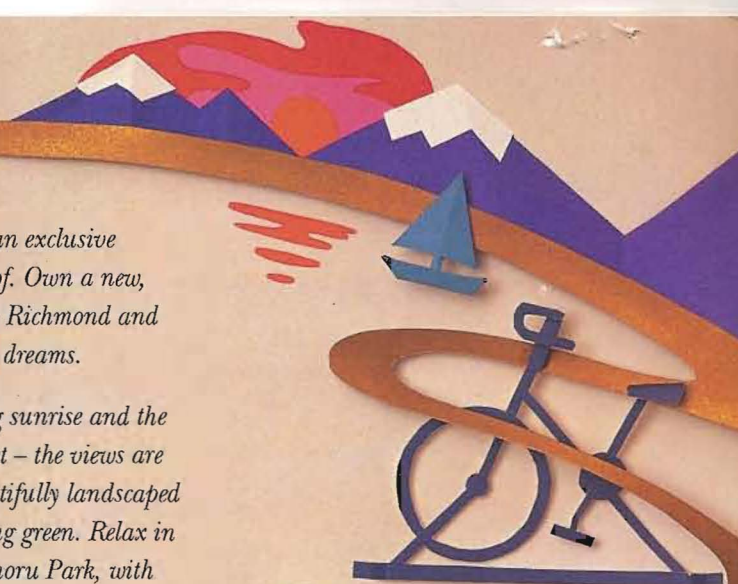


IMPERIAL
GRAND

RESIDENCES OF DISTINCTION



Life at IMPERIAL GRAND – an exclusive atmosphere you can be a part of. Own a new, modern condominium in sunny Richmond and enjoy the lifestyle of your dreams.

Mountains glisten in the morning sunrise and the ocean sparkles with the approaching sunset – the views are spectacular from every direction! Enjoy beautifully landscaped grounds with terraced gardens and a putting green. Relax in your athletic facility or social lounge. Minoru Park, with playing fields, a running track, hockey rinks, swimming pool, golf course, seniors centre, and a library is right across the street. Major shopping centres are only minutes away.

You'll think you're in an elegant five-star hotel when you walk into the magnificent two-story lobby. One of the high speed elevators will whisk you to your private entrance in seconds. Open your door to a spacious suite meticulously planned with special attention to every detail.

Let life begin at IMPERIAL GRAND!



IMPERIAL GRAND

16 stories with spectacular views.

Solid concrete construction.

Open, elegant two-story lobby.

Three-level, above ground security parking.

Beautifully landscaped, terraced gardens.

A putting green.

Two high-speed elevators.

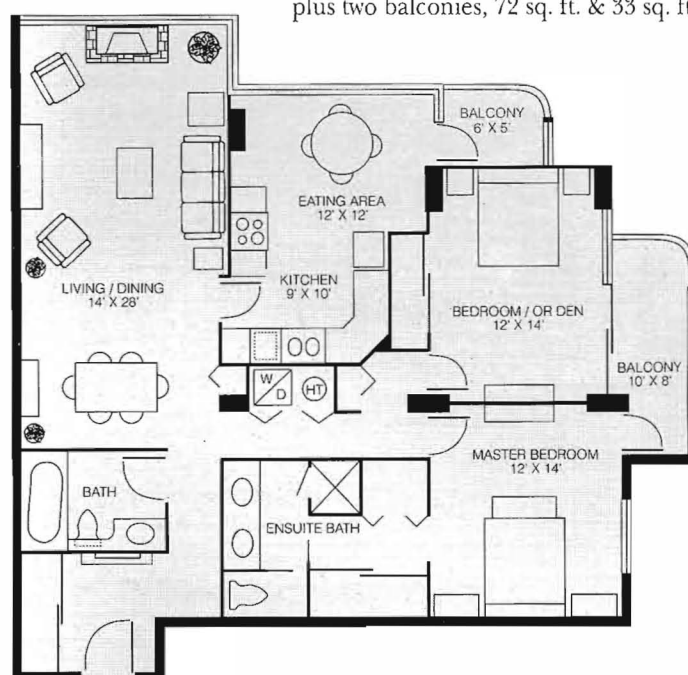
Athletic facility & social lounge.

Minutes from downtown Vancouver.

Close to the University of British Columbia

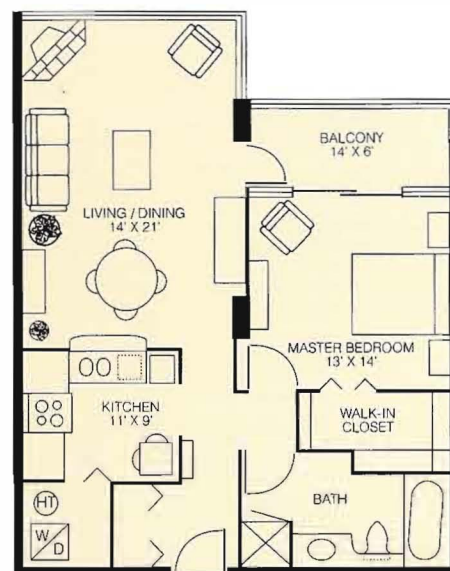
The Sapphire

1339 sq. ft., two bedrooms
plus two balconies, 72 sq. ft. & 33 sq. ft.



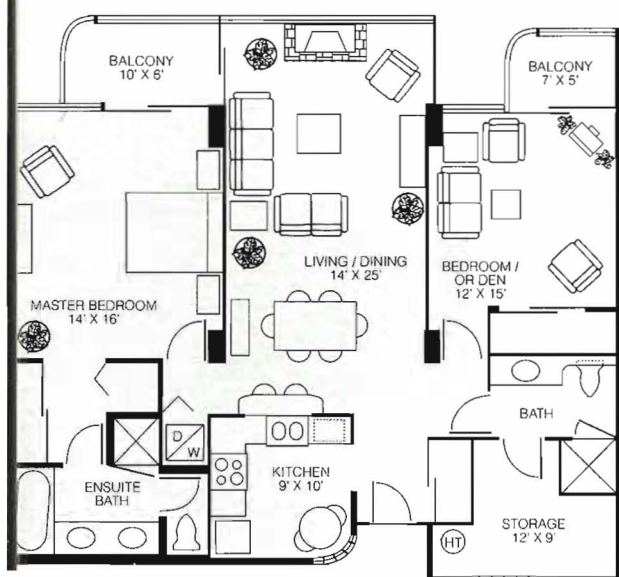
The Topaz

826 sq. ft., one bedroom
plus one balcony, 83 sq. ft.



The Emerald

1223 sq. ft., two bedrooms
plus two balconies, 55 sq. ft. & 32 sq. ft.

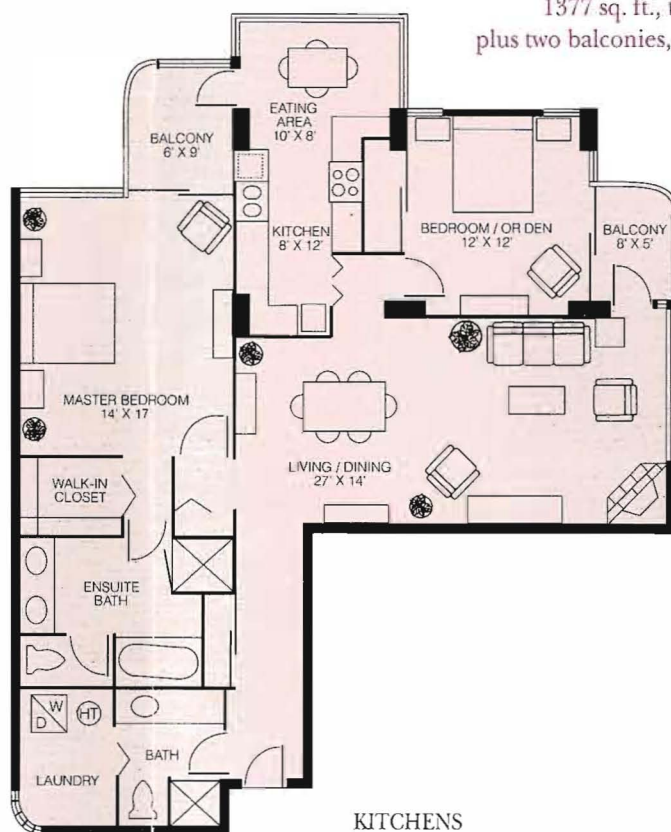


SUITE FEATURES

- distinct private entrance
- foyer with feature floor
- floor to ceiling windows in living room & bedrooms
- plush, stain-resistant, non-tracking carpet
- natural gas fireplace
- vertical louvered blinds
- electric heating with room controls
- efficient natural gas hot water heater in every suite
- security camera in lobby to view visitors from your suite
- some suites feature mirrored closet doors in master bedroom
- laundry room with washer and dryer hook-up
- electrical hook-up for central vacuum system
- large storage areas, some with natural light
- all two bedroom suites feature two full bathrooms
- spacious living room and dining area
- large master bedroom with an ensuite bathroom
- most suites feature two balconies

The Ruby

1377 sq. ft., two bedrooms
plus two balconies, 57 sq. ft. & 41 sq. ft.



KITCHENS

- beautiful oak or European-style laminate cabinets
- self-cleaning cooking range
- frost free refrigerator
- automatic dishwasher
- trash compactor
- in-sink garbage disposal
- ample cabinet & counter space
- kitchen eating area separate from dining room
- ceramic tile floor

BATHROOMS

- ceramic tile floor
- bathtub with tile feature
- beautifully tiled shower with glass door
- brass accent fixtures
- cultured marble counter and sink
- many ensuites have a separate water closet





IMPERIAL GRAND

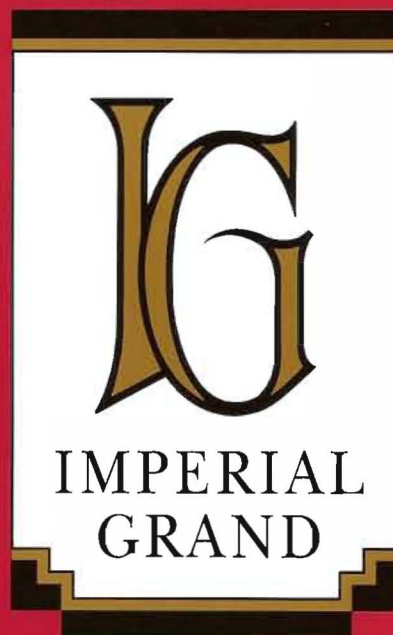
Granville Ave. at Moffatt Rd. in Richmond, B.C.

(Two blocks west of No. 3 Rd.)

(604) 270-2655

Just minutes from downtown Vancouver, IMPERIAL GRAND is located directly across the street from Minoru Park. Shopping malls, parks, libraries, art galleries, museums, and golf courses are close and convenient. Richmond has the location, the attitude, and the lifestyle people desire.

Another development by
FRANNAN WESTERN GROUP



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