



Features

Designed with Precision

- An enviable Vancouver West Side location
- Beautifully designed 6 storey, residential only building by award-winning GBL Architects
- Homes are optimized for a picturesque view of Queen Elizabeth park or the stunning Vancouver skyline
- Rooftop amenity provides a place to gather, garden and socialize in the open air
- Business centre with a view to the Vancouver skyline
- Double-pane window system for a quiet living experience
- Exterior cladding is built with the highest quality and performance materials concrete and metallic panels
- Spacious patios, balconies and terraces expand your living space
- Expansive windows draw light and fresh air inside
- 9' ceiling height in the main living area of homes

Set in the Heart of Cambie

- Located just off Cambie Street on tree-lined King Edward Boulevard
- Steps from King Edward Skytrain with easy access to YVR via Canada Line
- Mere minutes from the green open spaces of Queen Elizabeth Park and the bustle of Downtown Vancouver.
- Situated in excellent school catchment area for all levels of education

Flawless Living Spaces

- Interior design by award-winning Portico Design group
- Customize your home with one of two soft colour palettes - Clarity (Light Oak) or Colour (Dark Oak)
- Each home to have individually controlled air-conditioning and heating for year round climate control and fresh air throughout the home
- Wide plank engineered hardwood flooring in the living, dining, kitchen and bedroom areas

- Sleek and timeless roller blinds
- Distinctive & modern flat profile baseboards and door trim
- Solid core suite entry doors paired with polished chrome lever handle
- High quality wool carpet in bedrooms
- Modern style flat panel doors in bedrooms, bathrooms and closets
- Distinctive modern flat-stock baseboards and door trims
- Energy efficient front-loading Whirlpool washer and dryer
- Integrated LED down lighting ensuring just the right ambiance in your home

Kitchens that are Cut Above

- Beautiful and durable solid quartz countertop that extends to the backsplash
- Italian inspired cabinetry with under cabinet lighting, Blum Legrabox drawer system, which offers touch to open, and magic corner
- Premium Miele stainless steel appliance package including:
 - Refrigerator with integrated panel to match cabinetry
 - Stainless Steel Gas Cooktop
 - Stainless steel wall oven
 - Fully-integrated dishwasher to match cabinetry
 - Stainless steel microwave
 - Sleek and slim slide-out hood fan
 - Penthouses will include an under counter wine fridge and 36" french door refrigerator

- Undermount stainless steel double bowl sink
- Kallista dual-spray pull down chrome faucet

Bathrooms with Brilliance

- Solid quartz countertop and backsplash
- Frameless glass showers paired with beautiful enameled glass mosaic tile base, rainshower and convenient shower niche in ensuites
- Large format polished and matte tile flooring and walls

- Ensuite or main bathrooms feature unique herringbone tile pattern
- 2nd bathrooms feature modern large format porcelain tiles for floors and wall in main bathroom
- Relaxing deep soaker bath tub
- Polished chrome faucets and accessories throughout
- High efficiency dual flush soft-close toilet
- Modern flat panel cabinets with soft close hardware

Clarity in the Details

- Gated and secure underground parkade
- Security camera system in parkade
- Secure underground parking stall with electric a limited number of stalls with EV charging stations
- Enterphone lobby with a secure FOB access control system
- FOB floor access-controlled elevator
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room with a limited number of bike lockers
- Limited number of EV parking stalls available
- Fully sprinklered, fire-protected building with annunciator panel and stand pipes
- Comprehensive 2/5/10 Travellers Home Warranty
 - 2 year materials and workmanship
 - 5 year building envelope protection
 - 10 year structural protection

Leed Gold Certified

- Marquise has been built in an utmost sustainable fashion to be exceptionally energy and water efficient, increasing the comfort and durability of your home while reducing operating costs.



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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