

AMBIE STAR

An eight storey mixed-use commercial retail and residential development strategically located adjacent to the King Edward Skytrain Station on 4099 Cambie Street in Vancouver with convenient transit services to the downtown core, Richmond and the University of British Columbia. The site is within a short leisurely walking distance to Queen Elizabeth Park to the south and the vibrant shops and restaurants of Cambie Village to the north.

CAMBIE STAR AT KING EDWARD STATION

- Conveniently located at King Edward Station (Canada Line) with convenient transit services to the downtown core, Richmond and the University of British Columbia (UBC)
- A short leisurely walk to Queen Elizabeth Park and the vibrant shops, cafes and restaurants of Cambie Village
- Many homes offer panoramic views of Queen Elizabeth Park and the picturesque North Shore mountains
- Designed by award winning W.T. Leung Architects Inc.
- Concrete construction with energy efficient double glazed windows
- LEED® Gold certified homes
- All homes are air conditioned

CHEF-INSPIRED KITCHENS

- Fisher & Paykel stainless steel appliances
- Sleek gas cooktop
- Sophisticated self-cleaning wall ovens
- Fully integrated double-drawer dishwashers
- Fully integrated LIEBHERR refrigerator and freezer
- Fully integrated Panasonic Genius stainless steel microwave (in select homes)
- Powerful, practical, efficient under cabinet slide-out FABER range hood
- Durable, stain and scratch resistant engineered stone countertop with glass tiled backsplash
- Contemporary horizontal grain wood veneer (and white high-gloss lacquered in the Dawn Scheme) cabinetry with stylish chrome pulls
- GROHE faucet in starlight chrome with pull-out spray
- Luxury, hand-crafted undermount FRANKE sink
- Pendant lights over kitchen island
- Convenient pantry storage (in select homes)

LIFESTYLE-FRIENDLY AMENITIES

- Fully equipped fitness centre
- Spacious entertainment lounge with kitchen and bar for informal gatherings



- Secured bike lockers
- Exclusive landscaped terraces

CLEAN, CONTEMPORARY INTERIORS

- High quality engineered wood flooring in living, dining and kitchen areas
- Durable, plush wool blend carpets in all bedrooms
- GE Energy Star washer and dryer
- Discrete and contemporary roller blinds
- Choice of Dawn or Dusk contemporary colour schemes by award-winning
- Portico Design Group

DESIGNER ENSUITE AND BATH

- Luxurious marble countertop and splash (ensuite)
- Custom designed vanity mirror with floating shelf and medicine cabinet
- Contemporary horizontal grain wood veneer cabinetry with stylish chrome pulls
- Polished 24" x 12" porcelain shower/tub surround tile in distinctive marble (ensuites)
- Sophisticated GROHE sink faucet and shower fixtures in polished starlight chrome finish
- Kohler undermount sink
- Hytec (Kohler) skirted bath in minimalist design
- Polished chrome accessories throughout
- 10mm frameless glass shower doors (on showers only)
- Eco-friendly dual flush elongated Toto toilet

All homes are protected with comprehensive warranties provided by National Home Warranty:

- 2 years on workmanship, materials and major systems
- 5 years on building envelope
- 10 years on structural defects

