

## Features

+ THE BUILDING

+ INTERIORS

+ FEATURES

### ARCHITECTURAL CHARACTER

COLLECTION45's design is consistent with Vancouver's vision for "Uptown" Main Street, which was outlined in the Mount Pleasant Community Plan adopted by City Council in November 2010.

### EXTERIOR

COLLECTION45 establishes a new standard for emerging architecture in the neighbourhood, blending contemporary residential design with a traditional industrial flavour.

- Glass and steel mix with brick and metal for a visually arresting exterior that sets the structure apart from its neighbours.
- A 20-foot landscaped breezeway runs alongside the building, inviting passers-by to experience the architecture from all angles.
- Innovative solar shading on the south and west facades keeps residents comfortable year round.
- Various indoor amenities and a prominent outdoor terrace offer a chance to escape the daily grind.
- Rooftop green space:
  - Provides stunning views of downtown Vancouver.
  - Provides added insulation to roof and helps with storm water retention and the reuse of water throughout the building.
  - Designed in conjunction with the City of Vancouver Green Initiative Program.

### COMMERCIAL SPACE

- Five retail and office units contribute to the neighbourhood's vibrant creative character and rich mix of small businesses.
- Recreation meets leisure on the building's ground floor, which features a spa, yoga studio, coffee shop and local artists' studio.

### RESIDENTIAL SPACE

- Two-bedroom suites stretch across the building, ensuring air and natural light flow freely throughout the day.
- One- and two-bedroom suites extend out over a pedestrian breezeway on the building's west side, making the most of daylight hours and postcard views.
- Top floor suite residents can take in the city lights from private, landscaped rooftop decks.
- Common areas, including elevator lobbies, stairways and corridors, are strategically glazed to maximize light, ventilation and comfort.

### INTERIOR DESIGN

- The attentive design that defines COLLECTION45's exterior extends inside.
- The in-suite washer and dryer are discreetly hidden behind sleek cabinetry.

### KITCHEN

- European-inspired design blends modern appliances and cabinetry with the room's contours and contemporary decor.
- Thoughtful kitchen layouts focus on functionality and promote performance cooking.
- Sleek cabinetry and streamlined appliances reflect modern Main Street living.
- The sculptural stainless steel AEG cooktop and wall oven pairs perfectly with wall-mounted upper cabinetry.
- A fully integrated Libherr refrigerator and Blomberg dishwasher create a seamless transition between kitchen and living space.
- Minimalist, low profile Grohe faucets combine function and beauty.

### BATHROOM

- Matte lacquer cabinetry is paired with modern wall-mounted faucets.
- Classic white carrara gioia marble lines the floor, stretches into the showers and skirts the soaker tubs.
- A continuous ledge runs from sink to shower, offering convenient product storage.
- Showers feature both rain and handheld showerheads.




### THROUGHOUT

- Natural hardwood oak or ash floors anchor living spaces.
- 100% New Zealand Wool carpets complement each colour scheme.

### PEACE OF MIND

- Each Suite pre-wired for in-suite security system.
- Floor specific fob access.
- Each home is backed by a comprehensive 2/5/10 year warranty provided by National Home Warranty.

# 604.569.1555

In our continuing effort to improve and maintain the high standard of the Collection 45 development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on preliminary strata survey measurements. As reverse plans occur throughout the development please see architectural plans. Rendering:  **BC CONDOS . NET**  **IYAE**  **FIFTH AVENUE**  
REAL ESTATE

