

VANCOUVER PRE-CONSTRUCTION REAL ESTATE CONDOS

A COMPREHENSIVE GUIDE CONTAINING THE LATEST ADVERTISING
AND REAL ESTATE MARKETING CAMPAIGNS BY TOP BUILDERS AND
DEVELOPMENT TEAMS IN THE GREATER VANCOUVER
CONDOMINIUM, TOWNHOUSE AND CONDO HOME MARKET

New listing and under construction, the new presale Empirical Living Richmond townhomes for sale are now open. With five units sold and only seven condo townhouses left for sale at the pre-construction Richmond Empirical Living, now is your chance to own a piece of Richmond real estate. Located at 9000 Granville Avenue in Richmond property market, the Empirical Living townhomes range between \$522,000 and \$563,000. Across from a 21 acres Garden City Park, Empirical landing Richmond condominium townhomes for sale brings everyday life living desires right to your front door. Only 12 presale units are available at Empirical Landing Richmond, designed and built using timeless and quality materials with maple kitchen cabinets, granite countertops throughout, stone and quality laminated hardwood flooring. Luxurious living spaces at the pre-construction Richmond townhome development at Empirical Living condos range from 1490 to 1508 square feet in size. The floor plan layouts call for three bedroom and two bathroom residences and all pre-sales Richmond empirical Living townhouses have two car tandem parking and the 2,5,10 year home warranty. The expected completion for the new Empirical Landing homes in Richmond property market are slated for Summer 2009 occupancy. Walk to parks, schools, the Richmond Centre and future rapid transit. The Empirical Living Richmond homes represent the best value in town and are selling now. Please call Sandy at 604.244.9622 for more information.



RICHMOND EMPIRICAL LIVING TOWNHOMES

Only steps away from the five parks, a SkyTrain Station and some of Richmond real estate's finest shopping, the Richmond Empirical Living is an intimate collection of three level, three bedroom pre-construction Richmond townhomes for sale offering approximately fifteen hundred square feet of comfortable, contemporary living space. Features at the pre-construction Empirical Living Richmond townhomes include raised panel maple cabinetry, Sakura hood fans, hardwood laminate flooring and nine foot ceilings on the main living level. Construction on the Richmond Empirical Living townhouses is underway at 9000 Granville Road in Richmond real estate market. For more information, please call 604.244.9622 or you can visit their marketing web site at www.empiricalliving.ca.





EMPIRICAL
LIVING



Experience Life-Living Fusion

A UNIQUE, 12 UNIT TOWNHOME DEVELOPMENT COMING SOON TO RICHMOND, B.C.



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Experience Life-Living Fusion



A rare opportunity

EMPIRICAL LIVING offers luxurious living spaces in a prime location close to parks, transportation and shopping. With only twelve homes being offered in total, becoming part of the neighbourhood is truly a pleasant thought. Find out just how enjoyable life could be at EMPIRICAL LIVING.



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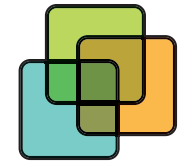


This is not an offering for sale. Such offering can only be made through a disclosure statement. E. & O.E.

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AREA AND AMENITIES MAP

TOTAL UNITS: 12

9000 Granville, Richmond, BC

The Developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion.

In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, or price without notice.

Renderings are an artist's conception only and are intended for informational purposes only.

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National
Home Warranty™
BUILT ON INTEGRITY

2-5-10
Year Warranty®

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Experience Life-Living Fusion



Everything within arm's reach

It's an ideal that's rarely found and even less often acquired. It's about getting more out of life. It's about choice; it's about freedom.

Located in one of the most accessible locations in Richmond, across from a 21 acre Garden City park, EMPIRICAL LIVING brings everyday life-living desires right to your front door. A short walk to shopping and services, a few steps to five local parks, close to Skytrain and beautiful Steveston, for every life-living desire you have, EMPIRICAL LIVING has something special to offer.

[> Download area and amenities map](#)

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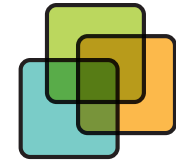
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DEVELOPMENT FEATURES

Located in one of the most accessible locations in Richmond, across from a 21 acre Garden City Park, EMPIRICAL LIVING brings everyday life-living desires right to your front door. Richmond is a unique multicultural community offering a huge variety of interesting restaurants and ethnic shopping. From EMPIRICAL LIVING, take a short walk to Richmond Centre for shopping and services, or take just a few steps to one of five local parks.

Catch a Skytrain and connect with Vancouver city and the rest of the lower mainland, or explore historic Steveston just blocks away. Three bridges allow for an easy trip to Vancouver. The Vancouver International Airport is a short drive from the city centre. A new Sky Train line from central Richmond to the airport and downtown Vancouver will be open in November 2009. The Speed Skating Oval for the 2010 Winter Olympics is nearby on scenic River Road.



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REFINED INTERIORS

- Choose from two designer colour palettes that embrace the West Coast themes of EARTH and WATER
- Open plans throughout
- Spacious 9 ft. ceilings on main floor
- Rich, thick granite countertops in kitchen and bathrooms
- Quality hardwood laminate, and designer tile and slate flooring
- Cozy fireplaces with sculpted mantle and tile surround
- Robust baseboards and door casings throughout
- Energy efficient double-glazed vinyl windows and sliding glass doors
- Paneled interior doors with brushed chrome or satin nickel hardware
- Durable and stain-resistant stylish berber carpet

INDULGENT BATHROOMS

- Granite countertop with undermount sinks
- Polished chrome or satin nickel bath fixtures and hardware
- Designer-selected, easy care tile floors and surround with additional designer insets

GOURMET KITCHENS

- Designer glass and ceramic tile backsplash
- Quality maple wood 'shaker' and 'raised panel' cabinetry with stainless steel pulls and knobs
- Stainless steel appliances - refrigerator and self-cleaning oven
- Quiet, energy efficient dishwasher
- Sakura™ hood fan
- Double stainless steel sink
- Polished chrome faucet with pull-out vegetable sprayer
- 1/3 Horsepower in-sink waste disposal
- Highly efficient, front-load washer / dryer (optional)

PEACE OF MIND

- Pre-wired for in-home security system
- Roughed-in central vacuum system
- Telephone, cable and high speed internet access available in all rooms
- Third party insurance from National Home Warranty provides:
 - > 2-Year warranty for parts and labour
 - > 5-Year warranty for building envelope
 - > 10-Year warranty for structural defects

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Experience Life-Living Fusion



A truly unique, 12 townhouse development



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A taste for the finer things

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Photo Gallery

GRAND OPENING! - [VIEW THE SHOW SUITE GALLERY AND VIRTUAL TOURS!](#)

May 2009



Drywall is up and things are coming together nicely. South building has been sided and we're quickly coming to a finish! Look forward to our Grand Opening soon!

April 2009



Drywall is up and things are coming together nicely. South building has been sided and we're quickly coming to a finish! Look forward to our Grand Opening soon!

March 2009



Electrical, plumbing and duct work is now installed in most of the units. Soaker tubs and shower basins installed. South building is almost ready for siding!

February 2009



Construction is coming along nicely. See for yourself the quality construction, like I-Beam joists on both the first and second floors to maximize structural strength.



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LIVING

Experience Life-Living Fusion

Peace of mind

Prism Ventures Inc. is a respected provider of innovative and quality real estate developments throughout B.C. We are dedicated to providing exceptional real estate value today and for future generations. For EMPIRICAL LIVING, we have partnered with National Home Warranty™ to bring you their comprehensive 2-5-10 Year Warranty™.

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Contact Us

Sandy So
RE/MAX Sandy So Realty

Tel: 604-244-9622
Web: www.empiricalliving.ca
9000 Granville Avenue, Richmond, B.C. ([View Google map](#))

We invite you to register your interest so that we may keep you informed as project details become available. **Required fields.**

Title

First Name Address

Last Name City

Email Province

Tel Postal Code

Alternate Tel

What is the best way to contact you?

How were you informed about Empirical Living?

Are you a realtor? ☐ No ☐ Yes

If you are a realtor, please provide your name and company

Are you working with a realtor? ☐ No ☐ Yes

If you are working with a realtor, please provide your realtor's name and company

What price range are you looking for?

What is your preferred approximate size range?

Why are you considering this purchase?

What style of home are you looking for?

What style of home do you currently reside in?

Do you currently...? ☐ Rent ☐ Own

What is your approximate buying time frame?

What is your approximate age?

What is your family status?

Please provide any additional comments or questions.

Type verification image:

7319

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