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EPIC

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IN FALSE CREEK VILLAGE, VANCOUVER

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Here at [EPIC AT WEST](#), it is about being a part of something grand on a global scale, engaging with your neighbors, savoring the breathtaking scenic beauty of Vancouver, connecting with nature all year round and acting on the endless adventures that await you each and every day, in every direction. It is vibrant, dynamic and deserving of the World's attention as one of the BEST brand new waterfront communities to live in.

[EPIC AT WEST](#) is the final jewel in Executive Groups multi-phased development called, Residences at West. Changing the face of False Creek forever and spanning an entire city block with three towers complete with an 18,000 sqft. daycare and Shops at West offering over 43,000 sqft of upscale retail - all this, at your doorstep.

Saving the BEST for last, [EPIC AT WEST](#) is the much anticipated finale and will exude sophistication and distinction in exceptional ways from the bold architectural design, the exquisite European inspired interiors to the superior construction quality.

120 NEW HOMES | CONTEMPORARY LIFESTYLE DESIGN  
IN THE HOTTEST NEW WATERFRONT COMMUNITY IN VANCOUVER

EVERY DAY, ADDING VALUE TO YOUR LIFE IN LIMITLESS WAYS.

At [EPIC AT WEST](#), healthy living is readily available and easily accessible offering you , from the most leisure to the most active of lifestyles - you decide.

CONNECTED. INDEPENDENT. SUSTAINABLE. WATERFRONT LIFESTYLE.

THE VILLAGE, IN FALSE CREEK, VANCOUVER

EPIC

AT WEST

EPIC

AT WEST

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EXECUTIVE  
P DEVELOPMENT





ABSOLUTE BEST LOCATION AND VALUE IN FALSE CREEK VILLAGE, VANCOUVER – NOW SELLING – VISIT THE SALES CENTRE TODAY

IN THE HEART AND SOUL OF THE VILLAGE, IN FALSE CREEK.

Here at EPIC AT WEST, healthy living is readily available and easily accessible offering you, from the most leisure to the most active of lifestyles - you decide

Located within Vancouver's best seaside excitement having the most breathtaking natural scenery of the majestic Northshore mountains and the soothing ocean's water. You are just steps away from the largest outdoor seaside patios in Vancouver, the Food Truck Fest, International Dragon Boat Festival and seconds away from the very BEST of what Vancouver has to offer. The Village's very own 1.1km seawall is the brand new link to Vancouver's 22 km of continuous seaside pedestrian-bicycle route.



At EPIC AT WEST public amenities are abundant and at your doorstep including Executive Group Development's very own 43,000 sqft of upscale street level retail called Shops at West covering an entire city block including the spectacular 18,000 sqft \$11 million state-of-the art childcare facility in Phase I already gifted to the City of Vancouver.

The Village is home to Urban Fare groceries, London Drugs, Creekside Community Centre, Liberty Wine Store, Craft Restaurant, Tap & Barrel, Terra Breads, JJ Bean, school sites, parks, marinas, and all your day-to-day services for postal, banking, drycleaning & pets – it's no wonder this is its own city within a city and Vancouverites are choosing to live here!

The public transportation is the most comprehensive yet to be seen for a neighborhood - within a 4 block radius includes the Canada Line, Skytrain, water taxis, #84 UBC bus, streetcar, 22 km of seaside bike & pedestrian routes with endless connectors to wherever your destination.



Shops at West | 43,000sq ft of upscale retail  
[www.ShopsatWest.com](http://www.ShopsatWest.com)

Being a part of the greater master-planned community called Southeast False Creek, all three phases at WEST including Shops At West will play a vital role in the creation and evolution of the newest and most sophisticated breed of urban epicenter developments. It is evident that the Village has transformed and evolved into the most livable brand new waterfront community offering the BEST of Vancouver

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into the most livable brand new waterfront community offering the BEST of Vancouver

The Village is a flourishing and exciting retail culture of local artisans that has put BC on the world map for craft beers, offering up a myriad of delicious styles and flavors in cuisine to please any cravings and all the day-to-day services you need at your doorstep including Executive Group s very own, SHOPS AT WEST - over 43,000 sqft of upscale retail including Flying Pig Restaurant, Wild Tale, Bao Down, Nook, BMO, Olympic Village Dental, Focus Physio + Wellness and Kiss and Makeup.



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Shops at West | 43,000sq ft of upscale retail  
[www.ShopsatWest.com](http://www.ShopsatWest.com)

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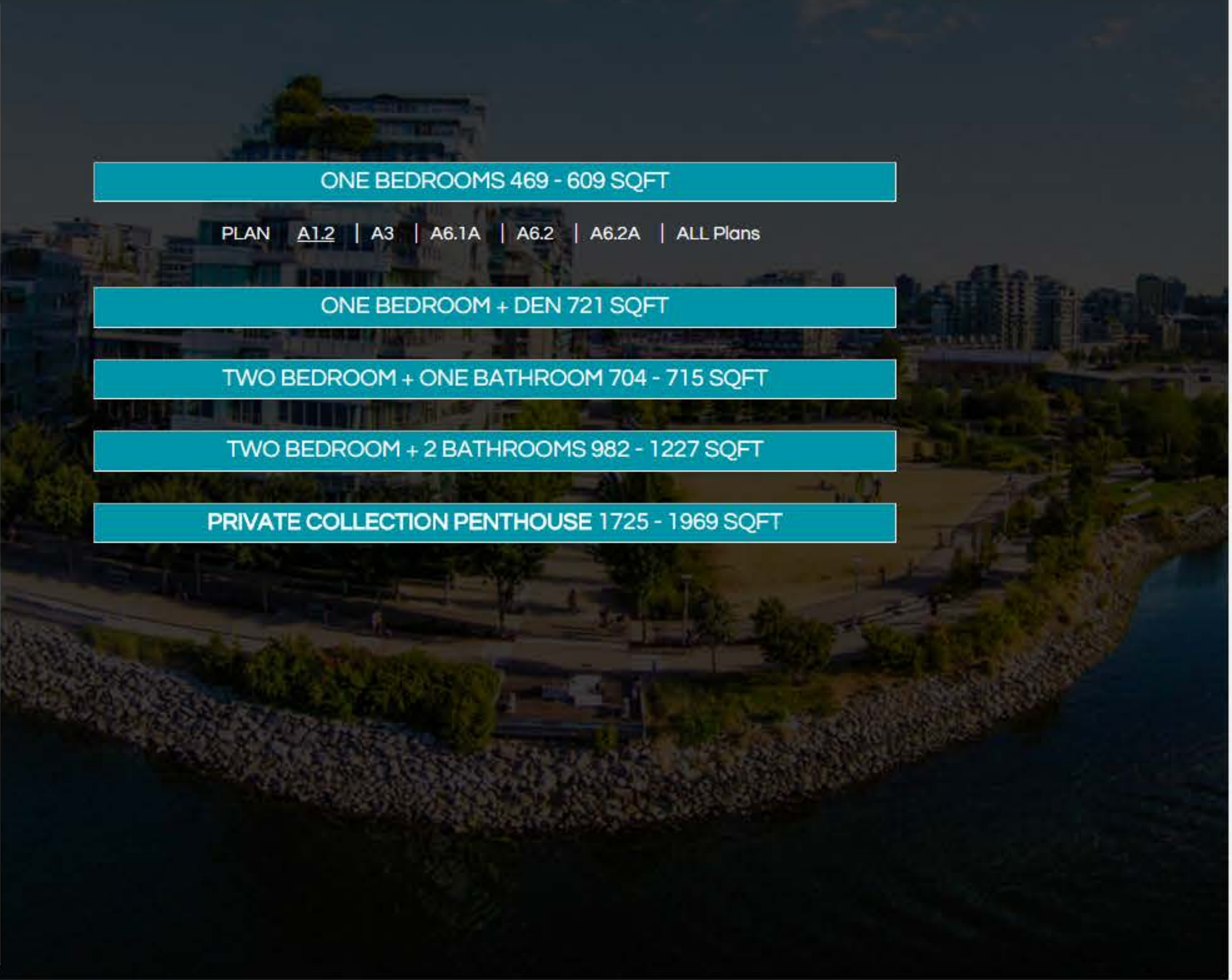




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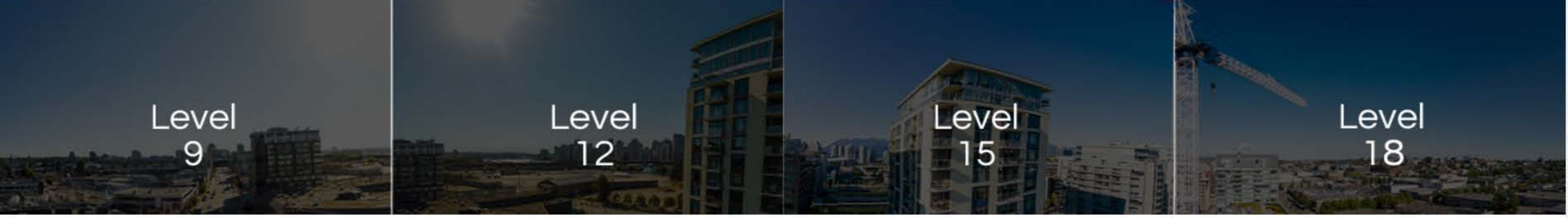
EPIC AT WEST | FLOORPLANS

The interiors at [EPIC AT WEST](#), offer a high level of sophistication and design. Celebrated local designer, Caroline Boisvert from Atmosphere Interiors draws her inspiration firstly by understanding the daily needs of the home owner and then designs the interiors so they stand the test of time, from a functional and esthetic perspective. Every inch is thoughtfully optimized for functionality, comfort and luxury.



EPIC AT WEST | VIEWS

From picturesque views of the majestic North Shore Mountains and False Creek to the lights of Mt Pleasant and Fairview slopes, choose your vantage point and enjoy each day as it unfolds.



ADDING VALUE TO YOUR LIFE IN LIMITLESS WAYS

- 8,500 SQ.FT. ROOFTOP PATIO
- CLUBHOUSE WITH KITCHEN
- MEDIA & DINING AREA
- BOARDWALKS
- OUTDOOR ROOFTOP BBQ LOUNGE WITH PATIO
- CHILDREN'S AREA
- COMMUNAL PLANTERS
- FULLY EQUIPPED FITNESS CENTRE
- DOG SPA & WASH ROOM
- TWO ZIP CARS
- LOBBY WITH CONCIERGE SERVICES
- VISITOR PARKING







## EXECUTIVE TEAM & OUR PARTNERS

### VISION | EXECUTIVE GROUP DEVELOPMENT

From conception to execution, Executive Group Development's vision for the multi-phased boutique highrise development called, Residences at WEST has become the pride of the Village in Southeast False Creek. Sitting centre stage and spanning an entire city block, the bold and distinctive architecture of each of the three towers consisting of a total of 486 new residential units and 43,000 sqft of upscale lifestyle oriented street level retail commands the attention of even the most discerning in Vancouver. With [EPIC AT WEST](#), Executive Group will once again deliver the best valued contemporary homes in Vancouver's best locations due to complete in 2018.

With over 4 decades of success and experience in Residential, commercial and 4-star Hotel Development throughout North America, the Executive Group understands and delivers the contemporary demands of what defines comfort, luxury and functionality. With over 3000 residential homes in single family and mixed-use development and most recently expanding their portfolio to 19 hotels across North America including a brand new Executive Hotel Le Soleil New York City and the Executive Hotel Cosmopolitan in Toronto, each new endeavor by Executive Group is as dynamic, progressive and exceptional as the one before it. There is no doubt that satisfying their new home owners and guests IS their unwavering passion.

[executivegroupdevelopment.com](http://executivegroupdevelopment.com)



### EXECUTIVE GROUP DEVELOPMENT | PARTNERS

#### Argo Ventures Inc.

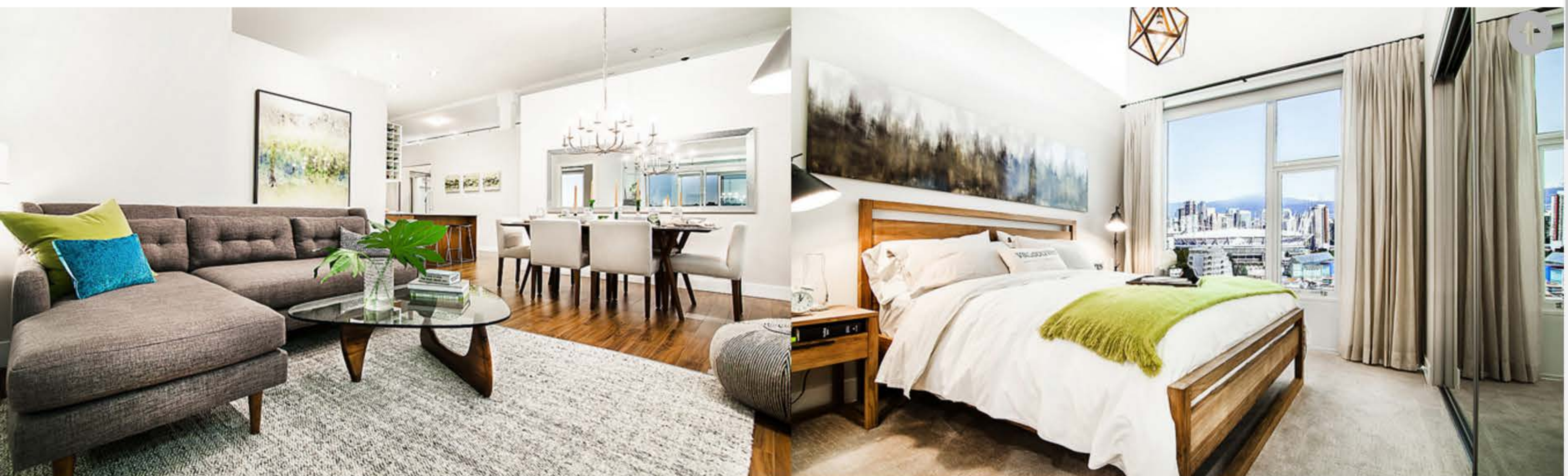
Argo was incorporated as the first real estate investment firm by Korean /Canadian capital in Canada in 1989 and has been successful in real estate investing for over 20 years. Argo's vision is the "Pursuit of Uncompromising Integrity," "Consistent Whole-hearted Diligence" and "Ceaseless Passion for Professionalism." Upon Argo's acquisition program funded by Korean institutional investors, it surpassed \$100 million of real estate investment assets in 2003 and currently manages over \$400 million of premium property real estate

#### Walter Francl Architecture Inc.

The award winning Walter Francl Architecture firm has a proven record in completing complex, design-intensive community and institutional projects, with a highly regarded portfolio of residential, commercial and public works infrastructure projects. Based in Vancouver, the firm embraces a collaborative design process that has engaged with the Executive Group to deliver a landmark design both visually and in its functionality.

#### Atmosphere Interiors

As the principal of Atmosphere, Caroline Boisvert's reputation for designing beautiful interiors extends throughout North America and abroad. As Vancouver's most sought-after designer, Boisvert has worked her unparalleled talent on the amenities and luxurious suites at The Residences at West - Phase 1 and 2, creating impressions that are 100% spectacular. From the richness of her chosen exotic woods to the natural beauty of marble wall and accents with strategically located cascading lights, Boisvert's vision for the Residence at West Phase 1, 2 and 3 interiors are accomplished and sophisticated. Befitting only a privileged few - [EPIC AT WEST](#) will undoubtedly be the most admired address in the entire area of False Creek Vancouver.







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IN FALSE CREEK VILLAGE, VANCOUVER PHASE 3 – NOW SELLING!

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ACT NOW FOR YOUR OPPORTUNITY TO OWN, LIVE OR INVEST AT **EPIC AT WEST** - IN THE HOTTEST NEW WATERFRONT COMMUNITY IN FALSE CREEK, VANCOUVER!

REGISTER NOW FOR THE LAST OPPORTUNITY TO PURCHASE A NEW HOME IN THE BEST NEW PRESALE PROJECT IN FALSE CREEK VILLAGE & STAY IN TOUCH FOR THE MOST UP-TO-DATE NEWS, IMMEDIATELY! DON'T MISS OUT!

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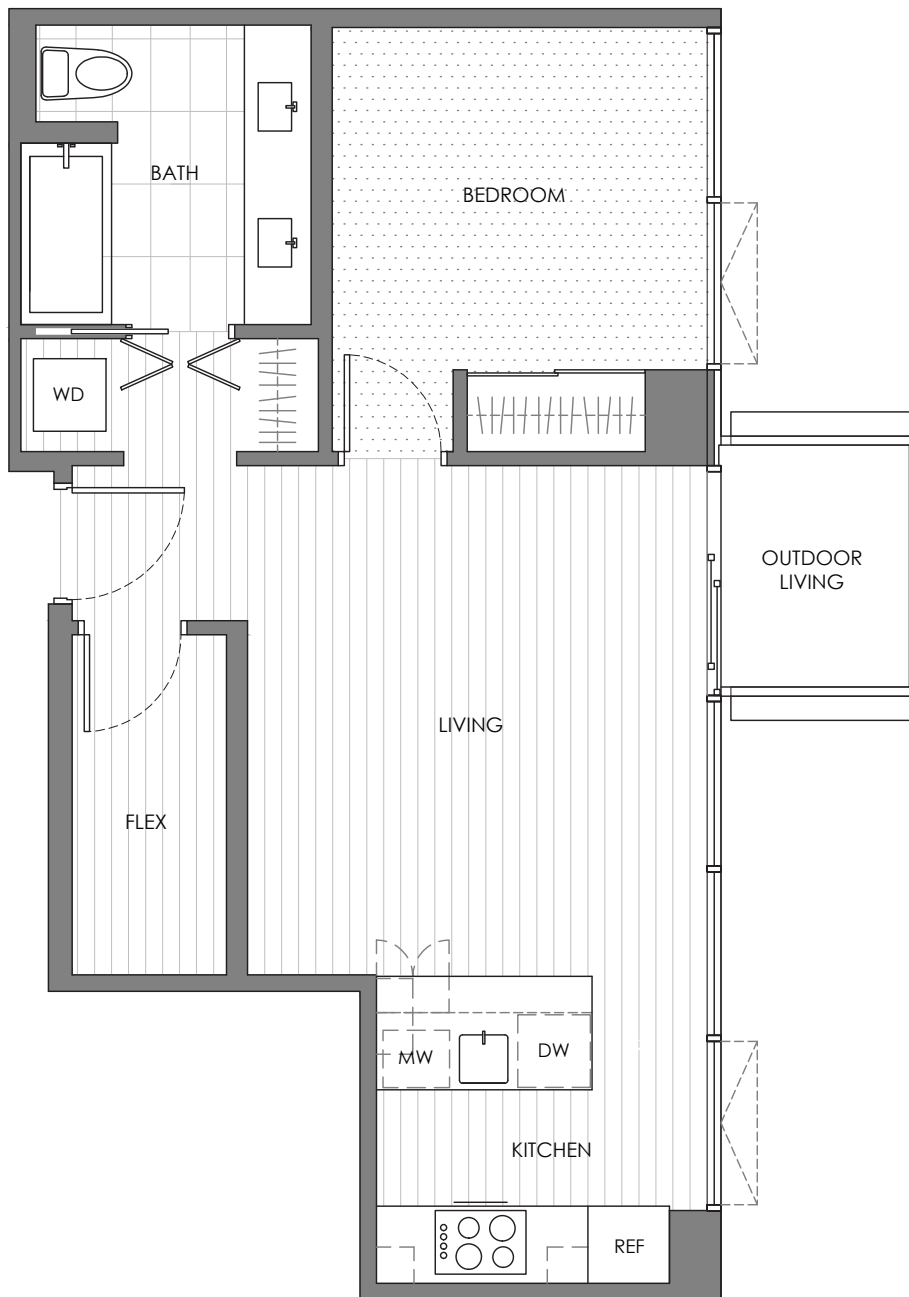




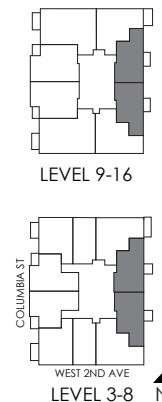
## FLOORPLAN A3

1 Bedroom | 1 Bath - Double Sink | 596 sq.ft. | 35 sq.ft. Balcony

#705  
#706  
#806  
#1406



\* Architectural feature varies - please consult a salesperson



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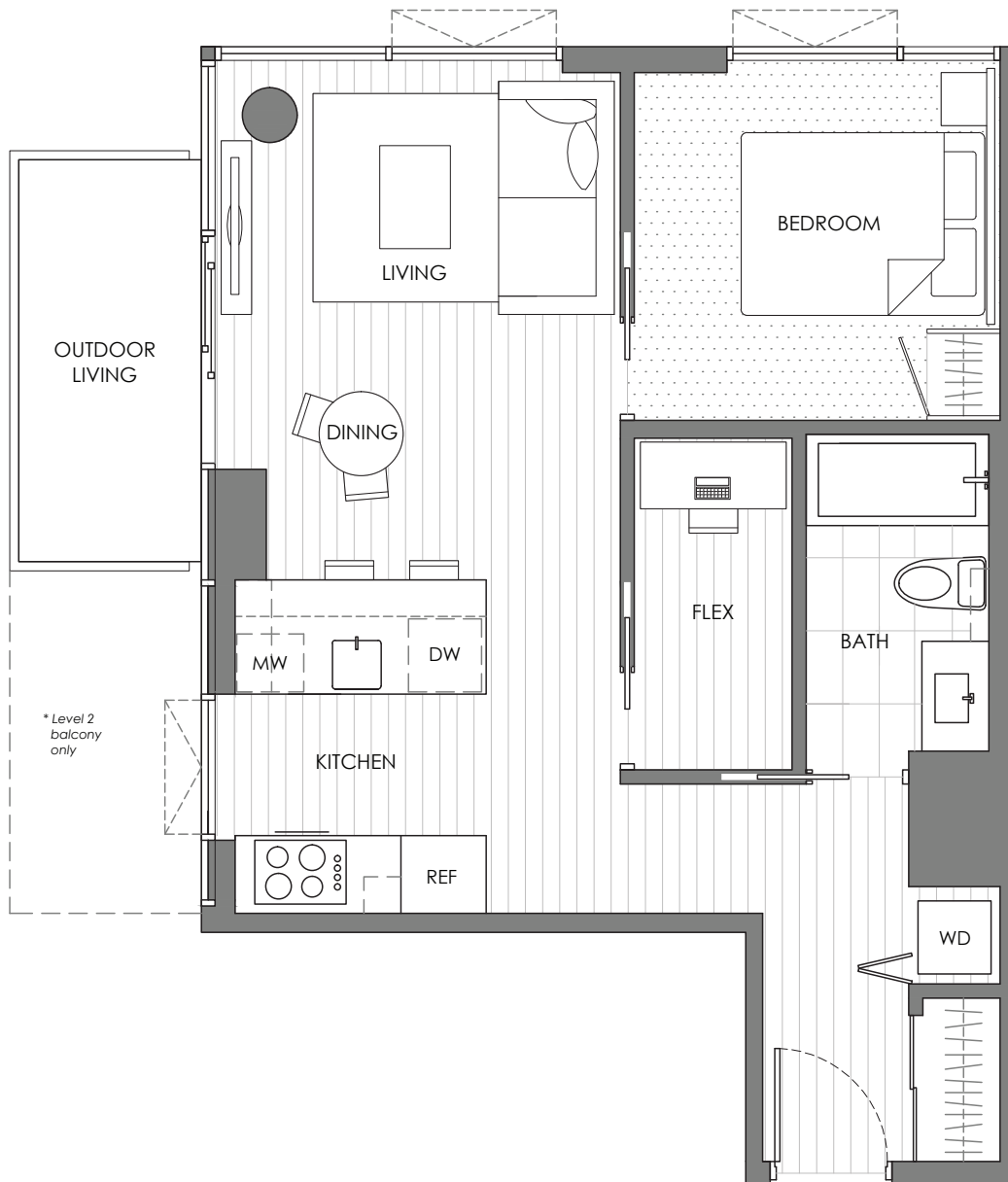




## FLOORPLAN A6.2

1 Bedroom | 1 Bath | 581 sq.ft. | Corner | 55-102 sq.ft. Balcony

SW  
#309 - Last one



\* Level 2 only with 102 sq.ft. Patio

\*\* Level 2 available on NW corner only

\*\*\* Architectural feature varies - please consult a salesperson



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## FLOORPLAN B2.4

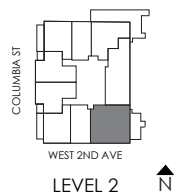
#207

2 Bedroom | 2 Bath | 964 sq.ft. | Corner | 181 sq.ft. Patio



\* Only one available - Level 2 SE corner

\*\* Architectural feature varies - please consult a salesperson



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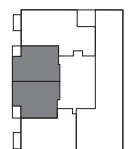
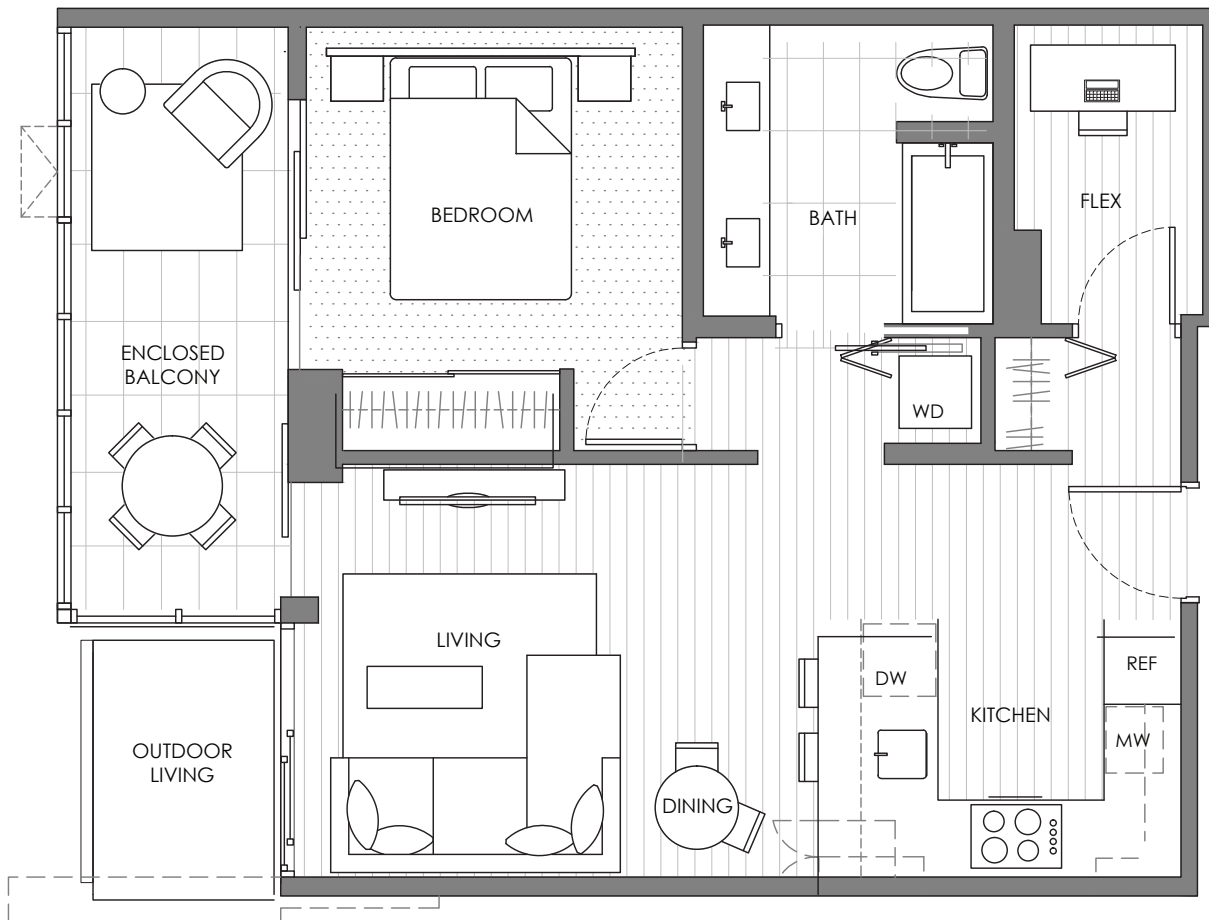




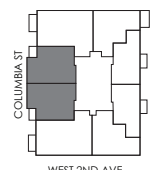
## FLOORPLAN B3

1 Bedroom + Den | 1 Bath - Double Sink | 729 - 731 sq.ft. | 35-38 sq.ft. Balcony

#909  
#1109



LEVEL 17



WEST 2ND AVE  
LEVEL 9-16



\* Balcony sizes vary between 35 - 38 sf.

\*\* SubPenthouse Level 17 with 8' 8" ceiling heights

\*\*\* Architectural feature varies - please consult a salesperson



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## FLOORPLAN C1.2

#1203 - Last one

2 Bedroom | 1 Bath - Double Sink | 704 sq.ft. | 54-502 sq.ft. Balcony



\* Level 2 only with 502 sq.ft. patio

\* Architectural feature varies - please consult a salesperson



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# FLOORPLAN C1.2A

2 Bedroom | 1 Bath - Double Sink | 715 sq.ft. | 2 Juliet Balconies

#1007  
#1107  
#1207



\* Architectural feature varies - please consult a salesperson



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# FLOORPLAN C4

2 Bedroom | 2 Bath | 982 sq.ft. | Corner | 55-105 sq. ft. Balcony

SW

#1108

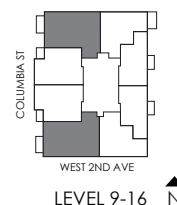
#1208 - 105 Sqft. balcony

#1508



\* Level 12 SW & Level 15 NW corner only with 102 -105 sq.ft. Balcony

\*\* Architectural feature varies - please consult a salesperson



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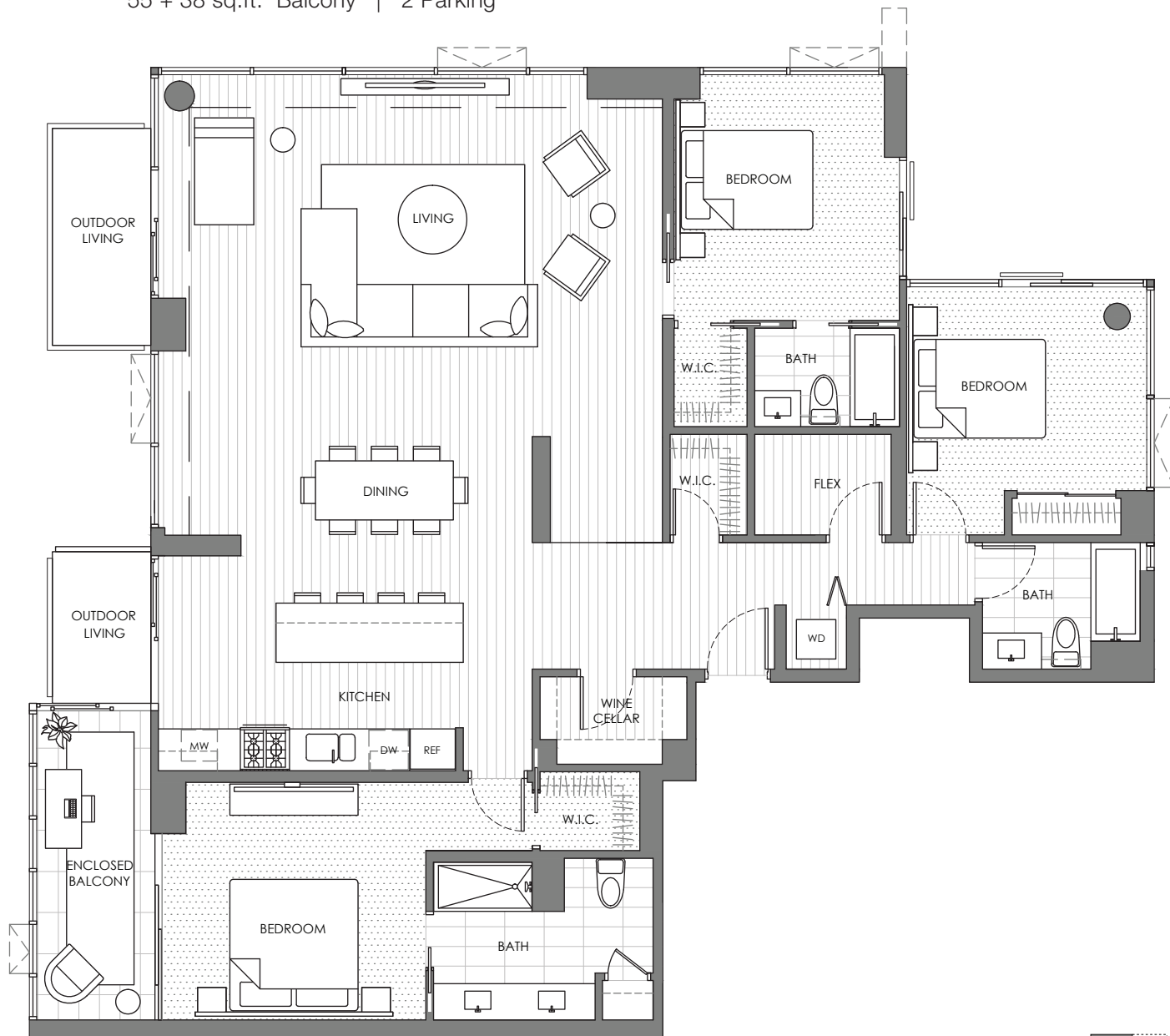




## FLOORPLAN PH1

Penthouse  
#1801

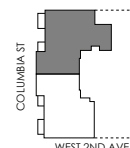
Private Collection Penthouse | 3 Bedroom + Den | 3 Bath | 1969 sq.ft. | Wine Cellar  
55 + 38 sq.ft. Balcony | 2 Parking



\* Penthouse Collection with 8' 8" ceiling heights, upgraded Gas Wolf Range, Subzero Fridge & Remote UV rollershades

\*\* Note: Gas is separately metered

\*\*\* Architectural feature varies - please consult a salesperson



LEVEL 18







## FLOORPLAN PH2

**Penthouse  
#1802**

Private Collection Penthouse | 2 Bedroom + Den | 2 Bath | 1725 sq.ft. | Wine Cellar  
35 + 55 sq.ft. Balcony | 2 Parking



\* Penthouse Collection with 8' 8" ceiling heights, upgraded Gas Wolf Range, Subzero Fridge & Remote UV rollershades

\*\* Note: Gas is seperately metered

\*\*\* Architectural feature varies - please consult a salesperson



LEVEL 18



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# FLOORPLAN A6.2 | Unit #203

582 sq. ft. | Corner 1 Bedroom | 1 Bath | 370 sq.ft. wraparound balcony



\*Variations for balcony size Level 2



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604.707.WEST (9378)

[towergreenliving.com](http://towergreenliving.com)

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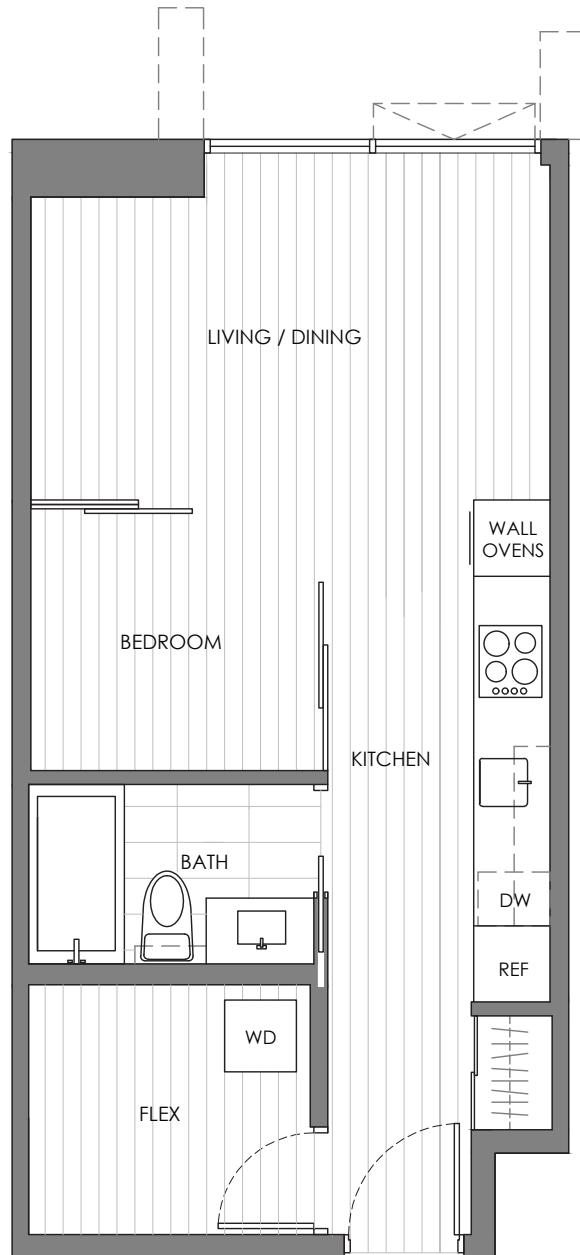




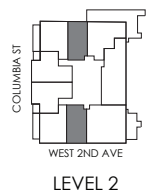
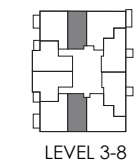


## FLOORPLAN A1.2

Jr. 1 Bedroom | 1 Bath | 469 sq.ft.



\* Architectural feature varies - please consult a salesperson

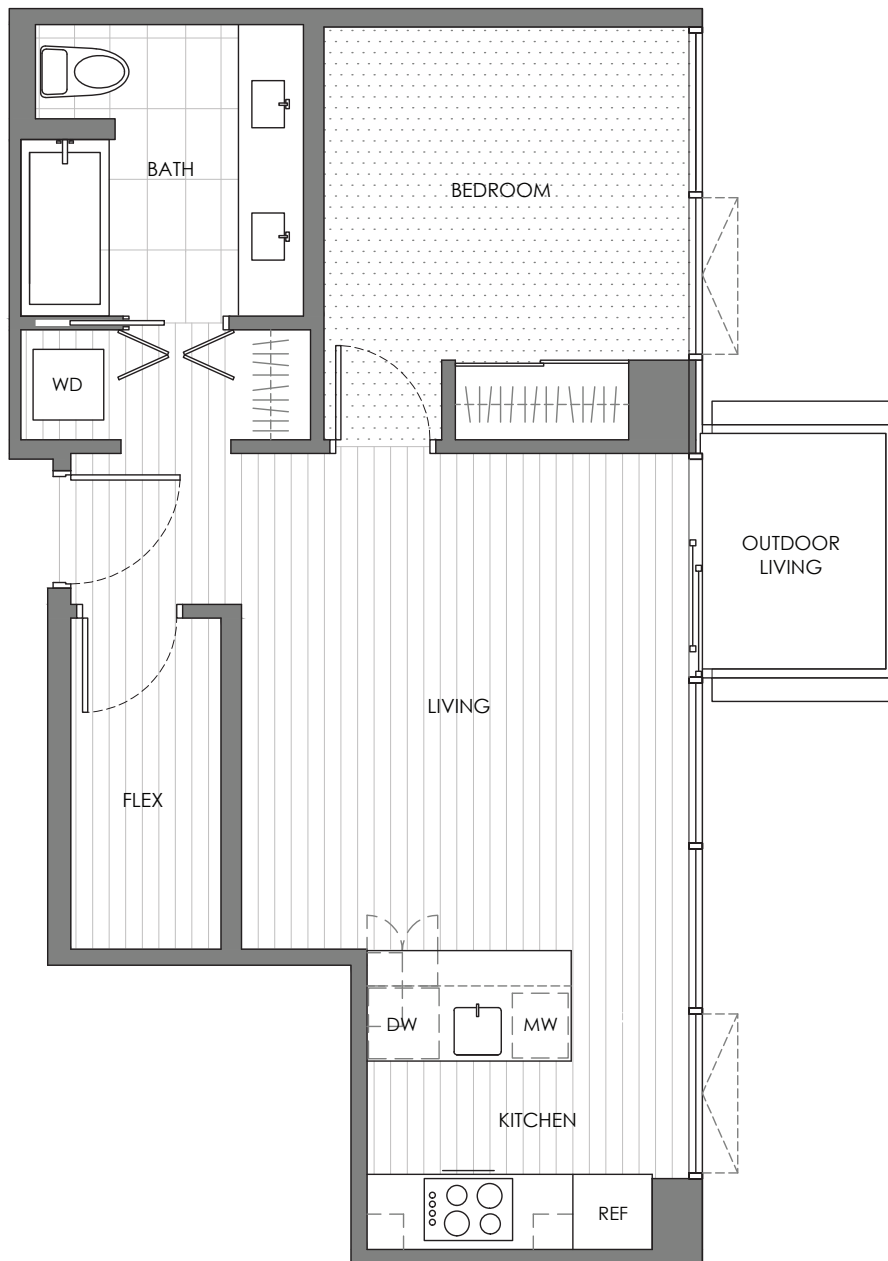






## FLOORPLAN A3

1 Bedroom | 1 Bath - Double Sink | 596 sq.ft. | 35 sq.ft. Balcony



\* Architectural feature varies - please consult a salesperson



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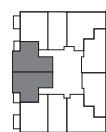
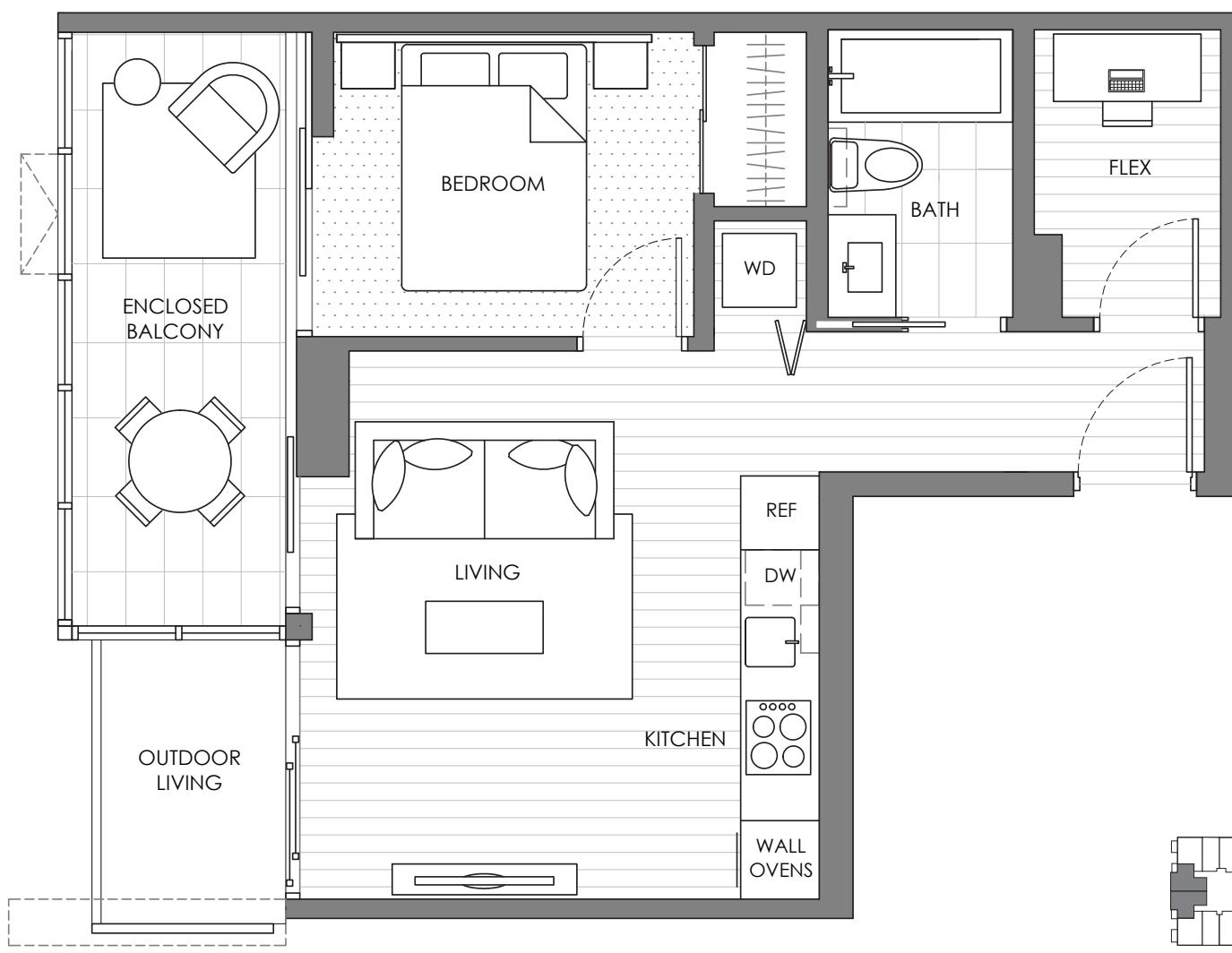




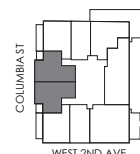


# FLOORPLAN A6.1A

1 Bedroom + Den | 1 Bath | 608 - 609 sq.ft. | 35-38 sq.ft. Balcony



LEVEL 3-8



LEVEL 2

\* Balcony sizes vary between 35 - 38 sf.

\*\* Architectural feature varies - please consult a salesperson



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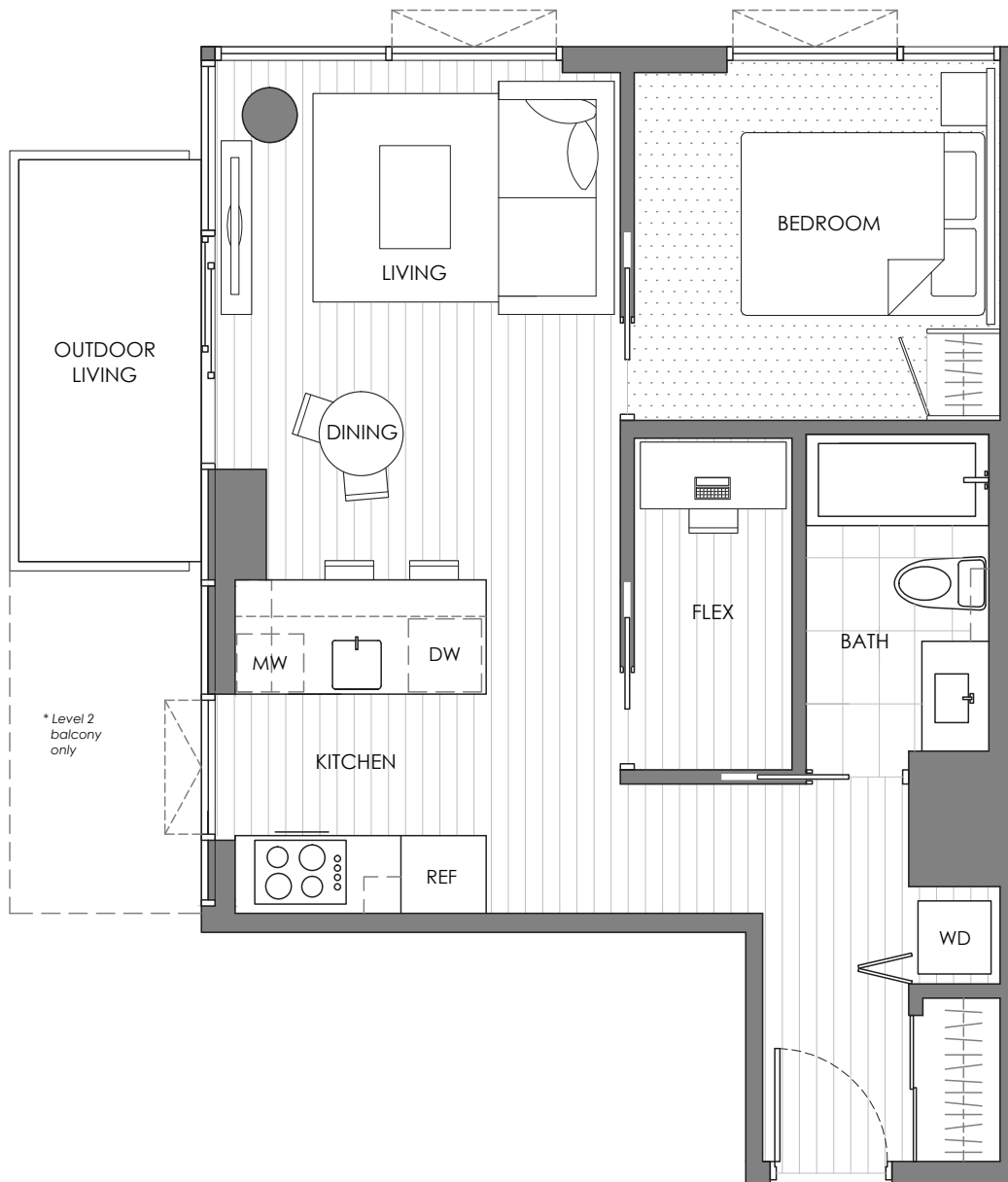






## FLOORPLAN A6.2

1 Bedroom | 1 Bath | 581 sq.ft. | Corner | 55-102 sq.ft. Balcony



\* Level 2 only with 102 sq.ft. Patio

\*\* Level 2 available on NW corner only

\*\*\* Architectural feature varies - please consult a salesperson



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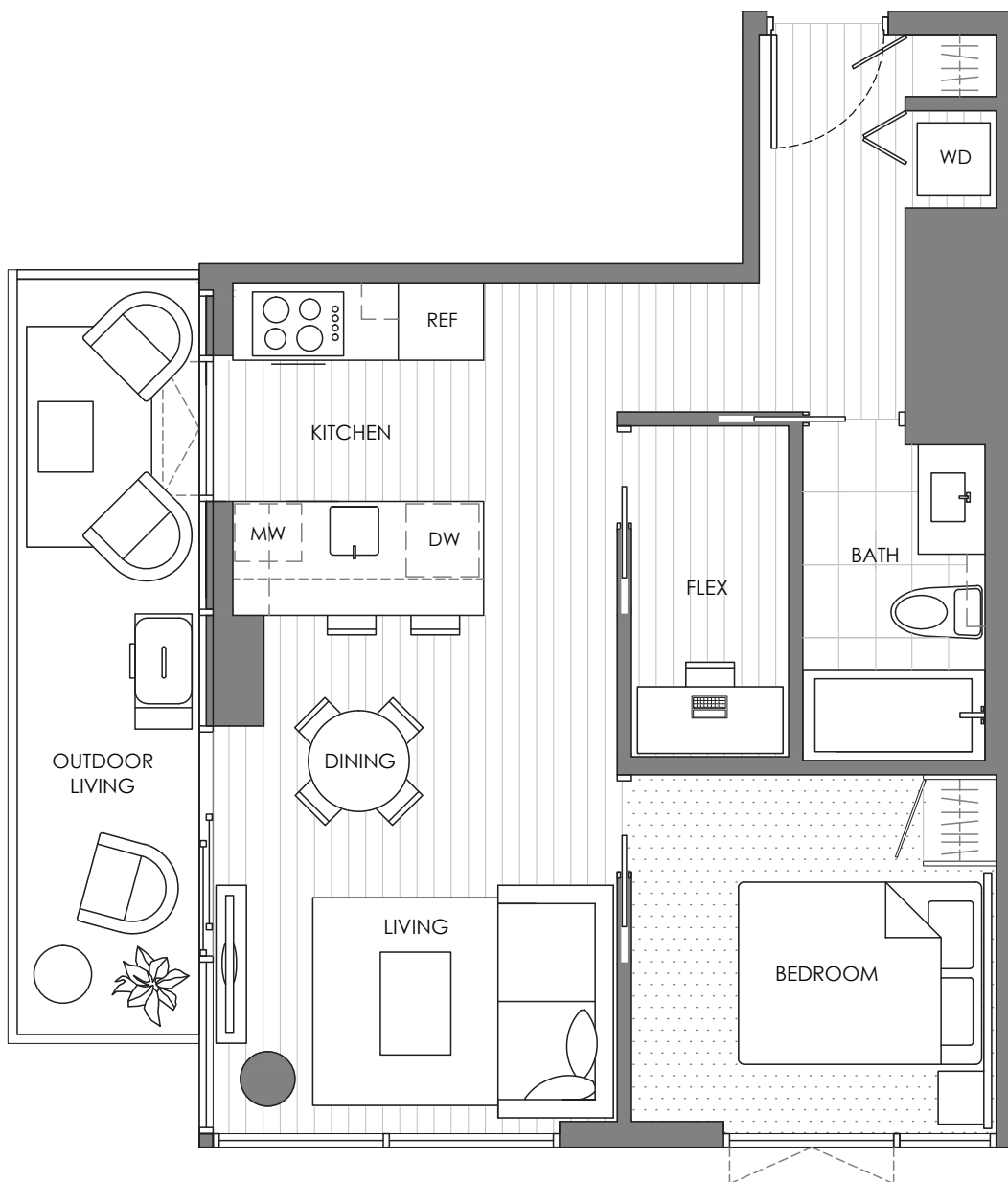






## FLOORPLAN A6.2A

1 Bedroom | 1 Bath | 580 sq.ft. | Corner | 104 sq.ft. Balcony



\* Only one available - Level 2 SW corner



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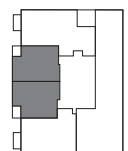
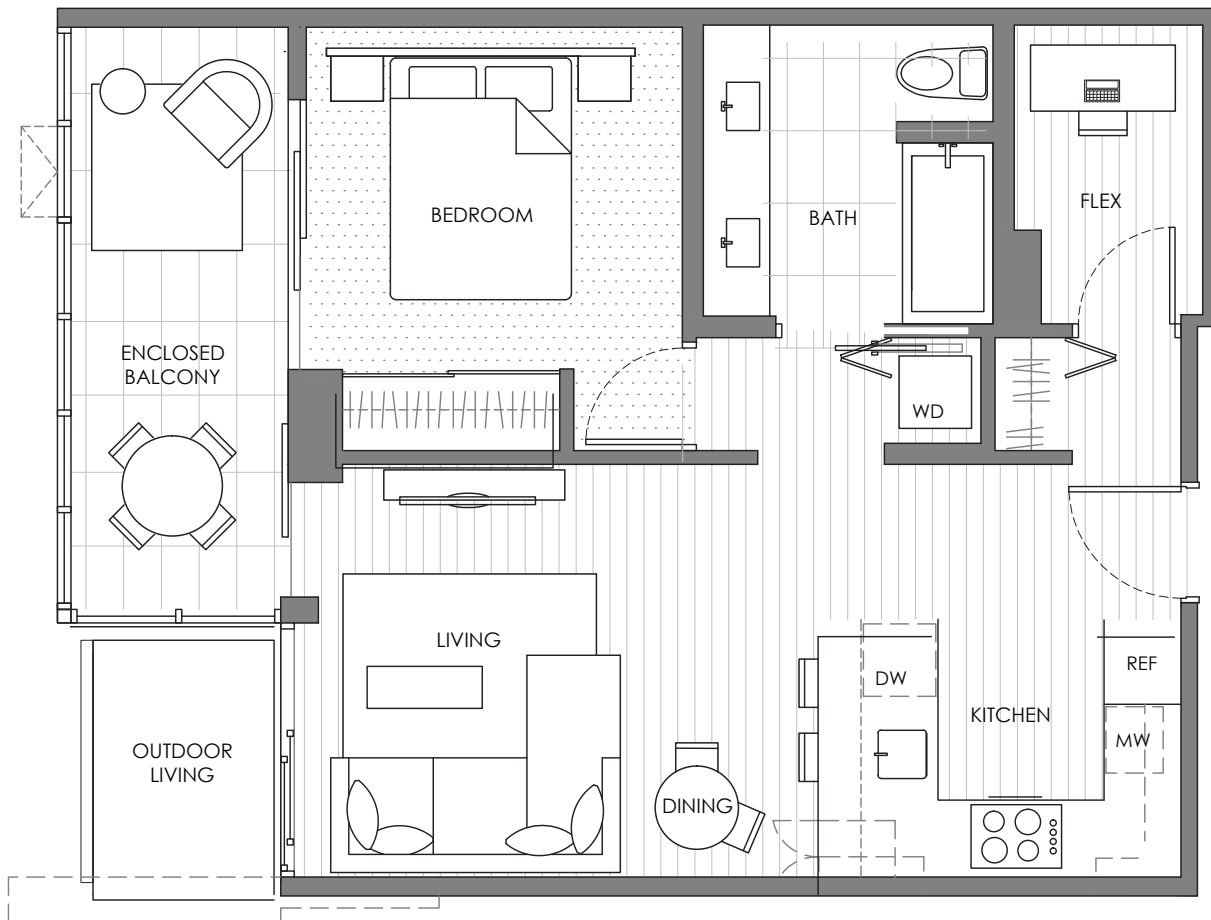




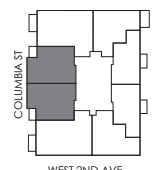


## FLOORPLAN B3

1 Bedroom + Den | 1 Bath - Double Sink | 729 - 731 sq.ft. | 35-38 sq.ft. Balcony



LEVEL 17



LEVEL 9-16



\* Balcony sizes vary between 35 - 38 sf.

\*\* SubPenthouse Level 17 with 8' 8" ceiling heights

\*\*\* Architectural feature varies - please consult a salesperson



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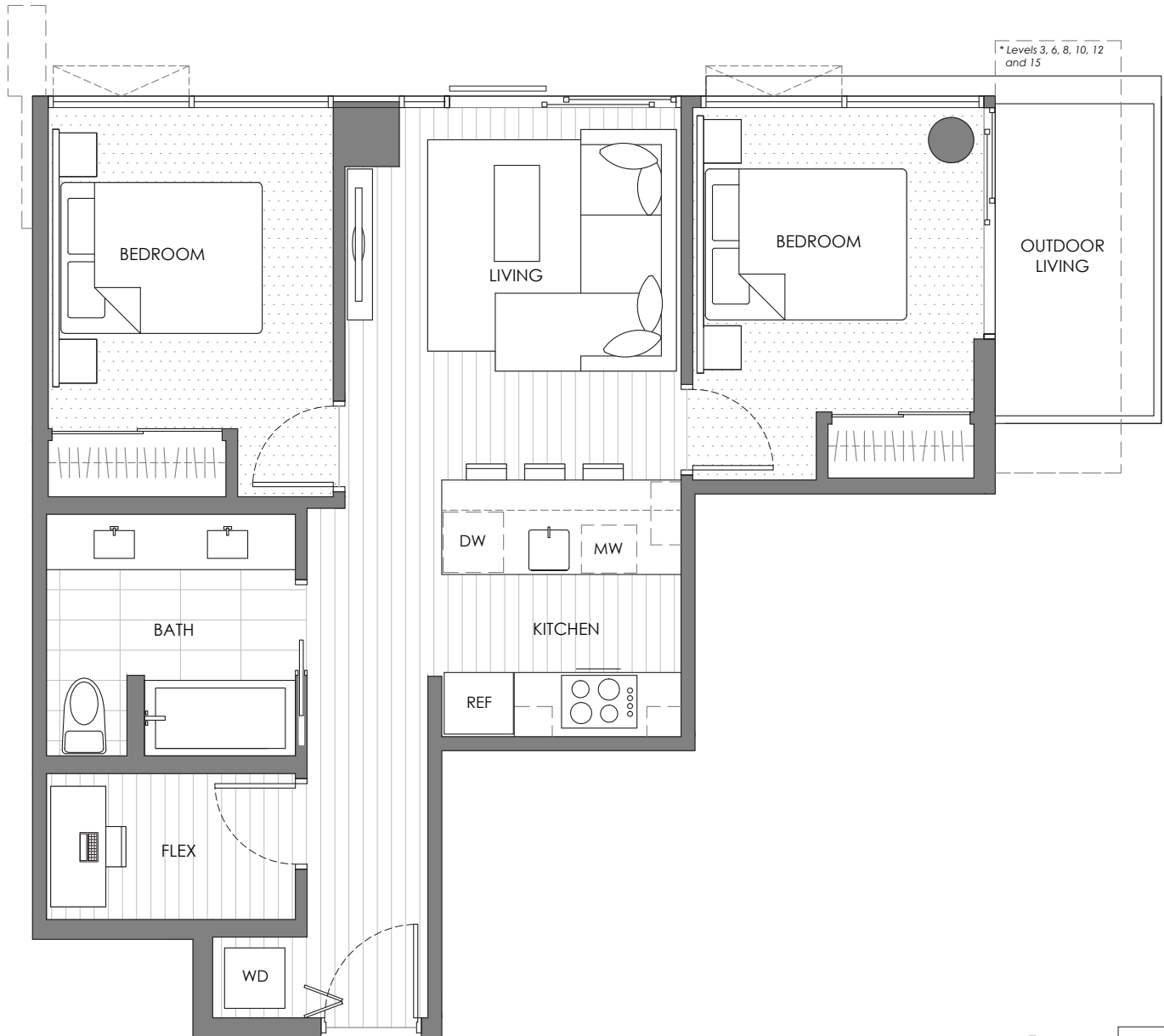






## FLOORPLAN C1.2

2 Bedroom | 1 Bath - Double Sink | 704 sq.ft. | 54-502 sq.ft. Balcony



\* Level 2 only with 502 sq.ft. patio

\* Architectural feature varies - please consult a salesperson



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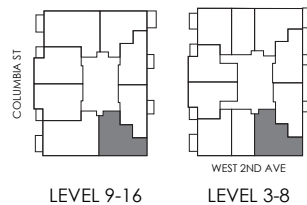






# FLOORPLAN C1.2A

2 Bedroom | 1 Bath - Double Sink | 715 sq.ft. | 2 Juliet Balconies



\* Architectural feature varies - please consult a salesperson



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The Developer reserves the right to change features and specifications without notice. All floorplans are approximate only and subject to change without notice. E&O.E.



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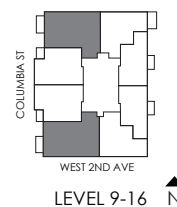
## FLOORPLAN C4

2 Bedroom | 2 Bath | 982 sq.ft. | Corner | 55-105 sq. ft. Balcony



\* Level 12 SW & Level 15 NW corner only with 102 -105 sq.ft. Balcony

\*\* Architectural feature varies - please consult a salesperson



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## FLOORPLAN E1

SubPenthouse 2 Bedroom | 2 Bath | 983 sq.ft. | Corner | 55 sq. ft. Balcony



\* Only one available

\*\* SubPenthouse Level 17 with 8'8" ceiling heights

\*\*\* Upgraded Gas Wolf Stove - Note: seperately metered

\*\*\*\* Architectural feature varies - please consult a salesperson



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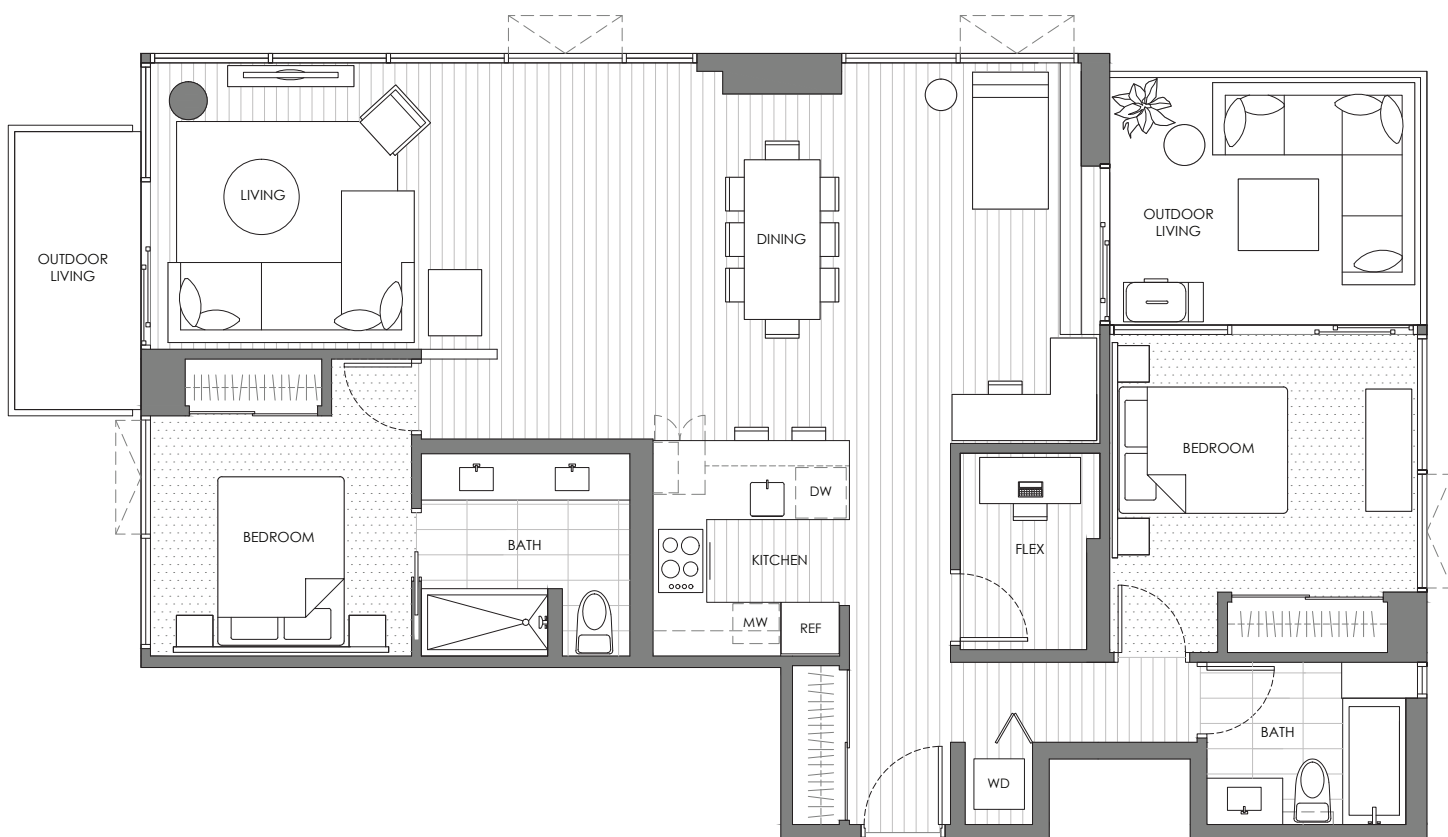






## FLOORPLAN E2

SubPenthouse 2 Bedroom | 2 Bath | 1227 sq.ft. | 55+126 sq. ft. Balcony



\* Only one available

\*\* SubPenthouse Level 17 with 8'8" ceiling heights

\*\*\* Upgraded Gas Wolf Stove - Note: seperately metered

\*\*\*\* Architectural feature varies - please consult a salesperson



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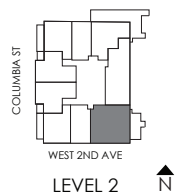
## FLOORPLAN B2.4

2 Bedroom | 2 Bath | 964 sq.ft. | Corner | 181 sq.ft. Patio



\* Only one available - Level 2 SE corner

\*\* Architectural feature varies - please consult a salesperson



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