

# Saffron on the Park Phase Two is Now Selling



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Buyers will still experience that same Craftsman-style architecture combined with modern interior design, but in an open-concept layout suitable for all homebuyers. You won't want to miss this second chance to own one of these distinct homes in the heart of Richmond, so come and visit us today at the Saffron on the Park sales centre, located at **180-8360 Granville Avenue, Richmond, BC.**

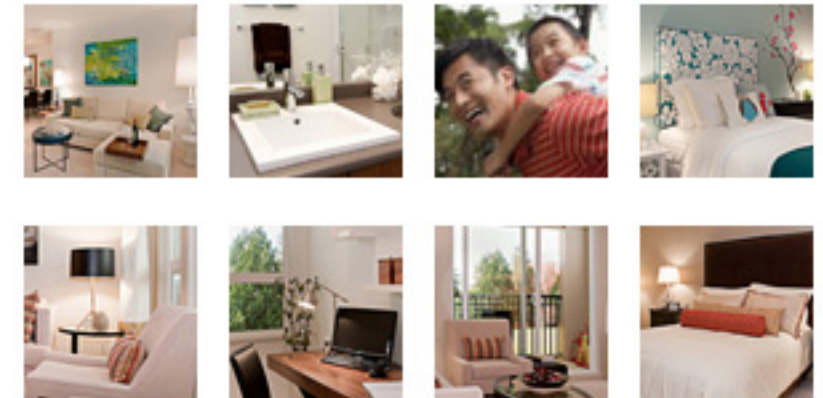
## recent updates

### Saffron on the Park Introduces New Open- Concept Floorplans

The seasons are turning. Those warm evenings are becoming less mild. The leaves on the trees are just starting to colour. In a matter of weeks, fall will officially have arrived. What better time than the present to look for your new home?

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## photo gallery



## google map



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# FEATURES



## UPON ARRIVAL

- Craftsman-style architecture designed by award winning architect Robert Ciccozzi Architecture Inc.
- Impressive stairways with gates lead to an expansive and secure courtyard with lush landscaping, tree lined promenades and a children's play area.
- Welcoming street level entrances enhanced with brick entry columns and heavy timber detailing
- Striking lobby enriched by dramatic lighting and fine finishes

## COMFORTABLE INTERIORS

- Clean contemporary flat panel suite entry door with satin nickel lever hardware and deadbolt by Taymor
- Entry foyer features hand-set imported porcelain tile
- Sleek decora-style light switches throughout
- Personal choice of two custom designed colour schemes: Fresh and Classic
- Pre-wiring for dining room pendant light
- Horizontal blinds on all windows and vertical blinds on sliding patio doors
- Deep comfort underfoot with cut pile carpeting
- Electric fireplace with mantel in living room, lit by ceiling accent lighting
- Sleek wood baseboards, door mouldings and window sills throughout

## FOR CREATIVE COOKS

- Stylish, imported porcelain tile flooring in kitchen
- Custom-designed, veneer flat-panel cabinetry in walnut or two-toned white oak with high gloss white upper cabinets complemented by brushed nickel pulls
- Custom-designed cabinet features include a stacking bank of drawers, built-in microwave shelf, and a corner lazy susan
- Designer-selected stone composite or granite countertops
- Full-height ceramic tile backsplash

- Energy efficient stainless appliances by Whirlpool
  - Powerful over-the-range hoodfan
  - 19-cubic foot, frost-free refrigerator, bottom drawer-freezer with adjustable Spillguard glass shelving
  - Designer series full-size self cleaning slide-in gas range
  - Energy efficient "Sheer Clean" large-capacity dishwasher with four automatic cycles and high temperature boost
- Practical in-sink waste disposal
- "Carthage" under-counter single rectangular bowl sink by Sterling with single lever pullout faucet by Kohler
- Adjustable, pewter-finish halogen track lighting
- Convenient breakfast bar

## PERSONAL INDULGENCE

- Designer-selected porcelain tile flooring in bathrooms
- Master ensuite featuring granite countertops and soaker tub with ceramic tile surround
- One piece moulded shower with glass and chrome door and integrated shelves in main bath (some homes)
- Flat-panel cabinetry in walnut or white oak with brushed nickel pulls
- American Standard "Studio" white sink basin with polished chrome faucet
- Modern, square-edge, laminate countertops and backsplash in a soft matte finish in main bath
- American Standard pressure-balanced single-lever shower control for comfort and safety
- Large vanity mirror and stylish light fixture with frosted glass shades
- "Evolution" elongated low-flow water closet by American Standard
- Aurora-series polished chrome towel bar and accessories by Taymor

## ATTENTION TO DETAIL

- Conveniently located cable and/or telephone outlets in living room, kitchen, bedrooms and den

- Pre-wired for high speed internet access and digital cable entertainment channels
- Walk-in closet in master bedroom (most homes)
- Convenient built-in closet shelving
- Spacious deck or patio (private yard for ground level homes)
- Two individually-coded security key fobs for parkade and most common areas
- Thermostat-controlled electric fireplace and baseboard heating system
- Rough-in for a full-size stacking washer and dryer

## SAFE AND SOUND

- Extensive wood shingle detailing, brick, and bevel-edged vinyl siding, all carefully constructed with the latest rain screen protection system
- Energy efficient double-glazed vinyl windows and sliding glass doors
- Hard-wired smoke detectors
- Pre-wired for security system
- Bicycle storage lockers provided for some homes
- Fire sprinklers throughout
- Enterphone with camera surveillance at main lobby entrance
- Decorative exterior patio lighting for ground level homes
- Secured, bright underground parkade and visitor parking
- Well-lit pedestrian walkways and common areas
- Traveler's Guarantee Company of Canada Warranty Insurance providing coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty
- Dedicated customer service team makes living in your home as enjoyable and worry free as possible

## A PERSONAL TOUCH (UPGRADE OPTIONS)

- Space-saving, full-size front-loading two piece energy efficient stacking washer and dryer
- In-suite security system



B C C O N D O S . N E T



The builder reserves the right to make modifications and changes should they be necessary. The quality homes at Jamon are built by Jamon Homes Ltd., L&O.E.

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## Accentuate life and luxury at Saffron on the Park



Saffron on the Park brings a rare level of prestige, style, and sound investment potential to this fast-growing **Richmond** location. These high-quality one to three bedroom craftsman-style homes are accented by European influences, and beautifully crafted for an ideal home life. Created by **Ledingham McAllister** – a BC builder with a celebrated 100-year history of quality – the community will raise the bar for the entire area.

Saffron on the Park is in an ideal **Richmond** position: just off **Granville Avenue**, and steps from the **Canada Line**, the community enjoys a quiet corner, moments from everything you need. In the immediate neighbourhood, some of Richmond's best restaurants, ample shopping at **Richmond Centre**, excellent schools, and **Minoru Park** are just a few blocks away. In the surrounding area, **Aberdeen Centre** and **Yaohan Centre** await, offering more great shopping options and an authentic cultural experience. Right close to home, meanwhile, pocket parks, essential services, and plenty of places to walk surround you.

Saffron on the Park is rare indeed: the best of Lower Mainland living, spiced with a global sensibility. Saffron on the Park is the perfect place to celebrate your achievement – and an ideal place to call home.

## Recent Updates

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## Google Map



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## Features

Nestled near Minoru Park, but still boasting all of the comforts of urban convenience, Saffron on the Park is beautifully crafted for an ideal home life.

Take a look at the features below. Every last detail at Saffron on the Park has been carefully considered to accentuate life and luxury, and reflect Ledingham McAllister's commitment to exceptional quality.

 [Download Saffron on the Park Feature Sheet PDF](#)



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## New Season, New Home at Saffron on the Park

April 2011



What better way to welcome the new spring season than in a new home at Saffron?

Situated in the heart of the ever-popular South McLennan neighbourhood, Saffron on the Park is already destined to be a symbol of sophistication and well-appointed luxury.

Rising just four storeys, nestled near Minoru Park and moments away from Richmond Centre and Granville Street, Saffron on the Park is within walking distance of restaurants, shopping malls, excellent schools and the new rapid transit Canada Line SkyTrain.

Plus, Saffron on the Park has all the must-haves you want in a new home, including spacious open-concept floor plans, beautiful imported porcelain tile flooring in the kitchen and bathrooms, sleek stainless steel appliances as well as designer-selected stone composite or granite countertops.

Come experience the ultimate urban convenience and luxurious craftsmanship that these new Richmond homes have to offer before the season turns.

Hurry in to our sales centre at 180-8360 Granville Avenue in Richmond. With prices starting from just \$299,900 these homes will soon be gone.

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October 2010



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Buyers will still experience that same Craftsman-style architecture combined with modern interior design, but in an open-concept layout suitable for all homebuyers. You won't want to miss this second chance to own one of these distinct homes in the heart of Richmond, so come and visit us today at the Saffron on the Park sales centre, located at 180-8360 Granville Avenue, Richmond, BC.

## Saffron on the Park Introduces New Open-Concept Floorplans

September 2010



The seasons are turning. Those warm evenings are becoming less mild. The leaves on the trees are just starting to colour. In a matter of weeks, fall will officially have arrived.

What better time than the present to look for your new home? You were able to indulge in that glorious summer weather – nip away for getaway or two – and now it's time to get down to business.

Fortunately, Saffron on the Park is launching Phase Two of its development starting September 11th. The distinctive collection of one to three-bedroom, low-rise residences introduces a new line of floorplans unavailable in the first phase of building. Buyers will still experience that same Craftsman-style architecture combined with modern interior design, but in an open-concept layout suitable for all homebuyers.

And you can own from as little as \$485 a month.

Tucked in a quiet, park-side setting, but still boasting all of the comforts of urban convenience, you don't want to miss this second chance to own one of these distinct homes in the heart of Richmond.

## Our Saffron on the Park Summer Promo:

Own a home from as little as \$485 per month!\*

August 2010



**Why rent when you can own?**

Saffron on the Park, in the heart of Richmond, is the distinctive collection of one to three bedroom low-rise residences. Craftsman style architecture combined with modern interior design, these homes are ideal for those seeking the sanctuary of a peaceful lifestyle, complete with a relaxing park at your front door. You can also enjoy the urban convenience of shopping, schools, restaurants, and the new Canada Line. Saffron, nestled on a park-side setting, yet so close to it all.

\*See a Saffron on the Park representative for sales details.

## Congratulations to our Trip to Asia Winners!

July 2010

At Saffron on the Park, we believe adding a bit of spice to the everyday is essential to a happy home. And with that in mind, we thought it was important to do something exciting at our Grand Opening event. So, we provided all visitors to the sales centre on opening weekend with an opportunity to win a first-class, round-trip to anywhere in Asia.

Today, we are thrilled to announce our winners: Ms. Vivian Wan Han Luk and Mr. Christopher Ross Batalha and Ms. Diana Deng. Ms. Deng is a Saffron realtor, while Ms. Luk and Mr. Batalha are new homeowners at Saffron on the Park.

Happy travels to all!



Saffron on the Park Sales Manager May Lai-Lem with contest winners, Ms. Vivian Wan Han Luk and Mr. Christopher Ross Batalha.



Ward McAllister, President & CEO of Ledingham McAllister presents Ms. Diana Deng with prize certificate.

## Visit Saffron on the Park's Sales Centre and enter a draw to win a Honda Jazz!

May 2010



No purchase necessary.

It's true, just for visiting our sales centre from now until June 1st, you will be eligible to win a 2010 Honda Jazz scooter – perfect for cruising around your new neighbourhood.

Imagine: one-, two- and three-bedroom residences surrounded by nature, but just around the corner a busy coffee shop, a cool new restaurant and ample shopping all within ten minutes of home.

Nestled near Minoru Park, moments away from Richmond Centre and Granville Street, Saffron is the ideal location for residents who are looking for a peaceful sanctuary from the everyday, but also the convenience of a cosmopolitan lifestyle.

Simply put, it's a great place to live, work and play, and we think you'll agree that a free scooter will only sweeten the kitty.

One to three-bedroom residences are still available, starting from \$299,900.

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Move your cursor along the thumbnails to view additional images

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## Ledingham McAllister Building BC Since 1905



With early projects dating back to the construction of the Hudson Bay store in downtown Vancouver, the Granville Street Bridge, and the original infrastructure for the Vancouver International Airport, Ledingham McAllister has long been recognized as a leader in the construction industry in British Columbia. What began as a small excavation company that worked out of George W. Ledingham's backyard would soon grow to become one of BC's largest road-building and underground utilities companies. By 2004, Ledingham McAllister had become the second largest builder of woodframe condominium homes in British Columbia.

The company is continuing this tradition of excellence, now developing a solid reputation for building trendsetting high-rise towers throughout the province.

When you purchase a home from Ledingham McAllister, you buy with the true confidence that comes from choosing a builder that has been in business for four generations a history that guarantees you consistent quality, integrity, and industry-leading performance. Ledingham McAllister's commitment to exacting standards of design, engineering, construction, and fine finishes ensures a home of enduring quality and superior value. At Ledingham McAllister, we are dedicated to the art building of quality homes in superior locations and providing our customers with long term value in the process. Our past was built on it. Our future depends on it.

[View Ledingham McAllister's Past Projects](#)



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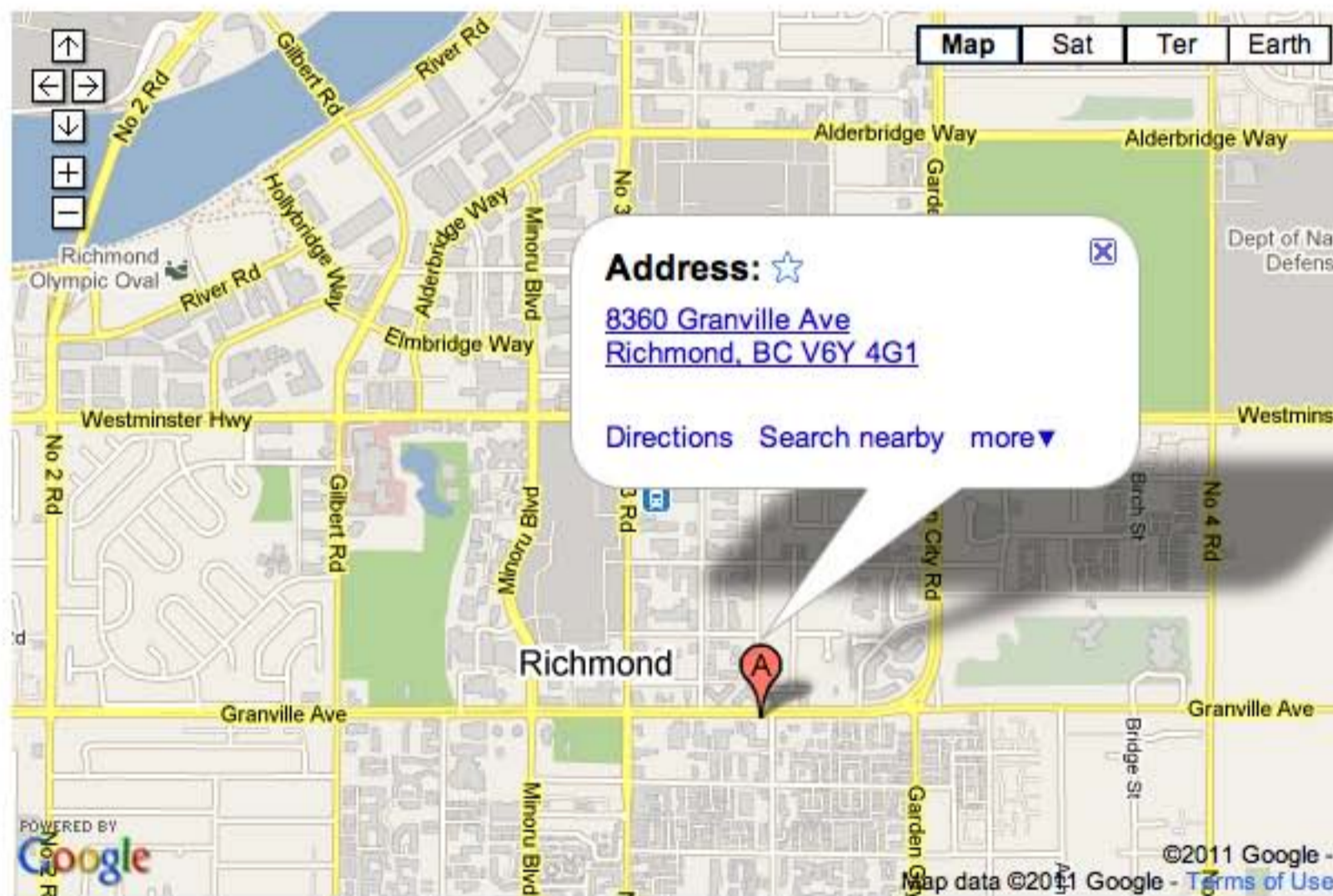


## Contact Us

180-8360 Granville Avenue, Richmond, BC  
 Phone: 604.270.2482  
 Email: [saffron@ledmac.com](mailto:saffron@ledmac.com)

Open Noon-6pm Daily (except Fridays)

## Location



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