

EXCLUSIVE BOUTIQUE RESIDENCES

[HOME](#)[LOCATION](#)[FEATURES
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50% SOLD IN 30 DAYS!



Renderings are approximate representations. E. & O.E.

▸ WELCOME

Intimate and connected, The Ivy at Marine in North Vancouver shares your values, understands your needs and believes that knowing your neighbors is still important in contemporary life. The Ivy is a carefully orchestrated collection of 24 exclusive designer homes nested into a vibrant community, rich with services and culture. Deliberately downsized, The Ivy has been created to foster a closer connection between space, people and community. The Ivy Offers elegant interiors combined with thoughtful extras encased in a modern design of timeless architecture. The Ivy is designed so only a select few can have it all.

▸ THE IVY AT MARINE

IN NORTH VANCOUVER - NOW SELLING

[Click Here To Register](#)

Presentation Centre

1265 Marine Drive, North Vancouver, BC V7P 1T3

p.604.973.0158 c.604.657.0645 f.604.973.0159

rogerjung@shaw.ca

For commercial retail units

please call 604-642-5262 or email

asif@executivegroupdevelopment.com

www.theivyliving.com

▸ 18 HOMES UNDER \$400,000

Coquitlam Condos Now Selling - The Parc

Developed by:



Marketed by:



BC CONDOS.NET



This is not an offering for sale. Offerings will be made upon completion of the disclosure statement. The developer reserves the right to make modifications to the design materials and specifications. E.&O.E.

A COLLABORATION OF STYLE AND EXCLUSIVITY ENCLOSED IN TIMELESS ARCHITECTURE

A HIGHLY DESIRABLE LIVING ENVIRONMENT

- City sophistication in urban comfort
- Developed by the Executive Group; one of Vancouver's most longstanding and highly reputable development companies
- Designed by Marquetchture, designer of many of Vancouver's most prestigious and highly valued homes
- Spacious balconies and walk out patios
- Enhanced by well designed, urban village-style retail
- Exterior landscaped courtyard with ivy-grown trellis and raised planters leading to a private and sophisticated lobby area
- Wellness Centre featuring yoga studio and fitness equipment
- Only 24 exclusive boutique style homes appointed and designed to optimize views, natural light and capture a personalized environment
- An exclusive community of only 24 owners in an intimate neighborhood setting

UNPARALLELED INTERIORS

- Two commissioned interior design schemes to choose from
- Premier 12" X 24" imported floor tiles in entry, bathrooms and kitchen
- Electric fireplace with lifelike flames and contemporary detailed concrete surround
- High style contemporary stain resistant carpeting
- Contemporary wood baseboards
- Wide plank, sophisticated premium wood laminate flooring
- Imported granite eased square edge countertops
- Over height ceiling – 9'
- Penthouse units with high vaulted ceilings

REJUVENATING BATHROOMS

- Designer under mount vanity basin
- Contemporary wood laminate cabinetry with brushed metal hardware and unique kick detail
- Contemporary glass and chrome light bar
- Oversized vanity mirror
- Luxurious honed limestone countertops
- European influenced deep soaker tub with spa inspired showerhead
- Contemporary glass shower enclosures
- Contemporary limestone mosaic tile inset into large format wall tile
- Elegant imported 12" x 24" porcelain floor tiles

CULINARY HEAVEN

- Open, entertainment friendly, designed kitchens with feature tiled wall showcasing designer professional series culinary hood fan
- Contemporary wood laminate cabinetry with brushed metal hardware and unique kick detail
- Ergonomically designed easy access breakfast bar and countertop feature

- European style single lever faucet with telescopic vegetable spray
- Under mount professional series large single bowl stainless steel sink with in sink waste disposal
- Upscale energy efficient stainless steel GE Profile and Samsung gourmet kitchen appliances:
 - Samsung counter depth refrigerator with bottom mount freezer and twin cooling system technology
 - Samsung front load stackable washer and dryer
 - GE profile electric self cleaning range with True Temp™ technology and bridge elements
 - GE built in dishwasher with smart dispenser technology and steam deep clean prewash options
 - GE 1.0 cubic ft. capacity, 800 watts microwave oven
 - GE designer hood fan featuring 4 speed fan control, halogen lighting and dishwasher safe filter cleaning
- Imported tile backsplash with glass tile detail
- Contemporary brushed metal cabinet hardware
- Imported granite countertops

PEACE OF MIND

- Convenient and easy key fob building access control system
- Guest building access by way of colour screen lobby enter phone with security camera
- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank siding, all carefully constructed with the latest rain screen protection
- Underground visitor parking
- Energy efficient double glazed window system
- Hardwired smoke detectors
- Suites pre-wired for security system
- Parkade video surveillance system
- Fully secured, well lit underground parking, pedestrian pathways and common areas.
- Third party warranty insurance by National Home Warranty Insurance Company, providing coverage for materials and labour, building envelope and structural for up to 10 years

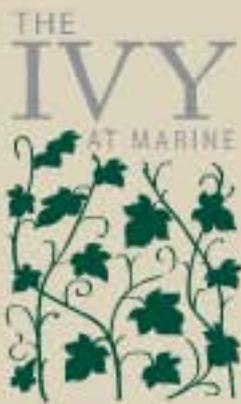
CONNECTED TO THE WORLD

- Multiple pre-wired connections for cable, telephone and high-speed internet access

PRESENTATION CENTRE
1265 Marine Drive
North Vancouver, B.C. V7P 1T3
p. 604.973.0158 f. 604.973.0159
www.theivyliving.com

The developer reserves the right to make changes, modifications or substitutions to building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown above. Square footage and room sizes are based on architectural drawings and measurements, sizes, square footage and floor plans are approximate only and actual square footage may vary from the preliminary and final survey. E.&O.E.





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HOME

LOCATION

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REGISTRATION

DEVELOPER



INSPIRED BY LOCATION

The Ivy is a carefully orchestrated collection of only 24 exclusive designer homes in North Vancouver nestled into a vibrant community, rich with services and culture.

DINING

- 1 Pizza Hut
- 2 Hurricane Grill
- 3 Taylor's Crossing Pub
- 4 Subway
- 5 Boston Pizza
- 6 La Mexicana Gourmet Foods
- 7 Grindhouse Café
- 8 Pemberton Station Pub
- 9 Corner Café
- 10 C Lovers Fish and Chips
- 11 Starbucks
- 12 Sushi Man
- 13 Kypriaki Taverna
- 14 Tomahawk BBQ
- 15 Rockford Wok/Bar/Grill
- 16 La Cucina
- 17 De Dutch Pannekok House
- 18 Denny's
- 19 Pho 993
- 20 Earls
- 21 Cactus Club
- 22 Sweet Basil

SERVICES

- 23 Everything Wine
- 24 Chapters
- 25 BMO
- 26 Pemberton Medical Clinic
- 27 North Shore Liquor Store
- 28 Staples
- 29 Save-On Foods
- 30 Kin's Farm Market
- 31 Price Smart Foods

HEALTH

- 32 She's Fit
- 33 Body Harmony Yoga
- 34 Grant Cornell Tennis Centre
- 35 North Shore Fun and Fitness
- 36 Fitness Town
- 37 Fitness World

Developed by

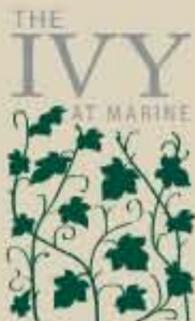
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Color scheme: Dusk



Color scheme: Dawn



DESIGN OPTIONS

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- Imported granite eased square edge countertops
- Over height ceiling – 9'
- Penthouse units with high vaulted ceilings

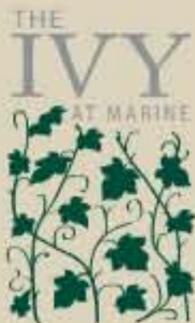
Editorial:

[The Ivy - Inspired Living](#)



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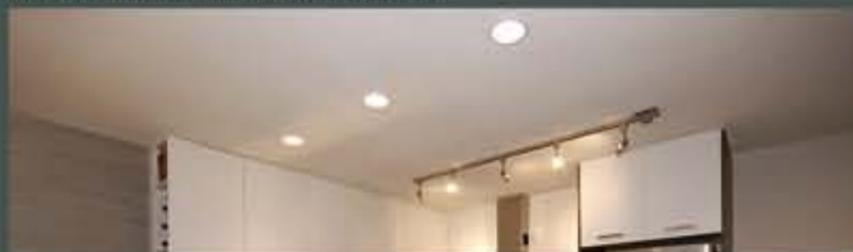
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INSPIRED BY DESIGN

High style and high ceilinged units with open contemporary layouts



Open, entertainment-friendly kitchens featuring high-end appliances and 2-tone cabinets



INSPIRED BY STYLE

Homes are designed in a collaboration of style and exclusivity. With unique touches such as premium wood laminate flooring, electric fireplace with concrete surround, upscale energy efficient stainless steel GE Profile and Samsung gourmet kitchen appliances. Imported granite countertops. Over height 9 foot ceilings.

A HIGHLY DESIRABLE LIVING ENVIRONMENT

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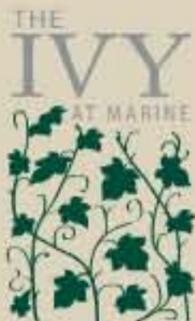
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- Contemporary wood baseboards
- Wide plank, sophisticated premium wood laminate flooring



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Open, entertainment-friendly kitchens featuring high-end appliances and 2-tone cabinets



Culinary Heaven: Upscale energy efficient stainless steel GE Profile and Samsung gourmet kitchen appliances



setting

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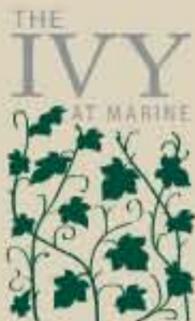
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LEASING BY:  project design materials and specifications: E.&O.E



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Culinary Heaven: Upscale energy efficient stainless steel GE Profile and Samsung gourmet kitchen appliances



Rejuvenating Bathrooms: European influenced deep soaker tub with spa inspired showerhead



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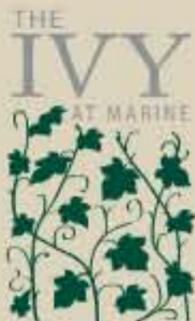
PEACE OF MIND

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- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank siding, all carefully



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Rejuvenating Bathrooms: European influenced deep soaker tub with spa inspired showerhead



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- Third party warranty insurance by National Home Warranty Insurance Company, providing coverage for materials and labour, building envelope and structural for up to 10 years

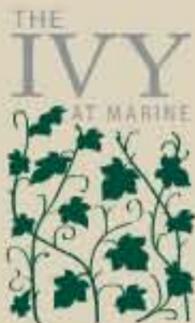
CONNECTED TO THE WORLD

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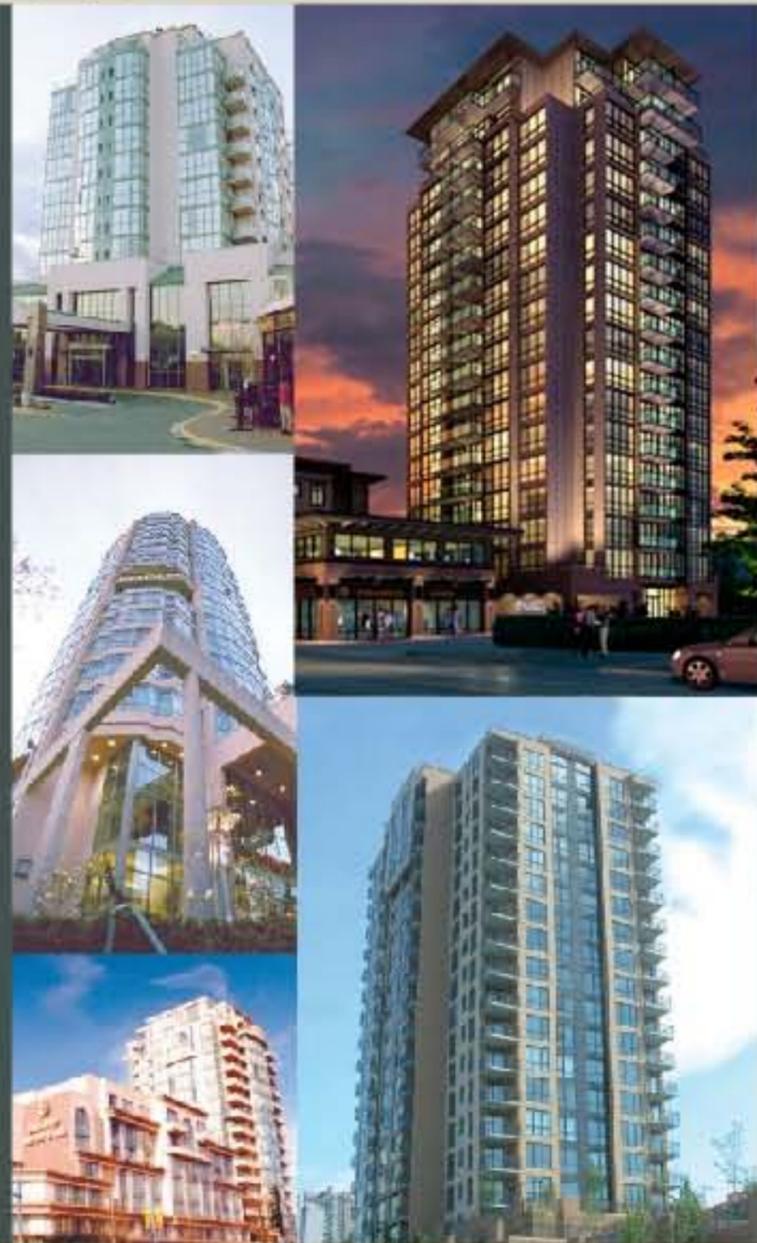
DEVELOPER

Established in 1984, the Executive Group of Companies has been developing quality projects that stand the test of time in Greater Vancouver. The company has been fulfilling the need for exceptional residential, commercial, and industrial development throughout its history. Known for quality workmanship, excellent customer service and attention to detail, the Executive Group of Companies maintains its reputation by fulfilling the needs of the end user of its projects. Developing strong services and amenities as a component of its residential projects has been a landmark of Executive's developments. With over 2500 residences or single-family home lots developed and sold over the past 20 years, Executive has established itself and its reputation for successful housing projects within the marketplace. Workmanship, quality materials and customer satisfaction are what to expect from the Executive Group of Companies.

Recent landmarks include:

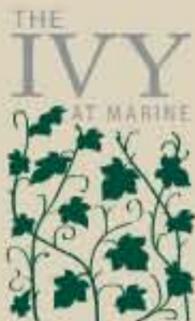
- The Portofino Tower & Executive Hotel Vintage Park Downtown Vancouver
- The Executive Tower and Plaza Hotel Richmond
- The Executive Plaza Hotel Coquitlam
- Encore Lifestyle Residences Coquitlam
- Emerald Hills Estates Senior Living, Washington, USA
- Ava Residences & intimate Luxury Hotel Downtown Seattle (2012)
- Parc Exclusive Residences, Coquitlam

Developed by:



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50% SOLD IN 30 DAYS!



• REGISTRATION

Exclusive boutique residences in North Vancouver offer a collaboration of style and exclusivity enclosed in timeless architecture .

• THE IVY AT MARINE

IN NORTH VANCOUVER

GRAND OPENING MAY 14

[Click Here To Register](#)

Presentation Centre

1265 Marine Drive

North Vancouver, BC V7P 1T3

p.604.973.0158 f.604.973.0159

For more details contact:

Roger Jung

p. 604.973.0158

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rogerjung@shaw.ca

www.theivyliving.com

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LEASING BY

KCALTY

project design materials and specifications. E.&O.E

The IVY at Marine North Vancouver Condos for Sale

- Marine Drive IVY North Shore Real Estate Development featuring only 24 Boutique Apartments



The IVY at Marine North Vancouver Condos for Sale

Welcome to an intimate and connected North Shore real estate development that is coming soon to the Marine Drive neighbourhood. The Ivy at Marine North Vancouver condos for sale share your values, understands your needs and believes that knowing your neighbours is still very important in contemporary urban life. These new North Vancouver Ivy condos on Marine Drive are designed for you, the condo buyer, in mind and they have been carefully orchestrated, designed and developed as a vibrant community along a newly revitalized neighbourhood. Featuring only 24 exclusive North Vancouver condos for sale, the Ivy at Marine project is centred along a corridor that is rich in history, culture and services. Deliberately downsized, The Ivy North Shore condos has been created to foster a closer connection between space, people and the community. Offering amazing interior finishing and thoughtful details, the new North Vancouver Ivy condos also present architectural excellence. There will also be



commercial units on the ground floor. And best of all 18 pre-construction North Shore condos at The Ivy on Marine will be priced under \$400,000 making them very affordable for new condo buyers. Coming soon to the Marine Drive neighbourhood is the boutique North Vancouver IVY Condos by the Executive Group of Companies. VIP Previews are now here and a select opportunity for pre-registrants for these luxury North Shore homes will be coming soon. The Ivy at Marine North Vancouver condos for sale will feature some of the most luxurious suites on the North Shore and as a pre-registrant, you will be able to purchase ahead of the official public grand opening. As a VIP registrant, you will be able to purchase a new North Vancouver Ivy condo on Marine Drive first at pre-construction pricing and also will have the best selection of floor plans and suites. The presentation centre for the new Ivy North Vancouver condos will be located at 1265 Marine Drive on the North Shore and are represented by MacDonald Realty. For more information, please visit www.theivyliving.com today as the online sales and marketing has been launched.



Inspired By Design at the North Vancouver Ivy Condos

Carefully selected finishings and colour palettes will be perfect for today's urban and modern tastes. Detailed craftsmanship and careful attention to detail make the Ivy at Marine North Vancouver condos a must-see. The new North Shore condos for sale are designed in a

collaboration of style and exclusivity just for the new buyer. With great premium wood floors to electric fireplaces with concrete surrounds and from upscale energy efficient stainless steel appliances to granite countertops, these impressively boutique North Vancouver Ivy at Marine condos are also affordable. Developed by the Executive Group, one of Vancouver's most reputable project developers, and with Marquetchture designer, these Ivy at Marine North Vancouver condos will have spacious balconies and walk-out patios as per plan in addition to an urban village style ground floor retail space. There will be an exterior landscaped courtyard with ivy grown trellises and raised planters leading to private and sophisticated lobby areas for residents. The pre-sale North Vancouver Ivy condos for sale will feature only 24 boutique homes, so much less than other Marine Drive condominium developments. The security is also of utmost importance to homebuyers and the Executive Group recognizes this. There is key fob security access to the building and common areas in addition to a guest building access by way of a colour screen lobby entry phone with security camera. The pre-sale North Vancouver Ivy at Marine condos will also feature HardiPlank siding, wood detailing and brick in addition to rain screen technology for the building envelope to ensure durability and low maintenance living. The boutique North Shore Ivy Condos also have energy efficient double glazed window systems, hardwired smoke detectors, underground parking with pedestrian pathways and common areas. All homes at the North Vancouver Ivy Condos will have the National Home Warranty and all common areas and suites will have fire sprinklers.

The Interiors at the Ivy North Shore Condominiums

The rejuvenating bathrooms at the Ivy North Shore condos will introduce designer under mounted vanity basin, large format porcelain tiled floors, contemporary limestone mosaic tiled inset into large format wall tiles, Euro style deep soaker tub, limestone countertops, oversized vanity mirror and glass/chrome light bar. The kitchens at the Marine Drive Ivy North Vancouver condos for sale will feature open and entertainment friendly areas with featured tiled walls and culinary hood fan. Contemporary wood laminate cabinets and brushed metal hardware with unique kick detail in addition to ergonomically designed breakfast bars and countertops feature will add to the culinary delight. The boutique North Vancouver Ivy condos for sale will introduce GE Profile and Samsung gourmet stainless steel appliances in addition to load stackable washer and dryer. There is imported tile backsplashes, glass tiled detailing, brushed metal hardware, granite counters, and single bown stainless steel sink with garburator. The interiors themselves wil feature imported floor tiling in the kitchen, entryway and bathrooms, two commissioned designer



colour palettes in addition to electric fireplaces with concrete surround. Also available at the pre-sale North Vancouver Ivy at Marine condos are wood baseboards, stain resistant carpeting in the bedrooms, wide plank, premium wood floors in the main living spaces, imported granite eased square edge counters, over height ceilings at 9 feet and penthouse suites with vaulted ceilings. There are multiple pre-wired connections for high speed internet, phone and cable too.



The Boutique North Van Ivy Floor Plans

There are five featured Ivy condo floor plans available for viewing online at www.theivyliving.com. The building itself is four storeys with ground floor retail and the penthouse level being Floor 4. The floor plates are also online. Type A floor plan at Ivy at Marine North Vancouver condos



for sale will feature two bedrooms and two bathrooms at 907 sf with a large patio on the second floor unit (383 sf) or a smaller balcony on the top two floors. There is a small den/workstation area in addition to a walk in closet in the master suite. Type B Ivy North Vancouver floor plan features two beds and two baths again without the extra niche but it has a large 582 sf patio on the ground floor (or smaller balcony on the top 2 floors). This layout is 844 sf. The very spacious 1 bedroom + den unit Type C at Ivy at Marine condos will feature 720 square feet in living space with a very spacious bathroom and in suite laundry (like all the other suites). The Ivy North Vancouver floor plan D is a 1 bedroom unit and the 2nd floor suite has a large two hundred and thirty five sq ft patio. The final floorplan at Ivy North Shore is a 1 bedroom and 1 bathroom unit at 652 sqft and all units will have a smaller balcony off the balcony. Again, all the new North Van Ivy condo floor plans are online and available for viewing at this time.

An Overview of this Exceptional North Shore Living Experience

Both intimate as well as exclusive, the twenty four boutique residences that make up The Ivy North Vancouver real estate development features both city sophistication as well as urban comfort. Spacious balconies, gourmet kitchens as well as an amazing location that is just steps from shopping, restaurants and the services at Capilano Mall make the North Vancouver Ivy condos a must-see for true north shore living. Green initiatives at The Ivy North Vancouver condos include sustainable funding to the North Vancouver Tree Replanting Program.

The IVY North Shore Apartments Are All About High-End Lifestyle Living

Aptly named The IVY on Marine, these new North Shore apartments for sale are located along a thoroughfare that has been quickly redeveloped and redesigned into a pedestrian and family friendly neighbourhood. This centrally located Marine Drive strip on the North Shore real estate district is all about convenience and commuter transportation routes, so that you can get to everything you need via a few steps or a short drive away. Both sophisticated as well as intimate, the new North Shore IVY apartments are all about connecting with your own community and this boutique collection of only 24 North Vancouver condos for sale is located within the Lower Capilano District. The welcoming ambiance coupled with the built green building construction and design make the boutique North Shore apartments a must see for a healthier and convenient lifestyle. The architecture is both bold as it is West Coast inspired, with lots of brick and beam in addition to contemporary glass and angled rooflines. The IVY



on Marine North Shore apartments for sale will also include rainscreen technology so you can trust in this long term North Vancouver real estate home investment. The kitchens are ergonomically designed and open concept and will feature high-end finishes including an appliance package of stainless steel finish as well as countertops of luxury quality. The bathrooms are also spa inspired with European style soaker bath tubs in addition to porcelain tiled flooring. The living space has an energy efficient fireplace and concrete surround so that you have added privacy and sound insulation. The pre-sale North Shore IVY on Marine condos are all about entertaining as well, whether it is inside in your spacious living space or outdoors on beautiful and large patios and balconies. Some of the outdoor spaces range up to five hundred square feet! In addition, some of the IVY North Shore penthouse suites have vaulted ceilings up to fourteen feet in the lofty living rooms and bedrooms. The grand opening for the public is May 14th, so don't miss your opportunity at the true North Shore lifestyle.

