

THE INTRACORP TOWNHOME COLLECTION

PREVIEW PACKAGE

7302 - 7358 GRANVILLE

*Renderings are for illustrative purposes only.





THE INTRACORP TOWNHOME COLLECTION

INTERIORS

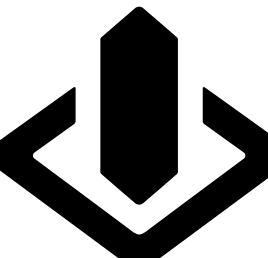
7302 - 7358 GRANVILLE



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Sales and Marketing by Intracorp Realty Ltd.

Intracorp G57 Project Limited Partnership



INTRACORP EXTRAORDINARY

At Intracorp we believe in “Building the Extraordinary”. This philosophy is our daily reminder to create homes that are “beyond what is ordinary”. It’s our promise to Homeowners to design homes with features to make your life more comfortable, more beautiful and offer lasting quality. Look for the Intracorp Extraordinary logo  highlighting extraordinary features you won’t easily find elsewhere.

COMMUNITY

- Set in an established and well-connected Westside Vancouver neighbourhood
- Conveniently nearby is Shannon Park, Oakridge Centre, and the eclectic shops along Granville Street
- Easy access to transit makes getting to downtown Vancouver and Richmond quick and easy
- The North Arm Trail Greenway is your convenient connection to countless schools, parks and local shops

FIRST IMPRESSION

- Intracorp Projects Ltd. homes are created with care, attention to detail and high quality construction and building technology
- Architecture by Taylor Kurtz Architecture + Design Inc. balances modern and traditional west coast architecture, remaining true to the history of the neighbourhood
- Exteriors feature dramatic cedar screen accents, articulated bays, deep recesses, large windows and raised porches
- Pedestrian Mews with a central green space and manicured landscaping throughout the community are designed to enhance your outdoor experience
- A landscaped yard and private path to your front door provide a welcoming entrance to your home
-  Spacious patios extend living spaces outdoors
 - Large, over-height windows let in the light
 - Hose bib for the front and rear of your home
 - Gas bib on patio

INTERIORS

- Choice of two beautifully designed colour palettes by Trepp Design Inc.
- Engineered hardwood flooring in foyer, kitchen, dining, living and powder rooms
- Wool blend broadloom carpet in bedrooms
- 9’ ceilings on the main floor
-  Roller blinds throughout
 - Laundry or “mud” room with sink, adjacent task space and Whirlpool™ front loading washer and dryer
-  Pot lighting in hallways
-  50 gallon electric hot water tank
-  Top floor master bedrooms with large rooftop decks
-  Unico Central Heating and Cooling System® keeps your home the perfect temperature year-round
-  Nest WiFi Thermostat
-  La Scala lets you enjoy the latest in Smart home technology:
 - Wireless Lighting and Control in 5 zones throughout your home
 - Prewiring for Motorized Shades in bedrooms and living spaces

KITCHENS

- Combination real wood veneer and white gloss Canadian-made cabinetry featuring soft-close mechanisms on drawers and doors and over-height cabinets
- Built-in custom credenza or pantry millwork (most homes)
- Engineered stone countertop and backsplash
-  Kitchen island with seating, storage below and overhead lighting
-  Bosch 800 Series Appliance Package:
 - Bosch™ 36" integrated fridge with bottom freezer
 - Bosch™ 30" stainless steel gas cooktop
 - Bosch™ 30" stainless steel wall oven
 - Bosch™ Energy Star™ integrated dishwasher
- Faber™ integrated tilt-out range hood
- Panasonic™ stainless steel microwave with trim kit
- Double bowl 33" Blanco™ stainless steel undermount sink with Hansgrohe™ faucet and spray
- Halogen under-cabinet recessed task lighting

BATHROOMS

Master Bedroom Ensuites

- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors
-  Built-in custom medicine cabinet
-  Under-cabinet lighting with motion sensor
 - Marble slab countertops and backsplash
-  Dual undermount Duravit™ sinks
 - Hansgrohe™ lavatory faucets, tub and shower controls
 - Marble 12"x36" tile flooring and tub apron
 - Duravit™ toilet

Main Bath and Powder Rooms

- Real wood veneer Canadian-made cabinetry featuring soft-close mechanisms on drawers and doors
- Marble slab countertops
- Single bowl undermount Duravit™ sink
- Single bowl Duravit™ wall mounted sink (powder room)
- Hansgrohe™ lavatory and tub faucets
- Duravit™ toilet
- Porcelain 12"x24" tile flooring (main bath)
- Engineered hardwood flooring (powder room)

BUILDING DETAILS / ENERGY PROGRAM

- Energy efficient windows
- High water-efficiency plumbing fixtures
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paint
- Indigenous and low-maintenance landscaping
- Hard-wired smoke and carbon monoxide detectors
- Third Party Warranty Insurance providing coverage up to 2/5/10 years

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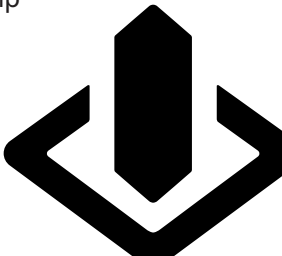
FEATURES

7302 - 7358 GRANVILLE

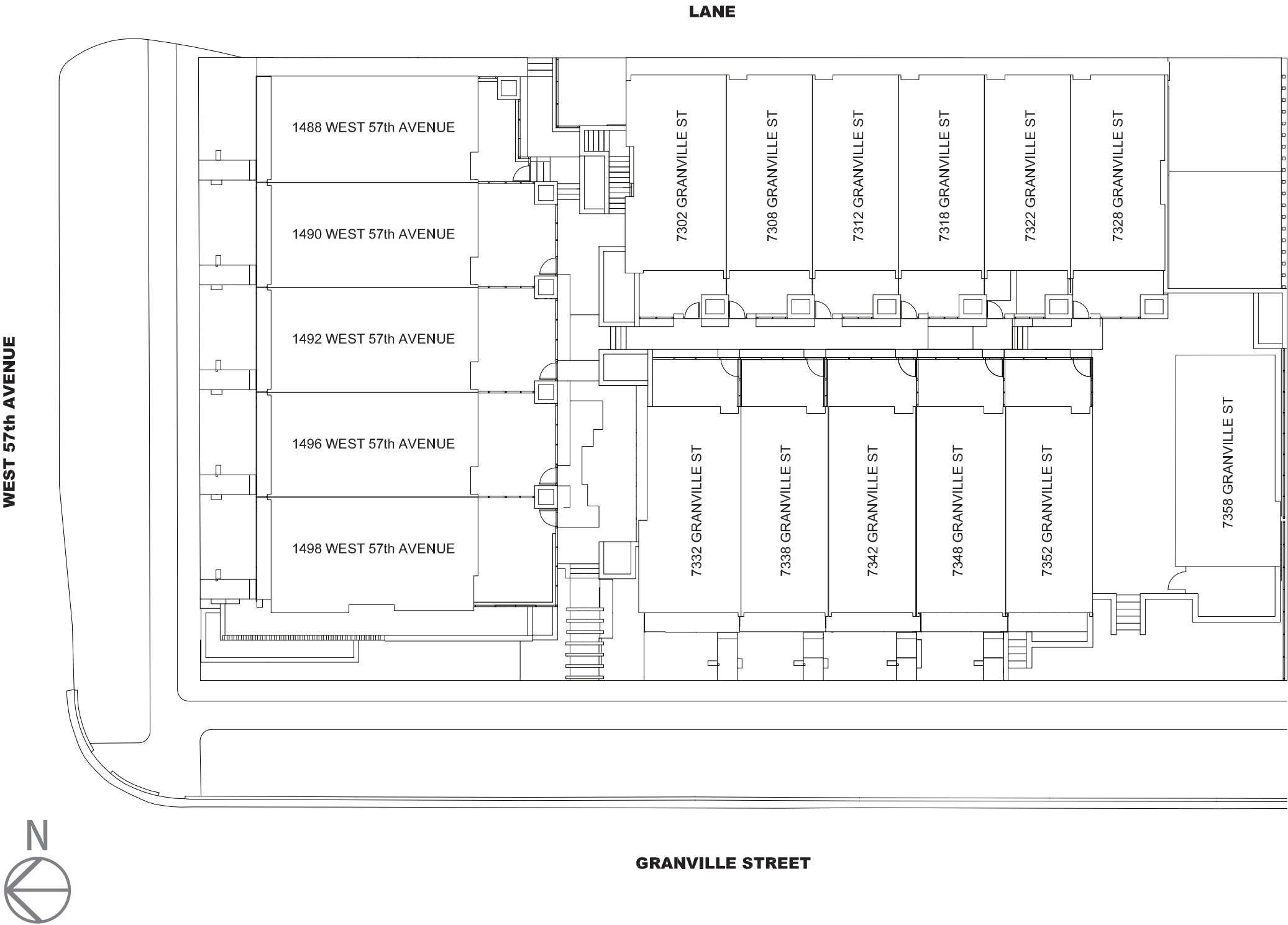
The developer reserves the right to make changes and modifications. Layouts are not to scale and are for general information purposes only. All square footages, dimensions and layouts are approximate and should not be relied upon. E&OE.

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SITE PLAN



THE INTRACORP TOWNHOME COLLECTION

Address _____

Price _____

Strata Fees _____

Initial Deposit _____

2nd Deposit _____

3rd Deposit _____

Notes _____

Address _____

Price _____

Strata Fees _____

Initial Deposit _____

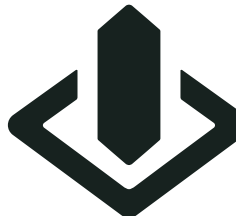
2nd Deposit _____

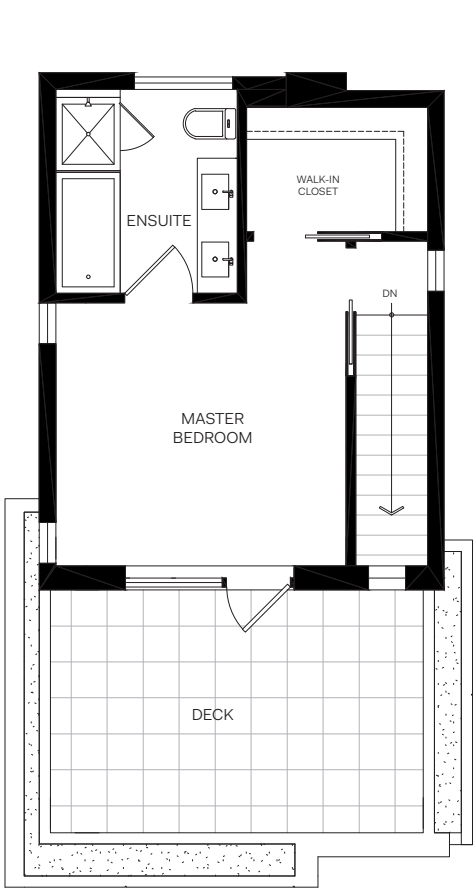
3rd Deposit _____

Notes _____

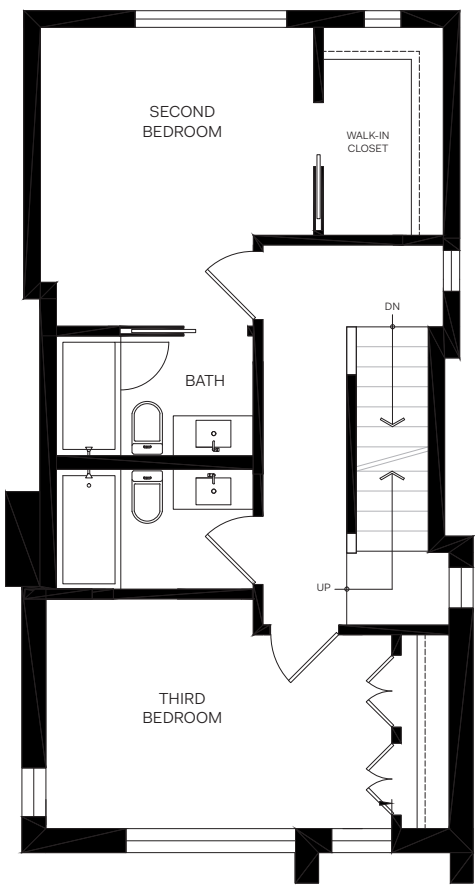
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Intracorp G57 Project Limited Partnership

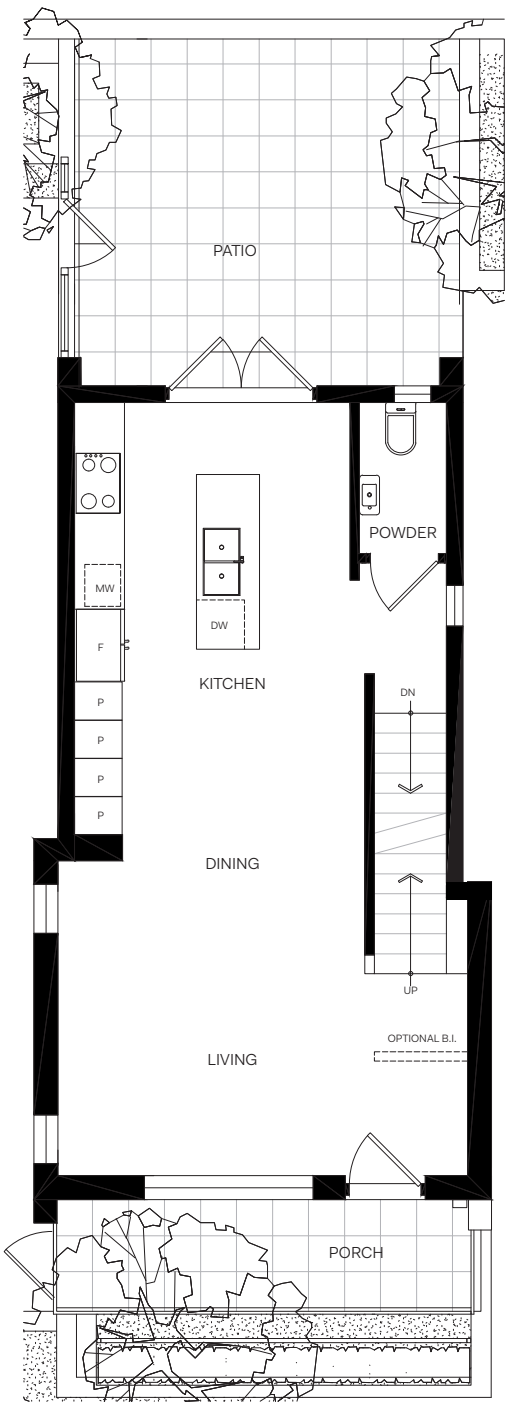




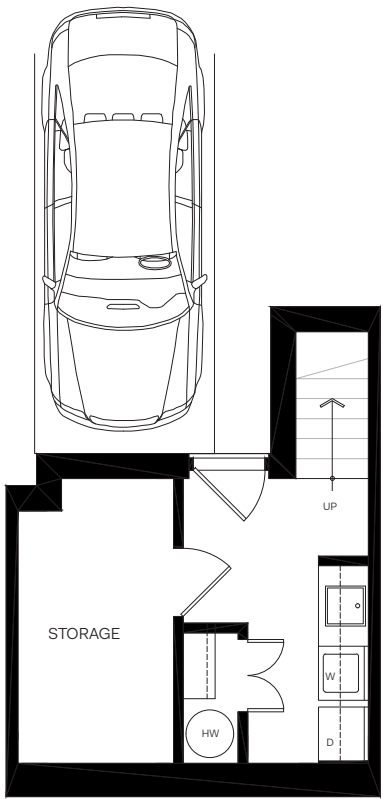
UPPER
335 SQ FT



SECOND
584 SQ FT



MAIN
562 SQ FT



LOWER
314 SQ FT

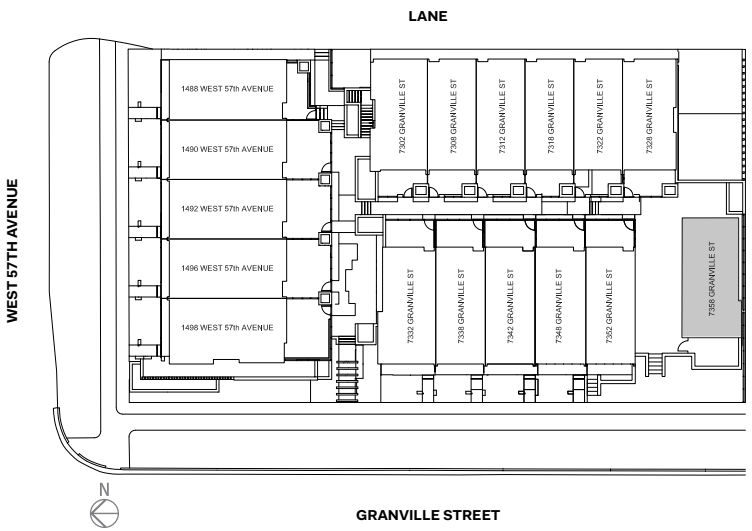
THE INTRACORP TOWNHOME COLLECTION

7358 GRANVILLE ST

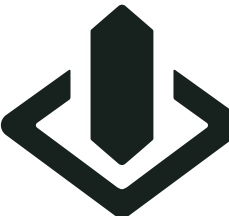
INDOOR SPACE 1795 SQ FT
PATIO SPACE 238 SQ FT
ROOFTOP DECK 158 SQ FT

THREE BEDROOM

This unique 3 bedroom and storage corner home features East, South and West exposures. A well-designed kitchen has an island with seating and leads directly to your private outdoor patio space.



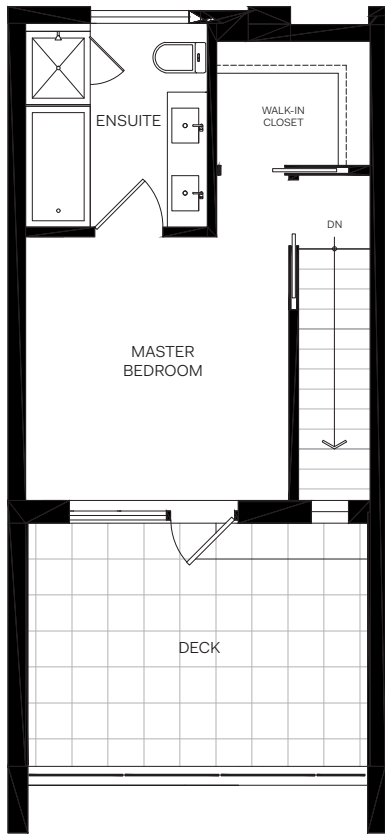
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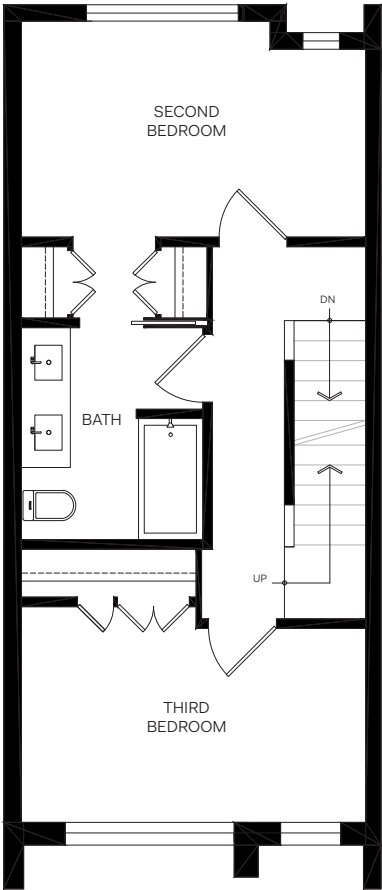
7348 GRANVILLE ST

INDOOR SPACE 1669 SQ FT
PATIO SPACE 146 SQ FT
ROOFTOP DECK 146 SQ FT

THREE BEDROOM
This 3 bedroom plus storage home has East and West exposures. Take advantage of your ground level patio backing onto a quiet green space. 9' ceilings on the main floor and a private outdoor living space bring the indoors out, creating an open area for entertaining and relaxing after a long day.



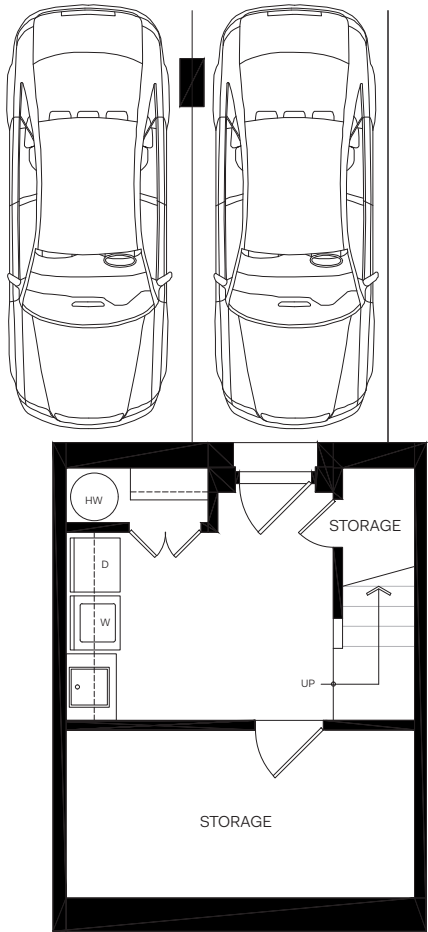
UPPER
324 SQ FT



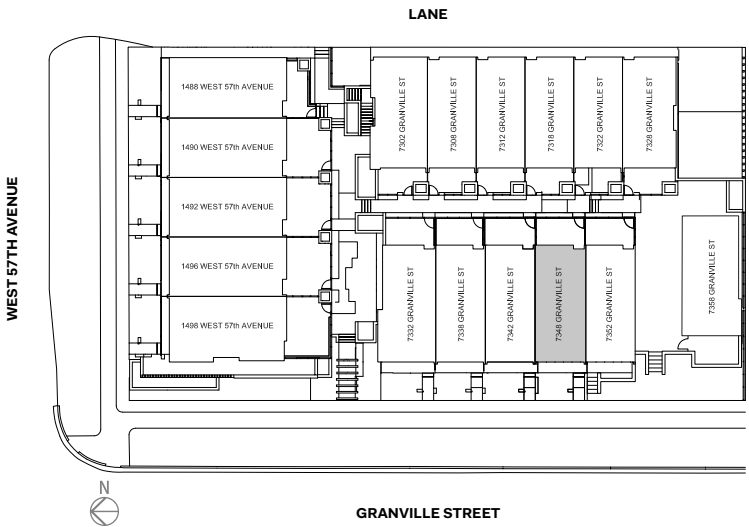
SECOND
527 SQ FT



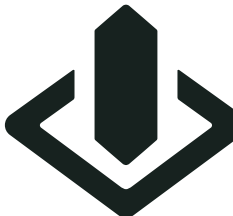
MAIN
514 SQ FT

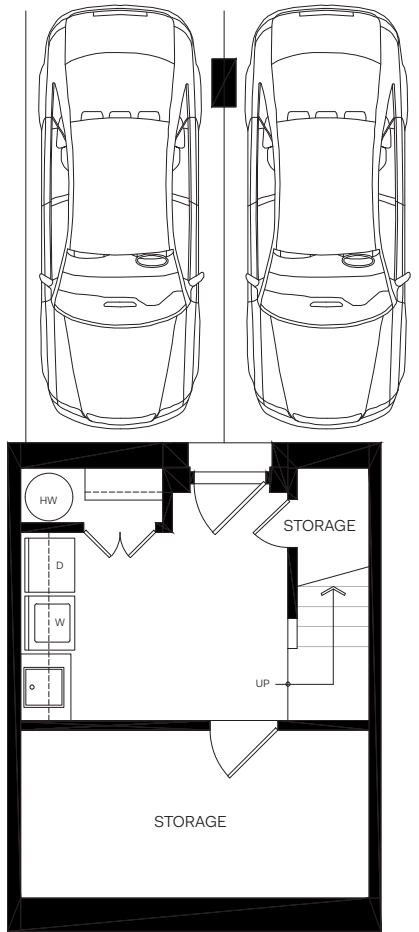
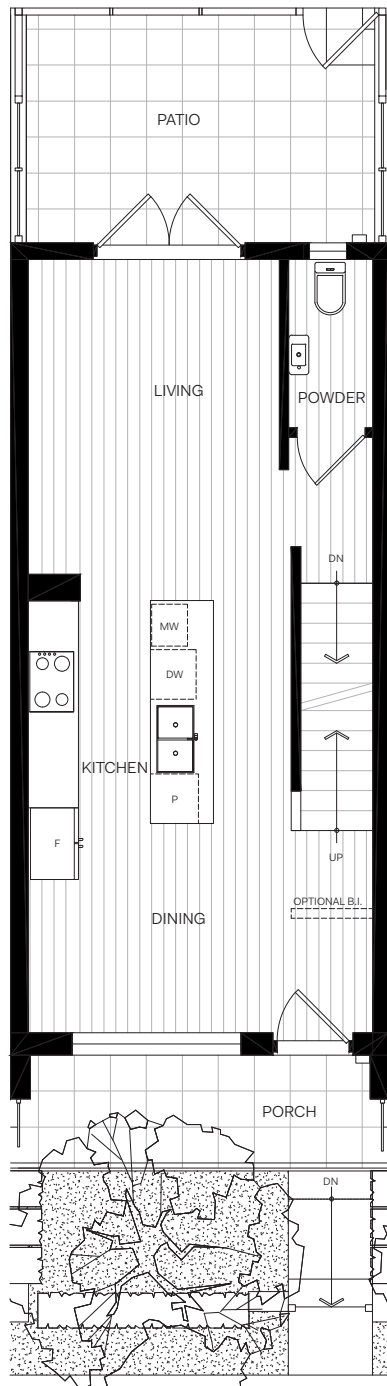
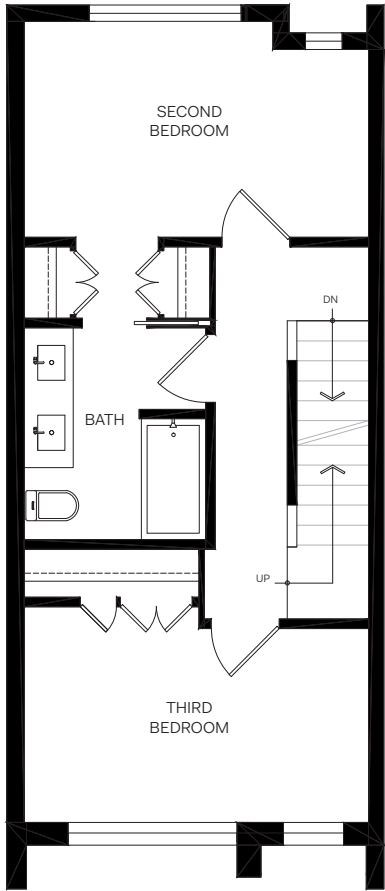
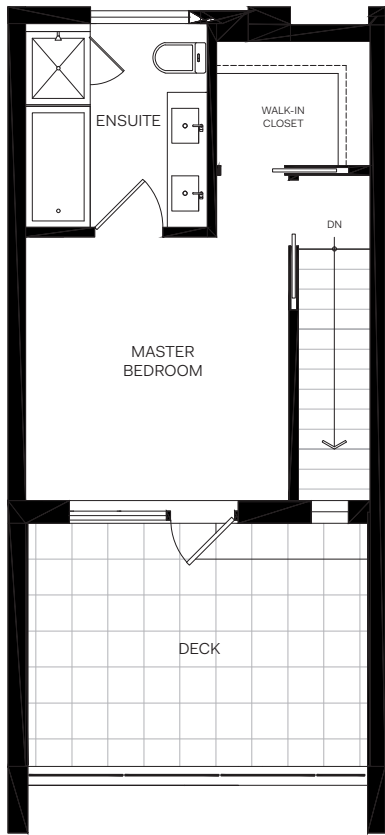


LOWER
304 SQ FT



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THE INTRACORP TOWNHOME COLLECTION

7342 GRANVILLE ST

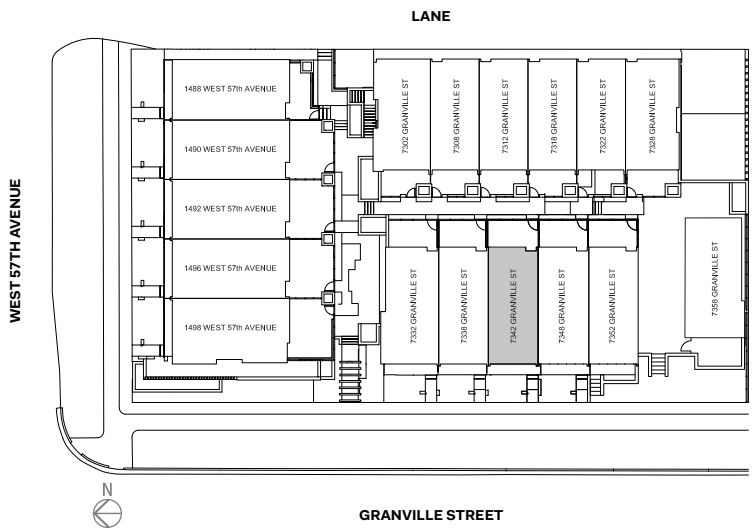
INDOOR SPACE 1669 SQ FT

PATIO SPACE 146 SQ FT

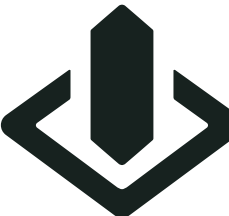
ROOFTOP DECK 146 SQ FT

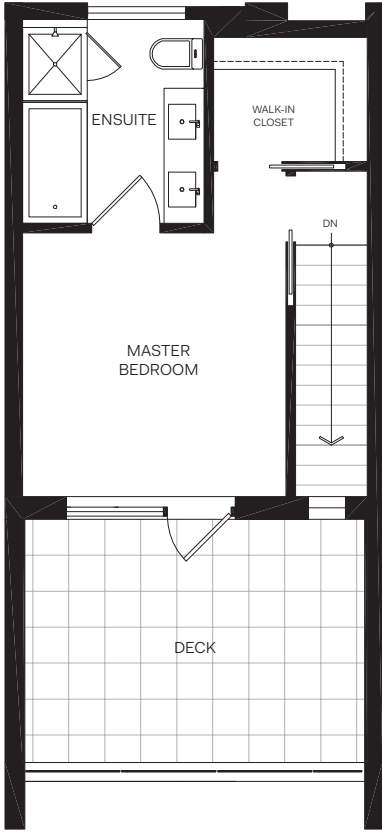
THREE BEDROOM

This 3 bedroom plus storage corner features East and West exposures. 2 side-by-side parking spaces on the lower level allows direct access to your home. 9' ceilings on the main floor and a private outdoor living space bring the indoors out, creating an open area for entertaining and relaxing after a long day.

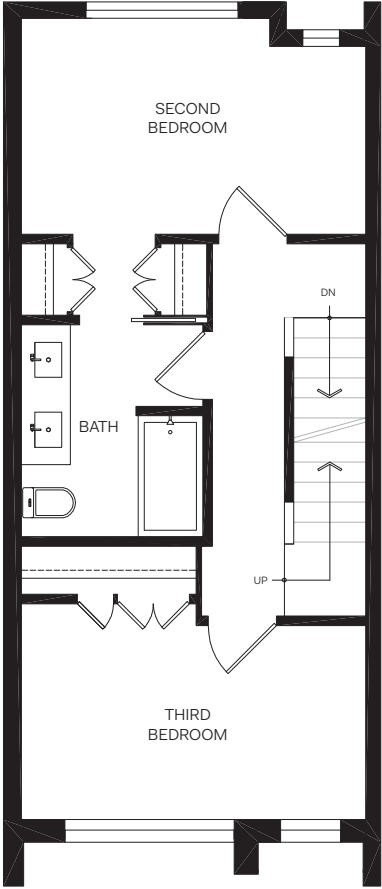


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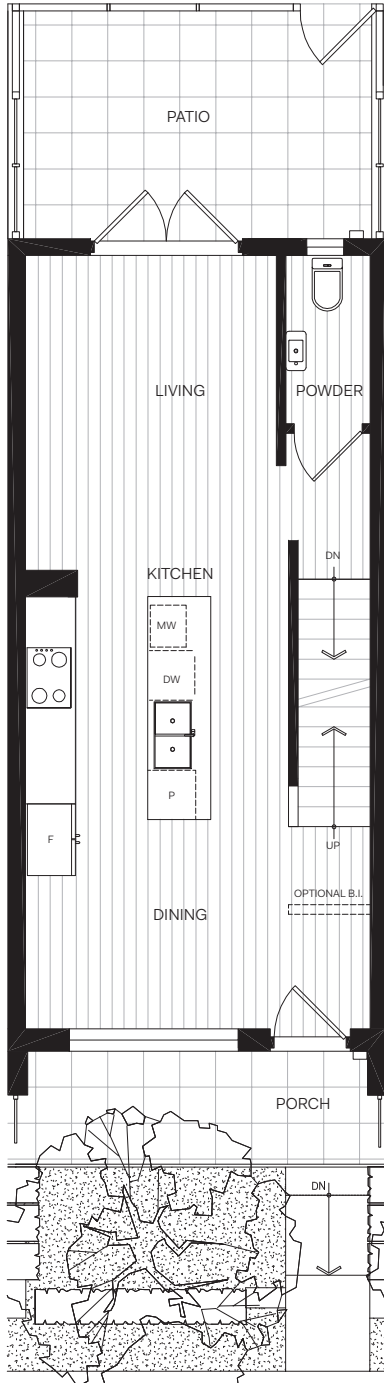




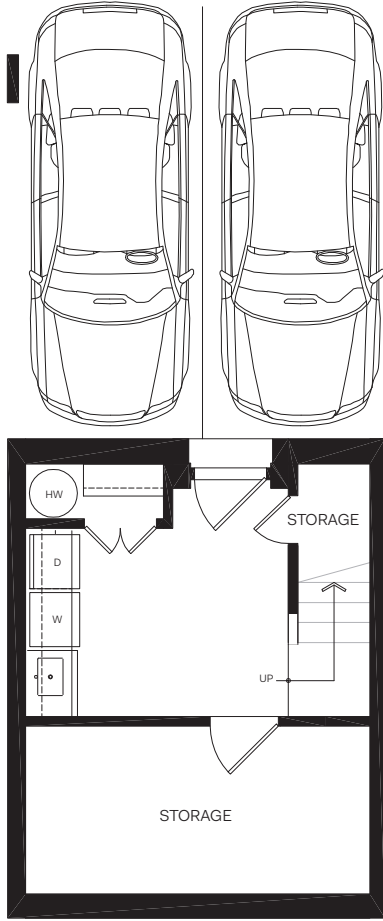
UPPER
324 SQ FT



SECOND
527 SQ FT



MAIN
514 SQ FT



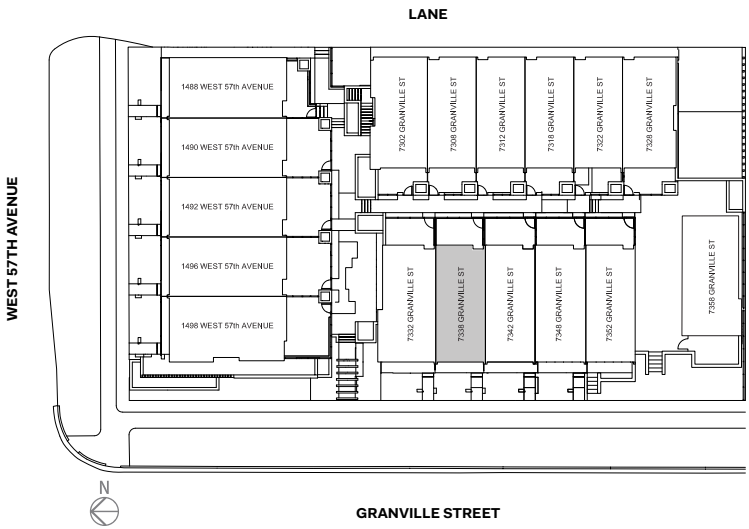
LOWER
304 SQ FT

THE INTRACORP TOWNHOME COLLECTION

7338 GRANVILLE ST

INDOOR SPACE 1669 SQ FT
PATIO SPACE 146 SQ FT
ROOFTOP DECK 146 SQ FT

THREE BEDROOM
This thoughtfully designed 3 bedroom and storage home takes advantage of East and West exposures. Your ground level patio is located off your living area to extend your living outdoors. 9' ceiling on the main, with a linear kitchen that offers ample space for entertaining, and an extensive kitchen island with breakfast bar seating, storage below and overhead lights.



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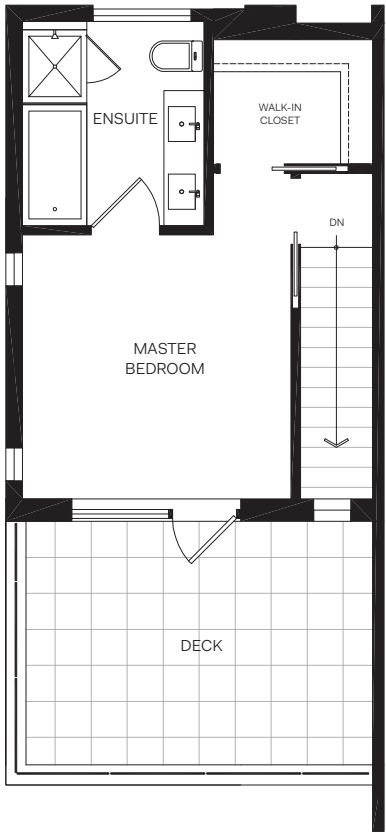


THE INTRACORP TOWNHOME COLLECTION

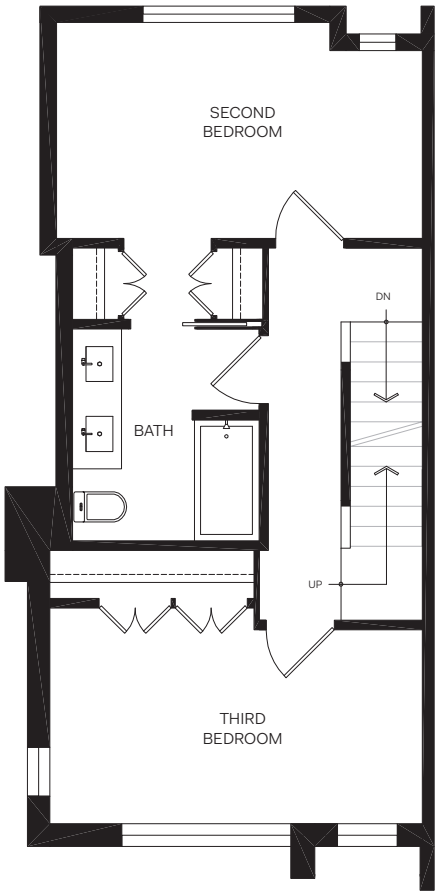
7332 GRANVILLE ST

INDOOR SPACE 1771 SQ FT
PATIO SPACE 155 SQ FT
ROOFTOP DECK 147 SQ FT

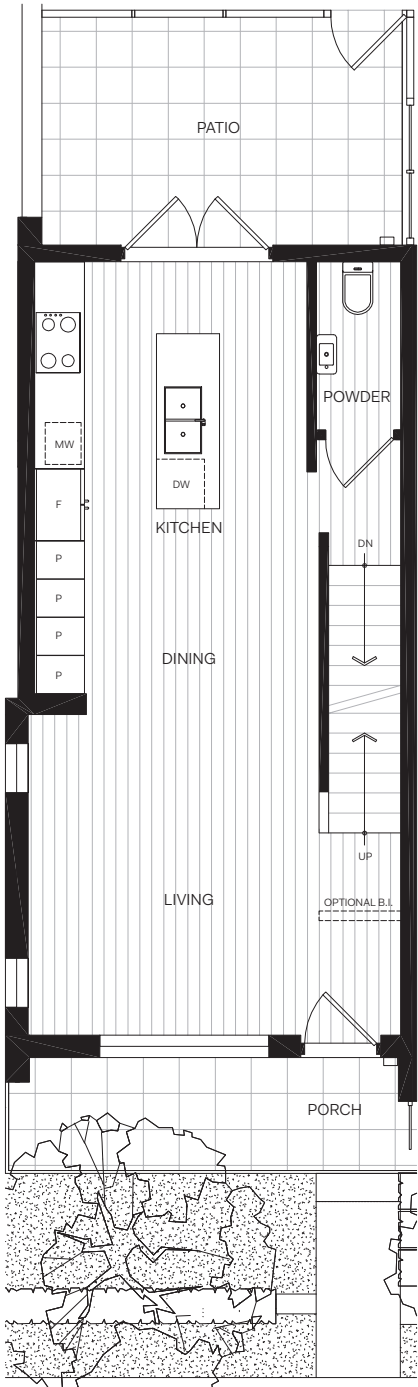
THREE BEDROOM
This unique 3 bedroom and storage corner home features North, East and West exposures. A clean linear kitchen features Bosch appliances with an integrated fridge, Faber tilt out hood fan, real wood veneer and white gloss cabintry with plenty of drawer space and built-in custom pantry wall. This truly captures the sophisticated elegance of this design forward townhome.



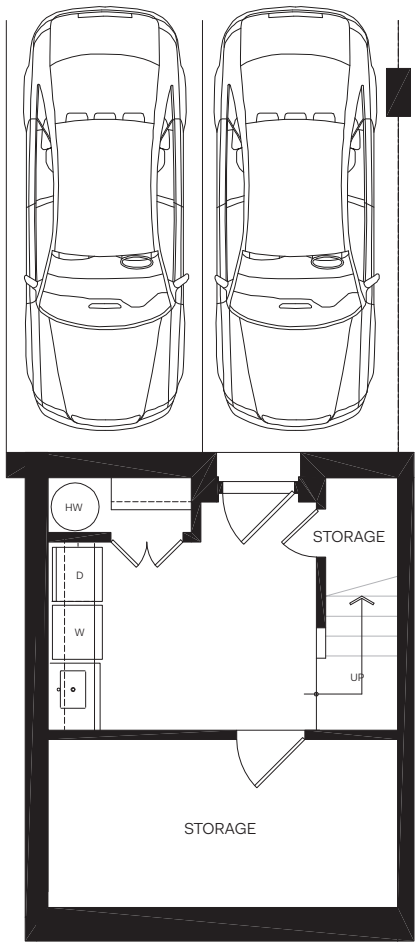
UPPER
334 SQ FT



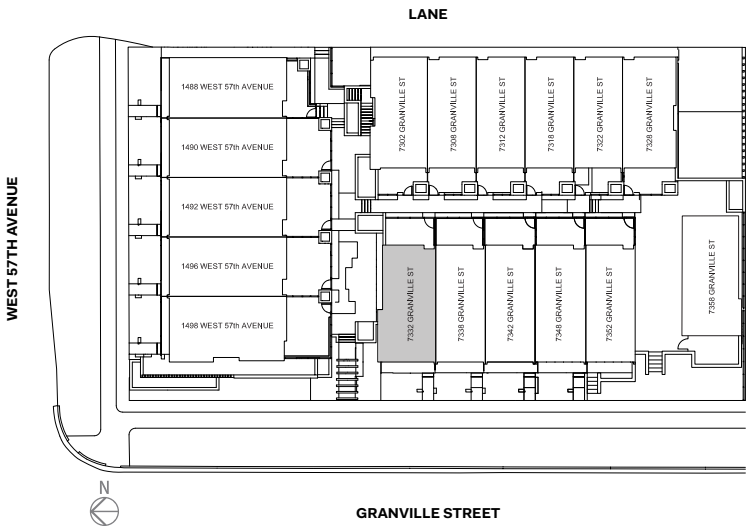
SECOND
569 SQ FT



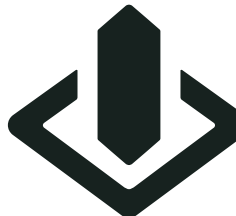
MAIN
550 SQ FT

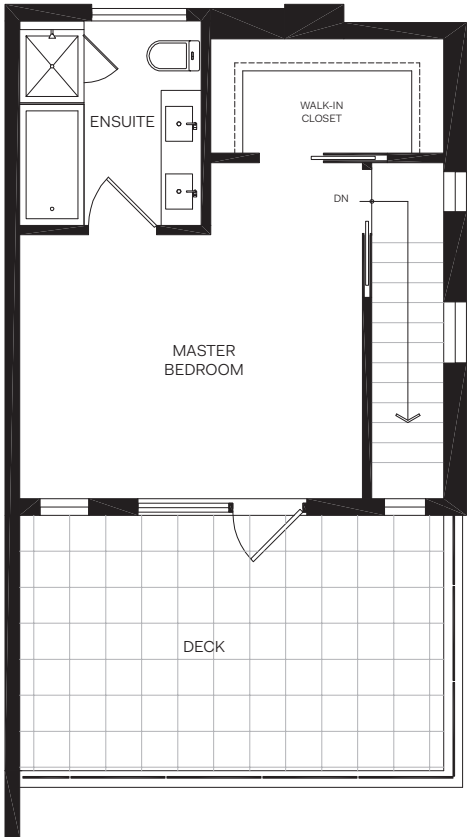


LOWER
318 SQ FT

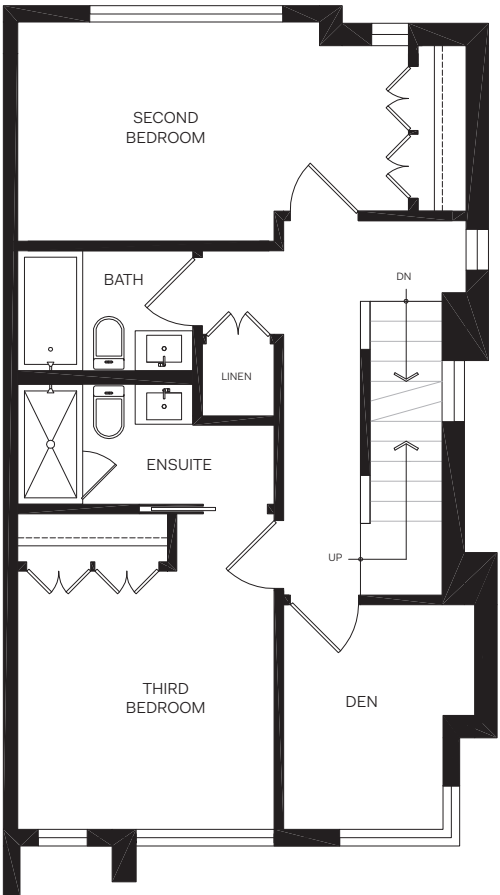


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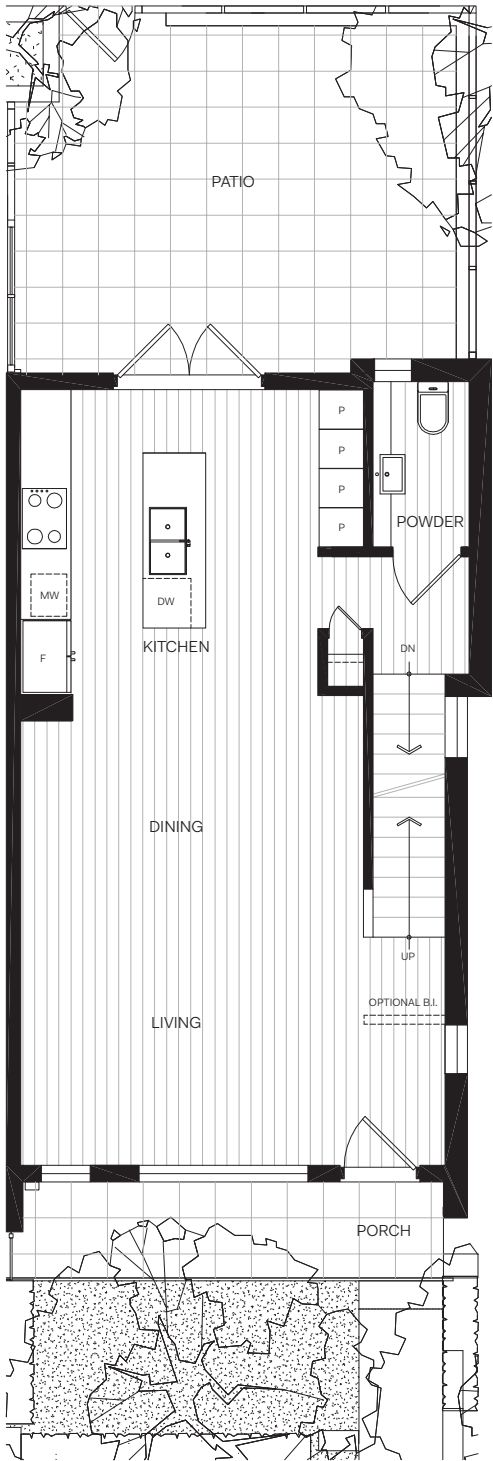




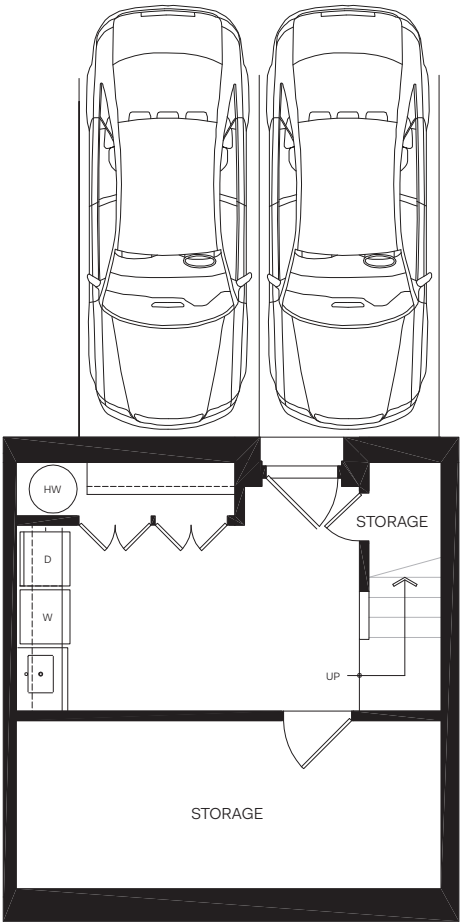
UPPER
399 SQ FT



SECOND
690 SQ FT



MAIN
658 SQ FT



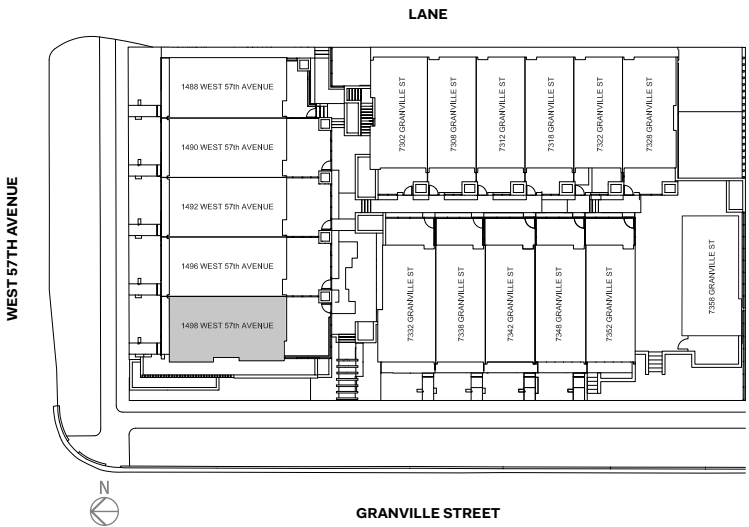
LOWER
389 SQ FT

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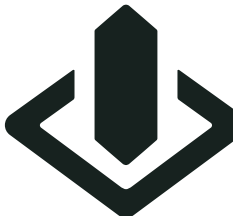
1498 WEST 57TH AVE

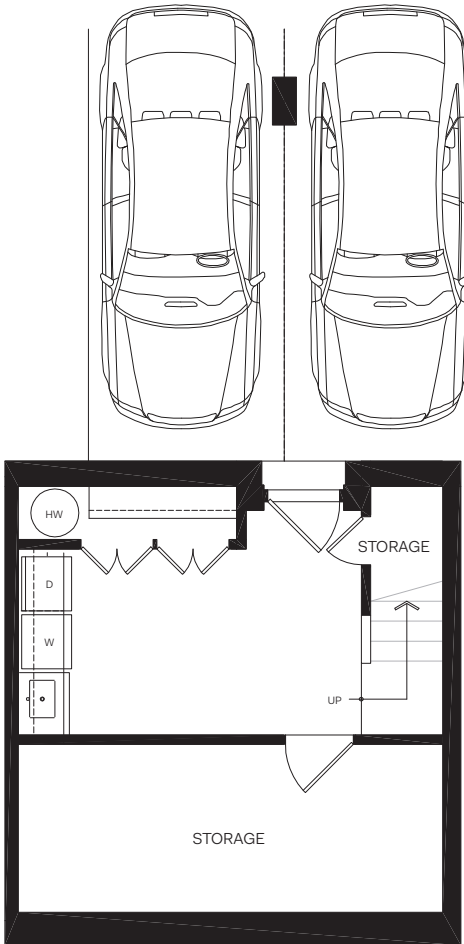
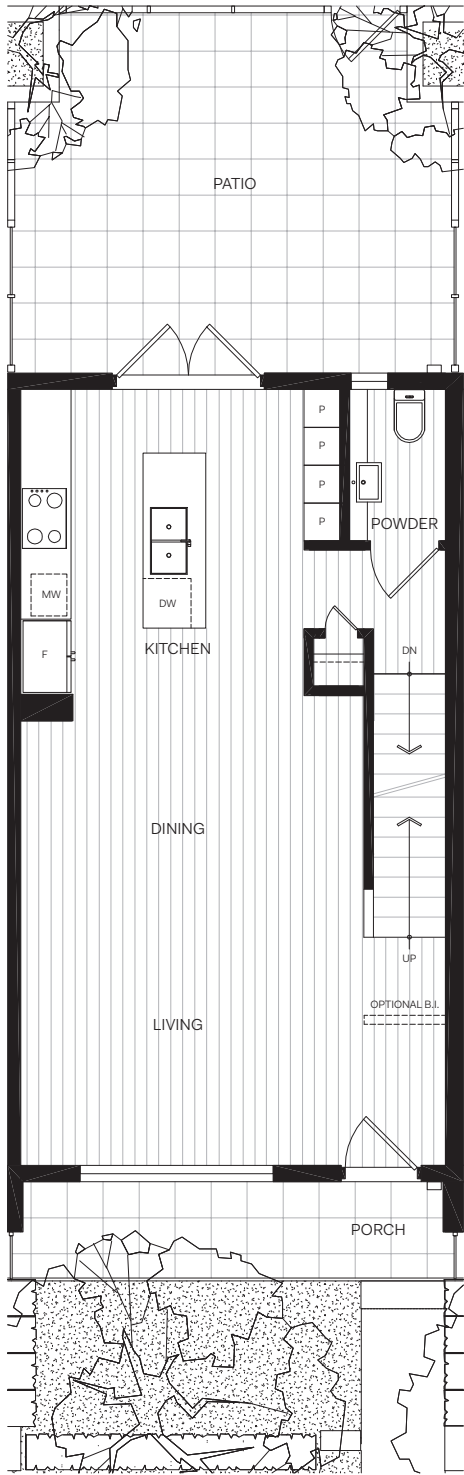
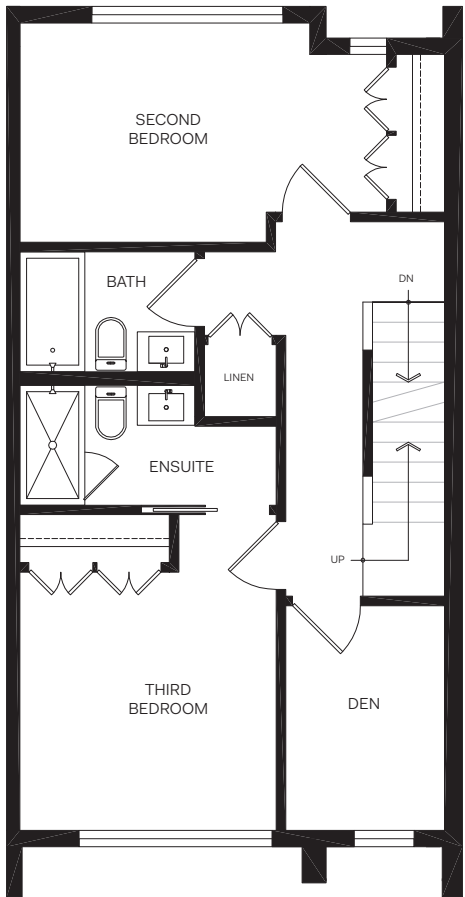
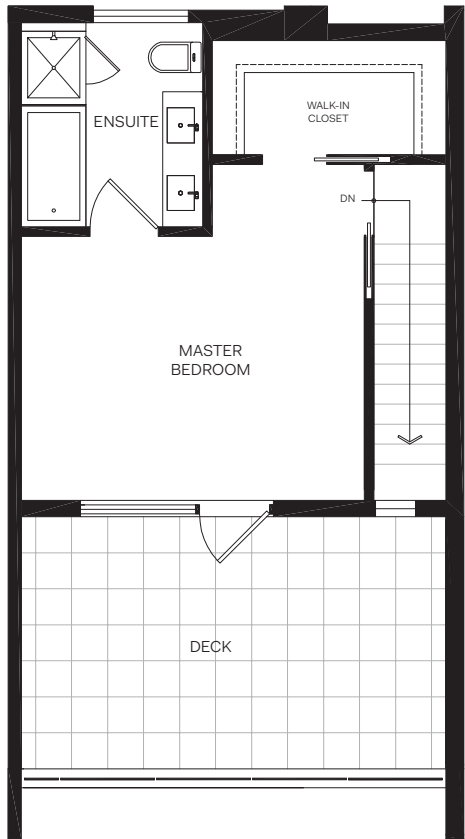
INDOOR SPACE 2136 SQ FT
PATIO SPACE 281 SQ FT
ROOFTOP DECK 186 SQ FT

THREE BEDROOM + DEN
This large 3 bedroom plus den, and storage corner home takes advantage of North, South and West exposures. Enjoy 3 full bathrooms plus the convenience of a main floor powder room. A private landscaped yard welcomes you home and a large deck off your master suite provides the perfect outdoor living space to unwind after the day.



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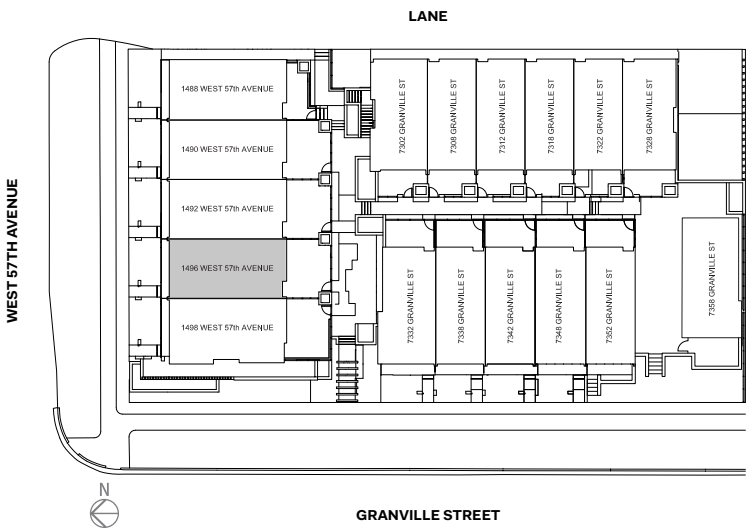
THE INTRACORP TOWNHOME COLLECTION

1496 WEST 57TH AVE

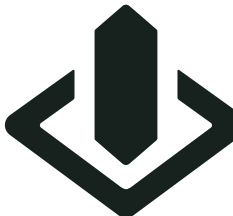
INDOOR SPACE 2027 SQ FT
 PATIO SPACE 265 SQ FT
 ROOFTOP DECK 186 SQ FT

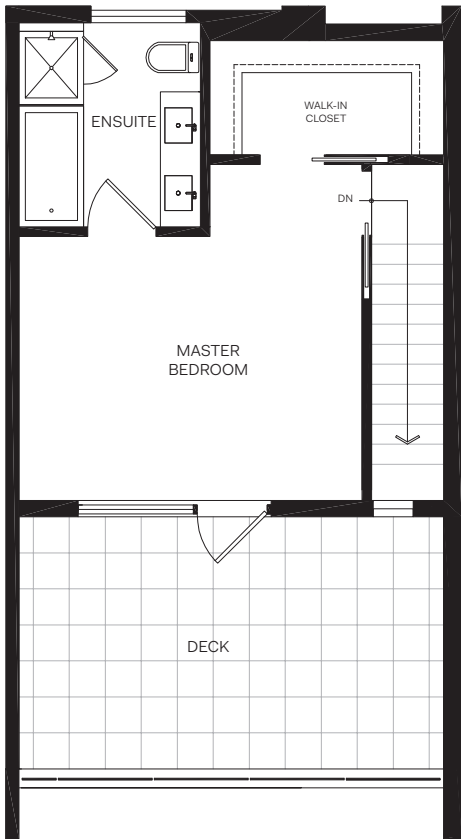
THREE BEDROOM + DEN

This large 3 bedroom plus den and storage home is thoughtfully designed to take advantage of South and North exposures. Enjoy 3 full bathrooms plus the convenience of a main floor powder room. A clean linear kitchen features Bosch appliances with an integrated fridge, Faber tilt out hood fan, real wood veneer and white gloss cabinry with plenty of drawer space.

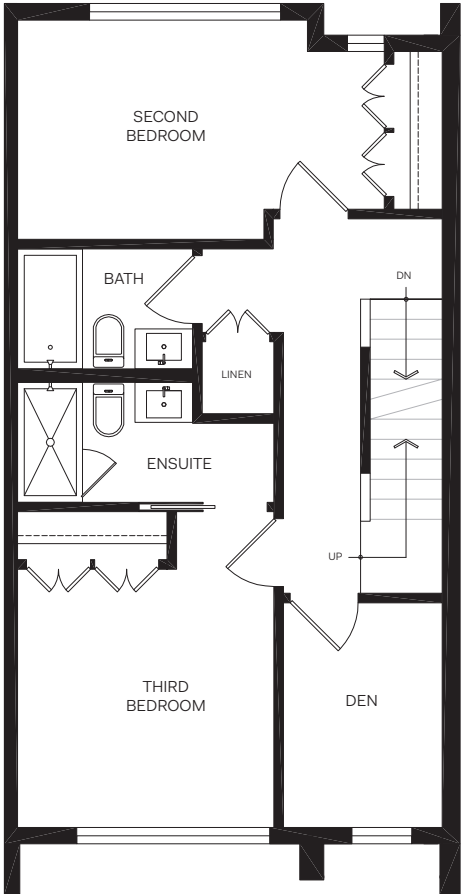


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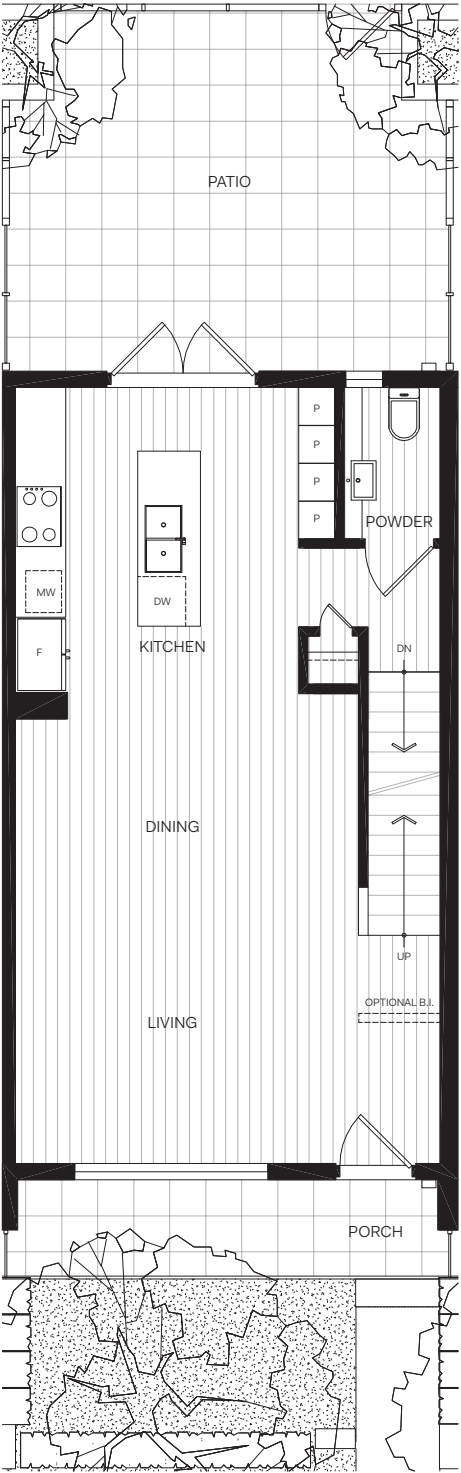




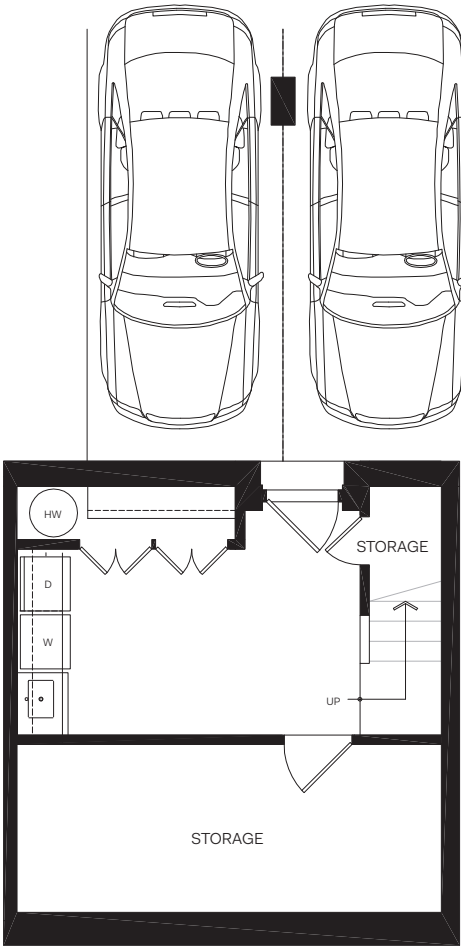
UPPER
390 SQ FT



SECOND
644 SQ FT



MAIN
624 SQ FT



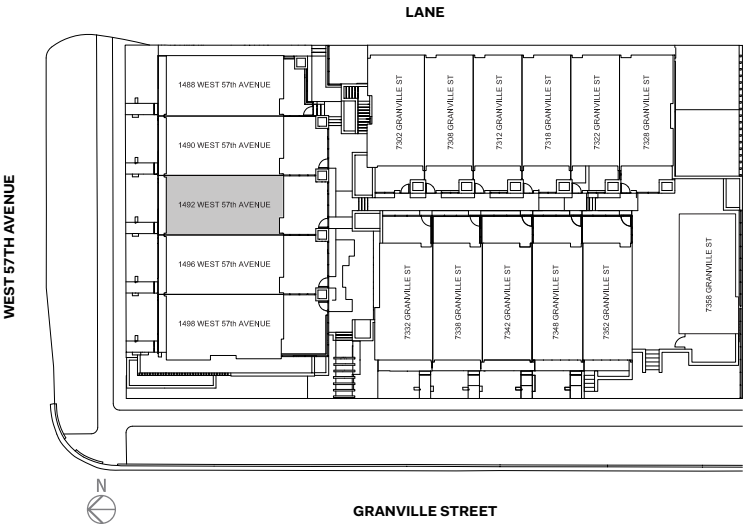
LOWER
369 SQ FT

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1492 WEST 57TH AVE

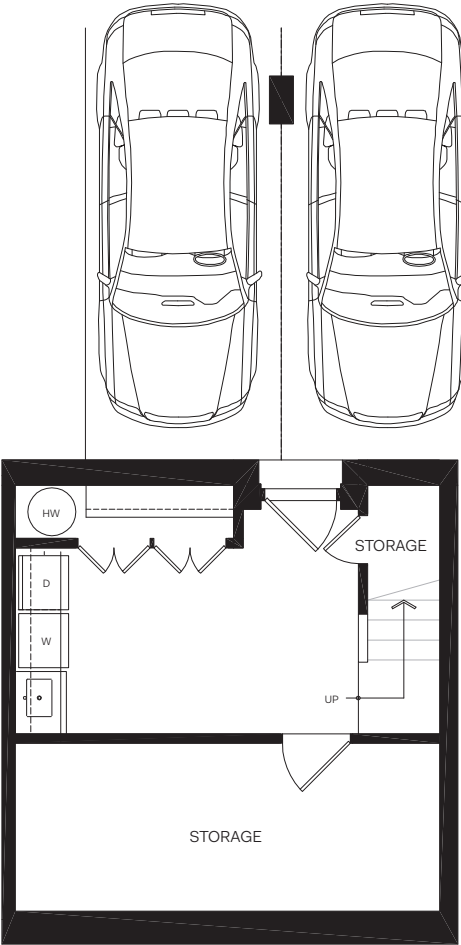
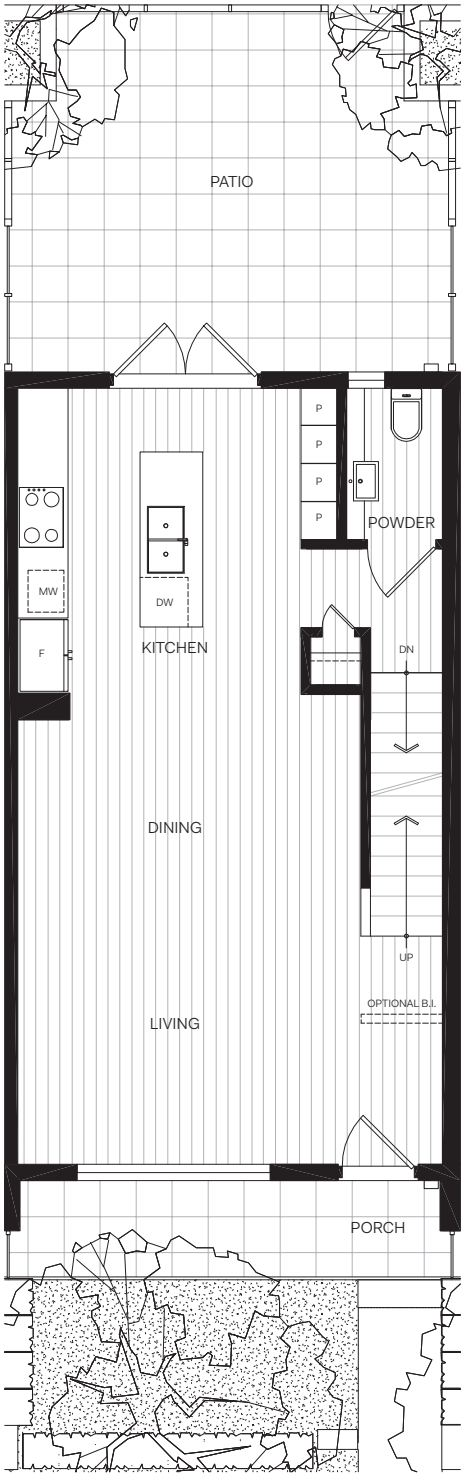
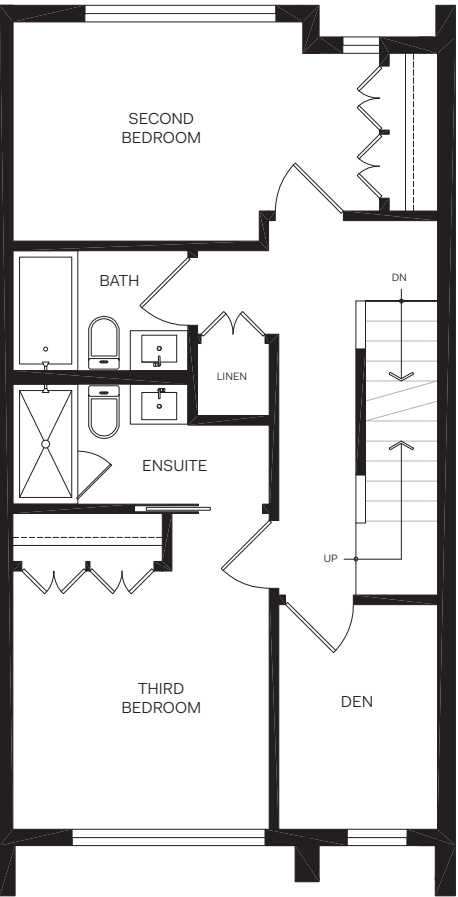
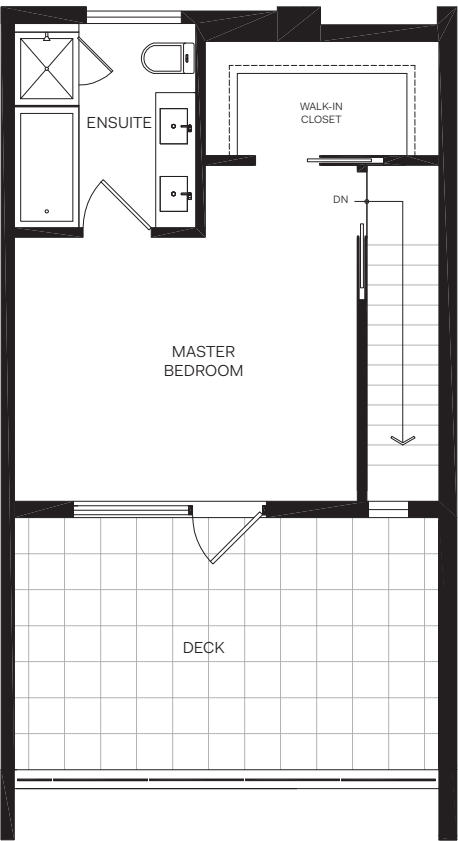
INDOOR SPACE 2027 SQ FT
PATIO SPACE 265 SQ FT
ROOFTOP DECK 186 SQ FT

THREE BEDROOM + DEN
This large 3 bedroom plus den and storage home is thoughtfully designed to take advantage of South and North exposures. Enjoy 3 full bathrooms plus the convenience of a main floor powder room. A clean linear kitchen features Bosch appliances with an integrated fridge, Faber tilt out hood fan, real wood veneer and white gloss cabinry with plenty of drawer space.



Price ranges completion date and strata fees are subject to change without notice. All living areas quoted are in square feet. All square footage and dimensions shown are approximate and should not be relied on. The developer reserves the right to make changes and modifications. Without limiting the generality of the foregoing: (i) the location, layout, size, configuration and type of any landscaping depicted in any drawing may be different than shown, and any landscaping which is depicted may not be included, in the sole discretion of the developer; and (ii) the location, layout, size, configuration and boundaries of any parking stalls depicted in any drawing may be different than shown, in the sole discretion of the developer. Sales and Marketing by Intracorp Realty Ltd. E. & O. E.





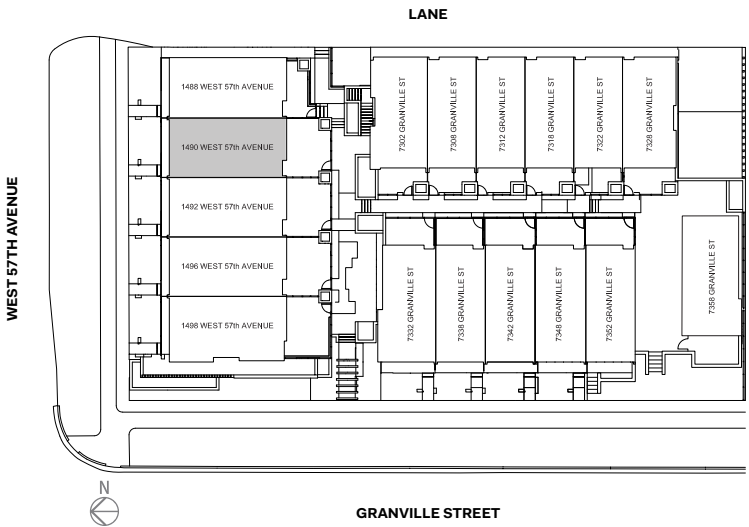
THE INTRACORP TOWNHOME COLLECTION

1490 WEST 57TH AVE

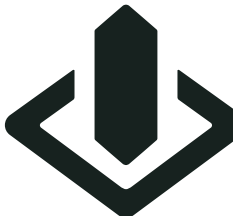
INDOOR SPACE 2027 SQ FT
PATIO SPACE 265 SQ FT
ROOFTOP DECK 186 SQ FT

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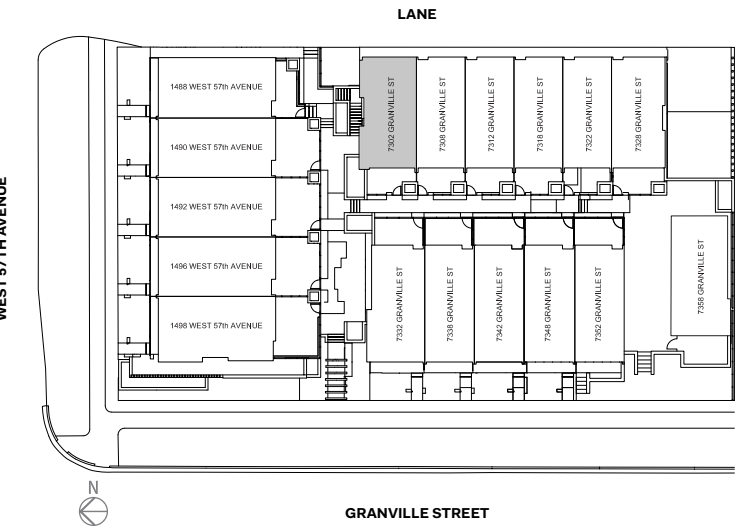
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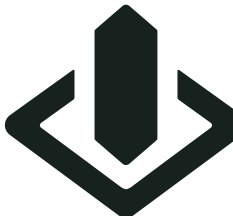
7302 GRANVILLE ST

INDOOR SPACE 1783 SQ FT
PATIO SPACE 118 SQ FT
ROOFTOP DECK 106 SQ FT

THREE BEDROOM
Located on a quiet lane, this 3 bedroom corner home enjoys North, East and West exposures. Enjoy private direct access to the home from two side-by-side underground parking spaces. The lower level features a defined laundry room, and an additional oversized storage space.



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UPPER
337 SQ FT

SECOND
589 SQ FT

MAIN
551 SQ FT

LOWER
306 SQ FT