point Grey Mini School
- [35.](#) Quilchena Elementary
- [36.](#) Point Grey Secondary



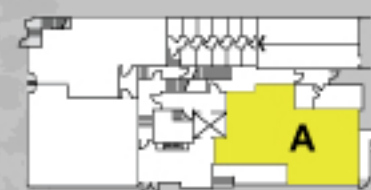
PENTHOUSE



3RD FLOOR



2ND FLOOR



GROUND



A | 1059 SQ. FT.

 [DOWNLOAD PDF](#)

MODERN INTERIORS

DESIGNED FOR THOSE

WHO APPRECIATE THE

FINER THINGS, WHETHER

IT'S THE GRANITE

COUNTERTOPS AND

FLOOR-TO-CEILING

WINDOWS OR RADIANT

FLOORS AND DELUXE

CABINETRY.

A BOUTIQUE TREASURE

Tasteful contemporary architecture expressed in beautiful, solid lines and solid concrete construction. An intimate, mixed development of just 10 spacious homes, all with generous balconies or patios equipped with gas bibs. Individual heat pumps provide air conditioning and heating, with an inner courtyard designed to increase natural light and provide exceptional air circulation.

CONTEMPORARY INTERIORS

- ◊ Neutral palette throughout
- ◊ Beautiful engineered walnut hardwood floors throughout the main living area
- ◊ Deluxe, 100% wool carpeting from Collin Campbell in the bedrooms
- ◊ Open plan living with 8' 6" ceilings Spectacular floor-to-ceiling windows in most rooms
- ◊ Sleek rolling window shades Recessed pots lighting in main living space
- ◊ Generous size balconies equipped with a gas bib for barbeques or heaters
- ◊ Motion sensor lighting in closets
- ◊ Maytag Energy Star washer and dryer

GOURMET KITCHENS

- ◊ Contemporary white lacquer cabinetry by Fontile
- ◊ Soft close drawers
- ◊ Striking quartz counter tops
- ◊ German-engineered double bowl sink by Urban, European-style faucet by BLANCO
- ◊ Fisher & Paykel appliances, including:
 - ◊ 4 Bumer gas cook top
 - ◊ 35" wide Energy Star French Door fridge
 - ◊ with bottom freezer
 - ◊ 2-drawer Energy Star dishwasher
 - ◊ Wall oven
 - ◊ Sleek slideout range hood 500 cfm
 - ◊ Panasonic 1.6 cu ft microwave
- ◊ Ample recessed pot lights over working area
- ◊ Modern pendant lights

SPA LIKE MASTER ENSUITES

- ◊ Oversized porcelain tile flooring with Nuheat radiant floor mats
- ◊ Polished large tile tub/shower surround
- ◊ Separate tub and frameless shower
- ◊ Wall hung vanity with walnut cabinetry by Fontile
- ◊ Clever motion sensor under-cabinetry lights for subtle evening accessibility
- ◊ Toto dual-flush toilet with soft-close seat
- ◊ Contemporary Toto polished chrome accessories including faucets, hand shower and rainhead

ADDITIONAL FEATURES

- ◊ Fibre optic connectivity by TELUS for lightning-quick home networks
- ◊ One year of free Optik TV™ & TELUS Internet
- ◊ Residents-only queue to contact TELUS for home services
- ◊ Fob access main entry and floor access
- ◊ Secure, gated underground parkade
- ◊ Spacious storage lockers
- ◊ Bicycle storage
- ◊ Comprehensive "2-5-10" New Home Warranty from Travelers Insurance
 - ◊ 2 years for materials
 - ◊ 5 years for building envelope
 - ◊ 10 years for structural defects

*ELLIS BRINGS TOGETHER
SOME OF THE MOST
EXPERIENCED AND
RESPECTED COMPANIES
IN THE INDUSTRY. ALL
WITH PROVEN TRACK
RECORDS OF QUALITY
AND SUCCESS.*

WENSLEY ARCHITECTURE LTD.

With more than 40 years of practice in Western Canada, Wensley Architecture Ltd. is widely recognized for expertise in retail, residential, recreational, industrial and institutional projects.

This award-winning firm is committed to the development of innovative and functional architectural solutions, treating new commissions as unique opportunities to create buildings that exceed expectations. With a record of design excellence, technical know-how, and uncompromising service, the stakeholders at Wensley are proud of the many repeat clients that trust them to manage their most important investments.

<http://www.wensleyarch.com>

PORTICO DESIGN GROUP

The talented, creative professionals at Portico Design Group provide full interior design services for clients in Canada and the United States. They have worked with residential and commercial real estate developers, resort operators and private homeowners. A vast in-house library and staff who specialize in project management, documentation and marketing deliver stunning, highly unique design solutions for projects of all sizes. But even with international success and awards, the team still prides itself on being creative and fun to work with.

<http://www.porticodesign.com>

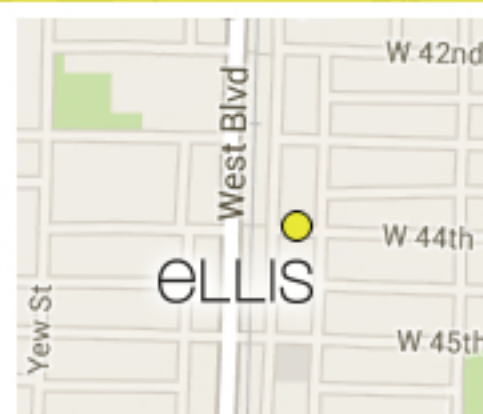
PANTHEON DEVELOPMENTS

This construction and development company has been building quality homes on the west side of Vancouver since 1991. Pantheon focuses on multi-family projects and custom homes for select clients using a team of experienced and dedicated construction managers and supervisors. The company's philosophy is to fulfill client's requirements by completing a value-conscious project that exceeds expectations for quality and long-term livability.

<http://www.pantheondevelopments.com>

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