



THE GRAYSON

58 FINELY
CRAFTED
CONCRETE
HOMES

ADVANCE PREVIEW PACKAGE

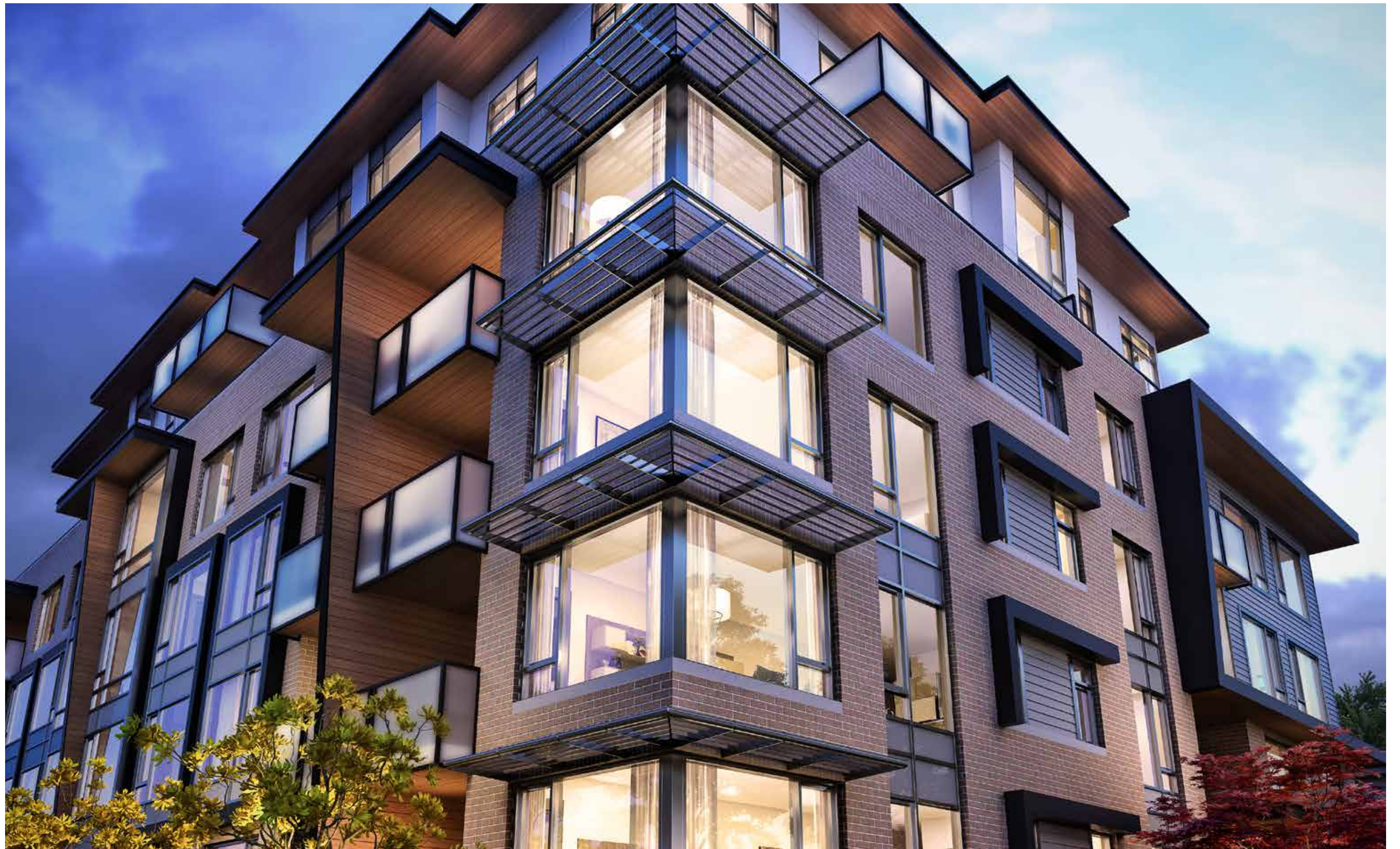
Pennyfarthing

BLVD



THE CAMBIE COLLECTION Pennyfarthing Homes

continues to expand their legacy with The Cambie Collection, encompassing a series of landmark residential communities built in succession along the prestigious Cambie corridor on Vancouver’s West Side. All share a refined elegance, uncompromising quality and masterful design, yet each is completely unique. The Grayson, a collection of 58 finely crafted concrete homes, marks the second community to be built in this tradition of excellence.



Features

EXTERIOR ELEMENTS

- Local developer Pennyfarthing Homes continues to expand their legacy with The Cambie Collection
- A contemporary urban Vancouver architecture incorporating a distinctive brick façade with expansive glazing, well proportioned building elements, meticulous detailing and selection of quality finishes expresses a timeless aesthetic by Raymond Letkeman Architect Inc.
- Lush landscaping and expansive, park-like grounds designed by Durante Kreuk
- Sun-lit private balconies and garden-level patio areas, complete with convenient gas barbeque connections

FLAWLESS INTERIORS

- Customize your home with two exquisite light or dark colour schemes designed by Vancouver based interior designer Cristina Oberti
- Each spacious, unique home is designed with entertaining and relaxation in mind, offering custom layouts that cater to a variety of tastes
- Overheight 9’ ceilings and 10’ ceilings within the Sub and Penthouse Collection. Townhome ceilings ranging up to 10’
- Kentwood engineered hardwood floors in Brushed Oak Gray’s Harbour or Cirrus throughout main living areas
- Durable, plush nylon carpeting lies underfoot in bedrooms
- Understated white Solarfective custom blinds included for privacy and comfort

- Designer light fixtures throughout and ample double-glazed windows, each carefully positioned to highlight natural light and garden views
- Energy efficient air conditioning throughout
- Ultra-large capacity front load washer and dryer by LG

KITCHENS OF DISTINCTION

- Stunning quartz countertops and backsplash in Pure White
- Polished marble island countertop with waterfall edge upgrade available
- Flat panel, walnut wood veneer or painted reverse shaker cabinets with polished chrome pulls and soft close doors
- Custom pull-out corner cabinet storage in select homes
- Subtle under-cabinet lighting
- Stainless steel under-mount sink with Grohe pullout faucet and in-sink garburator
- Premium integrated Bosch appliance collection featuring:
 - 30” custom-panel with bottom-mount freezer
 - 30” five-burner gas range with powerful Faber 600 CFM slide-out hoodfan
 - 24” custom-panel quick-dry dishwasher
 - 24” Marvel High Efficiency Wine Cellar upgrade available
- Panasonic stainless-steel microwave

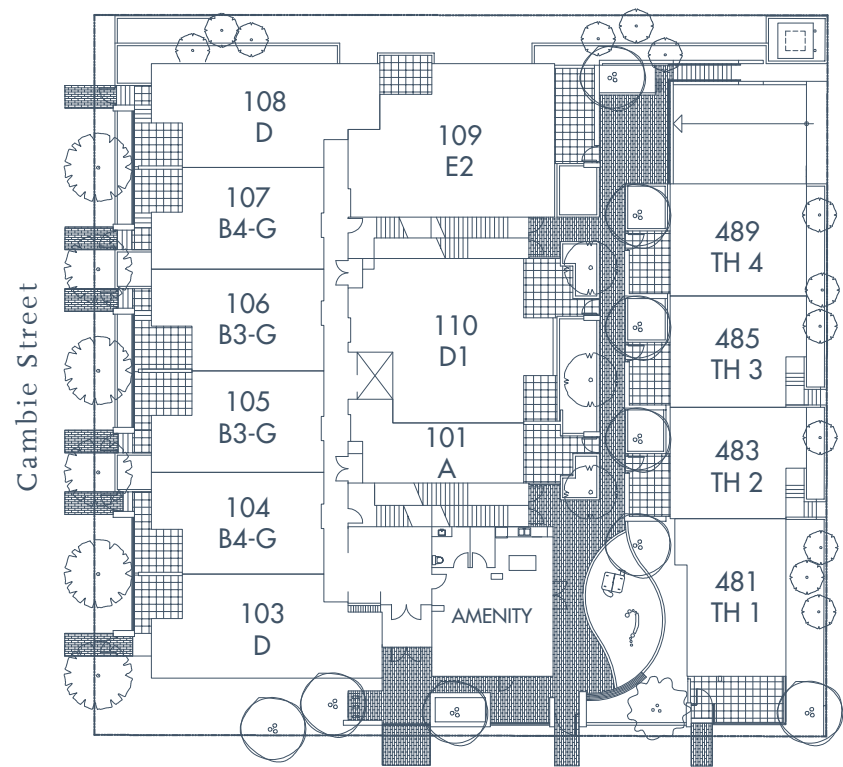
SPA-LIKE COMFORT

- Luxurious quartz countertops extend into an 8” backsplash
- Stylish and modern Grohe faucets and fixtures in polished chrome
- Mirrors accented with inset vanity lighting and a convenient built-in medicine cabinet
- Deep set soaker-style bathtub for relaxation with stunning porcelain tile surround
- Dual-flush Duravit toilet with soft close seat
- In the master ensuites, opulent details are included, such as Nuheat in-floor heating, his and hers vanity sinks and a seamless glass shower enclosure with a stainless rain shower fixture

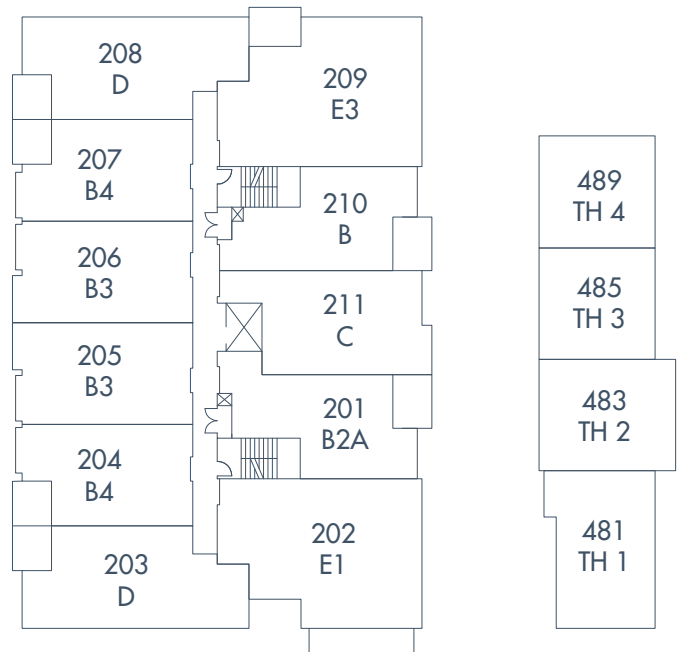
THOUGHTFUL AMENITIES & MORE

- Private, secure underground parking garage with electric charging stations and secure long-term bike lockers
- Optional sport lockers and attached private parking stall lockers available
- Shared amenity lounge, including a fully equipped kitchen and entertainment space
- Defined outdoor children’s play area and green space
- Roughed-in home security
- Comprehensive Travelers “2-5-10” New Home Warranty
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural defects

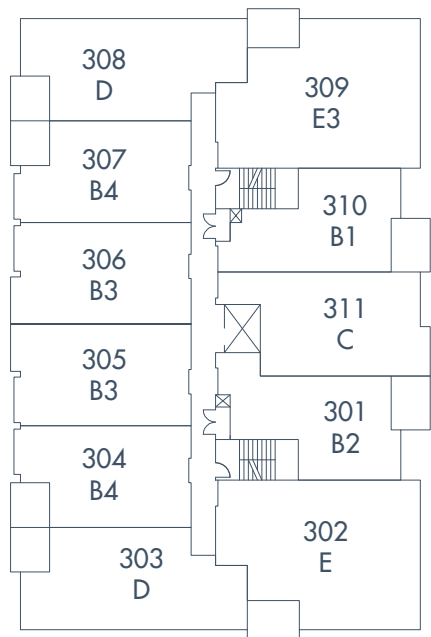
Site Plan



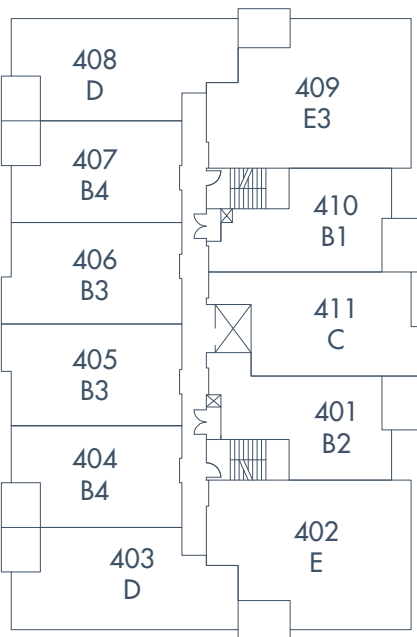
26th Avenue
LEVEL ONE



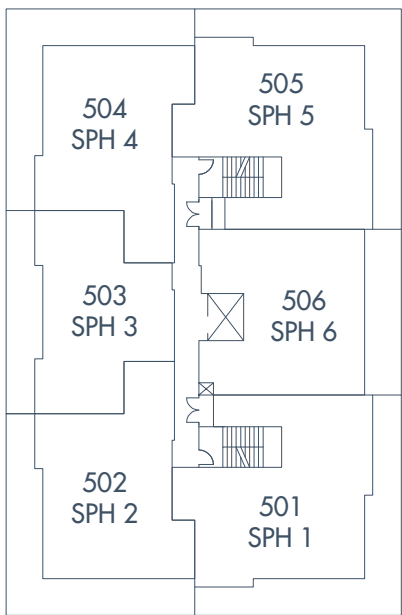
LEVEL TWO



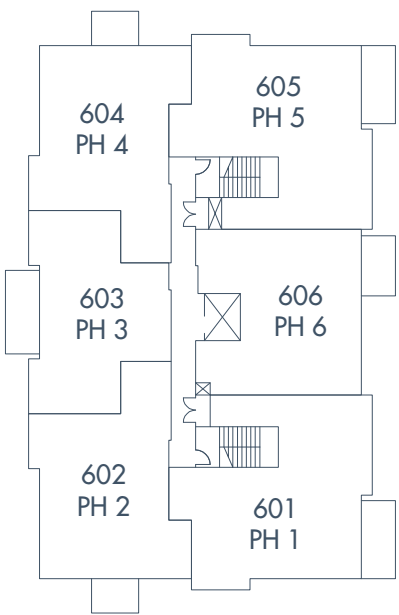
LEVEL THREE



LEVEL FOUR



LEVEL FIVE



LEVEL SIX



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Unit B

ONE BEDROOM

LIVING: 597 SQ FT / PATIO: 87 SQ FT

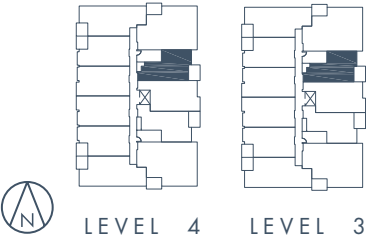
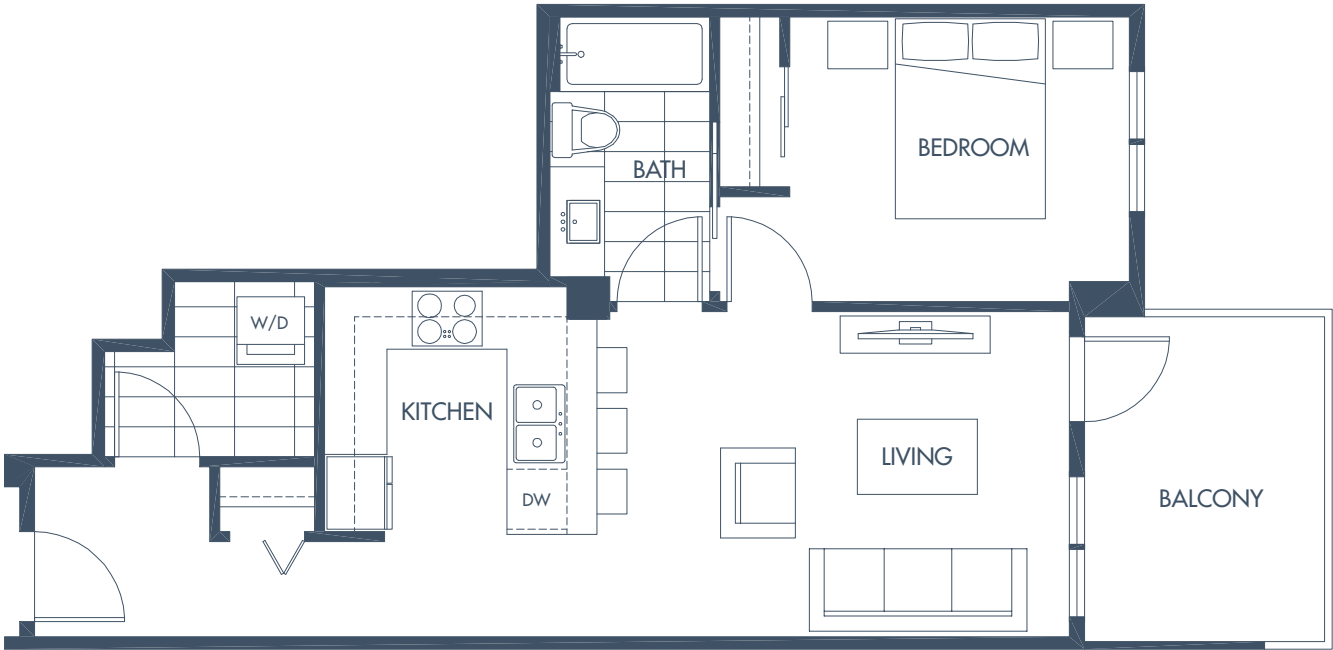


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Unit B1

ONE BEDROOM

LIVING: 606 SQ FT / PATIO: 87 SQ FT

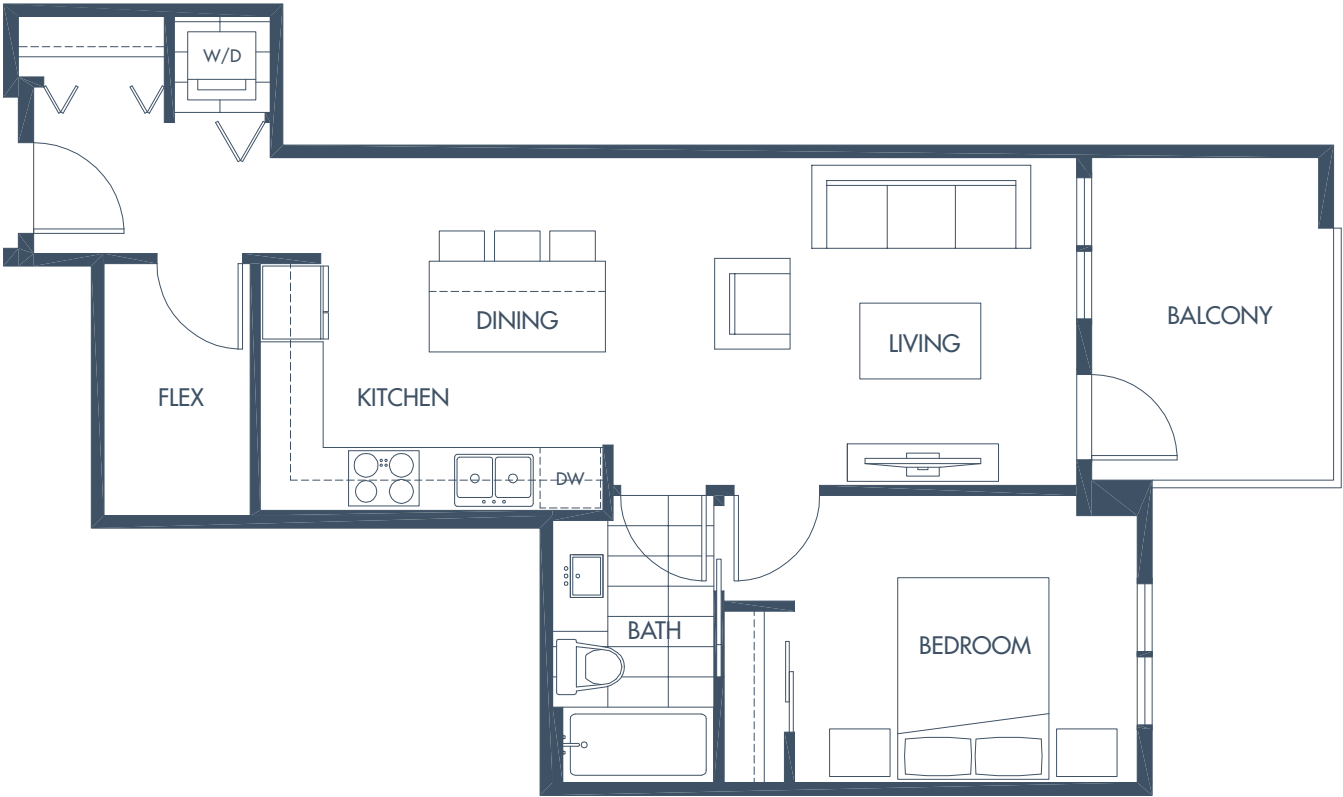


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Unit B2

ONE BEDROOM + FLEX

LIVING: 646 SQ FT / PATIO: 84 SQ FT



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Unit B2-A

ONE BEDROOM + FLEX

LIVING: 638 SQ FT / PATIO: 84 SQ FT

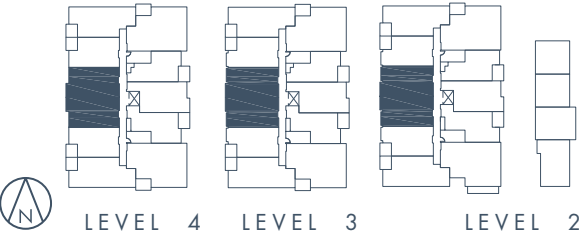
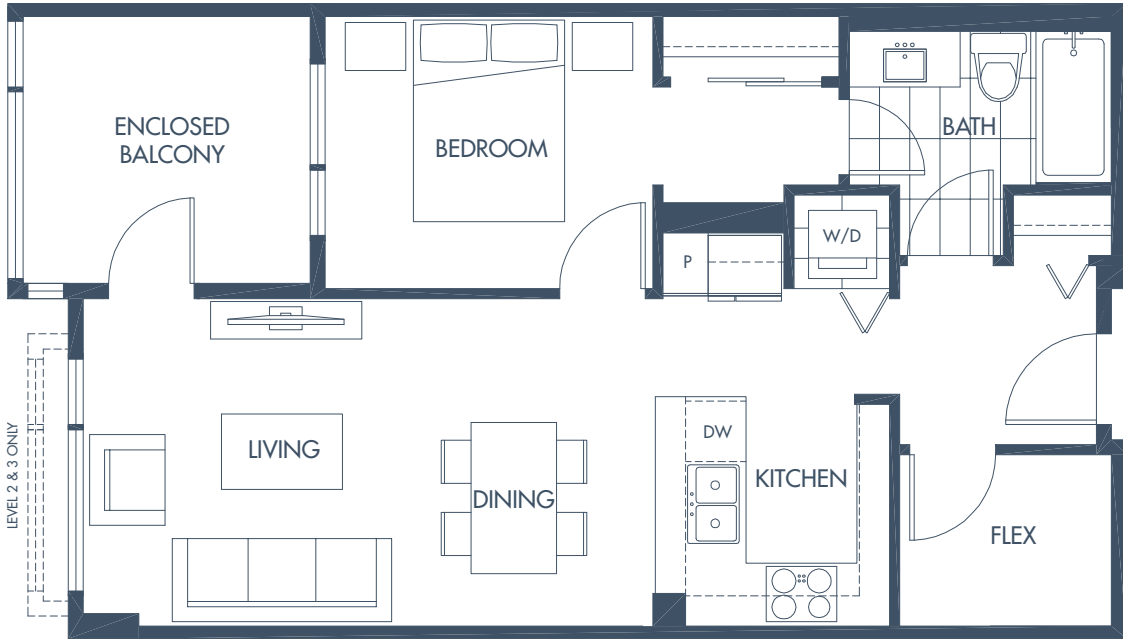


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Unit B3

ONE BEDROOM + FLEX

LIVING: 732 SQ FT

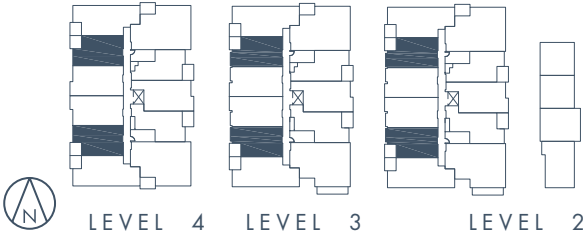
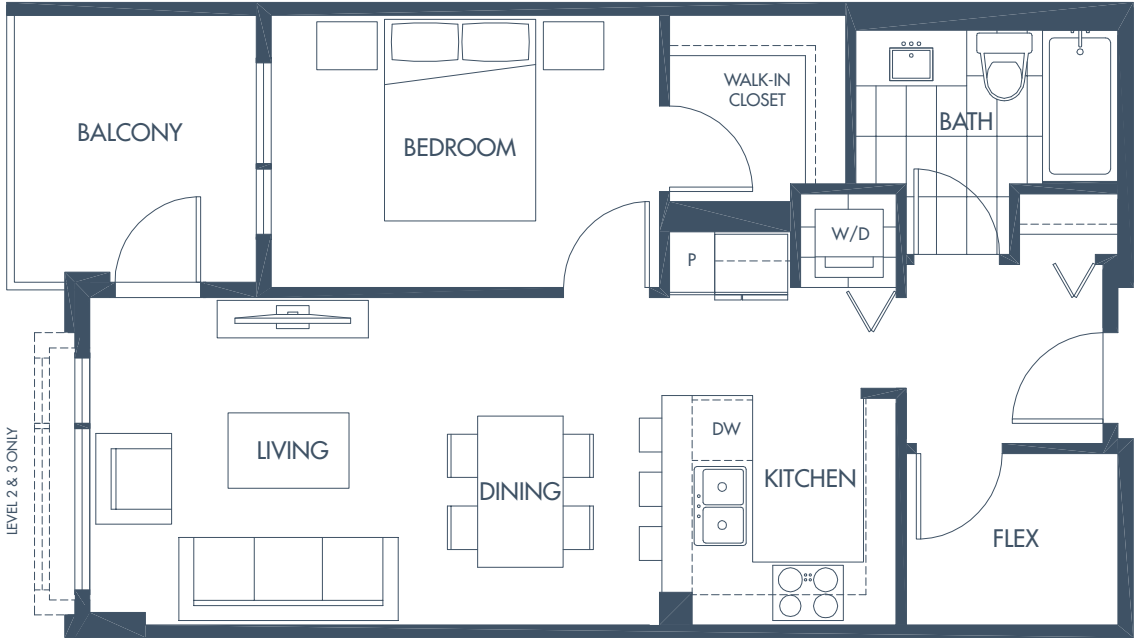


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Unit B4

ONE BEDROOM + FLEX

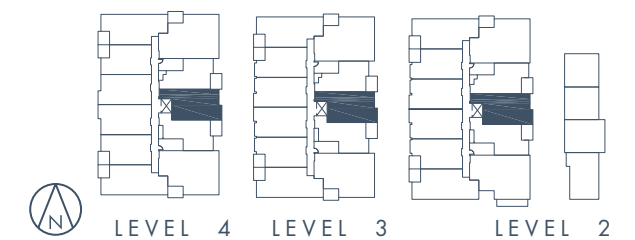
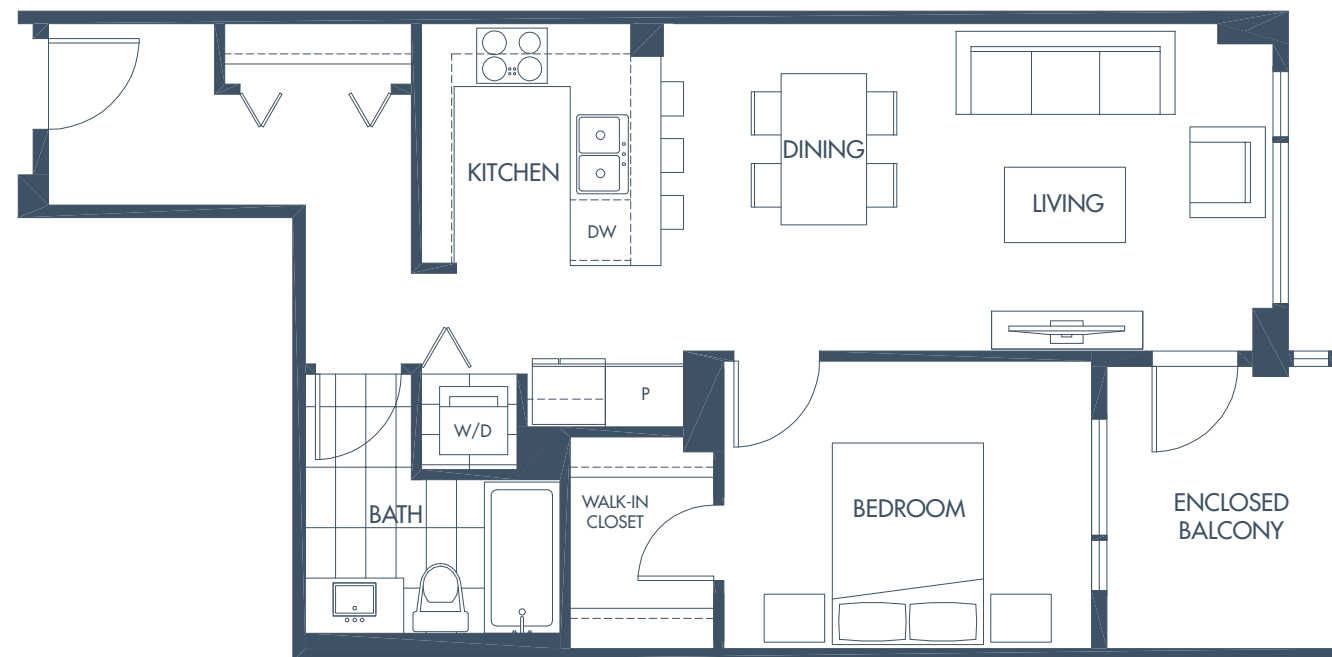
LIVING: 666 SQ FT / PATIO: 71 SQ FT



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Unit C

ONE BEDROOM
LIVING: 770 SQ FT



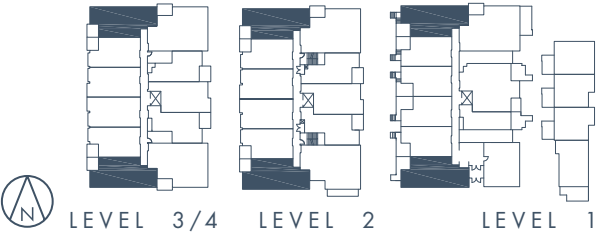
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Unit D

TWO BEDROOM

LIVING: 840 SQ FT / PATIO: 71 – 97 SQ FT

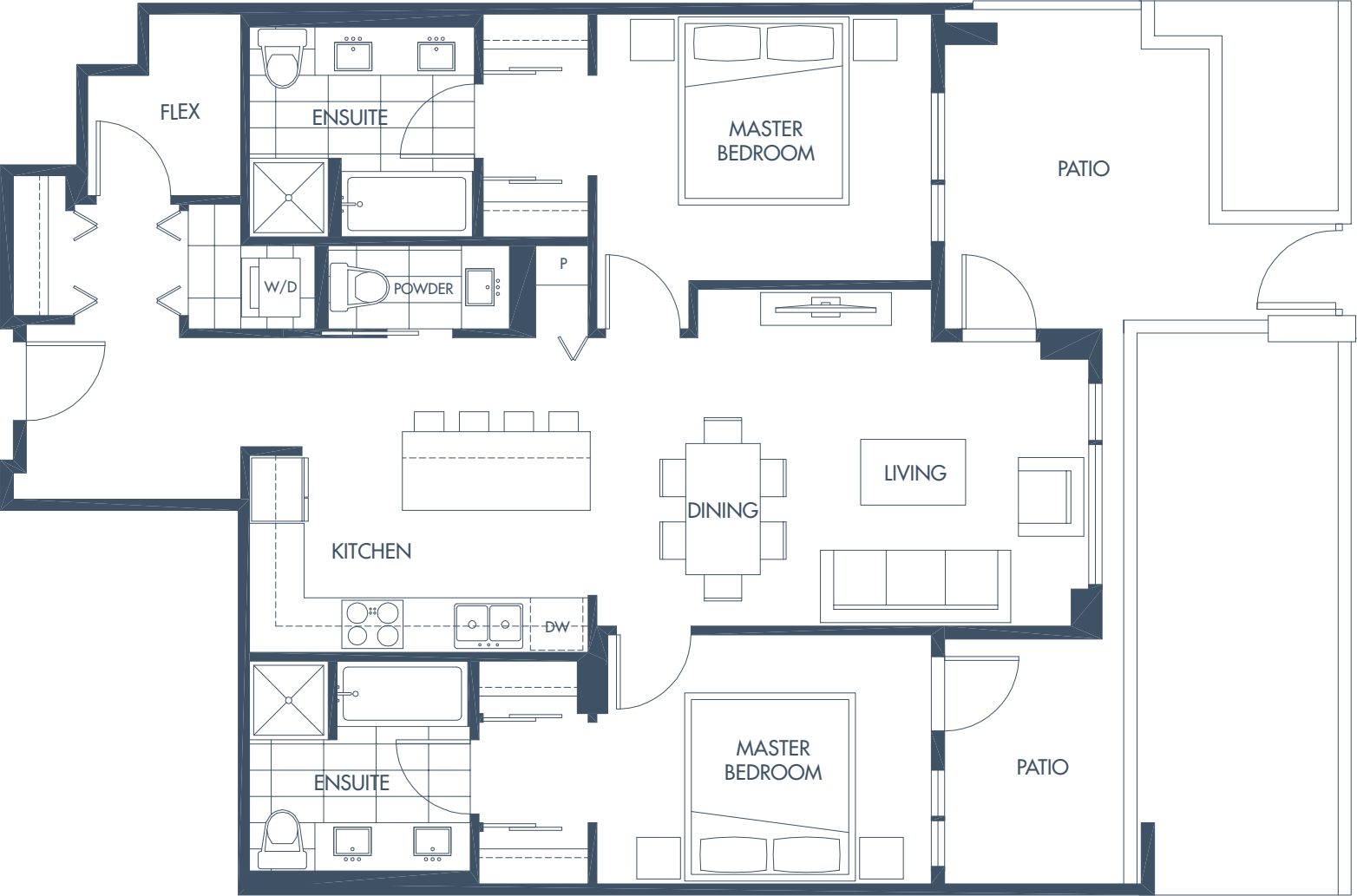


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Unit D1

TWO BEDROOM + FLEX

LIVING: 1125 SQ FT / PATIO: 199 SQ FT

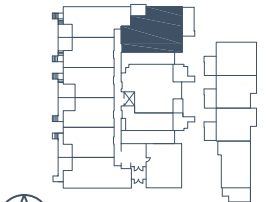


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Unit E2

THREE BEDROOM + FLEX

LIVING: 1140 SQ FT / PATIO: 236 SQ FT



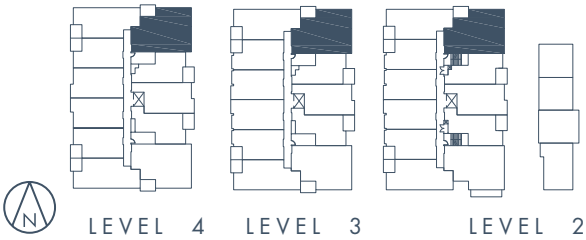
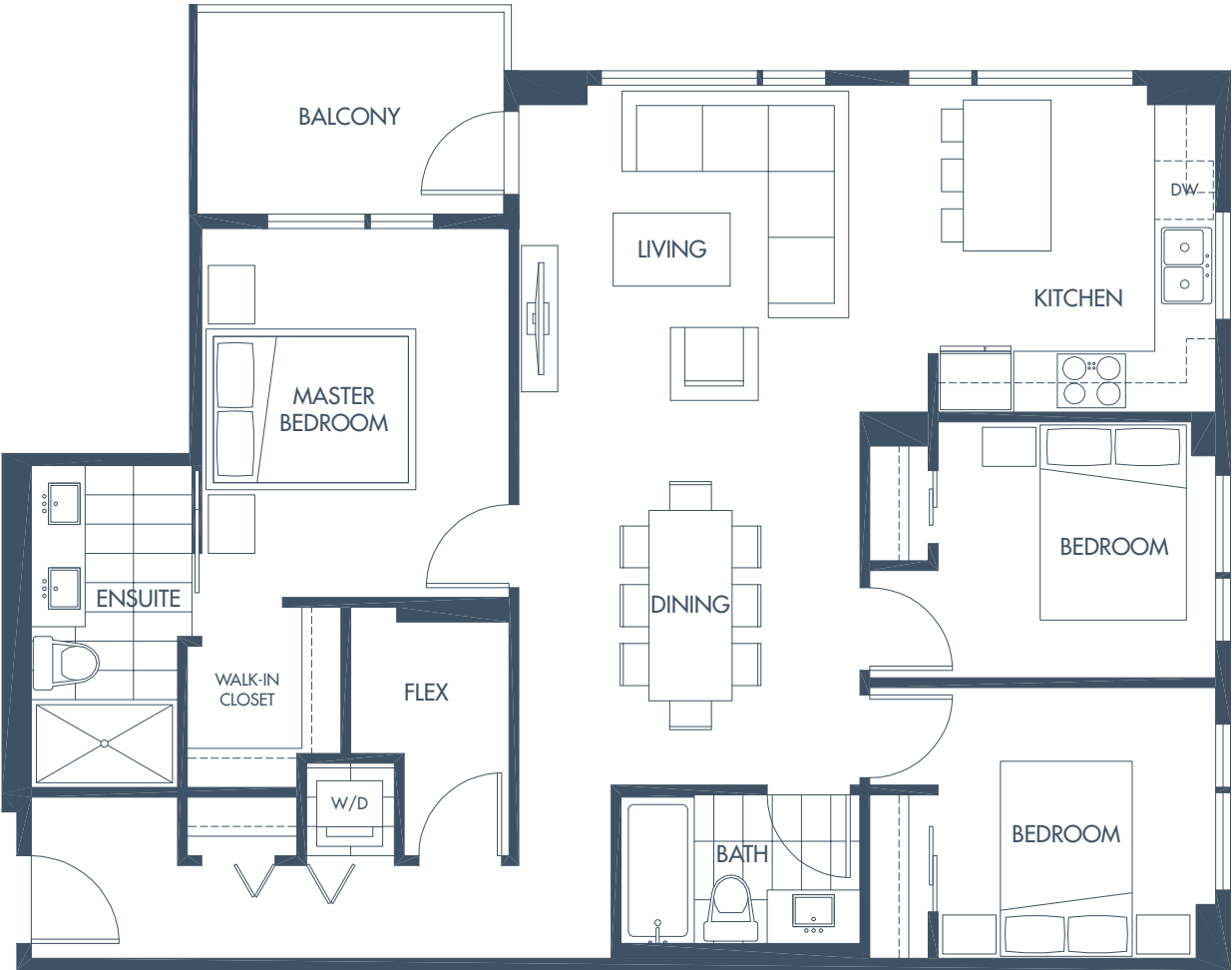
LEVEL 1

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Unit E3

THREE BEDROOM + FLEX

LIVING: 1140 SQ FT / PATIO: 77 SQ FT

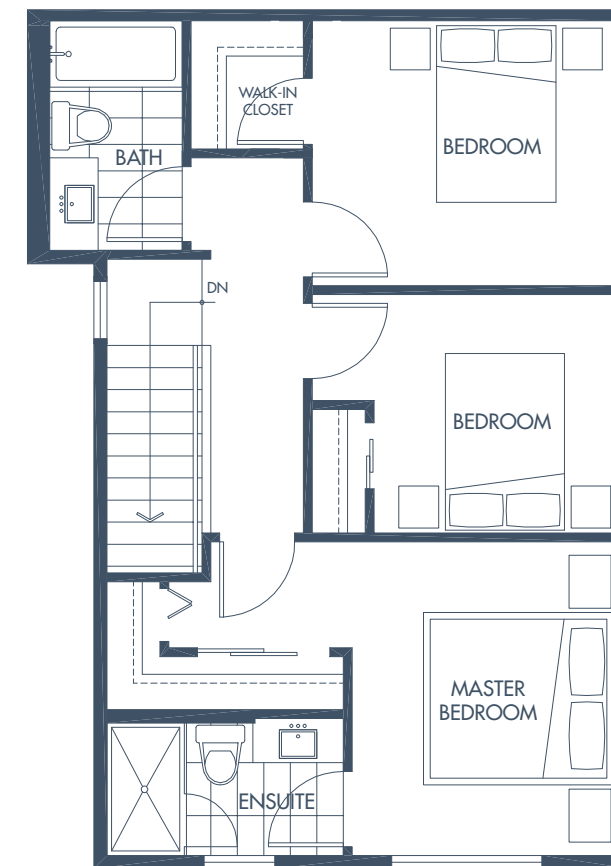
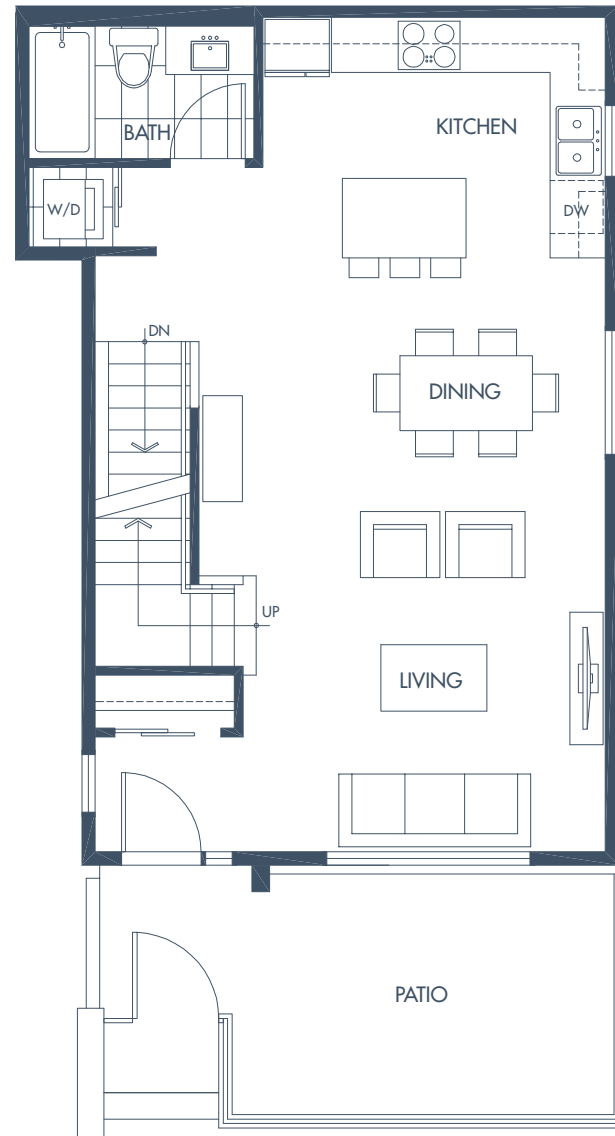
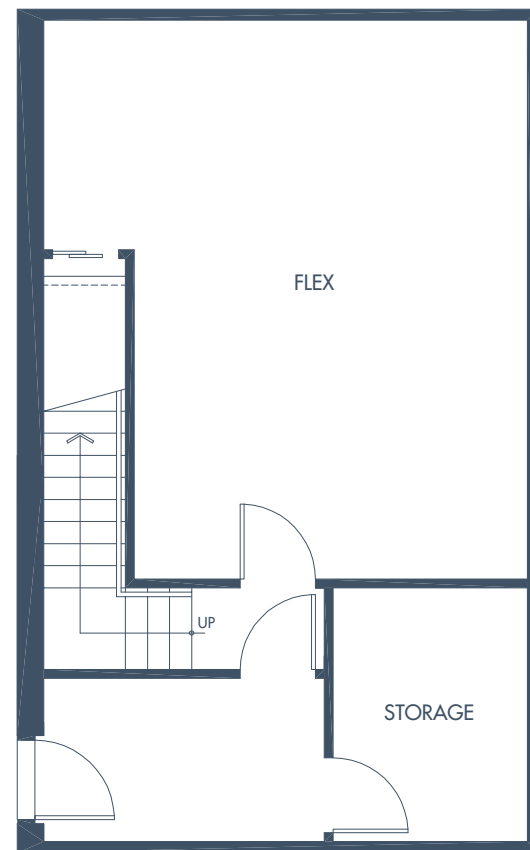


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Townhouse One

THREE BEDROOM + FLEX

LIVING: 1925 SQ FT / PATIO: 173 SQ FT



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Townhouse Two

THREE BEDROOM + FLEX

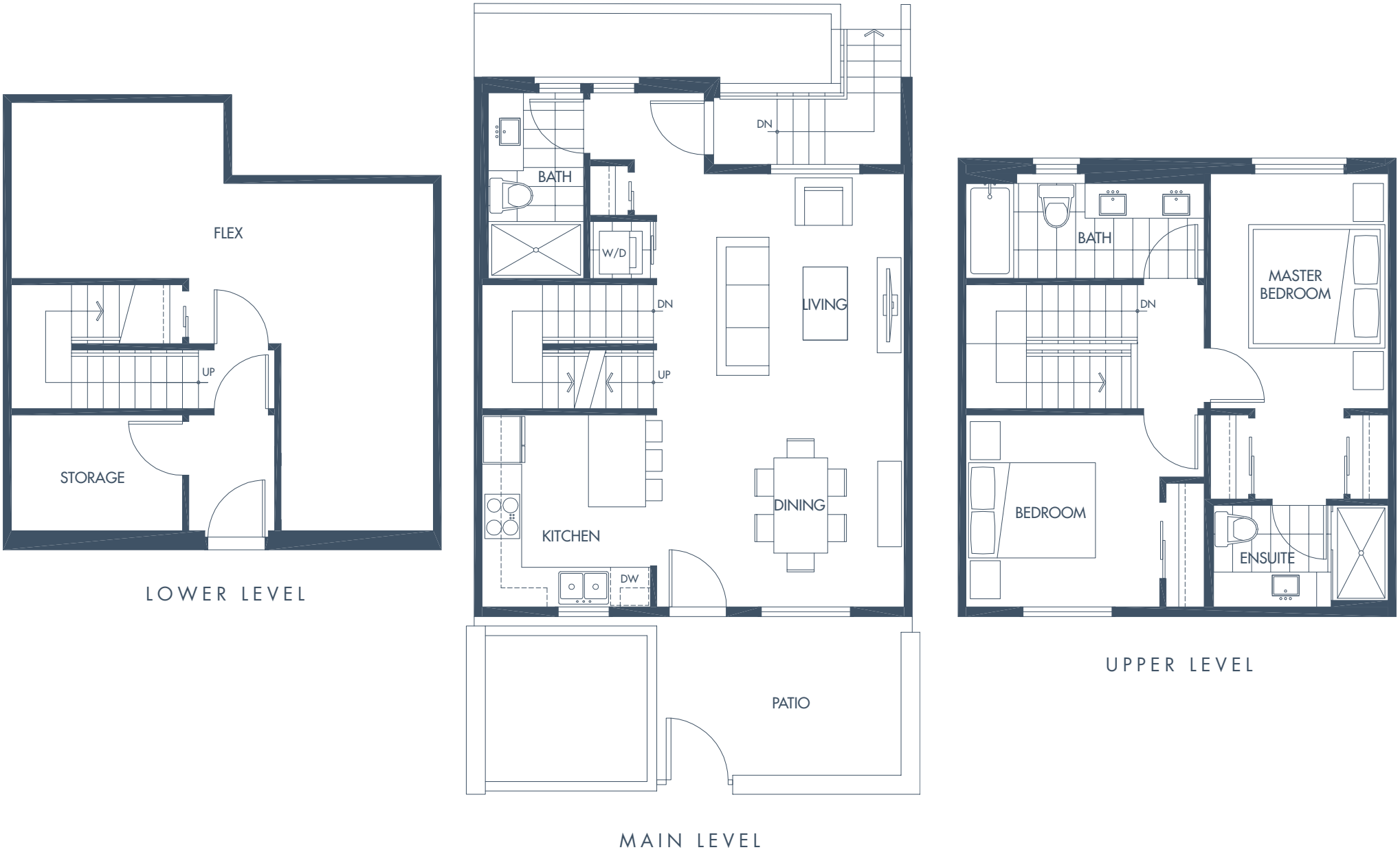
LIVING: 1677 SQ FT / PATIO: 107 SQ FT



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Townhouse Three

TWO BEDROOM + FLEX
LIVING: 1602 SQ FT / PATIO: 110 SQ FT

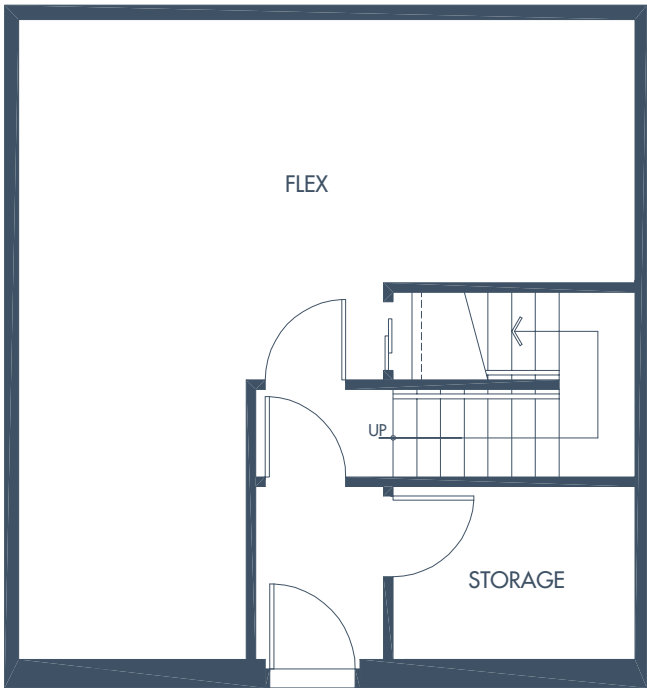


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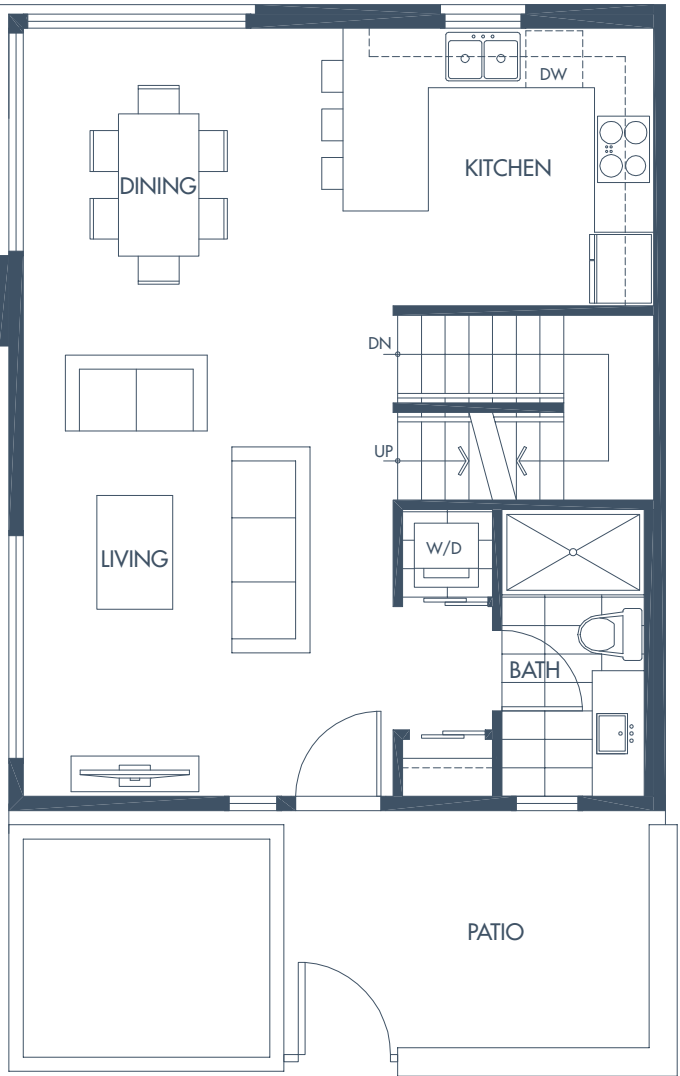
Townhouse Four

TWO BEDROOM + FLEX

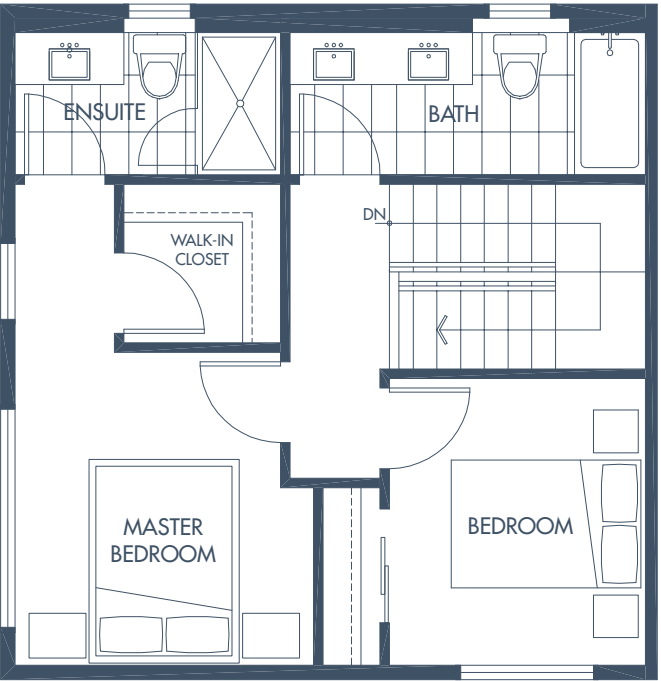
LIVING: 1680 SQ FT / PATIO: 110 SQ FT



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

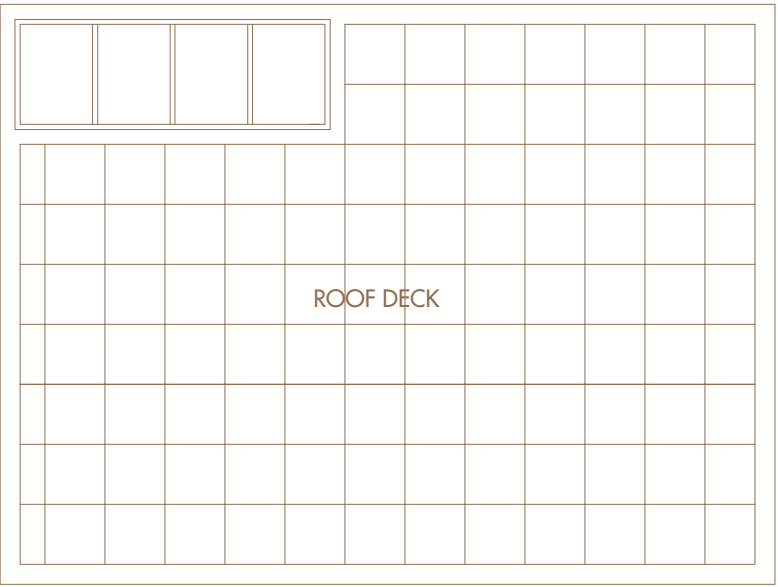


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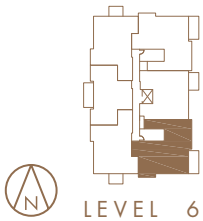
Penthouse One

THREE BEDROOM

LIVING: 1247 SQ FT / PATIO: 95 + 400 SQ FT



THE PENTHOUSE COLLECTION

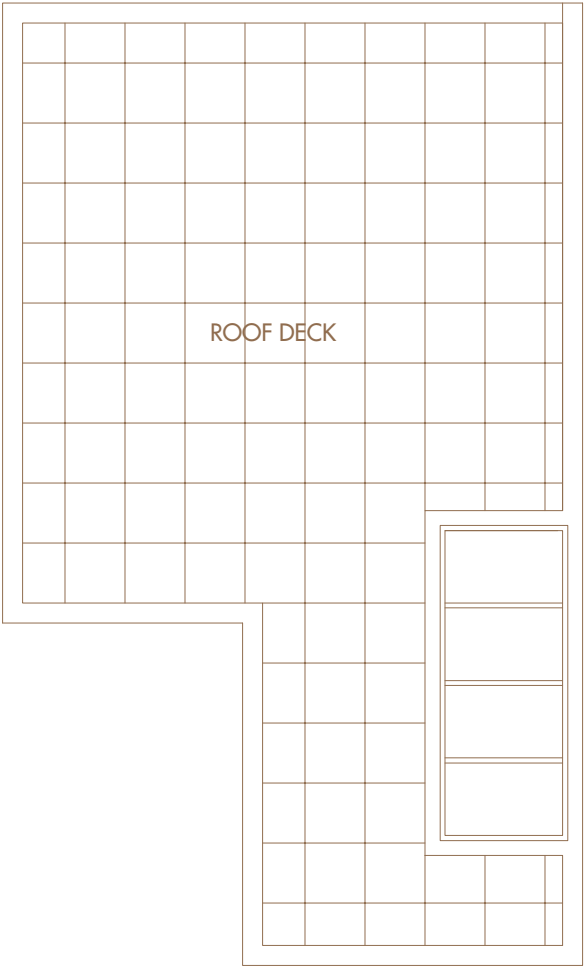
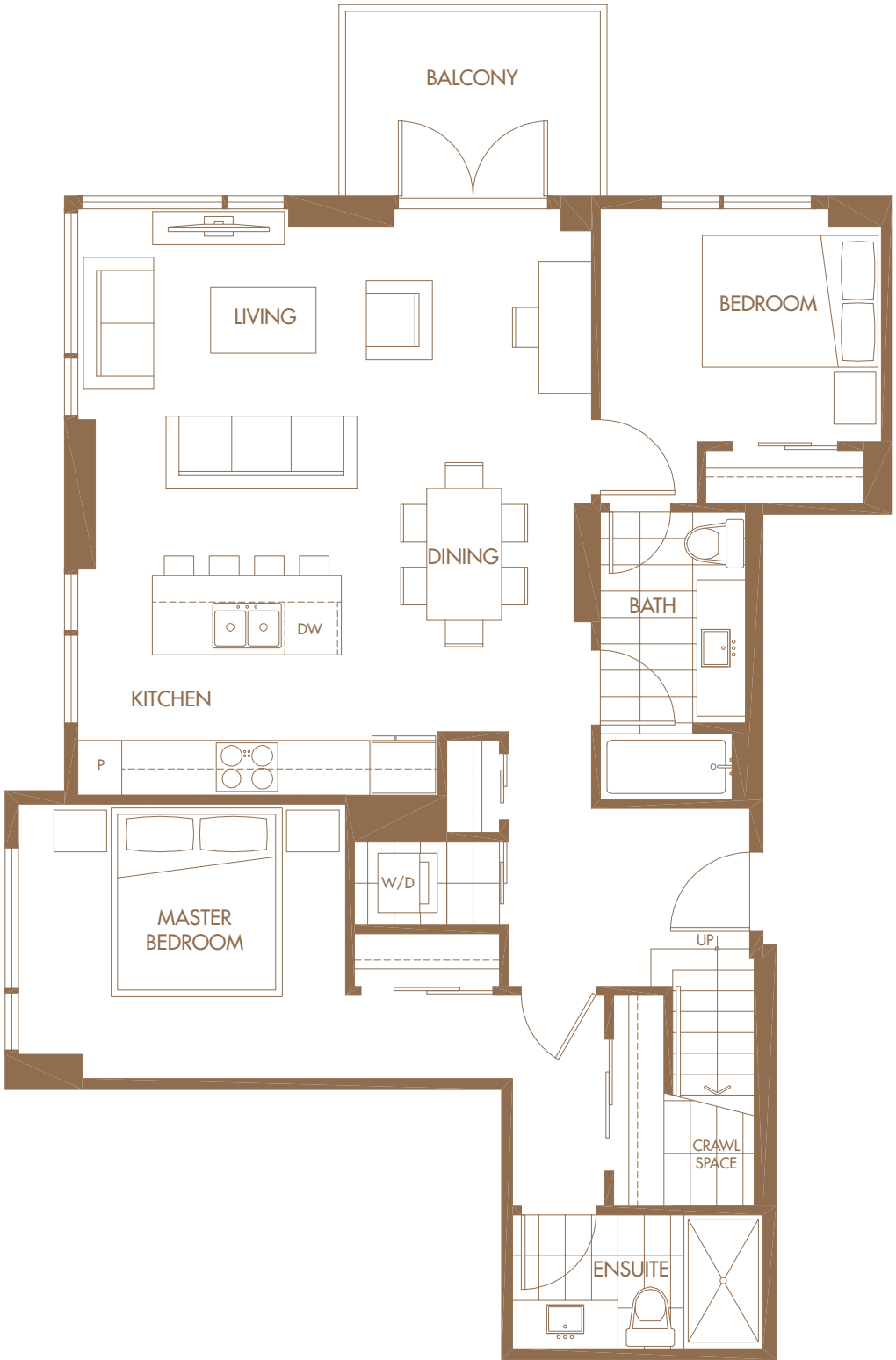


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Penthouse Two, Four

TWO BEDROOM

LIVING: 1090 SQ FT / PATIO: 66 + 400 SQ FT



THE PENTHOUSE COLLECTION

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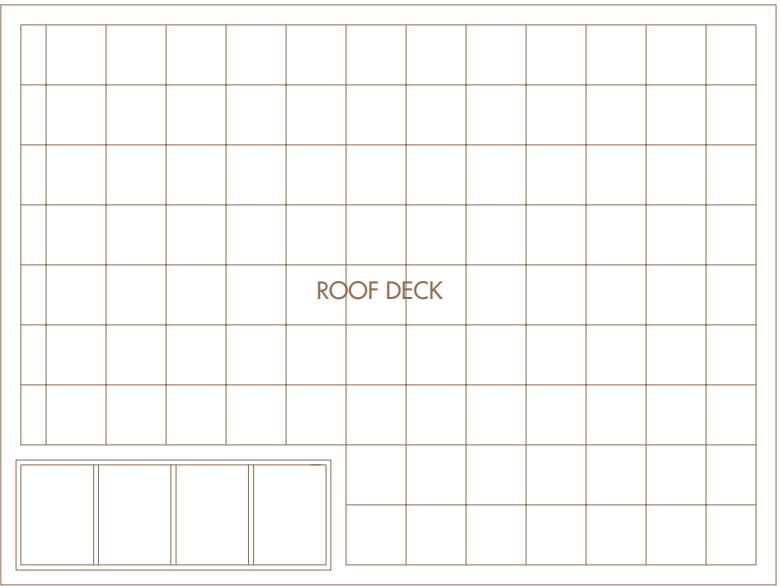


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Penthouse Five

THREE BEDROOM

LIVING: 1232 SQ FT / PATIO: 95 + 400 SQ FT



THE PENTHOUSE COLLECTION



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Sub-Penthouse One

THREE BEDROOM

LIVING: 1228 SQ FT / PATIO: 543 SQ FT



THE PENTHOUSE COLLECTION



LEVEL 5

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Sub-Penthouse Two, Four

TWO BEDROOM + FLEX

LIVING: 1084 SQ FT / PATIO: 524 SQ FT



THE PENTHOUSE COLLECTION

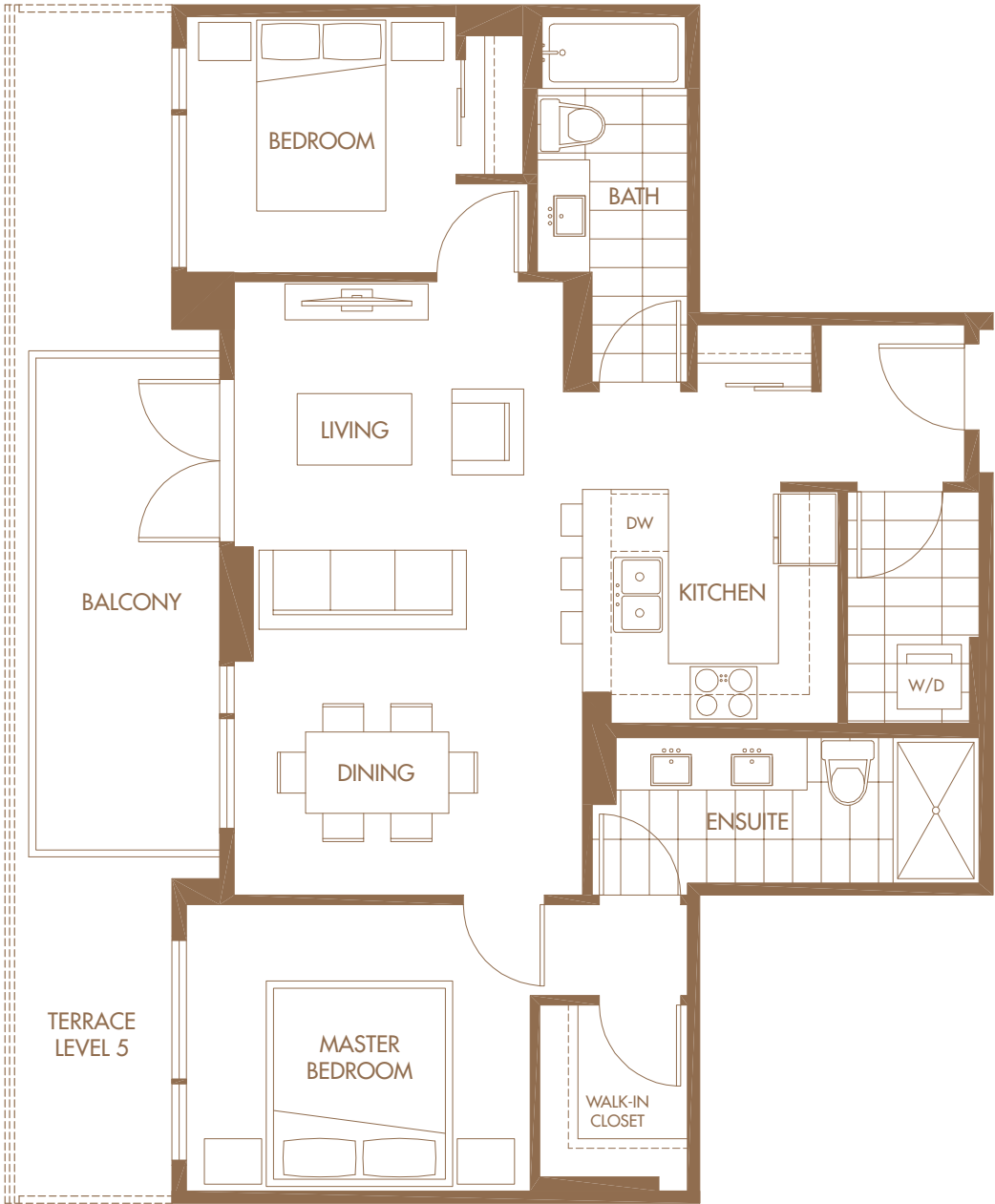


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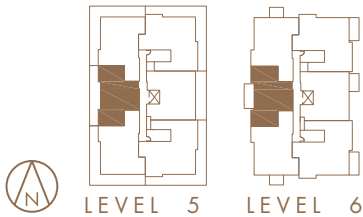
Sub-Penthouse Three, Penthouse Three

TWO BEDROOM

LIVING: 932 – 946 SQ FT / PATIO: 101 – 273 SQ FT



THE PENTHOUSE COLLECTION



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Sub-Penthouse Five

THREE BEDROOM
LIVING: 1213 SQ FT / PATIO: 543 SQ FT



THE PENTHOUSE COLLECTION

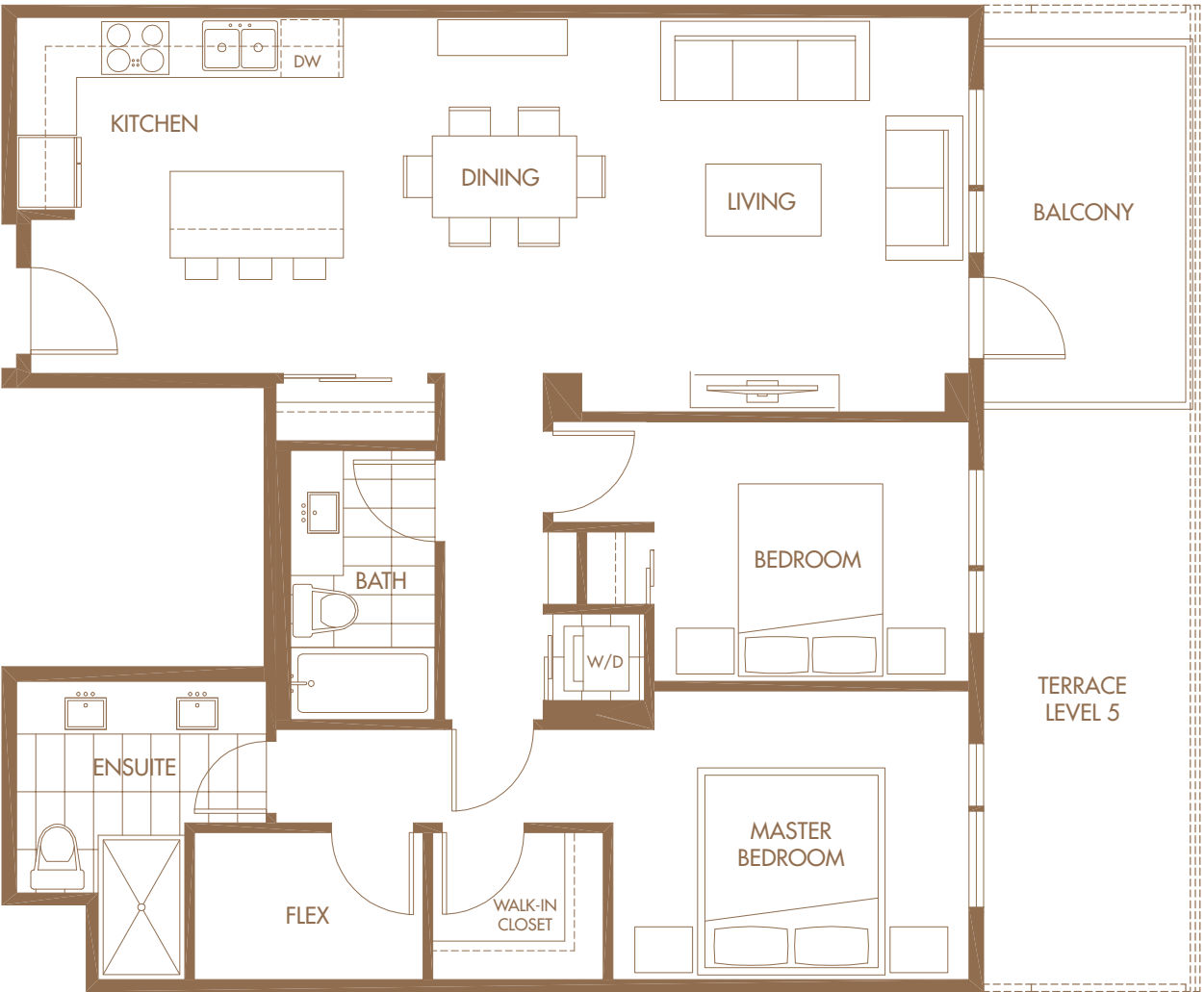


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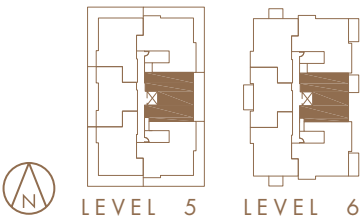
Sub-Penthouse Six, Penthouse Six

TWO BEDROOM + FLEX

LIVING: 1049 SQ FT / PATIO: 72 – 253 SQ FT



THE PENTHOUSE COLLECTION



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AFTER 35 YEARS IN DEVELOPMENT AND PROPERTY MANAGEMENT,
WE AT PENNYFARTHING HOMES HAVE COME TO KNOW PRECISELY
WHAT OUR HOMEOWNERS REALLY WANT AND NEED.



pennyfarthinghomes.ca

Pennyfarthing Homes finds locations worth living in. Most importantly, these communities are the places people want to live. From concept to completion, we ensure development decisions throughout the process are made with the buyers in mind. This clarity assigns every element a precise purpose, from exterior textures to the interior features that distinguish a Pennyfarthing home. Each detail works together seamlessly, resulting in a home that elevates the experience of living. Our focus is on you.

The Pennyfarthing Group was established in 1980, and is comprised of Pennyfarthing Development Corp., Pennyfarthing Construction Co. Ltd. and Crossbridge Property Management, which are all under the day-to-day direction of the President and CEO, Dr. Anthony Hepworth, and his son, Geoffrey Hepworth.