

# 1245 HARWOOD



## BING THOM



As one of Canada's most admired and accomplished architects, Bing Thom had a commitment to using great architecture to better urban contexts and social conditions. He was the founder of Bing Thom Architects, now known as Revery Architecture, an innovative architectural and urban design firm recognised within Canada and internationally for their prominent designs.

## RESIDENCES



The residences each encompass a full floor of 2,200 plus square feet. Designed with form and function in mind, only the finest finishing materials and systems available were used. The exceptional residential landmark tower stands with 1245 Harwood's own 110-year-old Tulip tree as an iconic exemplar of unique elegance.

## LOCATION



A once in a lifetime offering to reside in an urban oasis amongst the bustling activities of Downtown Vancouver. Boasting quintessential vistas of English Bay, ocean, mountains, Stanley Park and cityscape throughout, 1245 Harwood offers the best of the Pacific West Coast scenery.

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## RESIDENCES



Designed with both form and function in mind, 1245 Harwood is meticulously crafted with thoughtful architecture, interiors and landscaping by the award-winning firm, Bing Thom Architects.

The residences at 1245 Harwood feature richly detailed light-filled interiors, ceiling heights of 9 feet and floor-to-ceiling windows in all the principal rooms, showcasing grand views of the city, English Bay, and the on-site 110-year-old Tulip tree. Each level holds a single residence, offering private sanctuaries with single floor access elevators opening directly into a marble featured foyer. These homes elevate the standard for urban tranquility with the elegantly designed interiors and exteriors.

Bespoke Bulthaup kitchens are fitted with Gaggenau appliances and custom cabinetry. The living area features a handmade concrete fireplace and balconies that are shaded by operable and fixed stainless steel marine-grade screens. The master bathrooms showcase a sculptural free-standing bathtub with Dornbracht fittings complemented by custom dual backlit vanity mirrors. Every detail has been carefully designed to maximize convenience in these generous spaces.

[VIEW FLOORPLAN](#)



## FEATURES & AMENITIES



### Stainless Steel Screens

The building's exterior is clad with a system of operable screens which provide both shading and privacy in the residences and their balconies. The stainless steel screens offer low maintenance and interesting effects on the building's surface when reacting to the different conditions of natural light throughout the day. The seemingly random perforation on the stainless steel screens create an overall effect of softness and translucency. When grouped together, the patterns of the screens form an organic image associated with tree canopies and nature.



### Kitchen

The kitchen is custom designed by Bulthaup offering unmatched luxury and sensibility. Quartz worktops and a natural oak veneer bar top are surrounded by matte lacquer cabinets fitted with adjustable shelving and a pull-out pantry. Appliances are completed with Gaggenau, including a 36" refrigerator and a 24" Cavavin wine fridge.





## Bathrooms

A sculptural free-standing bathtub is showcased in the master bath accompanied with an Axor and Dornbracht fitted shower. Villeroy & Boch fittings are below custom made dual backlit vanity mirrors. The master bath, second en-suite bath and powder room include Duravit water closets and Dornbracht fittings. The bathrooms are encased in a naturale falda grey stone tile.



## Details

For optimal comfort, each residence has been fitted with top-of-the-line systems. Restricted single floor access elevators, one of which opens directly into the residence, presents ideal privacy. For storage, there is a walk-in closet system with Italian finishings and custom designed cabinets in the living areas. Individually controlled hydronic radiant floor heating and heat pumps are housed on each floor for heating and cooling. Accompanying the operable stainless steel screens, automated shading and dimmable lighting top off the residence. Additionally, each residence comes with a designated room for laundry with a full-size AEG washer and dryer and an in-suite dedicated utility and waste disposal room.

Amenities comprise of a state-of-the-art fitness room and a lounge area offering an opportunity for residents to host larger parties with a fully fitted kitchen. A 1,500 square foot, landscaped deck with integrated cooking facilities is also available for entertainment. Each home includes secured indoor parking with EV charging capabilities and a sub-grade storage unit.



## THE WEST END - A VIBRANT COMMUNITY

Residing in the heart of the West End, 1245 Harwood is situated in one of downtown Vancouver's longest established and most eclectic neighbourhoods. The tower resides on a quiet, pedestrian-friendly street, characterized by a row of mature trees on either side. Beyond the peaceful tranquility, 1245 Harwood offers its residents with beautifully landscaped grounds and the grand 110-year-old Tulip tree. Much of the West End's desirability is on account of its positioning: where nature meets downtown Vancouver.

Community centres, farmers' markets, local festivals including The Celebration of Light, and numerous parks and beaches, such as Stanley Park, contribute to the long list of activities classic to Vancouver that are well within walking distance. From upscale dining to grabbing coffee at a neighbourhood café, biking along the Seawall to high-end shopping on The Golden Mile, the diversity and natural environment that the West End offers, makes it one of Vancouver's most desirable places to live.





