



YOUR LIFE YOUR WAY OF LIVING

*An Exclusive Collection of Four Luxury Homes.
Coming Soon to Birch & 14th.*

REGISTER NOW

STATE OF THE ART

An affinity for style. An appreciation for local communities rich in history, culture, and the arts. Respect for the environment. And an uncompromising commitment to excellence.

SOTA suites define the qualities you value most in life. From the selection of each and every fitting, to the gracious arrangement of the interior spaces, to the spectacular city and mountain views from our expansive outdoor patios, these four exclusive properties in one of Vancouver's most desirable neighbourhoods express the best of west coast living through fresh, contemporary design and meticulous attention to detail.



The Architecture

Francl Architecture specializes in designing homes for discerning clients. Their commitment to creating elegant and contemporary design is evident in every aspect of SOTA.

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The Interiors

SOTA fixtures and fittings are selected for their quality, durability, and beauty, and together create a fresh, modern yet warm and welcoming environment.

[Read More](#)



The Neighbourhood

Set on a quiet street in one of the city's most prestigious neighbourhoods, SOTA ensures your peace of mind, as well as privacy. Yet SOTA is mere minutes from chic and stylish South Granville.

[Read More](#)

OPPORTUNITIES FOR OWNERSHIP ARE LIMITED.
TO INQUIRE, PLEASE CONTACT:

Patrick Weeks, RE/MAX Select Properties | 604.803.9335
Joseph Chiang, Macdonald Realty Ltd | 604.760.3223
info@sotaliving.com

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THE BUILDING

An uncompromising commitment to excellence

Designed by award-winning Franc Architecture Inc, each sleek SOTA home is built to the highest standards, ensuring livability, sustainability, and convenience to all of the neighbourhood's local amenities. With its quintessential West Coast modernist lines, thoughtfully-designed floorplans, patios sized perfectly for entertaining or for quiet contemplation, an enviable selection of fixtures and appliances, and the very highest quality security system for your peace of mind, your new home is truly "state of the art" in every way.



ARCHITECTURE

Franc Architecture specializes in designing homes for discerning clients. Franc's commitment to creating elegant and contemporary design is evident in every aspect of SOTA, from its solid concrete construction to its soaring floor-to-ceiling windows; from the custom-cut Indiana Limestone that clads the building to the thoughtful layout of each room; and from the choice of home-based technologies to the storage, parking, and security conveniences guaranteed to simplify your life. SOTA's built-in luxuries include a wine storage room, acoustically engineered sound proofing, and a gourmet kitchen appliance package by Gaggenau—essentials for your way of living.

INTERIORS

SOTA finishes and fittings were selected for their quality, durability, and beauty. They create a fresh, modern, warm and inviting environment. Designed by Project 22 Design, the interiors reflect a neutral palette, enhanced by the choice of contrasting cabinetry, luxurious 100% Wool carpeting, large-format porcelain tile in the ensuite, and architectural lighting throughout. Integrated roller blinds let you choose your degree of connectedness with the outdoors, giving you privacy when you need it, and the freedom to let *all* the light in when the sun comes out!



FEATURES

An uncompromising commitment to excellence

EXTERIOR

- Timeless design by award-winning Franc Architecture Inc
- Sustainable landscaping by ETA Landscape Architects
- Concrete construction, built to highest earthquake and sound mitigation standards
- 4" custom-cut Indiana Limestone exterior cladding
- Striking, modernist lobby
- Secure elevator access to each unit
- Generous, west-facing outdoor balconies (325+ sq ft), pre-wired for ceiling-mounted heater and natural gas for your BBQ
- Fully retractable sliding doors connecting indoor to outdoor spaces
- Two oversize parking spaces per unit in residents-only garage
- Designated car wash on garage level
- Individual bike/storage lockers (80 sq ft) on garage level
- Secure, temperature-controlled wine room (accommodating 200+ bottles per suite) on garage level

TECHNOLOGY

- Integrated entertainment and infotainment areas
- Central Hub housing all applicable equipment
- Fully wired for sound and media, with Wifi and mobile amplification
- iPad based function controls
- Energy-saving Nest Thermostat and climate control
- Keypad lighting control with presets for lighting, TV and entertainment units
- In-unit video for remote surveillance and added security
- Custom FOB access to your floor/parking and audio/video access controls from multiple locations

INTERIOR

- Stunning interior design by Project 22 Design
- One unit per floor (1640 sq ft), 2 bedrooms with den/office
- Open plan format with 9' ceilings and floor-to-ceiling windows
- Sleek roller blinds throughout
- Acoustically engineered ceilings for maximum soundproofing
- Completely air-conditioned with multiple zone controls
- Engineered hardwood flooring in main living spaces
- 2 bathrooms, 1 powder room
- 100% Wool carpets in bedrooms
- Radiant heat floors in all bathrooms
- Gas fireplace in living room
- Laundry room with full-size, top-of-the-line Samsung washer and dryer
- Generous storage for oversize items

ENSUITE

- Radiant heat floors
- Large format porcelain tile flooring
- Sleek porcelain tile walls and surround
- Dual sinks with mirror and generous counter space
- Full-size frameless, walk-in shower with separate soaker tub
- High efficiency dual flush toilet by TOTO
- Custom cabinetry with soft-close cupboards and drawers
- Thoughtful under-cabinet illumination

KITCHEN

- Solid wood cabinetry
- Soft-close cupboards and drawers
- Longlasting quartz countertops
- Ample storage and counter space
- Gaggenau appliance package:
 - 30" wall oven
 - 30" combination steam/convection oven
 - 36" gas cook top with integrated hood fan
 - 36" fridge with full size bottom freezer
 - Tall tub full size dishwasher
- Marvel dual zone wine fridge with a 44 bottle capacity
- Blanco stainless steel sink
- 1 horsepower whisper quiet garburator
- Integrated Panasonic microwave in pantry

SECURITY

- Building wide security cameras, featuring 24 hour video monitoring – at the entrance to and within the parkade, lobby and all common areas
- Flood Protection - SOTA will have state of the art sensors installed in the floors of all areas that could be subject to leaks or excessive amounts of water. At the first sign of a measurable amount of water the sensor will trigger a shut off in the main water supply to the apartment thus preventing any significant damage. The shutoff can then be turned back on by the owner at the appropriate time.
- Secure access through fob/smart phone/iPad controls
- Dual secured gates to access underground parking for residents
- Secured private access to individual floors
- All homes backed by National New Home Warranty for 2-5-10 coverage

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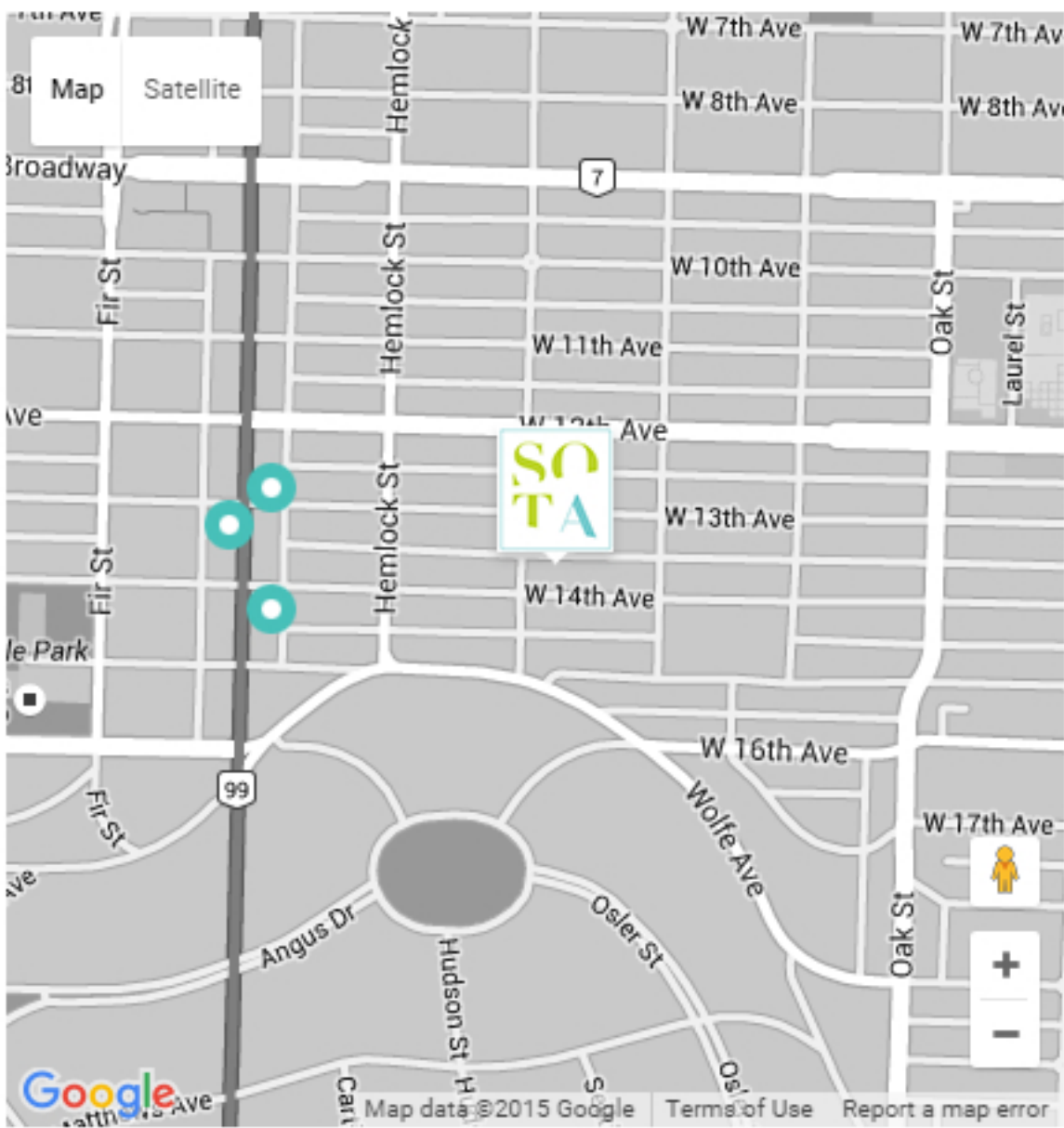




NEIGHBOURHOOD

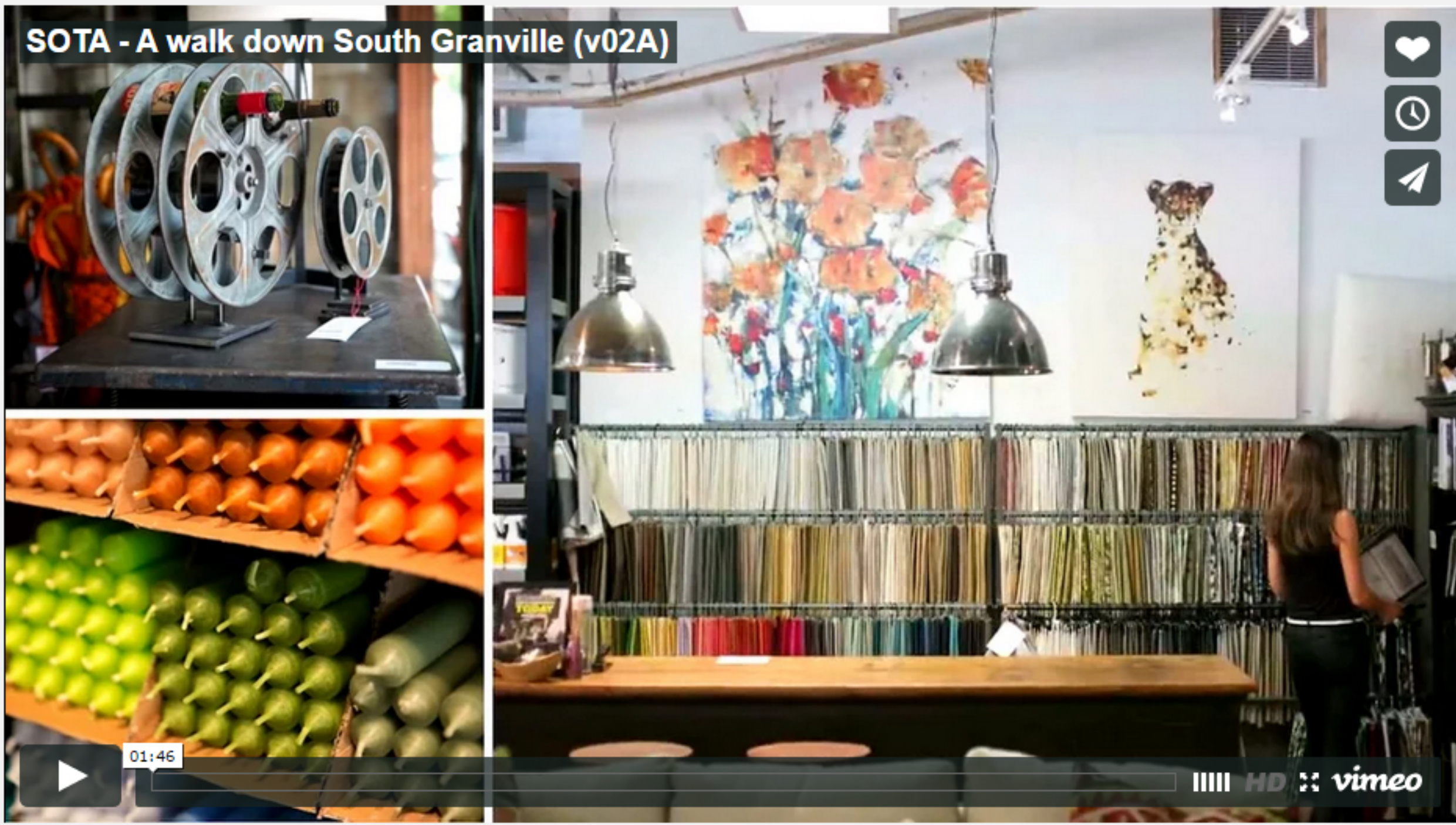
The Perfect Position

Set on a quiet street in one of the city’s most prestigious neighbourhoods, SOTA ensures your peace of mind, as well as privacy. Yet SOTA is mere minutes from chic and stylish South Granville, with its award-winning cafes and restaurants, acclaimed concert halls and theatres, trendy art and antique shops, high-fashion health and beauty boutiques, and, of course, Meinhardt Fine Foods, a culinary experience beyond compare. All points in the city, including Granville Island, downtown, and the international airport, are easily accessible from SOTA by car, transit, Skytrain, or bike, and three beautiful parks, the Vancouver Lawn and Tennis Club, and the Firehall Library are yours to enjoy just steps from home.



EXPLORE THE NEIGHBOURHOOD

Take a walk through South Granville



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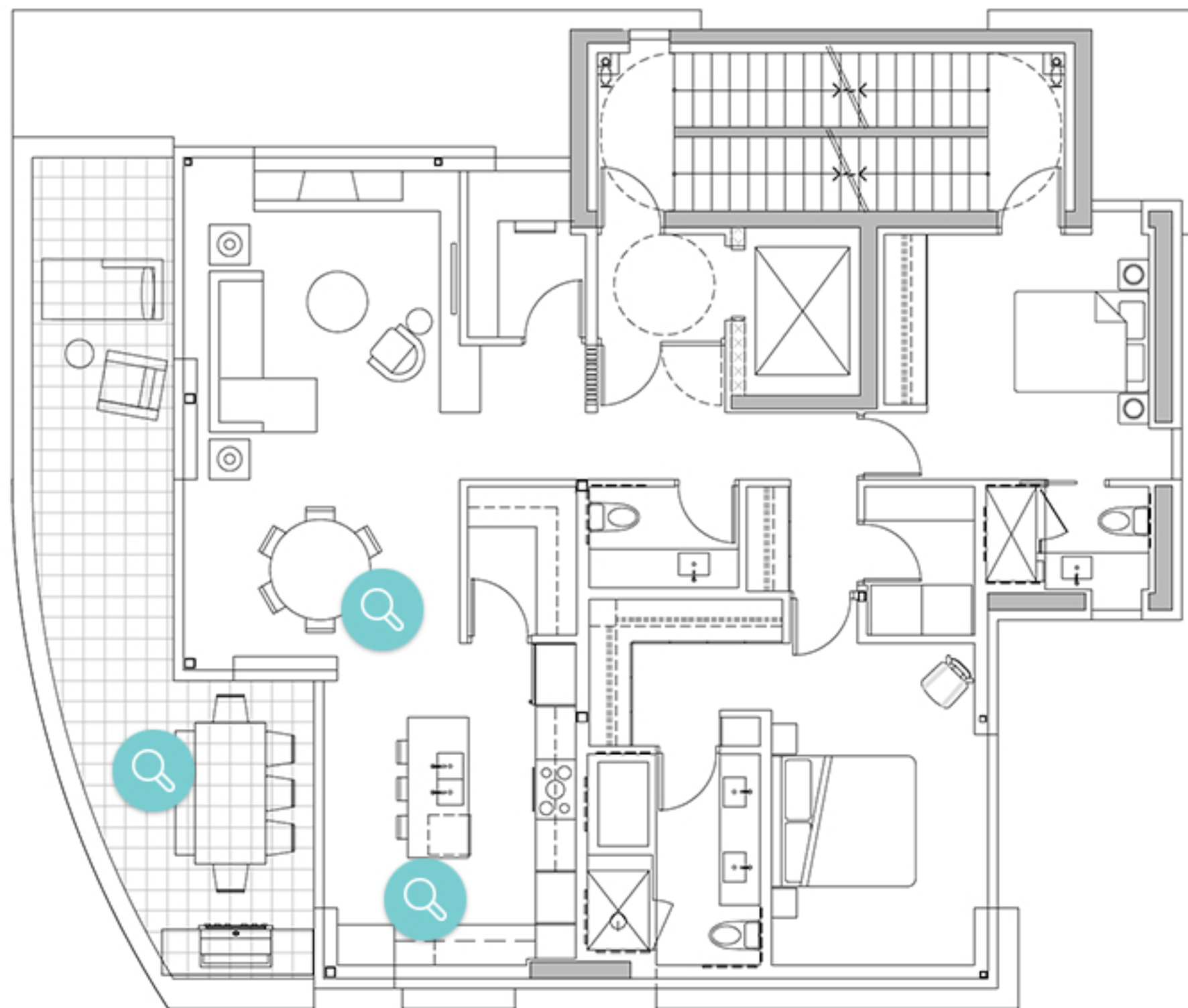
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FLOORPLANS

SOTA suites are fresh and contemporary, with 9' ceilings, open plan living, kitchen, and dining areas connected to the outdoors by fully retractable windows, plus two bedrooms, two bathrooms, a powder room, office, laundry room, pantry, and full landing area adjacent to the elevator. Southwest exposure means sun all day long, and views to the mountains from the top floors are sensational. Underground parking on the lot adjacent to SOTA (on 14th Avenue) means unobstructed sun and views from this wonderful southern exposure.

SAMPLE PLAN



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OUR TEAM



ARCHITECT

FRANCL
ARCHITECTURE

Walter Francl Architects thrive on the challenge to design and realize a genuinely modern, livable, and sustainable built environment. Our insight and expertise, gained over two decades of producing professionally recognized projects, ensures efficient and elegant buildings attuned to their own unique context and conditions.

While knowledgeable about and experienced with sustainable metrics such as Living Building Challenge, LEED, and ASHRAE, we align ourselves first and foremost with the core principles behind these systems. We continually reappraise our practices to develop new strategies that promote the health and well-being of occupants and the responsible management of resources.

INTERIOR DESIGNER

projecttwentytwodesign²²

p22d is an award-winning design firm specializing in creating fresh, inspiring interiors to meet the needs of our many discerning clients. Founded on 20 years' experience, the company is led by Principal Denise Ashmore, who worked on a wide range of retail and hospitality projects in Toronto and Australia before settling in Vancouver 14 years ago to focus on residential and hospitality design.

Experienced, passionate, professional, and always respectful of the architect's original vision, the team at p22d is dedicated to finding innovative solutions to the challenges of space, colour, texture, and sustainability in interior design.



CONSTRUCTION



Founded in 1980, Kindred Construction Ltd. is a full-service Construction, Project Management, and General Contracting company serving B.C.'s Lower Mainland and Whistler/Sea-to-Sky region.

Our success is achieved through sound project management and by fully engaging our clients in the planning process. At Kindred, we take care to meet our clients' objectives, values, and needs by customizing our construction service packages to serve the specific goals of every given project. We combine our distinctive approach to project delivery with highly experienced personnel and a dedication to industry best practices. This unsurpassed level of value and craftsmanship ensures results that continually exceed our clients' expectations.

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CONTACT US

Get in touch

SOTA address:

2968 Birch Street
(between 13th & 14th Avenue)
Vancouver, BC

As SOTA is an exclusive development of only four homes, we do not offer a formal presentation centre.

To view the floorplans, or to learn more about SOTA's unique furnishings, fittings, and special features, please contact:

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Your Name

Email

Message

SEND

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