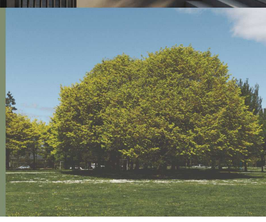
be W 49th

Life in harmony.

Be W 49th is an exclusive collection of 17 thoughtfully designed 2 and 3-bedroom homes located in Vancouver's prestigious West Side. Tucked into a community of single-family residences, Be W 49th offers the security of neighbourhood living with the accessibility of city amenities, just beyond your doorstep.



Design

The design of Be W 49th invites you to find the moments in your day and in your space, where you can simply be with yourself and your family. Every design decision is rooted in the Principles of Be.

See the design principles →

Interiors

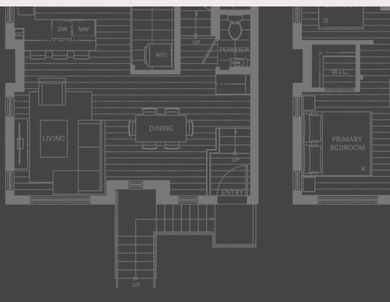
Inside the home, an abundance of natural light and the airiness of floorplans with expansive ceiling heights and spacious interiors offer the freedom for minimalist living. The interior design choices incorporate tactile materials, clean lines, and soothing color palettes, creating an artful landscape for serene living.

Learn more about the interiors →

Be at home.

Discover the collection of 17 thoughtfully designed 2 and 3-bedroom homes. Spacious interiors with seamless access to the outdoors, elevated materials, and storage features designed for minimalist living, invite residents to experience the serenity of coming home to Be W 49.

Explore floor plans →



Every element of Be W 49 has been thoughtfully designed by a team of experts.

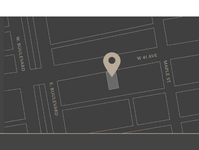
Meet the team →

Be here, Be W 49th

REGISTER NOW

PRESENTATION CENTRE (COMING THIS FALL)
2034 W 41ST AVENUE VANCOUVER, BC

CONTACT US
info@bew49th.com
604-336-0363



SITE LOCATION
715 W 49th Avenue

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be W 49th

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Modella Developments FORMWERKS ARCHITECTURAL rennie

Each element together creates Be.

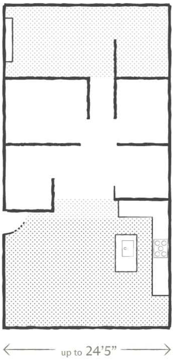
The design of Be W 49th invites you to find the moments in your day and in your space, where you can simply be with yourself and your family. Every design decision is rooted in the Principles of Be.

Principles of Be

01

Spacious Livability

All homes offer a more spacious interior than traditional builds. Be homes are up to 24'5" wide in comparison to standard new builds that range from 14'-16'.



02

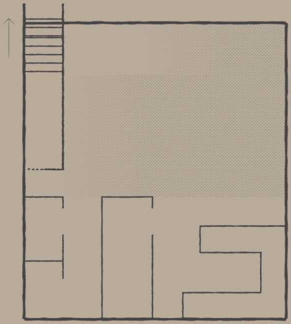
Captured Light

Most homes have been designed as corner units to provide ample natural light.

03

Seamless Living

Accordion doors and open patios allow for circulation and seamless indoor-to-outdoor living.



04

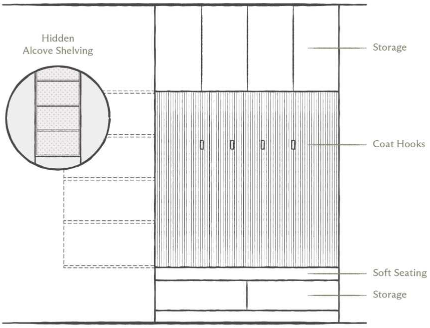
Maximization of Space

Entry stairs in select homes have been externalized to improve interior efficiency and increase livable space.

05

Efficient Storage

The thoughtful design of additional storage, including medicine cabinets in washrooms and an entry niche in all 3-bedroom homes, provides increased utility to allow for minimalist living.



06

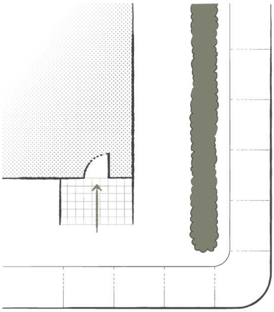
Gratifying Culinary Spaces

All homes are designed with either a U-shaped or L-shaped kitchen with an island to create easy and efficient cooking spaces that provide additional storage solutions.

07

Intimate Access

For increased privacy, ground-level homes along W 49th Ave feature entrances positioned away from the street, and patios lined with planters to create harmonious outdoor living spaces.

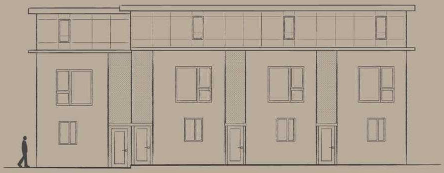


W 49th Ave

08

Elevated Privacy

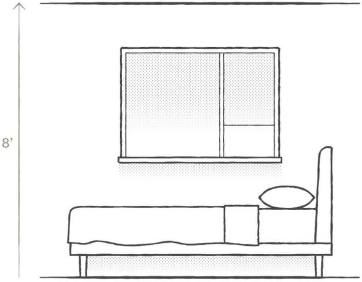
Homes located along the rear lane are designed with patios elevated above the lane for privacy both from the lane and pedestrians.



09

Expansive Airiness

Homes are designed with up to 9'6" ceiling heights. In the kitchen, ceilings are raised to 8' below the bulkheads as opposed to the traditional 7', and in the bedrooms, ceilings are up to 9' as opposed to the traditional 8'.



10

Peaceful Connection

Ground-level 3-bedroom homes along W 49th Ave. are designed with the bedrooms positioned away from the street to maximise the privacy and tranquility of each home.

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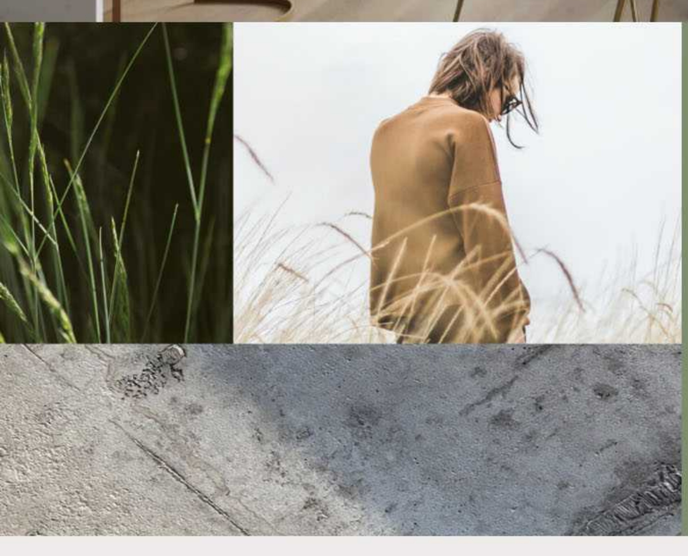

A place to connect, to recharge, to feel at home.

Download our feature sheet

Kitchen

Inside the home, an abundance of natural light and the airiness of floorplans with expansive ceiling heights and spacious interiors offer the freedom for minimalist living.

DARK SCHEME LIGHT SCHEME

Living Space

Every day life is full of excitement and demands. Your home is your space to just be — to create memories with your family, experience joy and carve out moments of tranquility.

Immerse yourself in the unmistakable feeling of home.

Bathroom

The interior design choices incorporate tactile materials, clean lines, and soothing colour palettes, creating an artful landscape for serene living.

DARK SCHEME LIGHT SCHEME

At Be W 49th, the small collection of homes allows for the creation of a community where privacy is respected, and public spaces offer moments for celebration. This peaceful outdoor gathering space encourages residents to have a place to connect with nature and each other.

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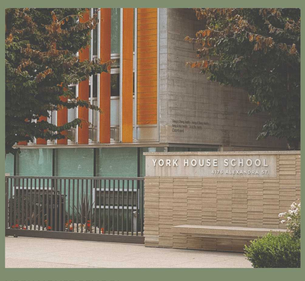
BC Condos & Homes

Be connected.

Be is located on W 49th Ave, a connective route that leads to immersive nature, impressive amenities, accessible transportation, and a prestigious school catchment.

Discover your neighbourhood.

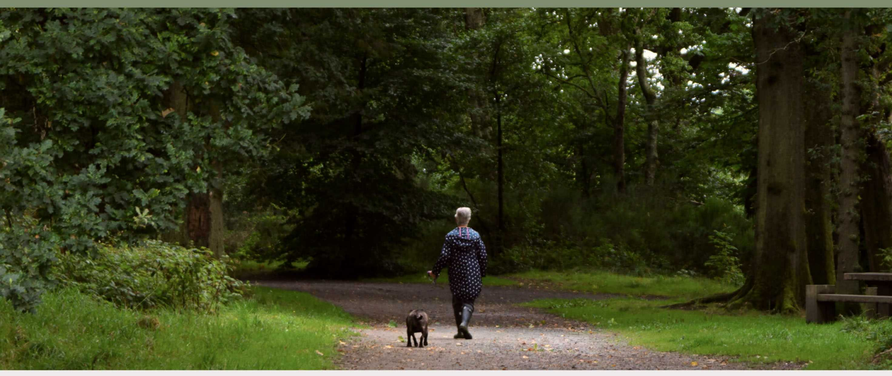
With access to the nearby bustle of W 49th Ave. and Cambie St., Be W 49th is positioned with balance between city and community.

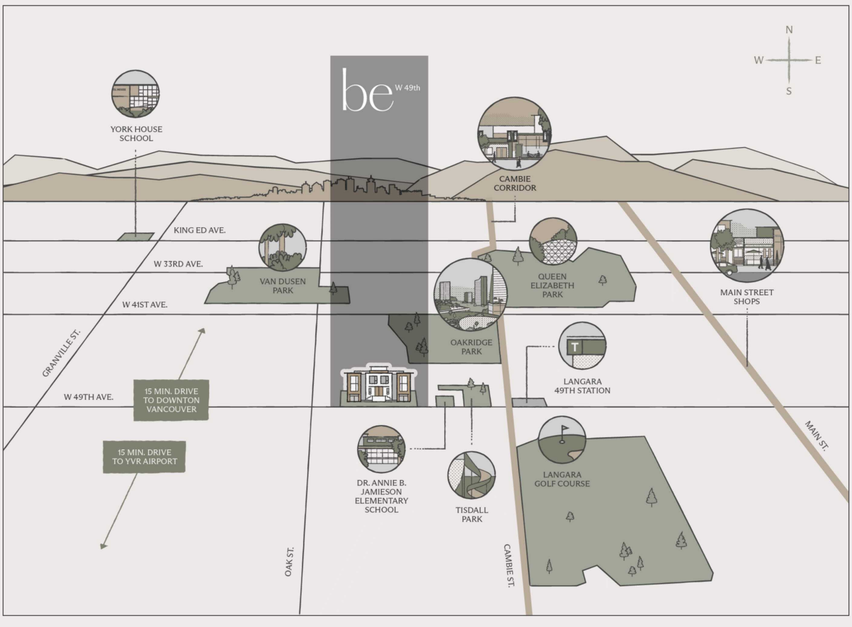


YORK HOUSE SCHOOL
8-minute drive

LANGARA 49TH SKYTRAIN STATION
7-minute walk

QUEEN ELIZABETH PARK
5-minute drive





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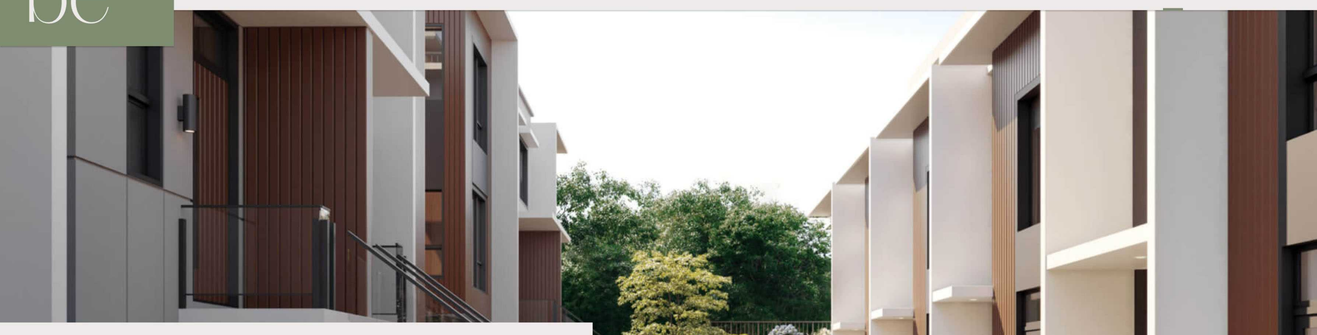


Seamless living rooted in harmonious, intentional design.

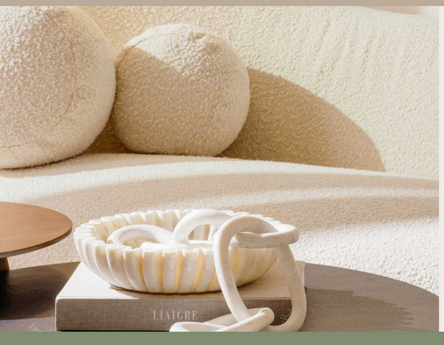
intentional design.

Modella Developments is a residential developer dedicated to building homes with the utmost care and consideration for their homeowners. With a keen attention to detail and an unwavering commitment to quality, they strive to create homes that surpass expectations. Modella's approach is deeply rooted in the belief that every home should be crafted as if it were for our own family, ensuring thoughtful design and a truly exceptional living experience.

Modella Developments

Formwerks Architecture is a full-service design house that possesses a portfolio of over 600 custom single-family homes and 2500 townhomes. The comprehensive service offering is diverse and encompasses development, interior design, and in-house landscape design. Formwerks' international portfolio of single-family, multi-family, commercial, and destination properties bear the classic ideology of elegance in architectural form.

FORMWERKS
ARCHITECTURAL



Ross & Company Interiors provides a comprehensive service offering that ranges from colour scheme creation to impactful furniture and millwork selection and designing impactful interiors. They approach every project as a collaborative effort to create cohesive interior environments that are thoughtfully informed by their context.

ROSS
& COMPANY
INTERIORS

For more than four decades, rennie has partnered with Western Canada's top developers, helping them achieve and surpass their goals. rennie works with Acquisition, Development, Finance and Marketing teams, seamlessly delivering products and sales that build a clients' brands and ensure their continued success.

rennie

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