

DUNBAR

AT 39TH

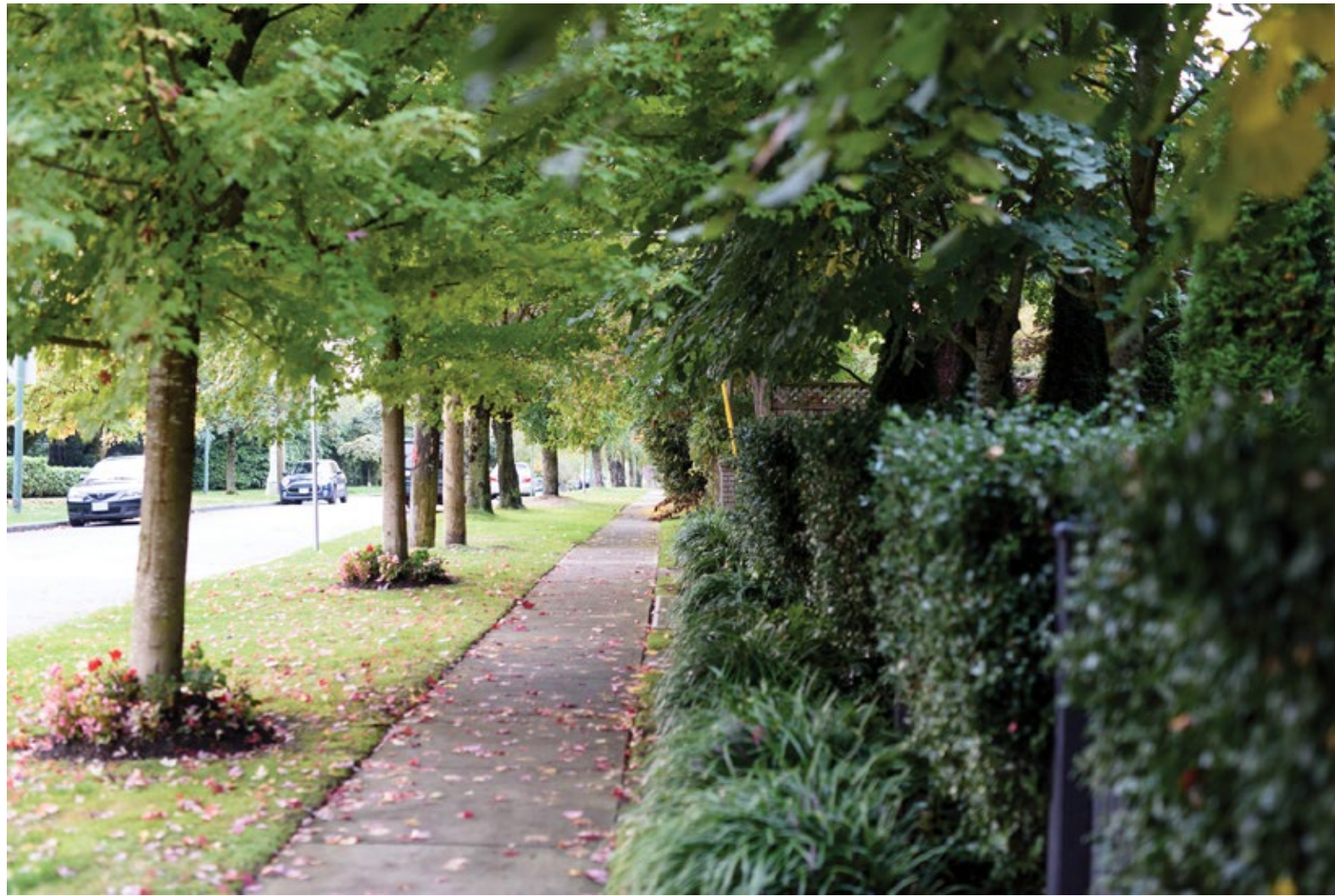
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*The  
neighbourhood  
you know  
and love*



## A time-honoured location

You feel it instinctively: the subtle sophistication, the established serenity of a classic Vancouver neighbourhood.



A quiet nostalgia exists here – for the poignant passage of time; the generations of children playing childhood games in best friends’ backyards; the ritual hosting of Sunday dinners in tasteful homes.

Yet a desire for progress persists here, too. This is a place very much connected to its city. Its residents work downtown, frequent the best restaurants, know the city intimately. But it is a place that feels no need to prove itself. It does not follow a trend. Instead, it sets a thoughtful precedent.

Nowadays, Dunbar is a more modern take on Vancouver’s old soul.

Stately traditional homes rub shoulders with exemplary modern architecture. Lively cafés and shops offer easy amenity and social possibility; yet the best appeal of this area is the area itself, and Dunbar has no need to pretend otherwise. And now, for the first time – and with much consideration and care – the area is opening its arms to multifamily living; embracing a new era of how we live in this coveted west side neighbourhood.

Where a revered past invites an elegant future.

Dunbar at 39th encapsulates the essence of this distinctive location. Refined without being showy, contemporary without being flashy, it achieves the careful equilibrium of progress and elegance expected by this community. Most important, it creates a condominium living opportunity within an immortal neighbourhood of single-family houses – with a graceful presence that feels right at home.





DUNBAR THEATRE

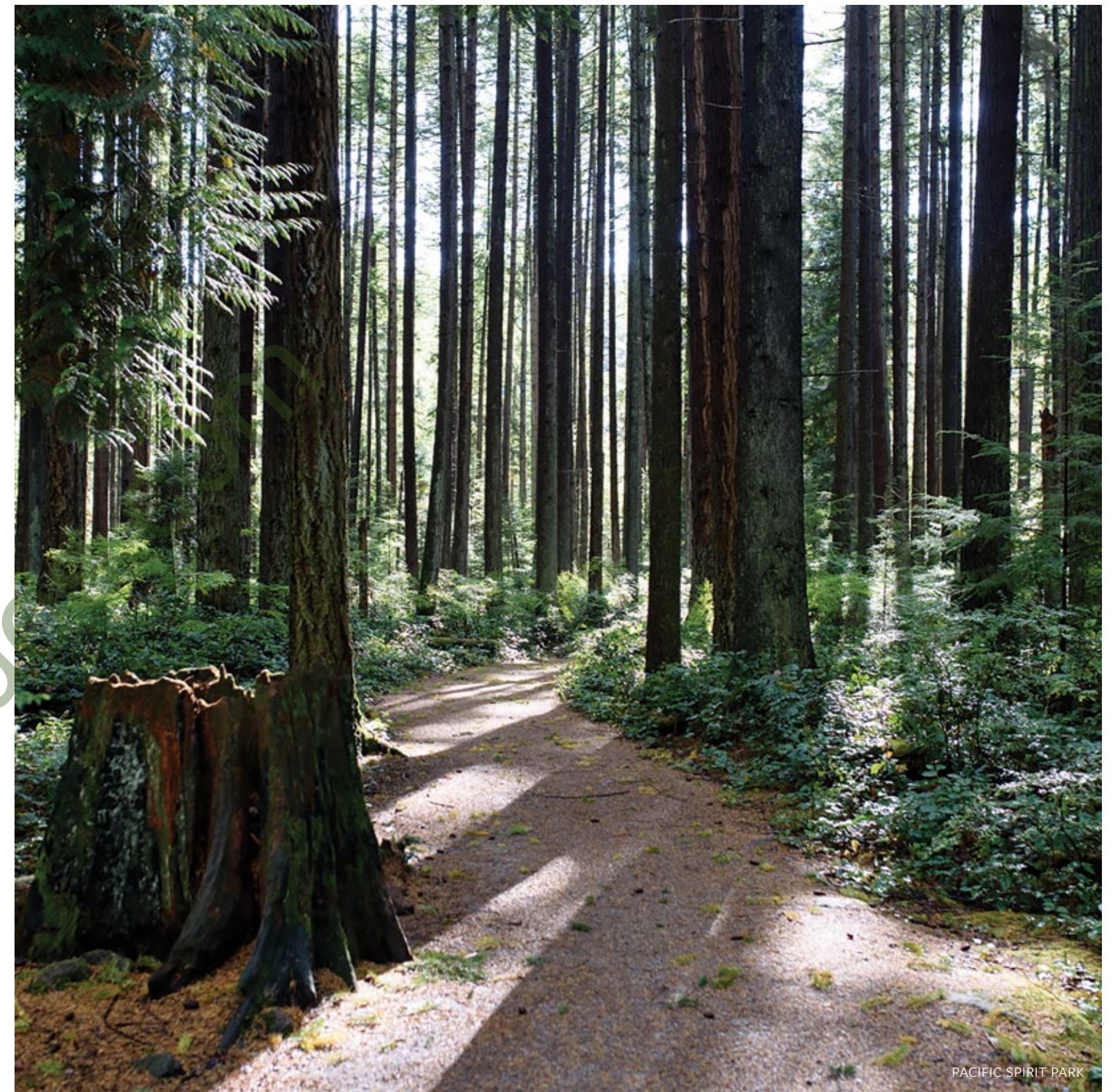
## Original West Side Living



Beautiful, quiet residential streets, steps to shops, community parks and facilities, and even a one-room neighbourhood movie theatre define the character of this prime location.



ST. GEORGE'S SCHOOL



PACIFIC SPIRIT PARK

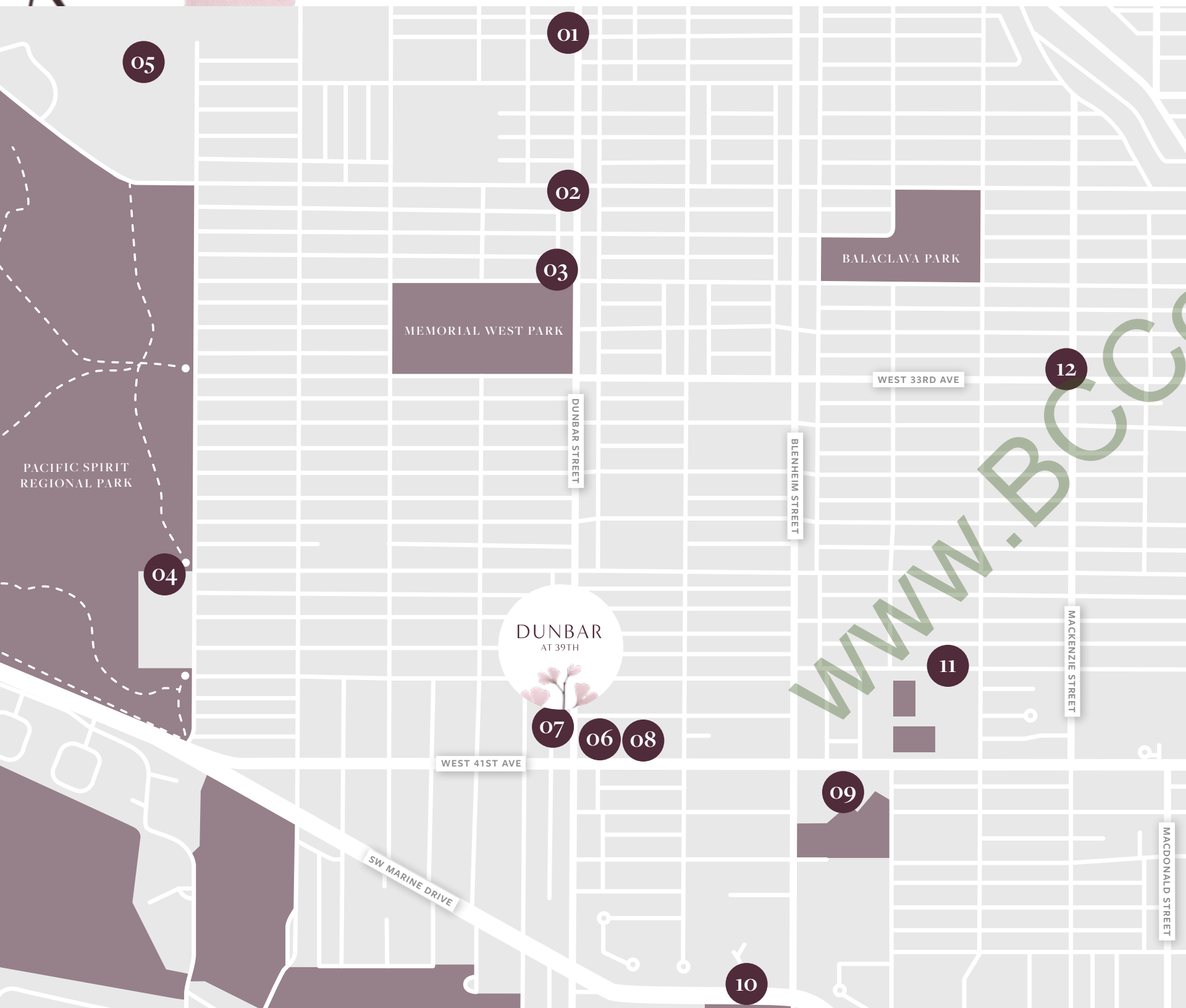
#### VANCOUVER'S BEST

The most elite private and public schools in the city. Proximity to UBC and the University Endowment Lands, with hectares of forested parkland. Minutes to downtown. Near to the equestrian estates at Southlands; beaches, shops and restaurants; and all the very best of Vancouver.

#### IN YOUR BACKYARD

A 73-kilometre network of walking trails winds through the 874 hectares of spectacular Pacific Spirit Park in the UBC Endowment Lands, just west of Dunbar. From your front door, it's just an 11-minute walk to the trails.

In the  
Neighbourhood



01

**STONG'S MARKET**  
Dunbar's beloved independent neighbourhood grocer. A full-service store, newly expanded and relocated, offering quality groceries and express online delivery.

02

**DUNBAR THEATRE**  
A single-screen independent neighbourhood movie theatre with great popcorn, comfy seats, and Hollywood hits. Entertaining Dunbar residents since 1941.

03

**DUNBAR COMMUNITY CENTRE**  
Programs for the whole neighbourhood, from toddlers to seniors. Surrounded by parks, tennis courts and forested areas, this is a true community hub.

04

**SOUTHLANDS ELEMENTARY**  
A public elementary school for kindergarten to grade 7 offering Vancouver's only official primary International Baccalaureate School program.

05

**ST. GEORGE'S SCHOOL**  
A private boys' preparatory school founded in 1930, offering a day program for grades 1-12 and an urban boarding program for grades 8-12.

06

**NEW DISTRICT WINE STORE**  
An innovative ecommerce wine shop with its storefront home base in Dunbar, featuring a broad and knowledgeable offering with a focus on BC wines.

07

**Q COFFEE**  
Everything you want in your neighbourhood coffee shop: warm woody interiors, delicious treats, and cozy spots to meet a friend.

08

**SAVE ON FOODS**  
Large grocery retail chain located just two blocks away, offering online ordering and delivery service for added convenience.

09

**CROFTON HOUSE SCHOOL**  
Established in 1898, Crofton House School is a private university preparatory day school for girls from junior kindergarten to grade 12.

10

**POINT GREY GOLF & COUNTRY CLUB**  
A premier private golf club and west side landmark with clubhouse and dining room, in operation since 1924, and PGA tour tested.

11

**KERRISDALE ELEMENTARY**  
Founded in 1908, this long-standing west side public school offers English and French programs for kindergarten to grade 7.

12

**BUTTER BAKED GOODS**  
A neighbourhood bakery featuring nostalgic home baking and inviting décor, with gifts and treats so sweet you won't be able to refuse.

The background of the entire page is a soft-focus photograph of cherry blossoms. The flowers are light pink and white, with some green leaves visible. They are arranged in clusters, with some branches extending from the left and bottom right corners towards the center. The overall tone is bright and airy, with a light blue or white sky in the background.

# *Dunbar's modern moment*

Dunbar represents one of the most appealing ways to live a charmed neighbourhood life within the city, adjacent to everything Vancouver has to offer. A vibrant community exists here, with all the character of a long-standing neighbourhood, and all the flavour of a sophisticated west side locale.

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## Superb Quality & Design



A four-storey concrete structure of superior design by Taizo Yamamoto creates multifamily living to echo the refined single-family exclusivity that has defined this area for generations. The building's modest height and spacious floorplans pay homage to the neighbourhood context, while inviting family life or the transition from a family home – comfortably and seamlessly.





#### A MODERN SENSE OF TIMELESSNESS

Twenty-nine beautifully designed one, two and three-bedroom homes and City Homes of up to 1,700 square feet, uniquely personalized for the way you want to live. A sophisticated sense of home within this signature west side lifestyle.



#### ENDURING ELEGANCE

Expansive windows flood rooms with natural light, connecting indoor spaces to their naturally beautiful surroundings. Open floorplans are designed for the flow of everyday life, with kitchens and functional spaces carefully crafted for both ease of use and for elegance that stands the test of time.



*Inspired by  
Dunbar*

Amenities carefully designed to echo a cherished  
neighbourhood feel bring easy sophistication  
to everyday life.



#### CONCIERGE

Front-desk concierge service adds convenience and elegance to your living experience. It means seamless package delivery and comforting security at every moment. It's having the details taken care of for you – such as your dinner reservations, or taxi service when you're running late for an event. It's having someone open the door for you when your arms are full. Most of all, it's peace of mind.

#### SHARED ROOFTOP PATIO

A shared rooftop patio and lounge space is designed to create that easy sense of outdoor space intrinsic to a neighbourhood where stately homes and large green lawns have presided over these streets for a century. Lush greenery, comfortable seating, and outdoor bbq and kitchen invite you to gather with friends and family for a glass of wine or dining al fresco.

#### PRIVATE FOURTH-FLOOR PATIOS

Fourth floor homes enjoy private rooftop patios as an extension of their living space, including bbq and outdoor kitchen complete with sink, countertop and fridge for true indoor-outdoor living.



# WESGROUP

Wesgroup is one of Canada's largest private real estate development companies, with a proven history of innovation and award-winning design. Family operated for more than 50 years, Wesgroup is committed to transforming spaces into vibrant residential and commercial communities, understanding the needs of a changing landscape, and delivering great value to our customers through our experienced team, our fully integrated design capabilities, and a spirit of long-sightedness. At Wesgroup, we have a long history of looking forward.

The developer reserves the right without notice to make modifications to floorplan, landscape design, project design, materials, and specifications to maintain the high standard of the development. Renderings are an artist's interpretation only. E.&O.E.

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