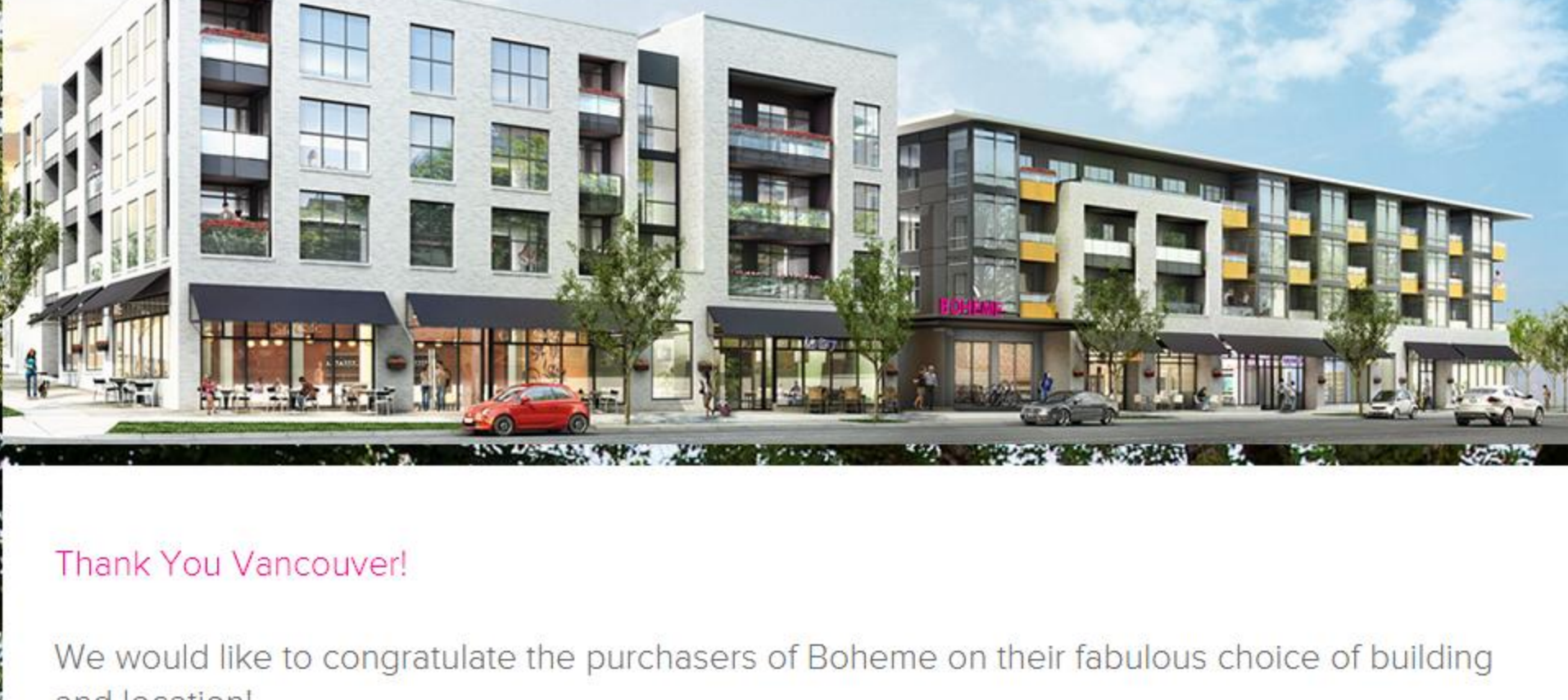




BOHÈME

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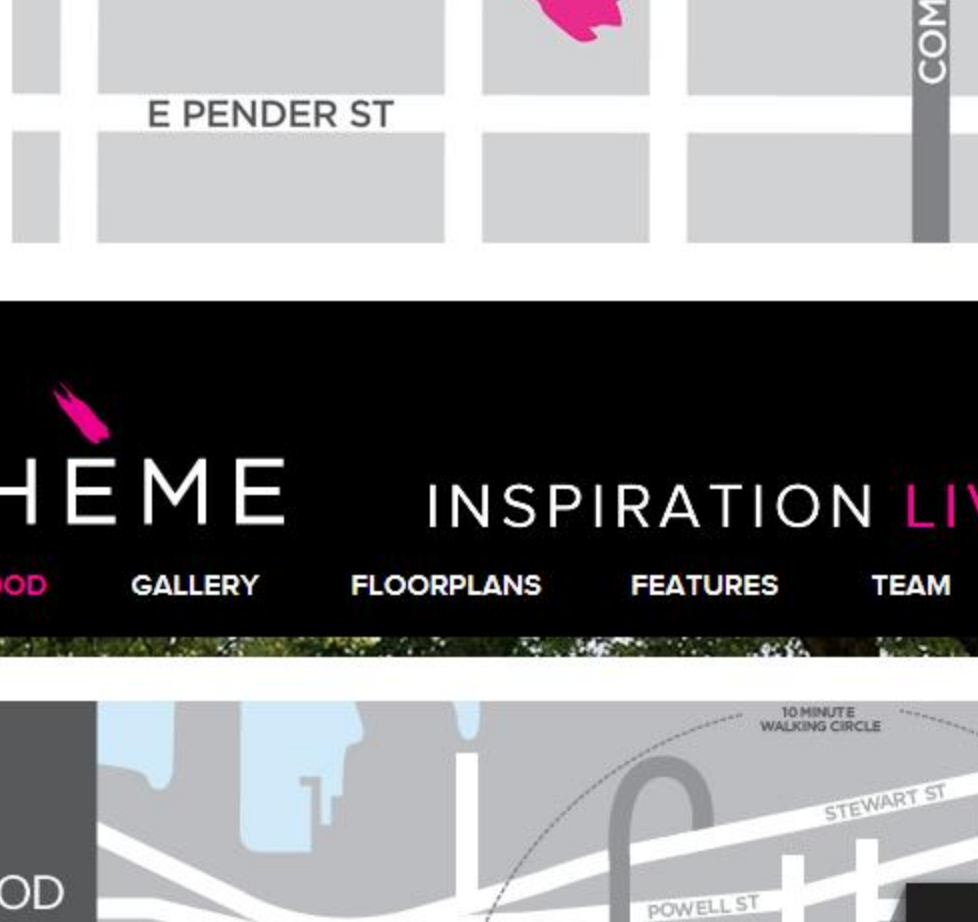
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Thank You Vancouver!

We would like to congratulate the purchasers of Bohème on their fabulous choice of building and location!
The vibrant Commercial Drive neighbourhood, in the heart of the Grandview-Woodland community, offers a whole host of amenities and shops with a truly one of a kind atmosphere.

Construction has started! And our sales centre is now open from 12pm to 5pm everyday except Fridays!



BOHÈME BELONGS TO A NEIGHBOURHOOD BRIMMING WITH EXCITEMENT AND INSPIRATION.

CLOSE BY, COMMERCIAL DRIVE—WITH ITS PARKS, RESTAURANTS, RETAIL AND COFFEE BARS—IS ALIVE WITH EUROPEAN AMBIANCE. ACROSS THE STREET, THE ICONIC WALDORF HOTEL IS HOME TO A THRIVING ARTS AND ENTERTAINMENT SCENE.

DOWNLOAD COMPLETE MAP PDF

NEIGHBOURHOOD

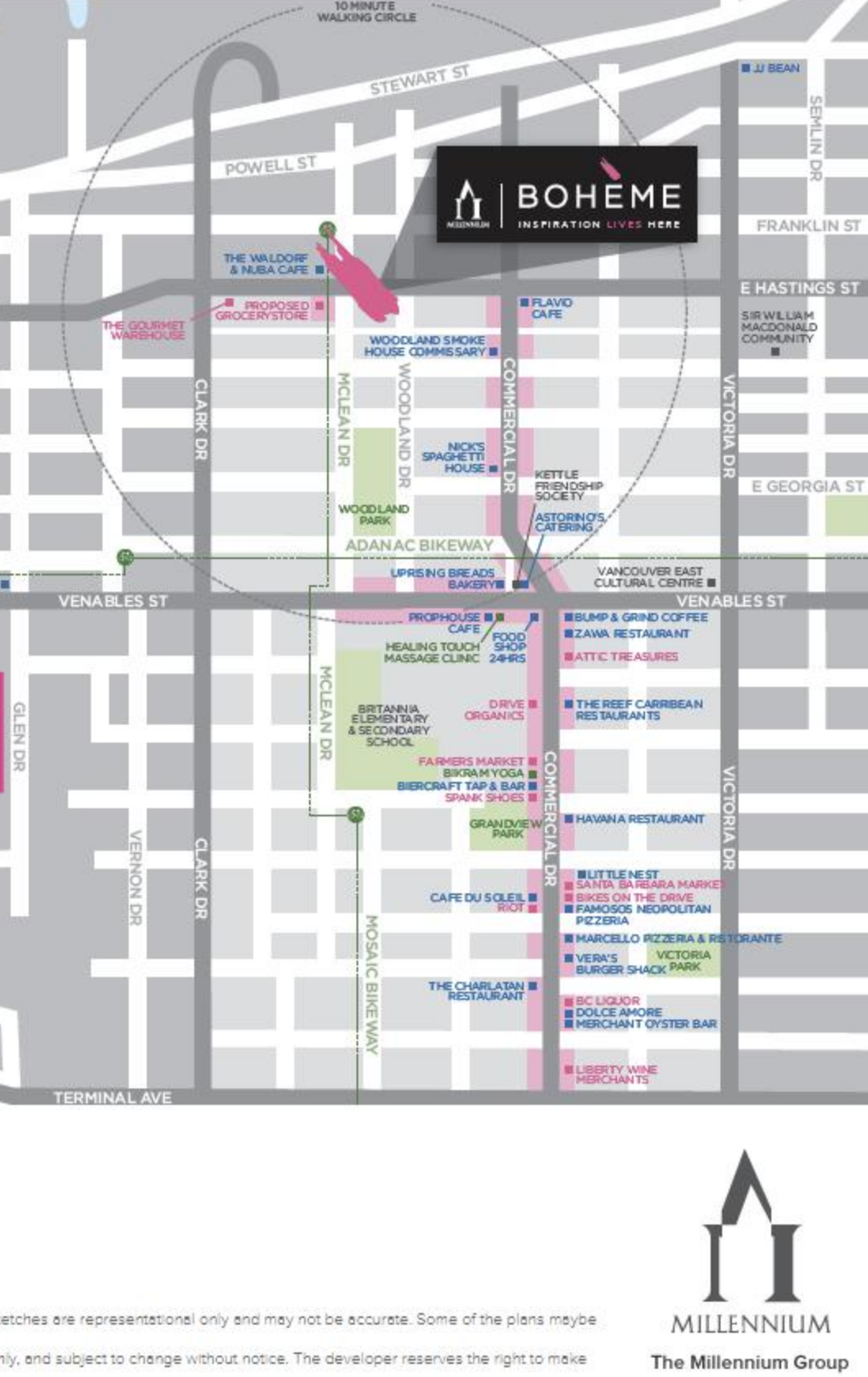
TIME TO DOWNTOWN

24 MINS 10 MINS

9 MINS 5 MINS

DIRECT BUS TO UBC AND SFU MAIN CAMPUSES

RESTAURANTS
SHOPPING
RECREATION
EDUCATION
BIKEWAY



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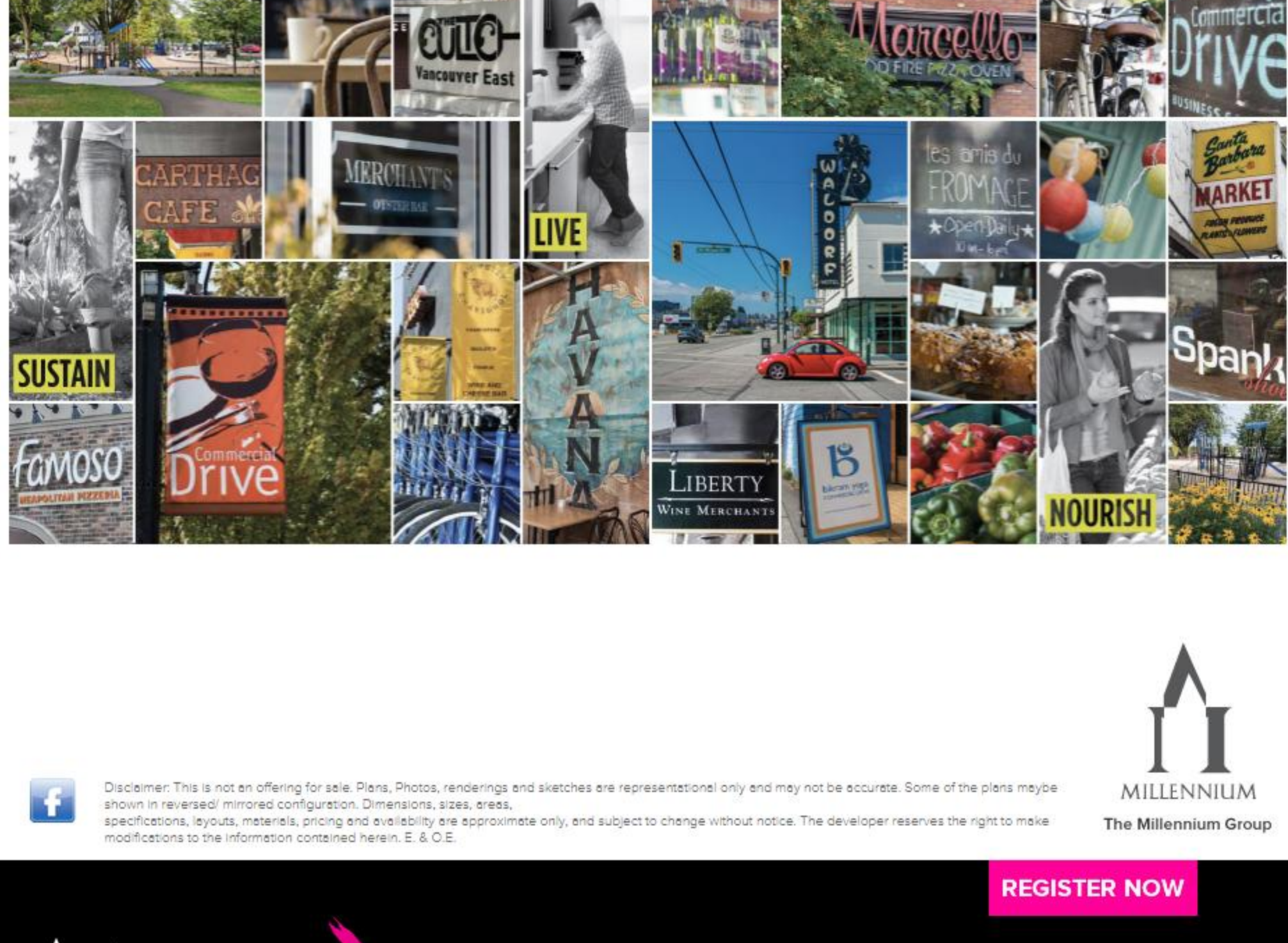
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The Millennium Group

A WAY OF LIFE

INTRODUCING BOHÈME, A SOPHISTICATED NEW NEIGHBOURHOOD OF WHITE BRICK RESIDENCES, SHOPS AND RESTAURANTS IN THE HEART OF AUTHENTIC VANCOUVER. BOHÈME'S MODERN RESIDENCES COMBINE GENEROUS PRIVATE OUTDOOR SPACES AND STYLISH INTERIORS TO CREATE A TRULY UNIQUE LIFESTYLE. BROUGHT TO YOU BY THE MILLENNIUM GROUP, BOHÈME WILL CONTINUE THE LEGACY OF MILLENNIUM'S UNSURPASSED REPUTATION OF TIMELESS QUALITY AND DESIGN, IN THE BEST LOCATIONS. 82 HOMES RANGING FROM APPROXIMATELY 420 SF JUNIOR ONE BEDROOMS TO APPROXIMATELY 970 SF 2 BEDROOM RESIDENCES.

LOCATION

At Hastings in the Commercial Drive community. One of the most vibrant neighbourhoods in the city of Vancouver. Home to numerous restaurants, cafes, shopping, cultural facilities, and services. Kitty corner from the well known Waldorf Hotel where contemporary art, music, food and culture convene under one roof. The neighbourhood's many parks are lined with leafy shade trees, beautiful playgrounds, pristine sports fields and various bike routes to wherever you want to go in the city.

CONVENIENCE

- Direct bus to UBC – SFU.
- Direct bus to Canada Line, Expo Line and Millennium Line
- Located on the world renowned Vancouver bike route system
- Close to some of Vancouver's most academically recognized schools

DESIGN

Spacious, open, modern interiors.

- Two colour schemes: Cappuccino (lighter) or Espresso (darker)
- Elegant wide-plank laminate hardwood flooring throughout
- Inviting balconies and terraces
- South facing second floor terrace homes feature expansive patios and lush landscaping
- Roller shade window coverings
- Solid core over-height interior doors

SUSTAINABILITY

Sustainable design principles have been used in the design and construction of Bohème.

- Enhanced wall insulation
- Enhanced roof insulation
- Enhanced Glazing performance
- Maximization of day lighting throughout
- Low flow plumbing fixtures
- Energy efficient appliances
- Energy efficient fans and pumps for the mechanical system
- Urban agriculture plots
- Water efficient landscaping which reduces heat islands and storm water runoff
- Use of low VOC emitting materials (adhesives, sealant, carpet and paint)

KITCHEN

European style cabinetry with rich wood-grain, glossy finish and soft-close hardware.

- Polished quartz slab countertop
- Rectilinear stainless steel sinks and Professional style faucets with convenient pull down spray
- High-performance integrated and brushed stainless steel appliances:
 - FULGOR gas cook top
 - FULGOR wall oven
 - FABER integrated hood fan
 - PANASONIC microwave
 - BLOMBERG paneled dishwasher
 - BLOMBERG paneled refrigerator

BATH

European style wood-finish vanity cabinetry.

- Vessel basins with modern profile polished chrome faucets
- Environmentally friendly toilets
- Elegant oversized Carrera marble inspired porcelain tiles on floors and shower surrounds in all bedrooms
- Master bedrooms feature polished chrome rain showers

AMENITIES

Residents' lounge on level 2, including a kitchen and sitting area, with big screen TV and expansive landscaped terrace.

- Fitness Studio with State of the Art equipment overlooking terrace gardens
- Residential and visitor parking
- Retail and Restaurant facilities at street level
- Garden plots for urban agriculture
- Secured lobby entry and elevators with floor-restricted access

WARRANTY

- 2-5-10 warranty will be provided in accordance with the Home Owner's Protection Act.



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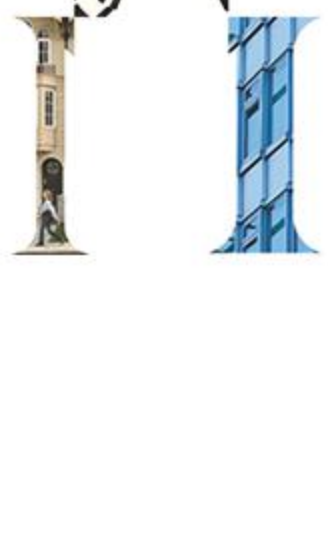


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MILLENNIUM WORLD

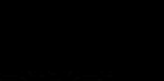
Our real estate developments encompass verdant master planned communities, mixed use complexes, residential towers and buildings, shopping centres, office buildings and commercial and industrial centres.

Ours is a story of blending years of experience in high profile local and international real estate development with the natural beauty of the West Coast and of site-specific award-winning architecture.

millenniumdevelopment.com



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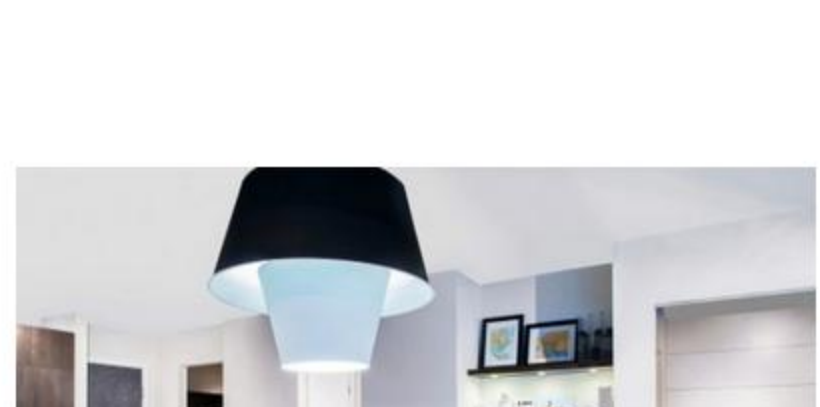
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NEWS



Bohème's high-end touches with urban edge

"East Hastings projects takes new slant"
- THE PROVINCE



Bohemian lifestyle beckons

"Bohemian development will include condos, rental suites and plenty of commercial space"
- VAN/10/VEF SLIN



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Bohème's high-end touches with urban edge

East Hastings projects takes new slant

BY MARY FRANCES HILL, THE PROVINCE FEBRUARY 18, 2013 12:10 PM



Bohème, a new four storey mixed-use development in East Vancouver. By the Millennium Group.

Photograph by: Handout, Handout

Designers of display suites often say they like to decorate rooms to appeal to the universal.

They want their homes to engage a general swath of the buying population, so that all people can picture themselves waking, dining, relaxing in - and purchasing - a unit.

Then there's Jennifer Eden, who proves it pays to get a little gutsy sometimes.

Of course, Eden, the principal of Occupy Design and the designer behind the display suite at Bohème on East Hastings, is catering to a population that would appreciate the artistry of those designers who take a risk or two.

"With Bohème, we wanted to appeal to a wide range of people, but a big thing was to surprise those who may not have thought about East Hastings as a possible location to make their home," says Eden, who is accustomed to designing suites in up-and-coming areas, such as Keefer Block in Chinatown.

No surprise that the suite is all about what she calls "attainable elegance." Attainable through price, as suites start at \$229,000; elegance through her careful choice of interior plan and subtle finishes.

Panels on the bedroom walls immediately give a sense that this suite is for grownups - sophisticated and classic.

In the dining area hangs a massive hanging pendant lamp that is nothing but a presence in the room.

"I love an oversized light fixture; I'm a huge sucker for it, it looks bold and edgy, a bit fearless," she says. Eden paired the lamp with a marble top table and sleek modern chairs, the latter pieces being Eden's favourite of all the decorative items in the suite, "a splurge item from Inform Interiors ... I love that they're sleek and modern, but comfortable to sit in and still look warm."

In the kitchen, countertops are made of polished granite, cabinets are underlit and the undermount stainless steel sink is a generous foot deep. Bathroom floors and walls are covered in oversized marbled white tile. All white walls contrast with dark wood flooring and a nook is set up as a clean office space.

Bohème will rise in an area that is gradually converting from light industrial zone to a slowly-evolving retail and residential community. With Gourmet Ware-thouse and eateries like Les Amis du From-age nearby, the district - and the suite itself, may interest those who like high-end touches, but need some urban edge as well.

"We wanted to show people you have can elegance and sophistication anywhere you want it," Eden says.

"We love the idea of this neighbourhood becoming something unlike what we already have."

PROJECT: BOHÈME

What: 102 units of condominiums and rentals in three storeys, on top of 24,000 square feet of street-level commercial space

Where: 1588 East Hastings, between McLean and Woodland Drive

Residence sizes: 417 - 966 sq. ft

Prices: from \$229,900 - \$517,900

Builder and developer: Developer: Woodland Hastings Properties Ltd.

Sales Centre: 1588 East Hastings Street

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

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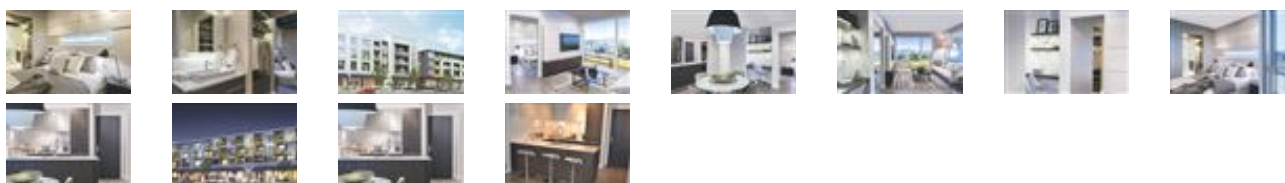
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Bohème, a new four storey mixed-use development in East Vancouver. By the Millennium Group.

Photograph by: Handout, Handout



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Bohemian lifestyle beckons

Bohemian development will include condos, rental suites and plenty of commercial space

BY FELICITY STONE, VANCOUVER SUN FEBRUARY 8, 2013



Kitchens feature integrated fridges and dishwashers behind wood-grain cabinets, granite countertops and backsplash.

For years the street that time forgot — at least, as far as development is concerned — East Hastings is suddenly on the radar, especially where it intersects McLean Drive. The Waldorf Hotel, recently sold, has been declared a cultural icon by Vancouverites from Mayor Gregor Robertson on down. Across the street, Loblaws is building a new grocery store, and Bohème, a stylish new mixed-use project by Woodland Hastings Properties — part of the Millennium Group — will replace a former car dealership.

The name Bohème was chosen because the area is reminiscent of Paris's St. Germain district, home of the original bohemians, says Millennium director Shahram Malek. "We like the connotation of being tied into a different environment from what you typically see in Vancouver. We've actually been looking for many years to find a site big enough in the Commercial Drive area to design a large mixed-use development with commercial and residential."

Occupying a full block between McLean and Woodland Drive, Bohème will include 24,000 square feet of street-level commercial space with visitor and resident parking underground and three storeys of

condominium and rental suites above. The exterior, divided into two sections with contemporary glass and metal with an overhanging roof on the western side and more traditional white brick on the east, is designed to fit into the neighbourhood. "The development pattern along Hastings Street has been sort of a jigsaw, see-saw, up-and-down pattern of properties built at different times by different owners with different materials, and that's what gives Hastings a lot of its life, especially as you go further west into the city," explains Stuart Lyon of GBL Architects, which designed the project. "By breaking our site down into at least two components, we felt that we've kind of honoured that tradition."

Interiors are thoroughly modern. Kitchens feature an integrated Blomberg fridge and dishwasher concealed behind flat-front wood-grain cabinetry. The Faber range hood slides in under the cabinets when not in use. Polished granite is used for the countertop and backsplash, extending up the wall to the underlit cabinets as well as forming a narrow shelf along the third side of U-shaped kitchens, a smart way to add extra surface space. The Fulgor stove top is gas, the oven and under-counter microwave are convection. The undermount stainless steel sink is a foot deep. All suites have room for a dining table, and many also have an eating bar. Floors are wide-plank laminate hardwood everywhere except the bathrooms.

Bathrooms are clean-lined and airy, with floors and walls covered in oversized marbled white tile. Light emanates from above and below the vanity mirror as well as beneath the wall-hung vanity.

Windows are generous in size and number, with views of the mountains to the north and downtown Vancouver to the west. The south side looks out on private and communal terrace gardens, as does the on-site fitness studio. Every suite has a balcony or patio, some larger than 300 square feet. The common room with kitchen facilities also opens onto a large terrace.

"Our intention is to create a community in addition to the current community," says Sharam Malek of Millenium. The company has a history of introducing residential development into previously industrial or commercial neighbourhoods: the Olympic Village in southeast False Creek, One Madison Avenue in an industrial area of Burnaby, Villa Jardin near the Edmunds SkyTrain station. The bank balked at financing the seven-tower Villa Jardin, arguing that it was in the middle of nowhere and Millennium was the first one there, says Malek. "In that case we had a large enough area to create our own community with the formal gardens and everything else. One Madison Avenue, again this area was very industrial when we moved into it. We built three towers, but again because we focused on design and architecture and also transit, it worked. Generally, one thing we try to do here is really good quality as opposed to saying, well, the neighbourhood isn't ready for the quality."

Instead, Millennium offers attractive pricing, good quality and a self-sufficient community, Malek says. Bohème will have the amenities of Commercial Drive, a Loblaws grocery store, a daycare across the street, transit at the front door to downtown, SFU, UBC and SkyTrain, plus its own ground-floor stores and restaurants. As for the Waldorf, "we are confident that the parties involved will come up with an arrangement that is mutually beneficial," Malek says diplomatically.

Bohème

Project size: 102 units, including 20 rental

Residence size: One- and two-bedrooms.

Prices: \$229,900-\$517,900

Sales Centre: 1588 East Hastings St., Vancouver

Hours: noon- 5 p.m., Saturday to Thursday

Telephone: 604-569-3388

Email: info Woodland Hastings Properties Ltd.

Architect: GBL Architects

Interior Design: Occupy Design

Web: www.bohemeliving.com

Financing: Line of credit to cover 15 per cent down payment available from Vancity Credit Union for approved buyers.

Warranty: National Home Warranty

Completion/Occupancy: September 2014

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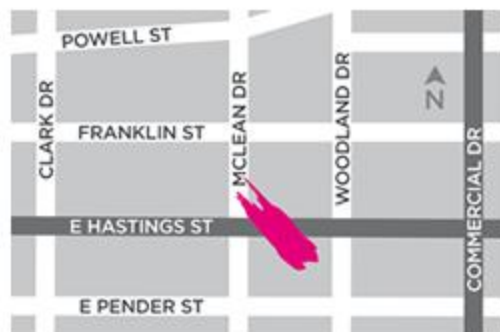
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PRESENTATION CENTRE

1595 East Pender, Vancouver, V5L 1V9

Open daily from 12pm to 5pm (except Fridays)

604.569.3388 info@bohemeliving.com



Elegant 1+2 bedroom homes featuring:

- Timeless design
- European style cabinetry
- Wide plank laminate oak flooring
- Integrated European appliances



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