

Introducing The Heritage Collection by Formwerks

SIXTEENTH



BURRARD

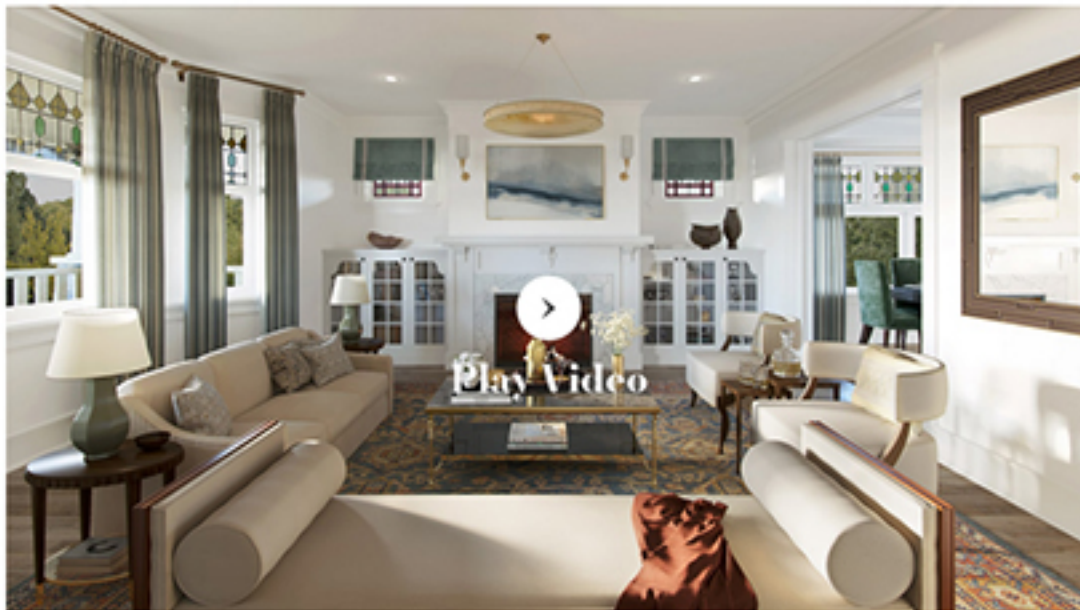
HERITAGE

MAGUIRE · BAYNE · ELSON

The Elegance Of Heritage Living

Three significant heritage residences are anticipated to breathe new life into the prestigious Fairview community. A thoughtful restoration process led by highly-regarded Formwerks Boutique Properties will result in a rare collection of twelve refined homes distributed across the historical properties.

Heritage is the rarest of opportunities to be a part of a Vancouver legacy.



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The Maguire Residence



Bordered to the West by Burrard Street, the grandeur and elevation of 1795 West 16th Avenue demonstrated the prosperity of its first owner, Harry J. Maguire, an agent with Canadian Pacific Railway. Built in 1913, the home is the last standing testament to pre-WWI development in the neighbourhood. Following restoration, the Craftsman Bungalow residence will contain four one-bedroom to three-bedroom homes.



For more information please contact

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This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement, E&O.E.



FORMWERKS
BOUTIQUE PROPERTIES



The Bayne Residence



The storied history of 1785 West 16th Avenue began in 1919, when it was home to dental technician Stanley N. Bayne. With residences ranging from two bedrooms to four bedrooms plus flex, the original building will house two duplex homes, while a separate infill will house a third. The unusual combination of 1920's California Bungalow and Craftsman architectural styles contributes to the structures' uniqueness.



The Elson Residence



Built in 1919, 1775 West 16th Avenue was once home to the family of John T. Elson, an upper manager of hardware firm Marshall Wells BC. Fashioned from shingles and stucco, the two-storey, plus basement, residence will be comprised of four two-bedroom homes, while a separate infill will contain a three bedroom home. An illustration of post-WWI design trends is evident in the rare merger of two architectural aesthetics - Craftsman Bungalow and Four Square.





Maguire Residence



Bayne Residence



Elson Residence

Maguire Plan A
2 Bedroom + Den + 2.5 Bath

Maguire Plan B
3 Bedroom + 2.5 Bath

Maguire Plan C
2 Bedroom + 2 Bath

Maguire Plan D
1 Bedroom + 1 Bath

Bayne Plan E
4 Bedroom + 3.5 Bath + Flex

Bayne Plan F
3 Bedroom + 2.5 Bath + Flex

Bayne Carriage Home
2 Bedroom + 2 Bath

Elson Plan G
2 Bedroom + Den + 2.5 Bath

Elson Plan H
2 Bedroom + Den + 2.5 Bath

Elson Plan I
2 Bedroom + 1 Bath

Elson Plan J
2 Bedroom + 1 Bath

Elson Carriage Home
3 Bedroom + 2 Bath

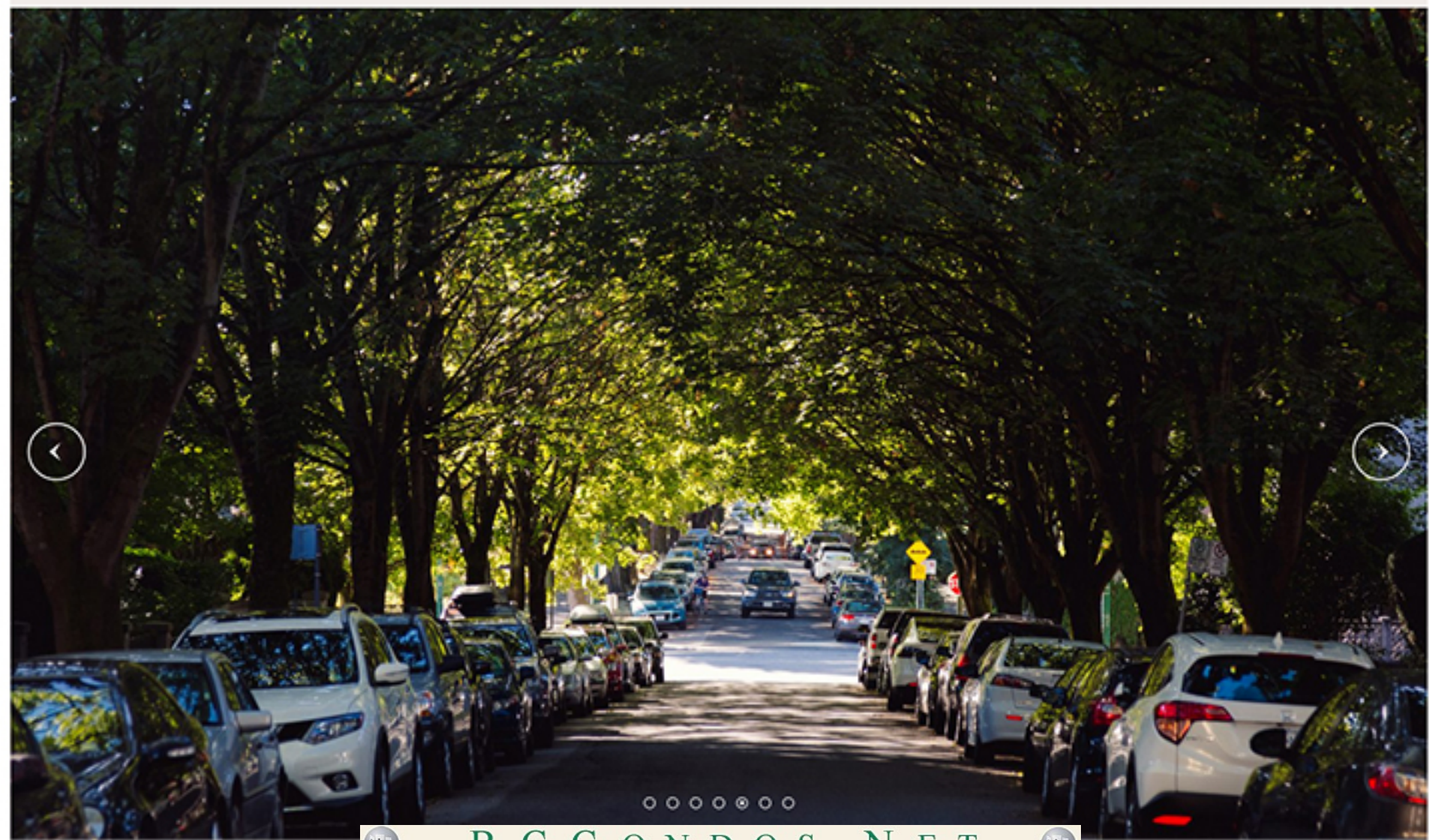
Site Plan

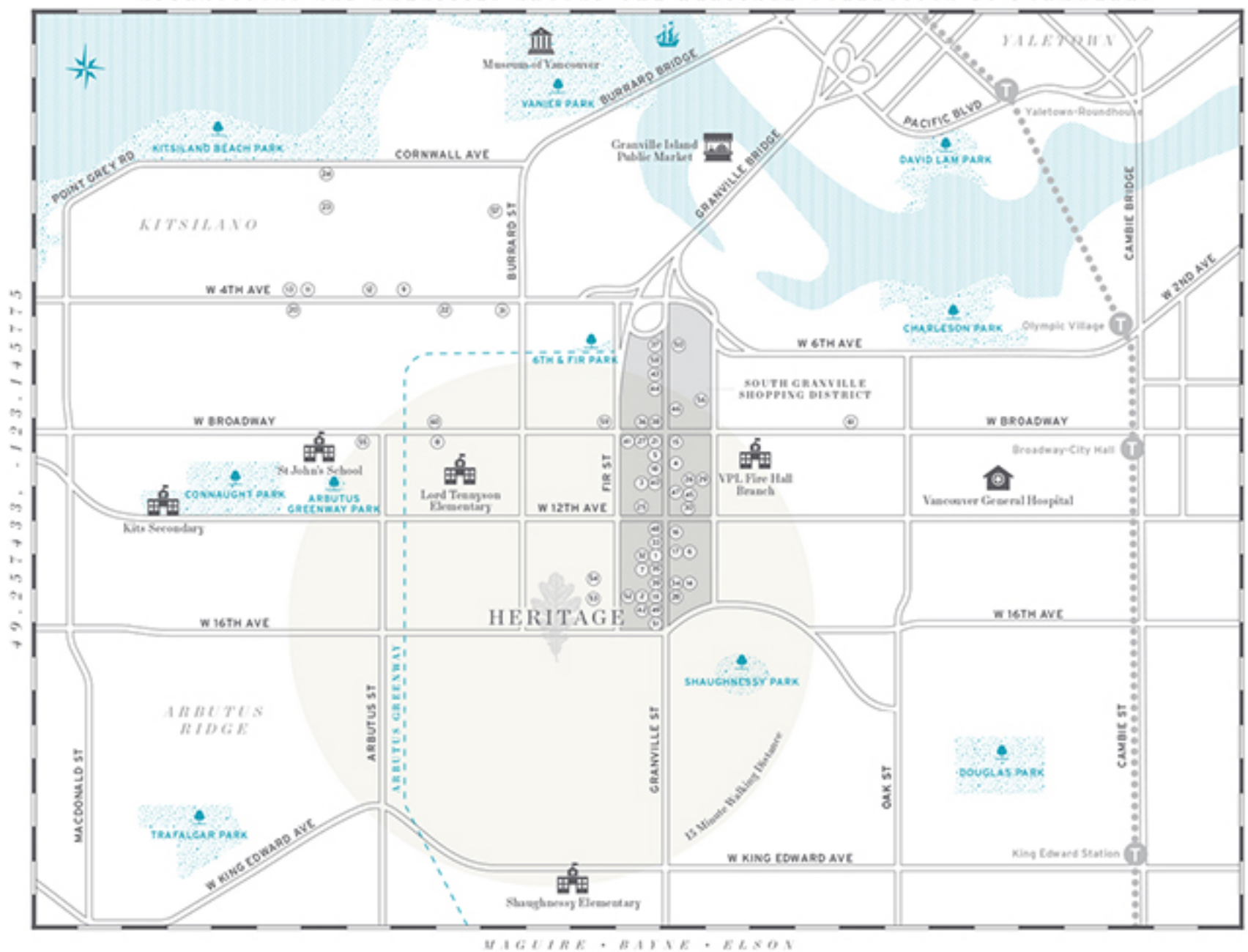




A Quintessential Vancouver Lifestyle

At the heart of Vancouver's residential history, the West Side long ago established itself as a prestigious community. The homes of Heritage are located at the central crossroads of Burrard Street and West 16th Avenue, on a beautiful tree-lined corridor. With the boutiques, cafes, and restaurants of South Granville and Kerrisdale only moments away and downtown Vancouver close by, residences benefit from the conveniences of urban amenities and an idyllic residential community. Prominent schools, scenic beaches, and expansive parks all contribute to the beloved Fairview lifestyle.





Markets and Boutiques

1. Williams Sonoma
2. Le Creuset
3. Motiv Design
4. Pottery Barn
5. Restoration Hardware
6. The Art Emporium
7. West Elm
8. Greens Organic and Natural Market
9. Arc'Teryx
10. Kit and Ace
11. Lululemon
12. Whole Foods Market
13. Meinhart Fine Foods
14. Pharmasave
15. Shoppers Drug Mart
16. Anthropologie
17. Lusso Baby
18. Max Mara

Restaurants and Bistros

20. Au Comptoir
21. Cactus Club Cafe
22. Fable Kitchen
23. Mak N Ming
24. Nook Restaurant
25. Heirloom Vegetarian Restaurant
26. Jamjar Restaurant
27. Liquids + Solids
28. The Ouisi Bistro
29. Vij's Rangoli
30. Siena South Granville
31. Trattoria
32. The Stable House Bistro
33. West Restaurant + Bar

Coffee, Tea and Dessert

34. Bump'N Grind Cafe
35. Bean Around The World Coffee
36. Dose Espresso Bar
37. Cheesecake Etc
38. Murchie's Fine Tea
39. Phoscao Café
40. Purdys Chocolatier
41. Trees Organic Coffee

Arts and Culture

42. Bau-Xi Gallery
43. Elissa Cristall Gallery
44. Ian Tan Art Gallery
45. The Stanley Theatre
46. Verandah Antiques

Health and Beauty

47. Civello South Granville Salon
48. Ideal Image
49. L'Occitane
50. Miraj Hammam Spa
51. Suki's Salon & Spa
52. Trinitae

Recreation and Wellness

53. Vancouver Lawn and Tennis Club
54. Granville Park Lawn Bowling Club
55. Steve Nash Fitness World
56. GoodLife Fitness Centres
57. Ron Zalko Fitness and Yoga
58. Urban Fitness Club
59. YYoga South Granville
60. Semperviva Yoga
61. Finlandia Pharmacy



Rooted In History. Designed For Today.

The homes of Heritage will revive an architectural history dating back to the early 1900's, when the three residences were part of a neighbourhood-defining subdivision comprised of nine regal homes.

Recognizing the lasting relevance of the Arts and Crafts-style of architecture, the design of the homes will retain their historical dignity, while speaking to modern needs.



B C C O N D O S . N E T





Homes developed by Formwerks Boutique Properties are distinguished by their commitment to remain authentic to design and location. Led by Jim Bussey, the development firm is an extension of award-winning Formwerks Architectural, with a portfolio of over 600 custom single-family homes and townhomes. Their same approach to timelessness and quality is applied to craft exceptional multi-family homes across Vancouver.

Playing an active role in historical restoration, Formwerks takes pride in contributing necessary density in respectful ways to both protect character and provide functional and aesthetically pleasing homes. Heritage is designed with this mindful approach, preserving the integrity of Vancouver's Arts and Crafts architectural beginnings.



To accentuate a consistent relationship between exteriors and interiors, homes authentically reflect the Arts and Crafts style throughout. Formwerks Architectural's in-house interior design team speaks to the late 19th century style by salvaging some of the original details and maintaining a timelessness. Quality is conveyed in hand-crafted details and thoughtfully selected materials.

The bright and open homes feature built-in millwork, painted wood finishes, and bronze and brass hardware and plumbing fixtures. Kitchens are modern in function and classic in design, while master ensuites are light and airy with natural stone accents. An organic beauty and inviting warmth is communicated within each home at Heritage.

