



A SUPERB INVESTMENT OF LASTING VALUE

Urban conveniences meet luxurious indulgence. The Emerald represents pride of ownership today and a valuable investment for tomorrow.

Home to two high-rise concrete towers and garden townhomes at 6888 Cooney Road and 8333 Anderson Road, Emerald is one of the most desirable residential addresses available in Richmond.

Emerald is located a short stroll away from the Brighthouse Canada Line station, Richmond Centre, City Hall and all other conveniences.

Spacious layouts and fine selection of finishes impart a sense of comfort and elegance.

The myriad of recreational amenities suit the needs of every individual.

Spectacular views can be enjoyed by the tower residents. Townhome residents revel in private terraces with garden courtyard views.





Emerald

THE JEWEL OF RICHMOND

EMERALD FEATURES SHEET

A LASTING FIRST IMPRESSION

- Tower units featuring view balconies offering sweeping views
- Townhouses featuring front garden patios and expansive rear terraces for outdoor living
- Penthouse units with ceilings curving up to over 11 feet high.

GOURMET KITCHENS

- Elegantly textured porcelain tile flooring with matching ceramic tile backsplash
- Solid engineered quartz countertops with polished edges
- Undermount double bowl sink
- Kohler single goose neck faucet with pullout vegetable spray
- Modern wood veneer cabinets accented with brushed nickel pulls
- Ample lighting throughout kitchen and dining area
- Premiere stainless steel appliance package for the standard and townhouse units:
 - Maytag stainless steel slide in gas range with extra large self cleaning oven
 - Maytag stainless steel 18.5 cubic feet fridge
 - Maytag stainless steel Energy Star® dishwasher
 - Panasonic stainless steel microwave
 - Sakura range hood
 - Samsung Front Load Washer, Energy Star® model
 - Samsung Front Load Dryer
- Top of the Line appliance package for the Sub-Penthouse and Penthouse units:
 - JENN-AIR stainless steel slide in gas convection range with extra large self cleaning oven. 4 sealed gas burners and high performance 12,000 BTU burner
 - JENN-AIR stainless steel French Door fridge with glide out freezer drawer and automatic ice maker
 - JENN-AIR stainless steel Energy Star® fully integrated dishwasher
 - JENN-AIR over-the-range stainless steel Microwave oven.
 - Samsung Front Load Washer, Energy Star® model
 - Samsung Front Load Dryer

RELAXING BATHROOMS & SPA-STYLE ENSUITE

- Elegantly textured porcelain tile flooring
- Beautiful accent wall tiles for tubs/showers

- Solid polished-edge engineered quartz countertops
- Modern wood veneer cabinets accented with brushed nickel pulls
- Minimalistic bathroom accessories with polished chrome finish
- Modern polished chrome faucets over timeless white porcelain sinks by Kohler
- Acrylic tubs and/or showers by Kohler
- High quality dual flush toilet by Sterling-Kohler

RESORT LIKE AMENITIES EXCLUSIVE TO EMERALD RESIDENCE

- The Radiance Tower and Prestige Tower each will have a State-of-the-art fitness facility with a steam room.
- Emerald residents will also enjoy the use of a lounge, party room with fully equipped kitchen and meeting room.
- Secured underground bike storage

TRANQUIL COURTYARD GARDENS

- Over 21,000 square feet of a lush courtyard
- Lush green lawns and strolling paths
- Tai Chi practice area

PEACE OF MIND

- Comprehensive industry-leading warranties backed by Travelers Guarantee
- Protective rain screen envelope building technology and double-glazed windows
- Enterphone in lobby with access control systems monitored by TV
- Gated parking for home owners

ADDED COMFORT AND CONVENIENCES

- Homes with tech nooks are pre-wired for internet, phone, and personalized lighting
- Air-Conditioning in all units for year round comfort
- All homes pre-wired with high speed cable for state-of-the-art communications network

OPTIONAL EXTRAS

- Engineered hardwood flooring throughout living and dining areas
- Electric fireplace for the 2 bedroom and 2 bedroom and study units
- Wood veneer millwork for Penthouse fireplaces
- JENN AIR appliance package for the townhouse units
- Granite counters for the standard and penthouse kitchen and bathrooms

DISCLAIMER: The developer reserves the right to substitute any material, fixture, and appliance or finishing with an equivalent material, fixture, and appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, or prices without notice. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O.E.





A JEWEL OF A LOCATION

Be in the center of the vibrant city of Richmond, renowned for its shopping, entertainment and culture.

Imagine the convenience of being able to walk to the over 250 stores at Richmond Centre.

Explore landmark Asian centers like Yaohan and Aberdeen.

Discover hundreds of international restaurants.

Recreation and relaxation opportunities are unlimited and you're literally steps away from the Brighthouse Canada Line station, which can whisk you to the airport or downtown Vancouver in a matter of moments.

[SHOW LEGEND](#)





A HOME THAT MEETS ALL YOUR NEEDS

Residents at the Emerald will have exclusive access to enjoy a myriad of recreational activities.

Two fully equipped state-of-the-art fitness centers on site for the fitness conscious. Individual meeting rooms, a private lounge, a fully equipped gourmet kitchen and a lavish entertainment space is available as an extension of your own home.

With cozy corners for relaxation and ample space for entertaining, find everything you need at the Emerald.





AN EXPRESSION OF BEAUTY, INSPIRED BY A LEGEND

Emerald's spacious and elegant homes are accentuated with distinctive touches of legendary architect, Frank Lloyd Wright.

Two magnificent towers are well-positioned to provide a backdrop of city and mountain views. Natural elements and the surroundings are gracefully enveloped into the building to accentuate the abundance of light and space. A luscious central courtyard brings you back to nature.

A solid concrete construction ensuring durability to endure the test of time, Emerald is a home of timeless design and quality that will be the envy of all.





AN OASIS OF BEAUTY

Step outside your home to be immersed in a spacious 21,000sf enchanting courtyard where natural stone pathways wind gently through a lushly landscaped retreat.

Take a stroll through the beautifully manicured garden. Relax with friends in the social area.

Play with your kids in the children's park or take sanctuary from a busy world in the serene surroundings.





We are no ordinary team because we are building for the extraordinary.

DEVELOPER

Bennett Group is a privately owned real estate Investment and Development Company with an outstanding 35-year international track record.

Recognized as a significant developer of quality housing, Bennett Group's unwavering standard of excellence is evident in its high standard of quality materials, excellent finishes and skilled workmanship.

Emerald is another signature project in the same tradition of quality and enduring value to be added to an already impressive list of residences developed by the Group.

A MASTERPIECE FOR THE EXTRAORDINARY

The Emerald is brought to you by the following team of award-winning consultants:

AWARD-WINNING ARCHITECTS - IREDALE GROUP ARCHITECTURE

AWARD-WINNING INTERIOR DESIGNERS - PORTICO DESIGN GROUP



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Emerald
THE JEWEL OF RICHMOND

www.EMERALDRICHMOND.com



INSIDE THIS ISSUE	BC LEADING ECONOMIC RECOVERY	WHY NOW IS A GOOD TIME TO BUY	HOT DEALS ON COOL PROPERTIES
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EMERALD

Green & Gorgeous

— by Tracey Rayson —

The face of Richmond's landscape is evolving with robust expansion and streetscape urban development, a nod to the likes of Yaletown, and an invitation for developers to transform and revitalize the familiar into functional and fabulous. To this end, The Bennett Group has unveiled the Emerald, two high-rise towers and garden townhouses with 227 residences, an elegant expression of light, space and beauty well-poised with an extraordinary backdrop of North Shore Mountains, cityscape and garden courtyard scenery.

"Residents will be rewarded with various breathtaking vistas from almost all units," says Dwight Chan, marketing director for Emerald. "Richmond is considered the 21st Century model city of Canada, and this mature residential neighbourhood poses little view obstruction because most developments in the community are new low-rise condo or townhouses."

GARDEN WITHIN THE CITY CENTRE; EVERLASTING VALUE

A key parcel of land in the centre of the city, 6888 Cooney Rd. and 8333 Anderson Rd. is an address of distinction where a borrowed feel of Frank Lloyd Wright is evident, a wonderful blend

of intricately detailed brick and wood, glass expanses and open spaces provide a contemporary ambiance among pedestrian friendly walkways, anticipated for occupancy in August 2012.

"Instead of building three towers, which was approved by the city, we decided to build two towers and create a 'Central Park' theme by having 21,000 square feet of garden and open space," says a representative of The Bennett Group. "The central park is in line with the 'Garden City' reputation of Richmond and the feature garden within the Emerald will contribute to property appreciation in the years ahead."

"A central landscaped garden courtyard gives overall unity to the project, and provides a place for children and adults to play and reconnect with nature and friends," says Emerald's architect Richard Iredale of the Iredale Group. "We see this project as a place of relaxation and renewal."

A QUALITY INVESTMENT

"Once the project is built and people see the beauty of the lush and landscaped central park, the value of the project and each unit will appreciate even higher," says Arthur Chow, head of Emerald



marketing and qualified appraiser. "Investors also realize they'll attain very good rental rates and enjoy positive cash flows because of Emerald's close location to the Canada Line and it's within walking distance to all the major amenities. Investors right away see the increasing value of the Emerald and are buying multiple units."

"I wanted to buy the best value product on the market that would give me the best lifestyle and at the same time provide me with a solid investment," says Jeremy, a local accountant and recent homebuyer. "I selected the Emerald because of its prime central location in Richmond City Centre, superior post tension concrete construction technology, and the spacious and functional floor plan. I am confident that my investment will grow beyond my expectations."

These stylish and detailed-oriented residences incorporate contemporary finishes and imaginative floor plans. Homes include central air conditioning, spa-style bathrooms and designer kitchens featuring three centimetre-thick quartz countertops and Maytag and JENN AIR stainless steel appliances. Exclusive to residents, both towers include resort-like facilities with a state-of-the-art fully-equipped fitness centre/steam room, plus a party/meeting room with kitchen.

LOCATION AND COMMUNITY

You'll live the best of both worlds with proximity to the verdant Minoru, Brighthouse and McLennan Parks and the cosmopolitan vibe of shopping, dining and family entertainment. Convenient

walking distance and easy access to Brighthouse Canada Line will lead to most services and amenities such as Richmond Centre, the Golden Village, the Night Market, Aberdeen and Yaohan Centres.

"We are very happy to have found the Emerald. The location is perfect, we are close to everything and yet away from all the transient traffic," says a senior couple who bought a townhouse unit, downsizing from their West Side home of more than 20 years. "We asked our son to look into the townhouse unit; we think it is perfect for his family, and so close to the SkyTrain, he can travel to work in Vancouver in less than half an hour."

Affordably priced from \$293,000, one-bedroom: 527 to 653 sq. ft. and four-bedroom plus townhouse, 1,935 sq. ft. to 1,983 sq. ft. All with decks and flex space, and patios (townhouses). The presentation centre at 7180 No. 3 Rd., corner of Bennett Rd. and one block south of Granville is open daily: noon to 5 p.m. except Fridays. Contact information: emeraldrichmond.com or call 604.244.8333.



"WE BOUGHT TWO UNITS BECAUSE THE PRICES ARE SO REASONABLE," SAYS A COUPLE, RECENT IMMIGRANTS FROM CHINA. "WE WERE PREPARED TO ACCEPT THE QUALITY OF THE DEVELOPMENT TO BE SLIGHTLY BELOW STANDARD, HOWEVER, IT IS ACTUALLY SUPERIOR TO WHAT WE HAVE SEEN. WE WERE VERY SURPRISED AND VERY HAPPY. WE ARE CONSIDERING BUYING ONE MORE UNIT LATER."

列治文市中心購房攻略

謹記3大原則: Location, Location, Location



家，是一個休息放鬆的地方。經過一天的辛勞工作後，有誰不渴望能在家？享受舒適寧靜的生活？

對大部分人而言，移民加拿大無非是為了多親近大自然、享受更多生活空間，及提升生活質素。許多加拿大人都以擁有低密度的城市生活而自豪，低密度的規劃能讓住戶享有更多的綠化環境、更多的自然光線及更多的私人空間。但隨著市中心迅速發展，不少發展商為降低成本，趨向興建高密度住宅，一塊小小的地皮，密密麻麻地蓋滿多座高樓，而且每層戶數過多，擠迫的空間往往使人透不過氣，大大降低生活質素。因此，採用低密度設計的住宅在市中心顯得特別珍貴。明智的買家都會選擇位處靜中帶旺的地段，可同時享有城市便利和充裕空間的優質居所。

在列治文市中心加拿大線(Canada Line)附近的樓房，近年特別受到買家渴求，發展商因而也專注發展該地段的項目。但有研究發現，距離架空列車站約10分鐘步行路程的物業，與車站周邊的物業相比，價格升幅可超出兩倍，更有報告指出，位置緊貼車站的物業，往往需要面對較長的待售時間。這些研究結果證明，物業鄰近公共交通固然重要，但買家同時也渴望追求寧靜、安全及舒適的生活。由此可見，無論自住或投資，位置適中、靜中帶旺的優質物業，才是最佳的選擇。地產界人士常說“location, location, location” (位置、位置、位置)，如果套用在列治文中心，就是指與加拿大線保持適當距離，日常所需均舉步可至的優質物業。

列治文市中心低密度舒適社區

在云云列治文樓盤之中，Emerald寶翠園就囊括了以上優點，堪稱列治文的珍品。此列治文中心全新低密度純住宅社

區，位於6888 Cooney Road及8333 Anderson Road，由兩座高層柏文及城市屋組成，與列治文購物中心(Richmond Centre)距離僅兩個路段，可步行到各式食肆、巴士站、學校、Minoru公園、圖書館及運動設施。步行前往加拿大線Brighthouse站，也只需7-8分鐘，佔盡列治文中心地利之便。

為了向住戶提供更多綠化環境，發展商更特別降低此住宅社區的建築密度。每層的住戶數目較少，可讓住戶享有更多私人空間。兩座高層柏文更由一個可媲美園林的中央庭園相連，住戶踏出家門，滿眼盡是翠綠的景致，環境舒適寫意。

“Emerald寶翠園...
列治文的輝煌珍品。”

— New Home Buyer's Guide

逾2萬平方呎中央園林

「在這個住宅社區的中央，住戶可享有一個21,000平方呎的優雅園林。雖然市府批准我們興建3座柏文，我們選擇只興建兩座，因為我們想為住客創造一個中央公園(Central Park)主題的翠綠空間。」發展商說。

「21,000平方呎的面積當然及不上曼克頓的中央公園或倫敦的海德公園(Hyde Park)，但它卻可帶給住客同樣的

益處。鄰近曼克頓中央公園及倫敦海德公園的物業，永遠都受到追捧，而且也證明具有長線的升值潛力。這一個設於Emerald寶翠園的中央公園，將來定能帶動物業升值。」值得一提的是，基於市府重劃分區的規定，Emerald寶翠園是該地段唯一的全新高層住宅項目，而且更不含任何商業及零售單位，是一個真正的純住宅項目。兩棟高層柏文可遠



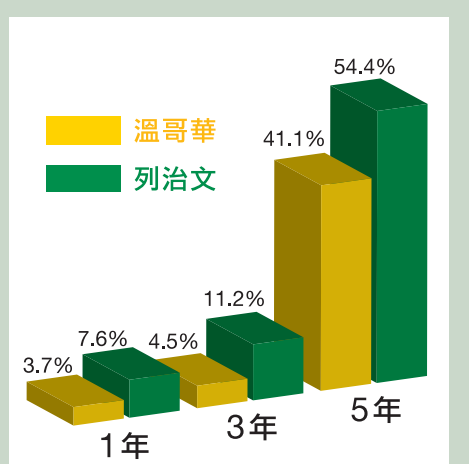
眺大溫無遮擋的市景和山景，城市屋及低層住戶則享有庭園美景。住戶可享有更大範圍的休憩空間，生活上也享有更佳的私密性和安全感。

優質水泥建造 質素勝人一籌

Emerald寶翠園採用後張式預應力(post tension)混凝土，質素較普通石屎更佳。使用更少樑柱，能為住客締造更多生活空間。雖然此建築方案成本較高，但住戶將來可享有更低的維修成本。室內設計方面，每個單位均配備頂級時尚不銹鋼電器，並設有水療式浴室，盡顯當代設計的魅力。單位內附設冷氣，並附送首年免費上網及電視，加上一級的保安系統及Travellers Warranty新屋保養，能照顧不同住戶的需要，包括行動不便的人士及長者。住戶更可享受豪華會所式設備，包括頂級完善的健身中心、蒸氣浴，以及配備廚房的派對會議室。從地點、規劃、設計以至設備去看，此住宅項目實在是物有所值。Emerald寶翠園的建築工程現正如火如荼地進行中。為確保買家入住時可享有最舒適的生活，整個工程項目將會一次性完成。

Emerald寶翠園第一期已全部售罄，第二期現已公開發售。展銷中心設於Granville Ave以南，3號路與Bennett Rd的街角，地址:7180 No.3 Rd, Richmond。請電604-244-8333或瀏覽www.EmeraldRichmond.com。

列治文柏文升值力冠絕大溫



據大溫地產局10月發表的最新數據顯示，與過去1年、3年及5年同期相比，列治文的柏文標準價分別上漲了7.6%、11.2%和54.4%，同期全大溫地區的柏文平均標準價只有3.7%、4.5%及41.1%增長，可見列治文柏文的價錢升幅已領先整個大溫。與此同時，列治文的柏文標準價仍比大溫柏文標準價為低，由此可見，列治文柏文的升值空間無可限量。

為何擇居列治文？

- 享受優質生活:**列治文被Canadian Living Magazine推舉為加國最健康的城市，更被全球評選為最健康的社區之一。該市居民的平均壽齡為83.4歲，全國的平均人壽只有79.5歲。
- 康樂設施配套充足:**市內設有100個公園、逾40公里的步行徑和單車徑、兩個游泳池及兩個滑冰中心、8個社區中心，以及多個戶外康樂場地。
- 天氣怡人:**列治文的降雨量比溫哥華少30%，市民可享受更多晴天。
- 物業稅負擔輕:**列治文的物業稅率是低陸平原各城市中最低之一。
- 治安良好:**列治文是低陸平原最少罪案發生的城市之一。
- 子女接受優質教育:**市內設有多達51所學校，學生與教師的比例只有17比1。學生的畢業率和持續求學率也比全省及全國的平均數字為高。
- 四通八達:**加拿大線把列治文連接溫哥華國際機場及溫哥華市中心，列車每隔3分鐘便有一程，前往溫市中心只需20分鐘。
- 市府規劃出色:**列治文市府透過對於經濟、社會及環境的周密籌劃，把列治文發展成一個加國優質的宜居城市，最適合居住、工作及娛樂，成績備受各界肯定。

資料來源：烈治文市政府經濟發展部



SPECIAL EDITION: PALATIAL PENTHOUSE LIVING

METRO VANCOUVER

SEPTEMBER/OCTOBER 2010

CONDO

GUIDE



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



Palatial Penthouses

HAUTE LIVING

BY TRACEY RAYSON

WHEN CLOUD NINE IS YOUR neighbour you know you've reached the top — literally and symbolically. Call them "sky homes" if you will, because more often than not, they soar to sky-kissing heights with unobstructed views, boldly punctuating the skyline wherever they are built, and not to mention the sky's the limit when it comes to their sensational features. Call them by their more familiar name, the "penthouse," and either way it

conveys the same message — it's the pinnacle of luxury, prestige and privacy.

Perhaps the most iconic of all living spaces largely associated with the moneyed elite, purchasing a penthouse is a lifestyle the customarily attracts the empty nester, urban professional or affluent baby boomer. It is an architectural expression of unsurpassable success and an equal level of personal achievement. These homes come with their own set of bragging rights with features and amenities most only dream of. There is the rooftop patio, concierge, doorman, high-end appliance packages, spa and fitness facilities, valet or secure underground parking, and expansive terraces to entertain and soak up endless sunsets, just to name a few.

Condo Guide looks at six diverse penthouse homes, each luxuriously appointed and situated in various vantage points of Metro Vancouver, touting their own style and remarkably unique offerings.



VITA | ←

PROJECT LOCATION 565 Smith St. at Symphony Place, Vancouver

PRESENTATION CENTRE
880 Seymour St., Vancouver

NEIGHBOURHOOD Central to the Arts and Culture district of Vancouver with The Orpheum, Queen Elizabeth Theatre, Vancouver Art Gallery and eclectic Robson St. all within walking distance

HOURS Noon to 5 p.m. daily except Fridays

TELEPHONE 604.761.2190

WEB vitacollection.ca

PROJECT SIZE 29 storeys

RESIDENCE SIZE Penthouse 1: 1,813 sq. ft. two-bedroom/den; penthouse 2: 1,735 sq. ft. two-bedroom/den

PRICES Unit #2901: \$2.858 million; Unit #2902: \$2.858 million

DEVELOPER Solterra Group of Companies

DESIGNER INTERIORS

- » Wide-plank hardwood floors in the kitchen, living and dining areas
- » Individually controlled AC/heat
- » Gas fireplace with brushed stainless steel surround
- » Art-glass door partitions in master bedroom

GOURMET KITCHENS

- » One-in.-thick granite countertops in Alto scheme; polished marble mosaic tile backsplash
- » AEG wall oven and gas cooktop
- » Two Fisher & Paykel dishwasher drawers
- » Liebherr integrated frost-free refrigerator

BATHROOMS

- » Soaker tub
- » Rain head style shower head/European pressure balance chrome faucet
- » Water-efficient, dual low-flush toilet
- » Marble countertops for vanities with Acri-Tec semi recessed vanity sink

AMENITIES

- » 820 square feet private rooftop terrace
- » Fitness room on amenities floor
- » Indoor/outdoor children's play area
- » Resident's lounge with big-screen TV and second garden terrace

"There was an identified need for upscale, luxurious residences in this mid-town area of downtown Vancouver, which was becoming the heart of the new Arts and Cultural district of Vancouver. To meet this objective, the use of premium finishes like custom sliding art-glass doors, stone counters, hardwood floors, sleek wood cabinetry, European faucets, high-end appliances and fixtures in a sophisticated palette create a sense of luxury and opulence that is usually found in the residences of Coal Harbour.

"The best part about this penthouse is its interpretation of rooftop living. The spectacular 820-sq.-ft. rooftop terrace gives you a golden ticket to enjoy Vancouver's skyline with its 270-degree panoramic views, an outdoor gas fireplace and hot tub for getting cosy, built-in benches and landscaping for even more privacy at this

outdoor oasis and last but not least, even indulge in alfresco dining with a complete outdoor kitchen." *Laura Rizzo, vice-president, marketing; Solterra Group of Companies*

AFFINITY | ↓

PROJECT LOCATION 2200 and 2238 Douglas Rd., Burnaby

NEIGHBOURHOOD In the heart of the Brentwood neighbourhood, a few blocks from Holdom SkyTrain station

SALES CENTRE 5695 Lougheed Hwy. (at Holdom)

HOURS Noon to 5 p.m. Saturday to Thursday

TELEPHONE 604.453.5893

WEB affinitybybosa.com

PROJECT SIZE Two towers of 24 and 29 storeys

RESIDENCE SIZE Two, two-storey penthouse units per tower; two-bedroom/den

PRICES Priced from \$1,075,000

DEVELOPER Bosa Development Corp.

DESIGNER INTERIORS

- » Hard-wearing laminate wood flooring in the living, dining, kitchen, den and entry areas
- » Indoor gas fireplace with concrete fireplace surround, stylishly lit with a light fixture
- » Contemporary-style 100 per cent nylon carpeting in each bedroom
- » Designer colour schemes, wenge or graphite, created for Bosa by Cristina Oberti
- » Forced air conditioning for year-round comfort

CONTINUED ON PAGE 18..



GOURMET KITCHENS

- » Contemporary laminate cabinets and under-cabinet lighting
- » Luxurious granite countertops
- » Glass mosaic backsplash
- » Stainless steel appliance package includes Maytag and Samsung products

BATHROOMS

- » Kohler package; faucets, fixtures and dual-flush water-conservation toilets
- » Chic granite countertops and undermount sinks
- » Modern laminate wood-grain cabinets
- » Porcelain tiling and ensuite bathtub and shower surround; soaker tub

AMENITIES

- » Fully equipped exercise facility with change rooms
- » Spacious, beautifully appointed social lounge with kitchen for entertaining
- » An artfully designed Zen garden
- » A tree-lined rooftop garden

"Affinity's penthouse suites soar over the Brentwood neighbourhood of North Burnaby, providing the homes with ample light and spectacular views that vary from Mount Baker to the North Shore Mountains. Affinity's spacious 1,795-sq.-ft. penthouses are competitively priced and hard to beat for the quality of product that's being offered here."
Cameron McNeill, president of MAC Marketing Solutions

FITZGERALD AT BRENTWOOD GATE ↓

PROJECT LOCATION

4888 Brentwood Dr., Burnaby

NEIGHBOURHOOD Central to the Gilmore SkyTrain station and all the urban conveniences of Brentwood Town Centre

HOURS By appointment only

TELEPHONE 604.294.4995

WEB brentwoodgate.com

PROJECT SIZE 27 storeys

RESIDENCE SIZE Approximately 1,118 sq. ft., two-bedroom; penthouse/sub penthouse levels

PRICES \$585,900

DEVELOPER Ledingham McAllister

DESIGNER INTERIORS

- » Designer-selected colour palettes
- » Electric fireplace with wood-grain mantel in the living room, lit by stylish ceiling accent lighting
- » Durable plush-textured loop carpeting in the living, dining room and bedrooms
- » Elegant wood baseboards and door mouldings throughout

GOURMET KITCHENS

- » Porcelain tile flooring
- » Wood-grain flat-panel kitchen cabinets
- » Superior quality Whirlpool stainless steel appliances
- » Designer selected 3/4-in. square-edged granite countertops with complementary hand-set porcelain-tile backsplash

BATHROOMS

- » Porcelain-tile flooring
- » Private master ensuite featuring a soaker tub with ceramic-tile surround

- » Marble or limestone vanity and porcelain oval undermount Kohler sink
- » Sleek profile elongated Wellworth water closet by Kohler

AMENITIES

- » Lounge for informal gatherings and billiards table for entertainment
- » Fully equipped fitness and exercise centre, changing rooms and deluxe outdoor spa
- » Conference room
- » Fully secured underground parkade with bright lighting and emergency alert buttons

"Expansive windows capture the exceptional views with unobstructed sightlines of downtown Vancouver, North Shore Mountains and Mount Baker. We offer contemporary open-concept living and dining areas that are ideal for entertaining and family gatherings, which also include opulent kitchens with all the modern conveniences. The building is surrounded by a private, beautifully landscaped, pedestrian-friendly environment, and the penthouse units include their own great outdoor spaces, more than one in some plans. These spacious private balconies are perfect for dining alfresco and relaxing.

"The value is unsurpassed when you look at the price per square foot of our penthouses versus other product on the market. Our penthouse units are actually a viable option for more consumers than the typical wealthy family that people envision penthouse owners to be."

Manuela Mirecki, senior vice-president, marketing; Ledingham McAllister





EMERALD

PROJECT LOCATION 6888 Cooney Rd. and 8333 Anderson Rd., Richmond

NEIGHBOURHOOD Convenient central location within walking distance to Brighthouse Canada Line and Richmond Centre

PRESENTATION CENTRE 7180 No. 3 Rd., at the corner of Bennett Rd. and one block south of Granville. Noon to 5:30 p.m. daily except Fridays

TELEPHONE 604.244.8333

WEB EmeraldRichmond.com

PROJECT SIZE Two towers: Radiance and Prestige plus 12 exclusive townhouse units

RESIDENCE SIZE Two-bedroom/den and three-bedroom; 1,031 to 1,167 sq. ft.; decks: 116 to 583 sq. ft.

PRICES \$628,000 to \$750,000

DEVELOPER The Bennett Group

DESIGNER INTERIORS

- » Central air conditioning for year-round comfort
- » Engineered hardwood flooring and gas fireplace
- » Ceilings curving up to over 11 ft. high

- » Pre-wired for Internet, phone and personalized lighting/high-speed cable

GOURMET KITCHENS

- » Stainless steel JENN-AIR appliance package and Energy Star dishwasher
- » Solid three-cm. engineered quartz countertops with polished edges
- » Undermount double-bowl sink, Kohler single goose-neck faucet with pullout spray
- » Modern wood veneer cabinets accented with brushed nickel pulls

BATHROOMS

- » Master ensuite with textured porcelain-tile flooring
- » Solid three-cm.-thick engineered quartz countertops with double basin
- » Modern polished chrome faucets over white porcelain sinks by Kohler
- » Acrylic tubs and/or showers by Kohler and high-quality, dual-flush toilet by Sterling-Kohler

AMENITIES

- » 21,000-sq.-ft. central garden courtyard
- » Children's play area
- » Fully equipped fitness centre and steam room

- » Meeting room, games room and fully equipped kitchen

"The Emerald penthouse units are brilliantly designed and feature expansive terraces to create the best of luxurious indoor and outdoor living. In the Prestige tower, the higher ceilings majestically curve up to a soaring height of 11 ft. eight in. in order to maximize window space to provide the best views of the mountains and city.

"Buyers from the Vancouver Westside, other developers and realtors who have visited the Emerald presentation centre are very impressed with the high-quality of finish of the Emerald penthouse units. The stunning design of the Radiance and Prestige towers along with 12 concrete townhomes incorporating a 21,000-sq.-ft. central courtyard garden will make the Emerald an iconic landmark in the City of Richmond." *Arthur Chow, head of Emerald marketing and qualified appraiser*





AZURE & MARINUS

PROJECT LOCATION Waterfront residences at Plaza 88, New Westminster

PRESENTATION CENTRE 901 Columbia St., New West. Noon to 5:00 p.m. daily except Fridays

TELEPHONE 604.519.9188

WEB marinusliving.com

PROJECT SIZE Three towers

RESIDENCE SIZE Two-bedroom and two-bedroom/den from 1,122 to 1,861 sq. ft. (some with sunken living/dining rooms)

PRICES \$589,000 to \$1,302,900.

DEVELOPER Degelder Group & Charter Pacific

DESIGNER INTERIORS

- » Soaring 12-ft. ceilings with floor-to-ceiling windows
- » Energy-efficient electric fireplace with stylish custom-designed mantle
- » Authentic hardwood flooring
- » Sisal-style carpets and imported tile floor

GOURMET KITCHENS

- » JENN-AIR appliance package
- » Polished granite slab countertops
- » Elegant full-height imported tile backsplash
- » Deep, double-bowl undermount stainless steel sink/garburator

BATHROOMS

- » Over-sized walk-in glass shower
- » Heated floors & towel racks
- » Oversize imported porcelain floor and wall tiles; Jacuzzi soaker tub

- » Imported matte-glass tiles in ensuite bathrooms

AMENITIES

- » Expansive ninth-floor garden deck with spectacular water views
- » Party lounge with access to garden level and meeting rooms
- » Fully serviced state-of-the-art exercise facility with showers; Steam room

Upgrades/customizing options available in all units

“With our condos it is all about the added value that you receive when you purchase here. Anchor tenants include Landmark Cinemas with 10 theatres/1,800 seats, Safeway, Shoppers Drug Mart and various restaurants: it’s every amenity you would need to suit your lifestyle, steps from your door.

There will be 10 theatres with 1,800 seats constructed and room for four restaurants; it is every amenity you would need to suit your lifestyle, steps from your door.

“We offer a better price point from what you would receive downtown; a two-bedroom here is likely to get you a one-bedroom in downtown Vancouver. We offer more space with accessibility to get from differ places in the Lower Mainland.” *Farah Bhatia, sales representative, Plaza 88*



CONTINUED ON PAGE 22.



ULTIMA

PROJECT LOCATION UBC – Wesbrook Village

PRESENTATION CENTRE #106–3478 Wesbrook Mall, South Campus, UBC; noon to 5 p.m. daily

TELEPHONE 604.221.8878

WEB adera.com

PROJECT SIZE Four storeys/60 homes

RESIDENCE SIZE One-bedroom/den to three-bedroom

PRICES Call for information

DEVELOPER Adera Development Corp.

NEIGHBOURHOOD Idyllic location on UBC campus, between forest and village; world-class university, setting and development

DESIGNER INTERIORS

- » Quartz kitchen countertops
- » Glass-tile backsplash with GE Profile appliances
- » Private rooftop West Coast Lanai available

GOURMET KITCHENS (SELECTED HOMES)

- » Sub Zero fridge
- » Wolfe range

- » Fisher & Paykel dishwasher
- » Quartz sheet backsplash

BATHROOMS

- » Quartz countertops
- » Kohler appliances and hardware
- » Tile shower surround

AMENITIES

- » Glass lobby feature – four-storey exterior glass wall with sightlines through to courtyard and water feature
- » One block from Wesbrook Village core including groceries and services
- » Adjacent to “Green Streets,” a network of pedestrian-only streets leading around the campus incorporating parks and environmentally friendly features

“Ultima is the final collection of urban homes in the Pacific Spirit series by Adera at UBC. This building represents everything that was learned from the first two buildings and includes additional

elements that were requested by our customers along the way. Not only is it located in Wesbrook Village, the new urban town centre at UBC, but it is immersed in world-class efforts, from the University reputation itself, to sustainable practices, to the geography native to the UBC campus.

“There are only 60 homes in this collection. There is a large market for this specific type of product based on the intense amount of activity at the two previous buildings. Our imminent first release of Ultima will be to VIP registrants only and will include a very limited number of homes until the building progresses closer to occupancy in 2011. Interested parties should register at Adera.com immediately to ensure that they receive updates and a private invite.” *Eric Andreassen, vice-president, marketing and sales; Adera Development Corp.*



Grand Opening at the New Richmond Emerald Condo Towers & Garden Townhomes by the Bennett Group Developers - Master Planned Emerald Richmond Real Estate Development w/ High-Rise Condominiums & Family Townhouses - From \$293k!



The New Emerald Richmond Condo Towers and Garden Townhomes



Forget the diamond, buy me an Emerald. The jewel of Richmond real estate is coming soon to the new Emerald Richmond condo towers and garden townhomes located at 6888 Cooney Road and 8333 Anderson Road. Enjoy the serenity of a 21,000 square foot luscious garden courtyard with a taichi garden and children's playground. Spacious floor plans, fully air conditioned suites with top of the line appliances are now presented at the pre-construction Richmond Emerald Condos for sale and garden townhomes. Not only that, but on site, residents can enjoy the state of the art fitness amenities too. Just minutes walk from the Brighthouse Canada Line SkyTrain Station, Richmond Centre, City Hall and all other conveniences, the pre-construction Richmond Emerald Condo towers are coming soon to the central Richmond real estate market. The Emerald Richmond homes for sale will be the envy of all with prices expected to start from just \$293,000! Featuring spectacular towers and garden townhomes, the Richmond Emerald real estate development will forever transform this community. Register now online at EmeraldRichmond.com or call 604.244.8333 for preview information. Coming Soon - Presentation Centre for the Emerald Richmond Condos and Townhomes at 7180 No. 3 Road (one block south of Granville at the corner of Bennett Road. Pride of ownership at Emerald Richmond condo living starts from just \$293,000 with 15% deposit in 3 installments only! The Emerald Richmond condominiums are situated in the heart of the downtown city centre district, just a short walk from the new Canada Line Skytrain Station for your convenience. Also within walking distance of this large Richmond real estate master planned community at Emerald Condominiums and Townhomes are tonnes of shopping, big box retailers, restaurants, Minoru Park, Aquatic Centre, and international style restaurants. The Emerald Richmond project will be a stylish cosmopolitan high-rise condo tower with select townhomes at the base. Modern homes at the Emerald Richmond condos for sale will be bright and spacious and the floor plans will range between 1 and 2 bedroom layouts with select penthouse suites for discerning homebuyers. All residents at the Richmond Emerald condominiums for sale will have exclusive access to the community's garden courtyard, landscaped grounds and extensive wellness centre on site. For more information, please register online at www.emeraldrichmond.com.





EMERALD will shine in Richmond Real Estate Market - Introducing The Emerald Radiance Tower and Richmond Prestige Tower

The up and coming Richmond Emerald Condo Towers and Townhomes for sale will be coming soon to the Richmond City Centre real estate market. Offering spectacular twin towers full of exciting interiors, amenities and finishing touches, the Emerald Richmond condominiums and townhomes will be full of flair and affordable suites. The Jewel of Richmond, Emerald Condos will be located at two address: 8333 Anderson Rd and 6888 Cooney Rd and will be built by the Bennett Group. The price point is very affordable for Richmond first time homebuyers and the starting pricing (pre-construction) will be in the high \$200' s. The central park like courtyard is an great place for you to mingle, socialize, relax and a space where your kids can meet others. The pre-construction Richmond Emerald Condos for sale will be within walking distance to Brighthouse SkyTrain Station and is a master planned Richmond real estate development featuring two condominium high-rise towers of striking architecture coupled with spectacular executive and family townhouses. Inspired through the philosophy of Frank Lloyd Wright, the pre-construction Richmond condos at Emerald Towers will bring a blend of natural elements to the interiors in addition to a green feel where all amenities and services are within



walking distance from your new home. As part of the master planned Richmond City Centre real estate project, the Emerald Richmond condominiums and townhouses will form a sustainable community that will be attractive to first time homebuyers to downsizers and with plenty of choices in between for couples and families. There are a total of two hundred and twenty seven luxury Richmond condos for sale and they will start from \$293k plus tax. Of these, over 100 of the suites are one bedroom Emerald Richmond condos for sale and they are priced from the low to mid three hundred thousand dollar range, making them some of the most affordable suites in the Lower Mainland. Some of the interior features of the pre-construction Richmond Emerald Condos and townhomes will include quartz counters, wood veneer cabinets, textured porcelain tiled floors, stainless steel appliances and a minimalist design that is uncluttered and spacious. All homes at the Emerald Richmond real estate development will have air conditioning and heating. Centrally located in some of the most diverse and culturally exciting neighbourhoods, the Richmond City Centre real estate development features great amenities, recreational facilities, shopping and dining options. Jonathan Losee is the landscape architect for the Emerald Richmond condo development which features a rooftop terrace with self irrigation system, and a 21,000 square foot landscaped courtyard with lush lawns, Tai Chi practice area and much more. The Emerald Richmond pre-construction condo development will even have its own state of the art fitness centre complete with a steam room.

More Details About the Pre-Construction Richmond Condos at The Emerald Towers & Townhouses

An oasis of of beauty, upscale living and peace of mind in a prime central Richmond real estate location. Offering capitivating panoramic vistas and an investment of unparalleled splendour, the pre-construction Richmond Emerald Condominiums and townhouses for sale are coming soon! Embrace the magnificence of Emerald Richmond Condo Towers and Garden Townhomes soon. This is THE JEWEL OF RICHMOND. This is a superb Richmond BC real estate investment of lasting value for generational living. Introducing the most highly anticipated master planned Richmond condo community in decades: EMERALD Richmond condo towers and garden townhouses. Urban conveniences meet luxurious indulgence here at The Emerald Condos for sale which represents the best in value and ownership for the long term. The master planned Emerald Richmond condominium community is set to bring in two high rise concrete condo towers in addition to spectacular boutique family townhomes at 8333 Anderson Road and 6888 Cooney Road in central Richmond real estate market. Emerald Richmond condos for sale will be well situated



within the most desirable neighbourhood in the city, just minutes away from Richmond Centre, Brighthouse Canada SkyTrain Line station and the Richmond City Hall. From spacious floor plans to fine selections of finishes, these comfortable and luxury Richmond condos at The Emerald Towers and Townhomes feature a myriad of recreational amenities that are perfect for all types of lifestyles. Also, because these are high-rise condominiums, the pre-construction Richmond Emerald condo tower residences will offer spectacular panoramic views while the Emerald Townhomes will have private terraces and garden courtyard views. Right in the centre of the most vibrant entertainment, shopping and cultural meccas of the Lower Mainland, The Emerald Richmond condo towers and garden townhouses will be conveniently tucked into a private community next to Richmond Centre. Not only that, but you are a quick drive to Yaohan and the new Aberdeen shopping malls in addition to international cuisine, boutique shops, and major transportation routes.



Beautiful Richmond Condominium Residences and New Family Richmond Townhomes

The Emerald Richmond real estate development will feature both elegant and ultra spacious homes that are accentuated with distinctive exterior and interior touches inspired by legendary and world renowned architect, Frank Lloyd Wright. The two magnificent Emerald Richmond condo towers are well positioned to take advantage of both the mountain and city views from



all directions. The natural elements used in these pre-construction Richmond condo towers at The Emerald in addition to it seamlessly blending into the neighbourhood make this Richmond real estate development both a landmark building and an ambitious project. The master planned pre-construction Richmond condo tower development at the Emerald Condominiums and Townhouses will also include a luscious professionally kept central courtyard that will give residents a place to mingle, socialize and simply relax. A solid concrete construction ensures durability of the building and the Emerald Richmond condos for sale will have timeless design and quality that will last for generations. The warm interior features of the new Richmond condos for sale at The Emerald project will give residents a perfect blend of modern features and finishes. Detailed craftsmanship and thoughtful interior features will grace every high-rise condominium. All homes at the new Richmond condos at The Emerald Towers and Townhomes will have full air conditioning, spacious rooms that are light filled, outstanding views and professionally designed functional floor plans (soon to be released). The master ensuite baths are elegant and a perfect sanctuary and getaway after a day at work. The stylish kitchens at The Emerald Richmond condos for sale will come with standards such as stainless steel appliances, quartz counters and modern gas cooking ranges. Some of the best features of these new Richmond condos for sale is that they have expansive outdoor spaces and private terraces. Some of these face the tranquil park while other ones higher up in the high-rise towers will have outstanding views.

The New Richmond Condos for Sale at The Emerald Towers





Of

course, this masterplanned Richmond real estate development is not just about living spaces and tower residences. The Emerald Richmond Condo Towers will feature a spacious twenty one thousand square foot courtyard where natural stone pathways wind gently through a lushly landscaped retreat. Take a stroll through the beautifully manicured gardens or relax and socialize with your friends. The new Richmond condos for sale at The Emerald Towers also feature a children's park and playground in addition to plenty of outdoor lounge spaces. State of the art amenities will be added to the project as part of the master plan. The new Richmond Emerald Condo Towers will have an exclusive two fully equipped state of the art fitness gyms on site in addition to individual meeting rooms, private lounge and fully equipped gourmet kitchen. There are lavish entertainment spaces too. You will find everything you want at The Emerald Richmond real estate development community. The developer for The Emerald Richmond is the Bennett Group with over 35 years of international experience. The Emerald Richmond real estate development is also brought to you by Iredale Group Architecture, Degelder Group and Portico Design Group. The Emerald Presentation Centre is located at 7180 No. 3 Road, Richmond, BC at the corner of Bennett Road and one block south of Granville. The Emerald Presentation Centre and show suite is open daily from noon to 5pm and closed on Fridays. Call 604.244.8333 for more details or visit www.emeraldrichmond.com to register your interest online.





The Emerald Landmark Richmond Real Estate Development

NOW LAUNCHED! A wide selection of new Richmond condos and townhouses for sale have been just released at The Emerald Condo Towers & Garden Townhome project in the Richmond BC real estate development. Affordable Richmond condos will start from \$293,000 and over one hundred 1 bedroom suites at The Emerald Richmond will be in the low to mid three hundred thousand dollar range. Not only that, over 60% of all the pre-construction Richmond Emerald condos will be priced under \$450,000 and over 80% of all suites are priced under \$525,000 which means that homebuyers will not have to shell out any more money even with the implementation of the BC HST tax on new homes. The location of the pre-construction Emerald Richmond Condos for sale are impeccable and will be located along a peaceful greenbelt area along McLennan Park, Brighthouse Park and Minoru Park. Just two minutes away from the Richmond Emerald Condo Towers is Richmond Centre shopping mall and dining options in addition to top rated schools (both primary and secondary) in addition to the SkyTrain Station at Brighthouse. Lots of other recreational options are out there as well including many movie theatres, gyms, the aquatic centre and of course YVR. The landmark pre-construction Richmond Emerald Condos and Townhouses also present a



great down payment plan where you only have to come up with 15% down over 180 days after your offer is accepted by the developer! Many other development require 20% down up front nowadays. Not only that, there are partnered banks and financial institutions that are collaborating with the developer to allow for capped interest rates until the closing at the Richmond Emerald Condos for sale. Some of the impressive interior features at The Emerald Richmond condos include sleek stainless steel appliance package and quartz counters in the open concept kitchens in addition to great floor plans, air con, spa style ensuites and much more. The condominium towers at The Emerald Richmond real estate development also features a large recreation amenity space complete with steam room, fitness centre, party room and meeting space. Not only that, but residents at the landmark Richmond Emerald towers will have access to a twenty one thousand square foot park like courtyard. Many of the Emerald condo suites have impressive views and large outdoor living spaces. The Emerald Richmond condo tower is designed by Richared Iredale of Iredale Group Architect.

Emerald VIP invitation - June 21st!

Please join us for the Emerald Park Richmond Condo VIP event! Come and learn more about Emerald Condo Towers and Garden Townhouses in the Richmond BC real estate market. Enjoy food and refreshments at the Richmond Condo VIP Event! Located at 6888 Cooney Road and 8333 Anderson Road, the Emerald is Richmond real estate's most desirable new address. Consisting of two spectacular concrete Richmond condo towers and a boutique and limited collection of two and three level Emerald Townhomes for sale that overlook a 21,000 square foot luscious central courtyard, these new pre-construction Richmond condominiums are centrally located within the heart of the city. The Richmond Emerald VIP event is happening on Monday, June 21, 2010 from 4:30pm to 8:30pm at the Emerald Presentation Centre located at 7180 No. 3 Road, Richmond BC (at Bennett Road and one Block South of Granville). RSVP today for the Richmond Emerald VIP Event by calling 604.244.8333 or register online at www.EmeraldRichmond.com. All pre-construction Richmond Emerald Condos and Townhouses include air conditioning and prices start at \$293,000. Over 60% of the pre-construction Emerald Condo Tower Residences are below \$450,000 and 80% of Emerald Richmond BC real estate suites are under \$525,000. The spectacular towers and Richmond Emerald Townhomes are coming soon.



Single Phased Development Cycle and Richmond Real Estate Projections Make Emerald Richmond Condos/Townhouses a Great Investment

Unlike many other Richmond real estate developments where there are multi-phased construction cycles (i.e. construction that spans many years with some phases completing before others), the Emerald Richmond condos and townhouse development is a single-phased development. Everything in this exclusive residential neighbourhood will be built out in one phase, include both Emerald Richmond condo towers and townhouses as well as the 21,000 square foot garden courtyard. Because of this master plan, there are fewer concerns over privacy, noise, security and future upkeep of the development site. The central courtyard and park are extensive and will create lasting value for homeowners here at the presales Richmond Emerald Condo project. Not only that, but there are two levels of above-ground parking that are hidden by the lushly landscaped courtyard green spaces. The Bennett Group, the developer of Emerald Richmond, decided not to pursue a third condominium tower on the site, but instead, chose to build only 2 mid-rise buildings to create more open space and greenery for its residents. This is a first in today's urban market where new Richmond condos for sale are packed tightly into very dense mixed-use development spaces. Some of the presales Richmond Emerald condos present views in three directions, while others higher up offer unobstructed city views. The \$2.5 billion revitalization of central Richmond real estate is also a great selling feature for these new Emerald Richmond condos and townhomes and this project has been well received by the planning department. Located centrally close to the Canada Line and close to both downtown Vancouver and the International Airport, the Emerald Richmond presales condos and townhomes are also close to major shopping centres, Richmond City Hall, parks, shopping, dining and full leisure facilities for all ages. The stylish and detailed oriented Emerald Richmond presales condos for sale incorporate contemporary finishes, elegant luxury and unique yet spacious floor plans. The Emerald Richmond presales condos and townhouses all have air conditioning, first year free internet service and cable TV, spa style bathrooms/ensuites and designer kitchens with stainless steel appliances. Exclusive to residents to both the Radiance Emerald Condos and the Prestige Emerald Richmond condo tower include resort style facilities and amenities that include a shared party/meeting room with catering kitchen as well as steam rooms and large fitness centre. The Emerald Condos in Richmond real estate market present a very good investment choice for homebuyers and investors alike. For both the short



term and long term, the new Richmond Emerald condos will enjoy lots of attention. Richmond apartment values have risen over 54% in five years (that's 7.6% per year increase in Richmond real estate value) as per MLS data. To get started, homebuyers only need to put 15% down in 3 installments and the presales Richmond condos start from just \$288,000.





GEM SETTING

THE EMERALD: New-home project in Richmond is receiving a treatment from builder and designer worthy of a master jeweller.

A twist in the tale of two towers

Emerald: Developer has permission for three, plans to install a garden instead

THE PROVINCE

AUGUST 1, 2010

The Facts

What: 227 apartments and

townhouses, 2 towers WHERE:

Richmond SIZE: from 527 sq. ft.

PRICES: from \$293,000

TELEPHONE: 604-244-8338 EMAIL:

emerald6888@telus.net

WEB: emeraldrichmond.com

All involved in the Emerald development in Richmond are treating it in a manner becoming a master jeweller preparing a setting for a gemstone.

What's absent is one source of the comparison. City hall gave the developer permission to build three towers, but the developer is only building two towers and installing a garden where the third tower could have risen.

The Bennett Group's Liu Shek Yuen is treating the garden as a potential contributor to property appreciation in the years ahead.

"Properties surrounding Central Park in Manhattan and Hyde Park in London are always in demand," Liu Yuen says.

"We wanted to create our own park within the Emerald."

What's present, or will be present, is another source of the comparison.

An Emerald home, inside and outside, will profess an Asian-Pacific look and feel.



"To some extent British Columbia is an Asian transplant as a culture, [firstly] because of the first nations who crossed over from Asia," says the Emerald architect, Richard Iredale.

"There is that reverence for nature in both cultures. It's a cultural continuum from Asia to the West Coast.

"It's a sense of respect and delight in natural materials."

The high-rises, he hopes, will remind residents and passersby of two trees, getting thinner and thinner the higher they go.

" ... they start very strong with these kind of pier elements interspersed with glass, and then as you move up the piers sort of stop and the glass gets wider and [it looks like] the thinning out of the branches until you get to the roof. The roof is like this canopy of foliage floating overtop of the trunks."

The Emerald is the Liu family's fifth development in Richmond in a quarter of a century.

"We have been in love with Richmond from our very first project here, in 1984," Liu Shek Yuen says.

Liu and his wife, Emily, were on a world tour when they discovered Richmond.

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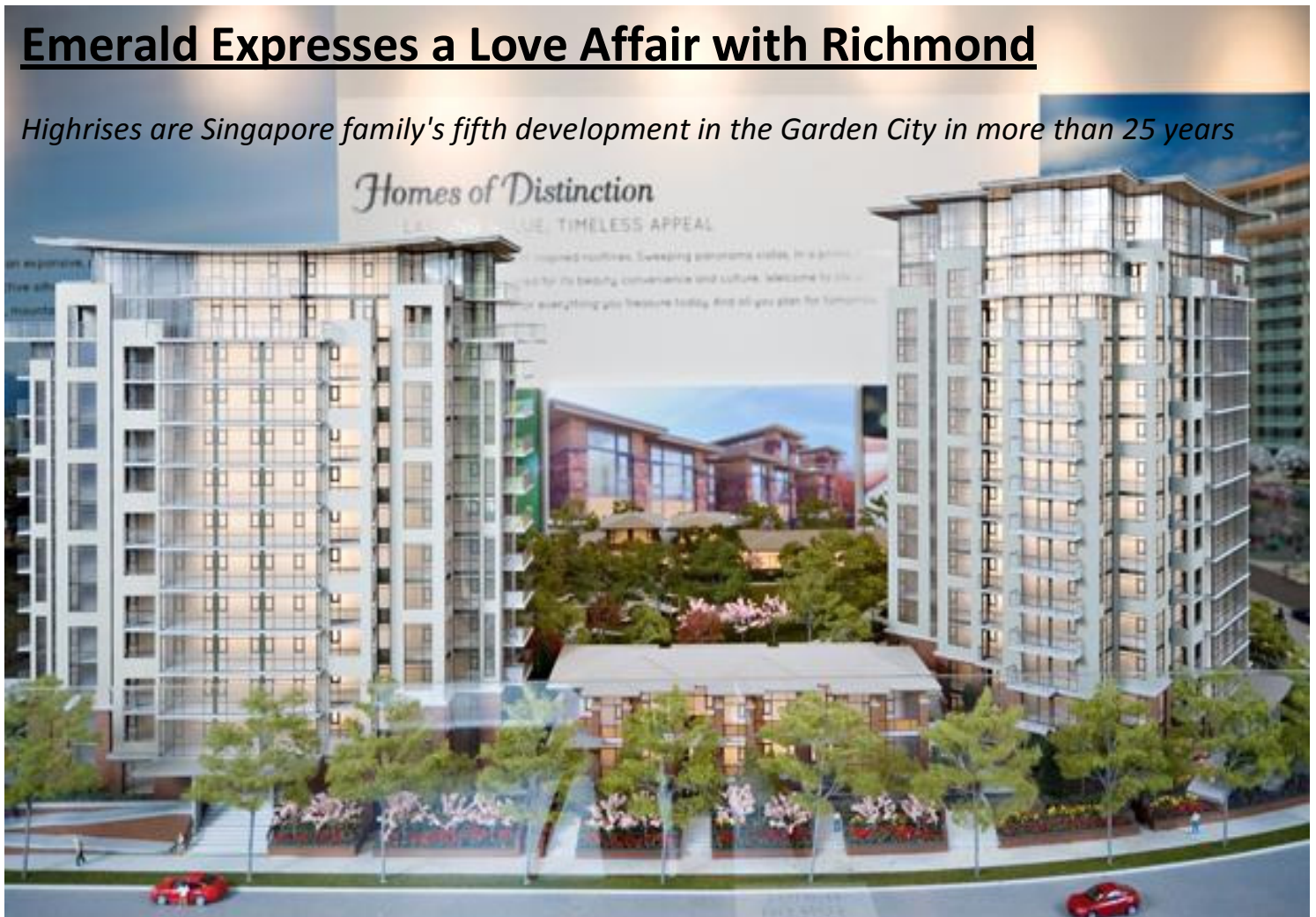
THE VANCOUVER SUN

WESTCOAST HOMES

Friday, July 9, 2010 – Special To The Sun By: Suzannah Millette

Emerald Expresses a Love Affair with Richmond

Highrises are Singapore family's fifth development in the Garden City in more than 25 years



A rendering of the two buildings in the Emerald new-home project in Richmond, the Radiance Tower (address is 6888 Cooney Road) and of the Prestige Tower (address in 8333 Anderson Road).





Emerald will feature a 21,000 sq. ft. luscious park at the centre of the its community. Residents will enjoy a tranquil and back to nature setting in the heart of Richmond.



Arthur Chow, who is with Macdonald Realty Westmar and is selling the two-tower, 227-residence Emerald new-home project in Richmond being development by a Singapore family.



Emerald

THE JEWEL OF RICHMOND

Project location: *Richmond*

Project size: *227 apartments and townhouses, 2 towers*

Residence size: *1-bed apartment, 527 sq. ft. -653 sq. ft., 4-bed+ townhouse, 1,935 sq. ft. -1,983 sq. ft.*

Prices: *from \$293,000*

Sales centre address: *7180 No. 3 Road*

Hours: *noon -5 p.m. Sat -Thu*

Telephone: *604-244-8333*

E-mail: emerald6888@telus.net

Web: <http://www.emeraldrichmond.com>

Developer: *Bennett Group*

Architect: *Iredale Group Architecture*

Interior design: *Portico Design Group*

Tentative occupancy: *Late 2012*

The Emerald new-home project is a memorable expression of attachment to Richmond by international money.

“We have been in love with Richmond from our very first project here in 1984,” says Liu Shek Yuen of The Bennett Group.

The Bennett Group is owned by the Lius, a Singapore family, with developments completed or underway in London, New York, Seattle, Singapore and Hong Kong.

Liu Shek Yuen and his wife, Emily, discovered Richmond during a world tour three decades ago.

Their first development in Richmond, a townhouse development, was located on Bennett Road. Emerald is the company's fifth Richmond development.

Richmond City Hall is a fan of the Lius, with the family's decision to build a dozen affordable homes at the Emerald especially endearing — the family did not have to build the homes.

Brian Jackson, the city's director of development, says the Emerald had passed the permitting process before the city introduced a social-housing requirement for all new residential developments. “... but the Liu family still stepped up to the plate.”

The Bennett Group has also contributed to public art, city amenities and civic services like roads. As part of the new City Action Plan, these donations are now required by all developers who want to build in the Garden City.

Emerald architect Richard Iredale is a master of westcoast architecture. His commissions include the Adventure Centre in Squamish, the restoration of Christ Church Cathedral Vancouver, and several projects with native bands.

So, is his very west coast vocabulary speaking to the Asian-Canadian community of Richmond?

“To some extent British Columbia is an Asian transplant as a culture, [firstly] because of the First Nations who crossed over from Asia,” Iredale says.



“There is that reverence for nature in both cultures. It’s a cultural continuum from Asia to the West Coast. It’s a sense of respect and delight in natural materials.”

Like American architect Frank Lloyd Wright, Iredale is a fan of Chinese and Japanese architecture which, he says, “has a Wright feel. But then [Wright] borrowed heavily from Japanese architecture. There’s a very strong roof form and a sense of cascading roofs and successive planes. The wall elements tend to stop short of the roof. You see that in Nepal and India and China, and their buildings are inspired by the shape of a tree.”

All of these elements have been incorporated into the Emerald design.

“The towers themselves were designed with the idea of a tree with its branches that get thinner and thinner as you move upward.

“So they start very strong with these kind of pier elements interspersed with glass, and then as you move up the piers sort of stop and the glass gets wider and [it looks like] the thinning out of the branches until you get to the roof. The roof is like this canopy of foliage floating overtop of the trunks.”

The roof does look a bit like a tree, thanks in part to the wood soffits. The undersides of the roofs and larger balconies will be done in cedar. The exterior of the townhouses will be clad with cedar veneer.

“So again, you’ll get a sense of wood permeating the project.”

Iredale also used clay brick on the townhouses, a material he’s quick to point out is a traditional B.C. material. About the project, he says: “it’s West Coast.”

The head of marketing for the Emerald, Arthur Chow, says there could have been a third tower where the garden is “. . . but (Iredale) said, ‘No, I want more open space.’”

Iredale thinks that decision means “this project will set a bit of a standard for quality of landscaping in Richmond.”

Liu thinks the grounds will contribute to property appreciation in the years ahead. “Property surrounding Central Park in Manhattan and Hyde Park in London are always in demand,” he says. “We wanted to create our own park within the Emerald.”

City planner Jackson says the developers ground-level intentions have impressed city hall. The manicured streetscape, complete with front porches, are especially welcome. “Richmond is developing a much more urban streetscape than in the past,” he says. “We want residential units at grade – at the street level.” Like Yaletown? “Yes. We’re creating an urban downtown.”

Much of the green space will hide two levels of parking. In the past, the city has allowed four and six-storey parking garages at ground level, an eyesore Iredale is proud to have buried: “It’s the best thing we’ve been able to do here.”

Jackson expects the Emerald parking will be the standard moving forward.

“We’re doing whatever we can to encourage it. The city is definitely moving away from parking garages. Hiding them is very expensive, so we’re working with developers to balance cost and esthetics.”



Emerald buyers are both international and local, Chow reports. “A lot of empty-nesters are selling their houses in Richmond or Vancouver — the westside — and they’re buying the townhouses,” he says. “It’s been a good mixture.”

With buyers coming from as far away as New York, Ottawa, Edmonton and Calgary and from around B.C. the Emerald development is a promise of sold-out towers before the first trees are planted.

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Flex room which can be used as an office, den, hobby room, studio etc



A typical 'standard' kitchen in the Emerald will include the full Maytag stainless steel appliance package featuring



a fridge with a bottom mount door, gas cooker, slide-in range and dishwasher. The 'standard' kitchen also includes a separate Sakura hood fan along with a separate microwave oven. The 'standard' kitchen countertop is engineered quartz.



A typical 'standard' kitchen in the Emerald. Standard kitchens include the full Maytag stainless steel appliance package featuring a fridge with a bottom mount door, gas cooker slide in range and dishwasher. The 'standard' kitchen also includes a separate Sakura hood fan along with a separate microwave oven. 'Standard' kitchen countertop is engineered quartz.



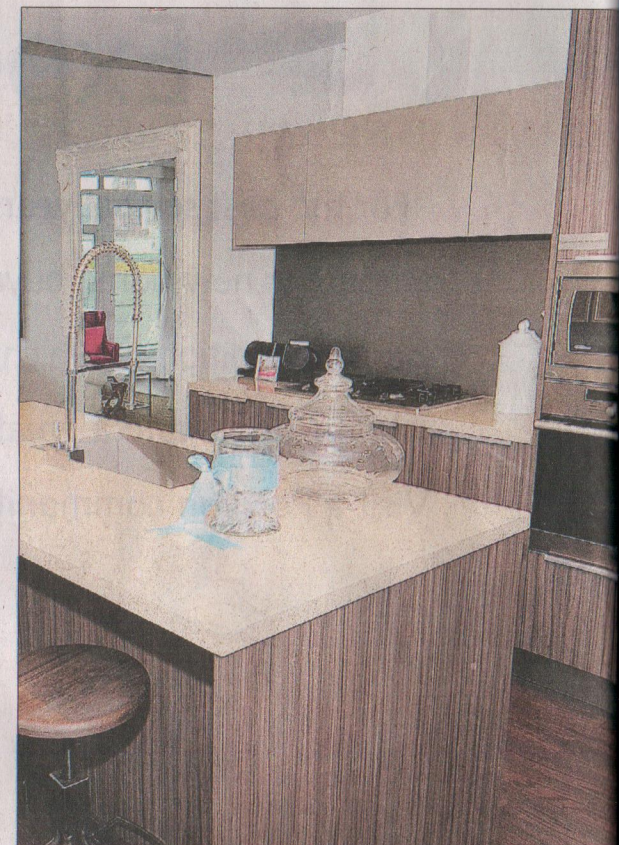
The bathroom in the Emerald is simple elegance with separate glassed in shower and bath as well as rich tones on the countertop, cabinetry and the large tile on the floor. The shine comes from the wall-length mirror.



The view of the park from the large-sized windows is certainly above average.



HOUSE TO HOME



The new-home-project show home locally is inevitably a rich guide to interior finishes. Left to right: kitchens in the Emerald show home, Richmond; in the River Green show home, Richmond; Millennium Water show home, Vancouver.

Think of pulls, knobs, handles as architectural jewels

Readers' door-hardware questions a reminder that the everyday essential, selected with care and thought, packs punch

DEBBIE TRAVIS



Dear Carolann:
There have been exciting developments in door hardware over the past few years. It means that you have more styles and materials from which to choose. You will find a good

designs. Bronze and brass tones are more trendy, but worth a look if you enjoy their snow composites, wood and even real leather combined with

Dear Debbie:
I have a black and white kitchen — black ceramic floor, and white appliances. My question is what can I do about the

Experiment with one cabinet door. You may want to change the wall colour to a shade of what complements your cabinet colour. Since you are taking the time to paint the cabinets, treat yourself to a new

perfectly solid, and a quick fix for this problem. I do not recommend carpet in a bathroom. You could install a floating floor directly on top of the existing floor.

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