

**DOWNTOWN LOCATION,  
UPTOWN ATTITUDE.**



**STUDIO**  
518  
**STUDIO**  
BEATTY



BCCONDOS.NET



Years ago, Beatty Street's 500 block was home to the tallest building in the British Empire. Today, with the rejuvenation and revitalization of Vancouver's downtown core, Beatty Street is regaining its former heights.

Studio 518 is located in the shadow of the familiar green dome of the former Vancouver Sun Building. The original heritage brickwork exterior has been carefully restored, landscaped gardens have appeared on the roof and the finest fixtures and finishings have been installed throughout. The original, swivel opening wood frame windows, open into modern, convenient kitchens and high ceiling, beamed living rooms. And they look out over Vancouver's downtown, Gastown, BC & GM Place and International Village.

## CHARACTER & CHARM

- Private rooftop deck gardens for Penthouse residents with gas barbeque hookup.
- Expertly landscaped common rooftop deck garden with gas barbeque.
- Traditional private residential entrance lobby.
- Classic original timber and brick construction.
- Classic tilt & turn, energy efficient, new double glazed large wood frame windows.
- Views of Downtown Core, Gastown, General Motors Place, International Village and North Shore Mountains.
- Original Heritage brick exterior.
- Completely restored timber and brick detailing.

## EXQUISITE INTERIORS

- Classic open studio floor plan in all suites.
- Original brick on exterior walls of select units.
- Original timber posts and beams in select units.
- Ceiling heights 10 feet (average).
- Glass block separation walls in select units.
- Genuine hardwood flooring.
- Decor style electrical wall cover plates.
- Modern halogen track lighting.
- Full size stacking washer and dryer.
- Custom built, gas burning, fireplaces in select units.
- Oak panelled doors with Schlage or Weiser latch set.
- Three separate designer colour schemes to choose from.
- Finished painted demising walls to current residential standard.

## CLASSIC KITCHENS

- Deluxe custom made cabinets.
- Additional storage available in 8' high wall cabinets.
- Pressure laminated, rolled edge counter tops.
- Full size overhead hood fan.
- Standard double opening refrigerator with freezer.
- Full size 30" multi element range with oven.
- Custom built-in cabinet for microwave.
- Modern halogen track lighting.
- Standard quiet running dishwasher.
- Standard double sink with faucets and vegetable sprayer.
- Standard multi element range with oven.
- Classic white on white finishing on all appliances.
- Full height ceramic tile backsplash.

## BEAUTIFUL BATHROOMS

- Deluxe custom made cabinets.
- Laminated counter tops with rolled edge.
- Standard sink with centerset faucet.
- Standard water closet with coordinated seat.
- Standard bath and shower enclosure in all units.
- Full size vanity mirror.
- Deluxe wall mounted light bar over vanity.
- High speed ceiling mounted bathroom fan.
- Designer ceramic tiles surrounding bath.
- Designer ceramic tiles on bathroom floor.

## CONVENIENCE & PEACE OF MIND

- Secured underground parking stalls. (10 stalls)
- Neighbouring parking adjacent to building.
- Individual enter-phone system for security and privacy.
- All suites pre-wired for BC TEL and TV cable.
- Cab style elevator servicing all floors.
- Fire sprinklers in all units and common areas to code requirements.
- R
- Environmentally friendly, steam heated, domestic hot water service with individual thermostat control.

## OFFERING DETAILS

### FINANCING

- The Developer will provide up to 95% financing on approved credit.

### NEW HOME WARRANTY

- The Developer will provide each unit with a New Home Warranty Guarantee.

### PURCHASING PROCESS

- \$5,000 initial deposit with Contract of Purchase and Sale.
- Increase in deposit to 10% of the Purchase Price within 30 days.
- Balance of the Purchase Price due upon completion.

### PURCHASE TAXES

- GST is 4.48%, after rebate, of the Purchase Price.
- Property Purchase Tax, which may be waived for first time purchasers, is 1% of the first \$100,000 of the Purchase Price and 2% of the remaining balance of the Purchase Price.

### PROPERTY TAXES

- Annual Property Taxes are estimated to be .8% to 1% of the Purchase Price.

### MAINTENANCE FEES

- Monthly Maintenance Fees are estimated to range from \$60.63 to \$75.57.

### PARKING

- 6 underground parking stalls reserved for individual Penthouse owners.
- 4 underground parking stalls are available for the remainder of the units on a first come first served basis at a cost of \$15,000 per stall.
- Additional parking available for lease adjacent to Studio 518.

### PROJECT COMPLETION

- Anticipated completion of Studio 518 is March 1996.

### PROJECT DEVELOPER

- Forjay Management Ltd.

GODDARD  
& SMITH

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INTERNATIONAL REALTY INC.

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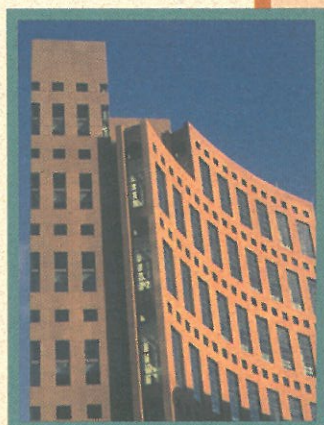
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**ALLAN WONG**  
B.A., Diploma (R.E. Mgmt)

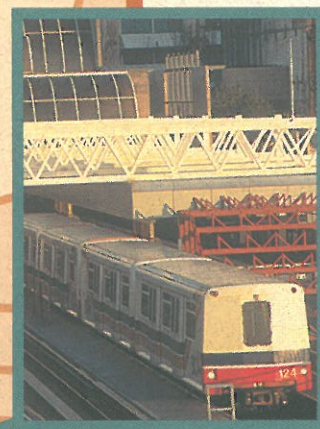
B C C O N D O S . N E T

# SO CLOSE TO THE HEART OF THE CITY, YOU CAN FEEL THE BEAT.

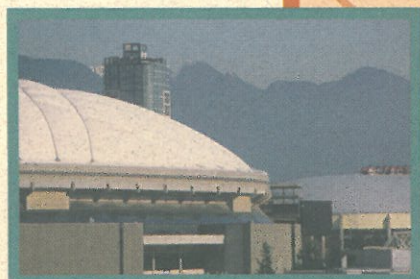
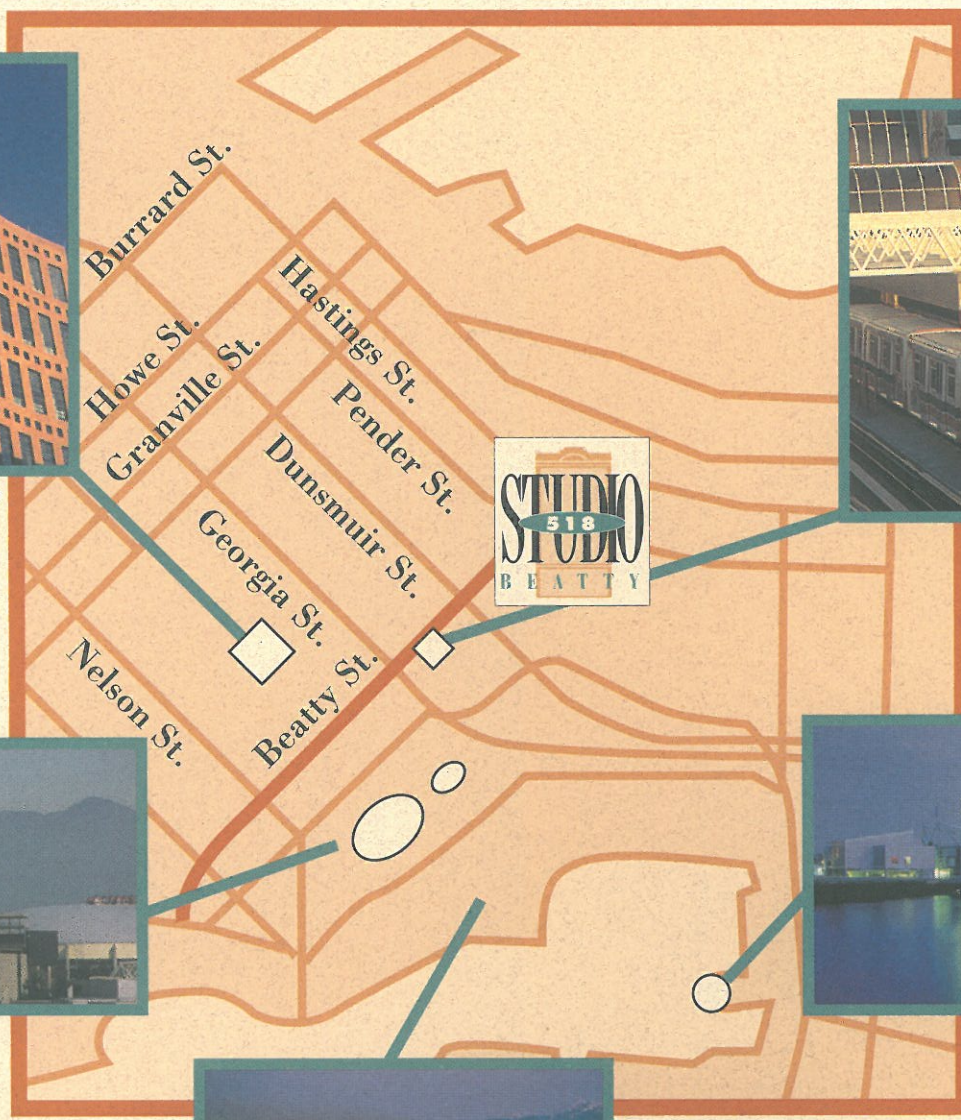
Within a few minutes walk of Studio 518's traditional lobby entrance you'll reach many of Vancouver's famous sites: the new circular Public Library; the historic charms of Gastown; the sparkling waterfront at False Creek; electrifying sports, theatre and spectacles at the Vancouver Playhouse, BC Place and GM Place; and quaint, street level bistros, restaurants and cafes.



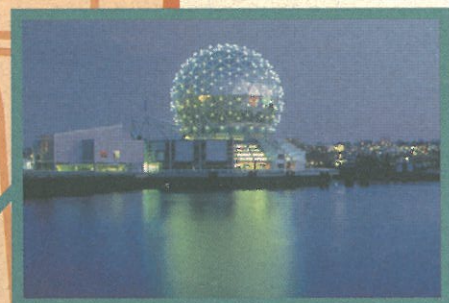
Five minutes walk to the new library.



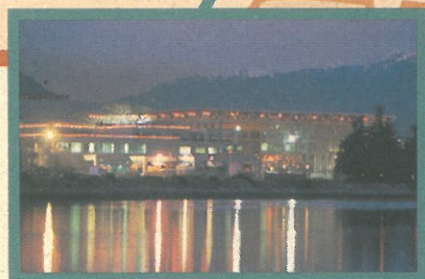
Two minutes walk to Skytrain stadium station.



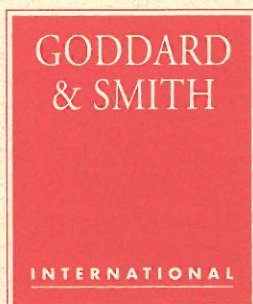
Minutes from B.C. & G.M. place.



Science World.



Two minutes walk to Plaza of Nations.



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