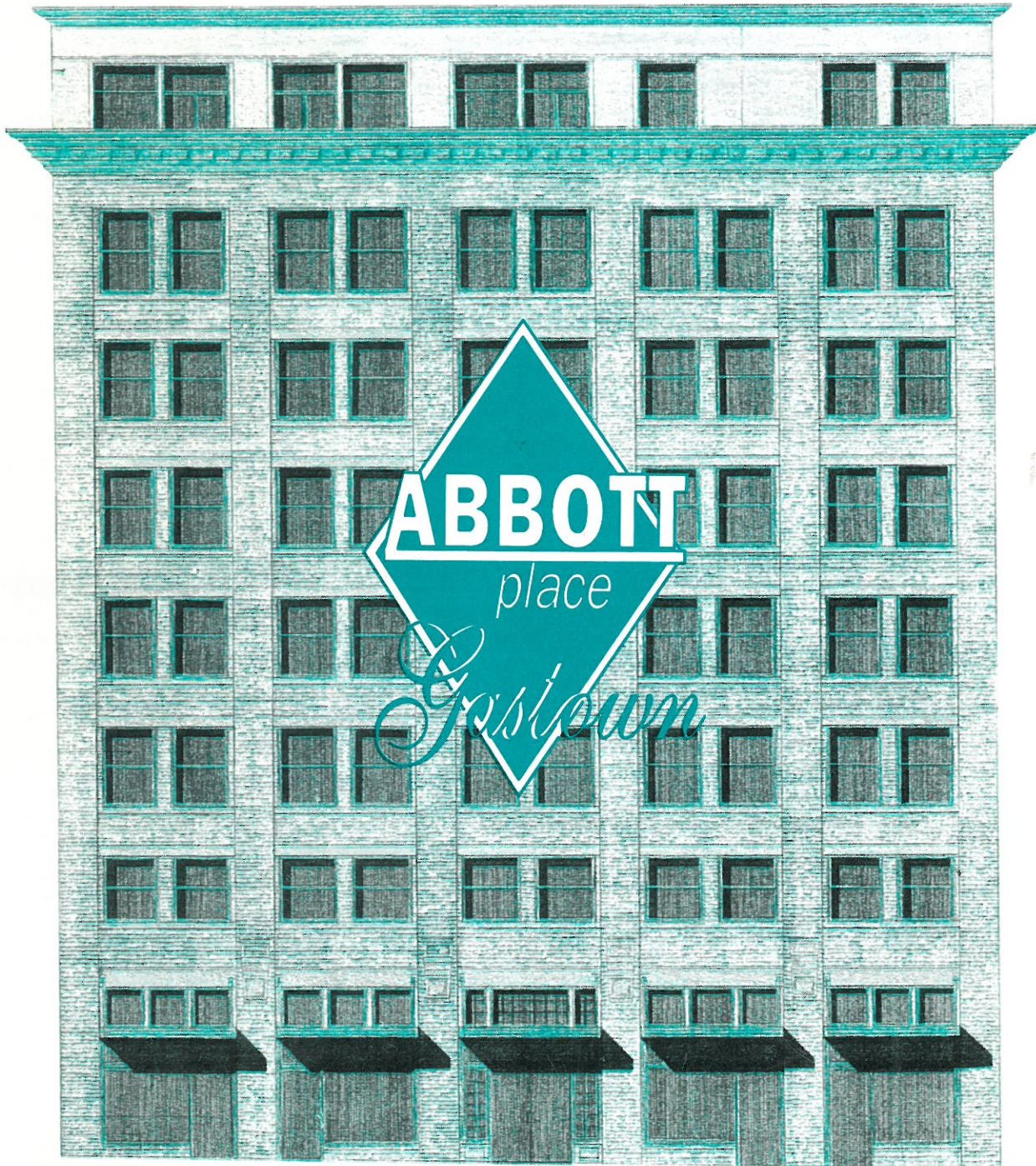


ABBOTT PLACE

233 Abbott Street, Vancouver



Gastown District

*- 46 classic studio residences on the fringe of vibrant - Gastown
Views ! Affordability ! Uniqueness !*



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



Abbott Place: 233 Abbott Street, Vancouver, B.C.

THE DEVELOPMENT:

This classic heritage building originally constructed around the turn of the century will be completely redeveloped into 46 studio style condominiums, reflecting a blend of historic Gastown and contemporary west coast flavor. These residences will boast panoramic views of downtown, Burrard Inlet, the North Shore mountains and famous Gastown.

THE LOCATION:

Situated one-half block from active Gastown near the corner of West Cordova Street, Gastown Place is ideally located near restaurants, shopping centres and famous landmarks such as The Landing, Harbour Centre and Mapletree Square.

Abbott Place offers to be situated in one of Vancouver's most central areas as the neighboring developments that are already underway include G.M. Place (500 Abbott Street), a new area for Vancouver's NHL and NBA franchises, International Plaza (00 blk W. Pender St.), a large scale residential / commercial community and proposed Seaport Terminal consisting of 2 new cruise ship berths, The Mirage Casino and Entertainment Complex encompassing a 1000 room hotel and full gaming facility, a B.C. Convention Centre and Simon Fraser's Downtown Educational Centre in the old Woodward's building.

THE UNITS:

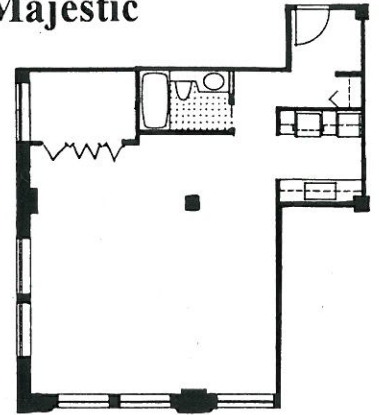
These units will be designed to reflect true studio style living. Based on the "open space" concept, each living space will be tailored towards maximizing views and interior area while boasting heritage quality throughout.

PRICES:

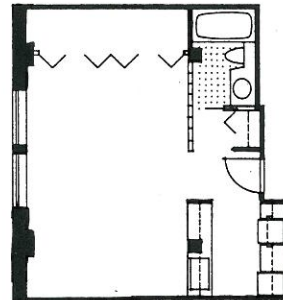
30 units \$ 89,000 - \$ 150,000

16 units \$ 151,000 - \$ 259,000

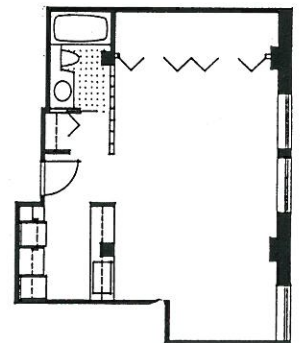
Majestic



Gastowner

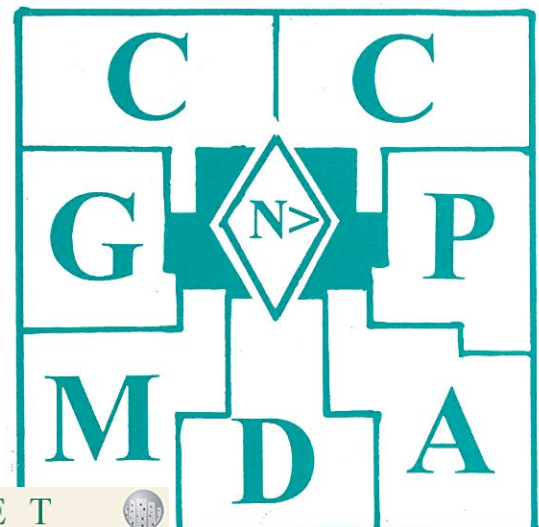


Paladium

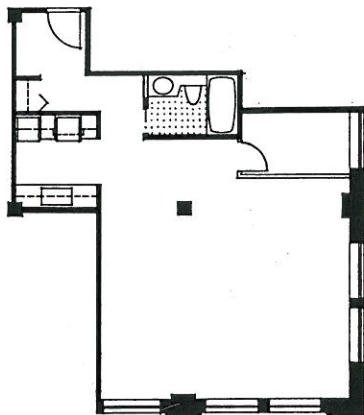


FLOOR PLANS:

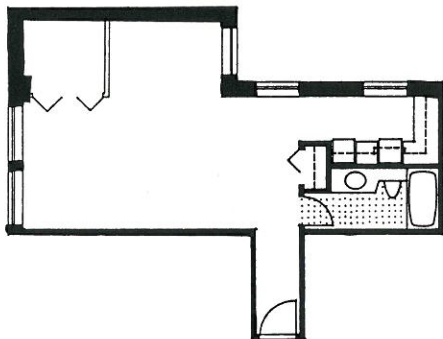
"01" & "07"	- "The Centurian"	(581 square feet)
"02"	- "The Paladium"	(549 square feet)
"03"	- "The Artisan"	(678 square feet)
"04"	- "The Deighton"	(678 square feet)
"02"	- "The Majestic"	(710 square feet)
"03"	- "The Gastowner"	(527 square feet)



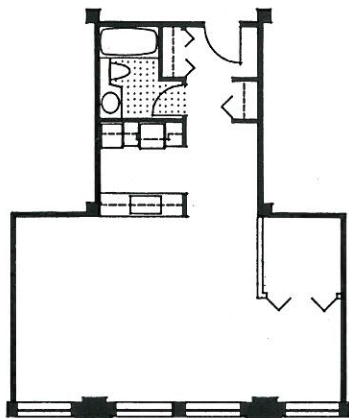
Artisan



Centurian



Deighton



PARKING:

Penthouse Floor: 4 spaces available

Fourth-Seventh: 2 spaces available

Second - Third: 1 space available

* Parking is available underground, on a first come first serve basis, at a cost of \$15,000 / stall. Limit of 1 per unit.

The building is located next to a 300 stall covered public parking garage.

MAINTENANCE FEES:

\$70 - \$138 approx. dependent on size of unit.

TAXES:

Yearly : estimated 0.8 -1.0% of purchase price

PURCHASE TAXES:

- G.S.T. according to schedule ~ 4.48 % of price

- Property Purchase Tax *:

1% on first \$100,000.00

2% on balance

* this may be waived for qualified 1st time home buyers.

TRANSPORTATION:

Regular bus service along West Cordova St. connecting to any bus route in the city. The Sky Train and Sea Bus are located 2 blocks to the east.

RECREATIONAL FACILITIES:

Minutes to Stanley Park, English Bay, False Creek, Granville Island or a short sea bus ride to Lonsdale Quay in North Vancouver.

PURCHASING PROCESS:

\$5,000 down for initial deposit with contract.

Total deposit increased to 10% of purchase price within 60 days of contract

Total deposit increased to 15% of purchase price within 120 days of contract

Total deposit increased to 20% of purchase price within 180 days of contract

Balance of purchase price due upon completion.

COMPLETION:

Anticipated for March 1995.

DEVELOPER:

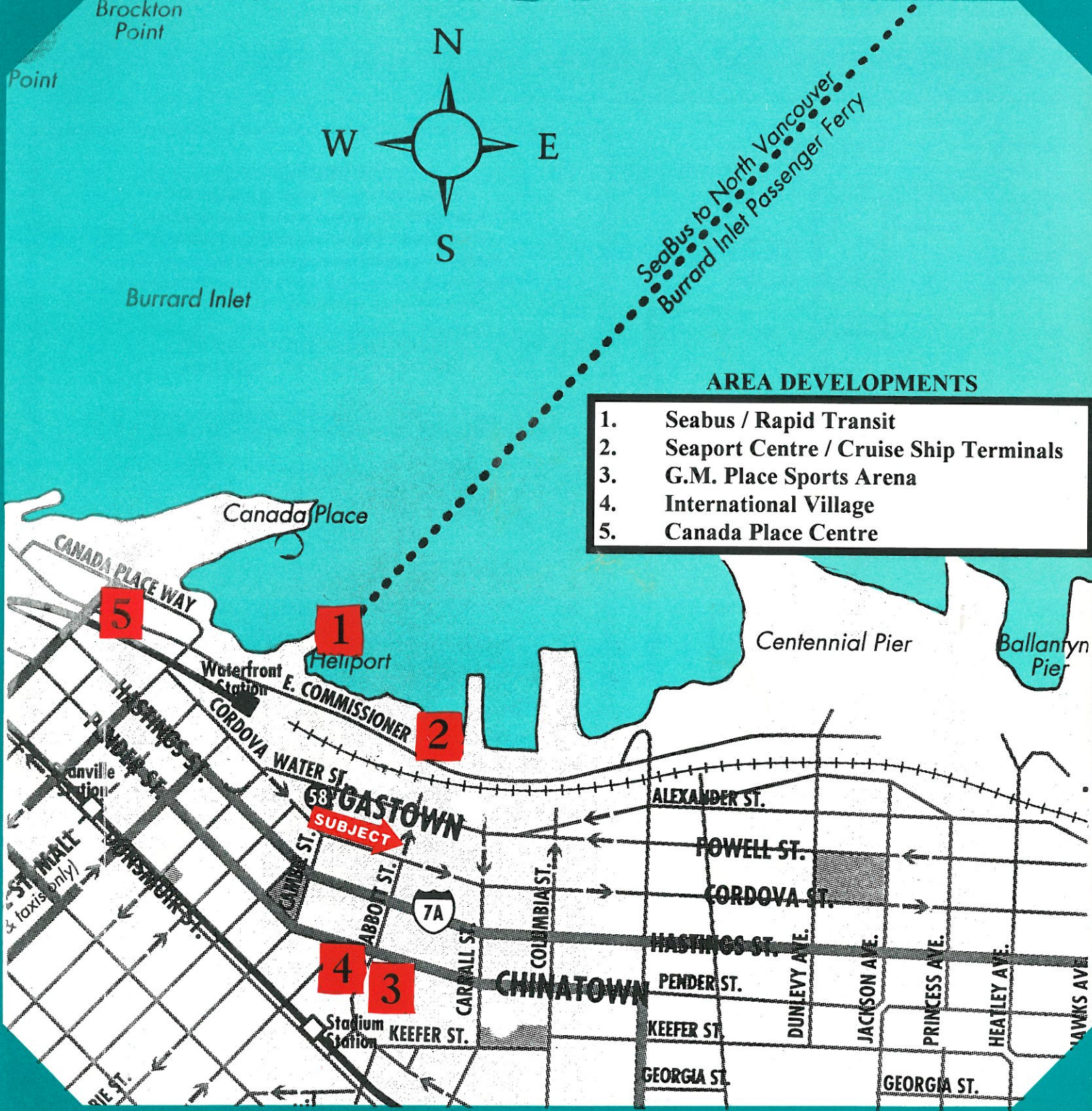
Abbott Developments Ltd.

SALES AGENTS:

Goddard & Smith International Realty Inc.

-----**NOW PRESELLING !**-----





AREA DEVELOPMENTS

- 1. Seabus / Rapid Transit
- 2. Seaport Centre / Cruise Ship Terminals
- 3. G.M. Place Sports Arena
- 4. International Village
- 5. Canada Place Centre

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GODDARD & SMITH INT. REALTY INC.

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