

MANDARIN RESIDENCES

RICHMOND CITY CENTRE

LOCATION
Map

NEIGHBOURHOOD
Dine Out
Play

SMART BUY

INTERIORS
Baths
Amenities

PLANS

DEVELOPER

CONTACT

REGISTER

BE FIRST
ON THE
CANADA LINE
it all begins here

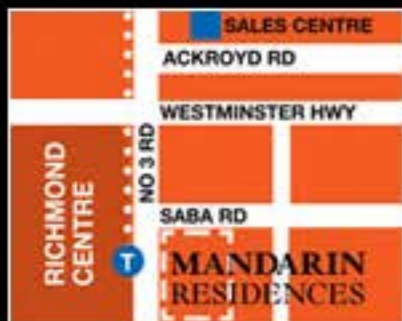


NOW
PREVIEWING

Richmond's
BEST LOCATION

Own From
\$299,900

150 Homes Under
\$399,900



PRESENTATION CENTRE
8171 Ackroyd Rd at No 3 (next to Chapters)
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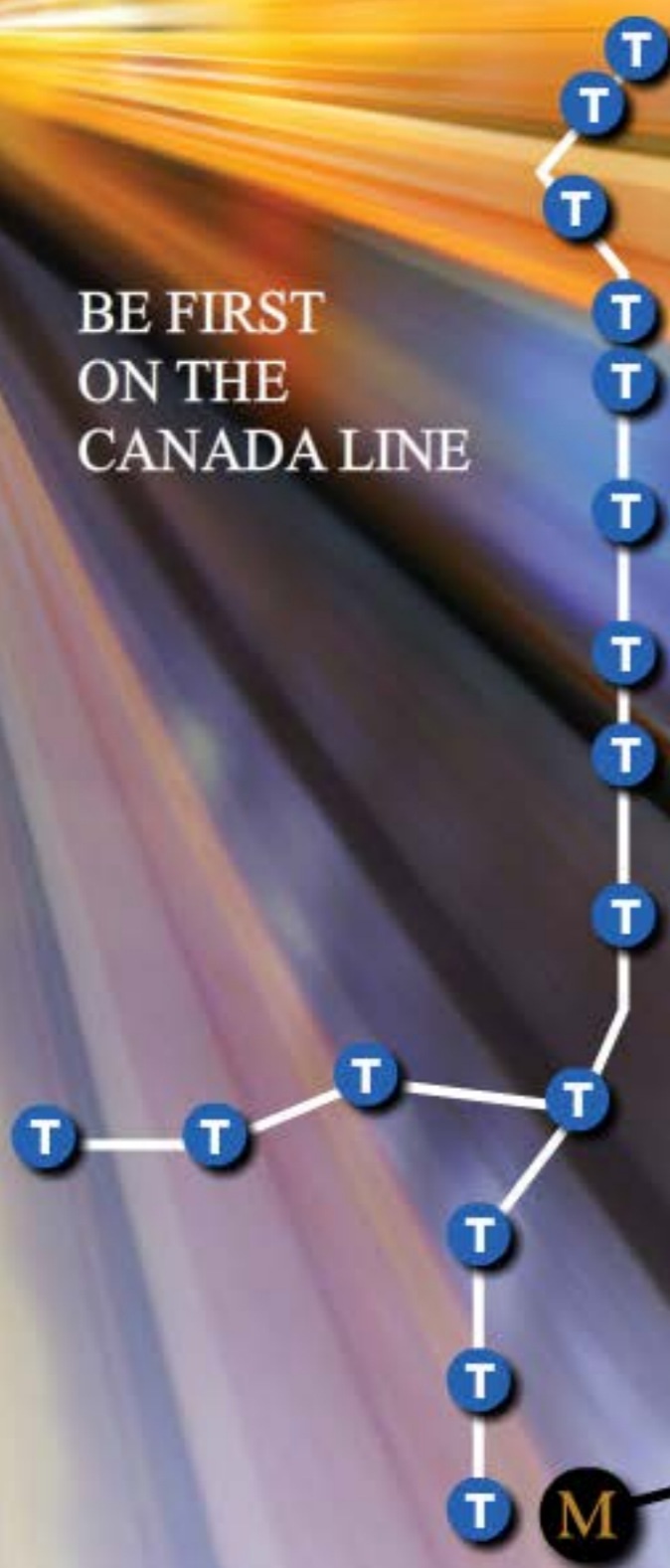
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BE FIRST
ON THE
CANADA LINE



MANDARIN RESIDENCES
RICHMOND CITY CENTRE

Rollover Canada Line stops for information.



Providing lasting value for generations to come, Mandarin Residences offers a new community for urban living.

Two 16-storey towers boast quality concrete and glass construction. Select from 348 one- and two-bedroom homes offering thoughtful floor plans, air conditioning (optional), and large outdoor decks perfect for entertaining friends. Or enjoy a quiet movie night in your contemporary living space. At Mandarin Residences, staying in is the new going out.

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MANDARIN RESIDENCES

RICHMOND CITY CENTRE

FEATURES & AMENITIES

NEIGHBOURHOOD

Mandarin Residences is located in Richmond's City Centre, a thriving shopping hub, steps to over one million square feet of stores, restaurants, and services.

- Richmond-Brighouse Station, outside your front door
- Close to five major shopping centres: Richmond Centre, Aberdeen Centre, Lansdowne Mall, Parker Place and Yaohan Centre
- Surrounded by world-class restaurants offering a taste of Asia's finest cuisines
- 13-minute train to Vancouver International Airport, 25-minute train to Vancouver's stunning waterfront
- Close to Richmond Olympic Oval featuring 2 Olympic sized ice rinks, 6 sports courts, fitness studios, a fitness centre, paddling centre and a climbing wall
- Minutes to stunning Minoru Park including Richmond Cultural Centre, Minoru Aquatic Centre and Arenas
- Easy access to Kwantlen Polytechnic University and the new Trinity Western University

INTERIORS

Classic elegance inspired by global luxury hotels. Featuring two smart colour schemes, Light and Dark. An option for air conditioning in your home provides maximum comfort and luxury. A limited selection of homes at Mandarin Residences will offer air-conditioning as a standard feature.

Kitchen

- Built-in stainless steel gas range and convection oven by AEG's new private line – Porter & Charles
- Fisher & Paykel stainless steel full-sized 32 inch refrigerator

- Porter & Charles double drawer dishwasher
- Contemporary open shelving
- Cabinets and drawers with soft-close technology
- Sleek quartz countertops and backsplash
- Recessed LED lights under cabinets
- Polished chrome finishes

Bathroom

- Marble-style porcelain on walls and floors
- Elegant laminate wood cabinetry
- Luxurious soaker bathtub
- Wall sconces at vanity
- Stylish recessed pot lights with chrome trim
- Single handle designer faucet

Living

- Engineered laminate wood flooring
- Custom nylon carpeting in bedrooms
- ENERGY STAR rated appliances
- Whirlpool front load washer and dryer
- LEED Silver equivalency

AMENITIES

- Easy access to SkyTrain and the new bus exchange
- Shared garden plots
- Fully equipped fitness centre
- Amenity room featuring deluxe chef's kitchen, 10-person dining area, and a family lounge with large screen TV and inviting electric fireplace
- Spacious rooftop terrace with garden lounge area
- Private decks and patios (most homes)
- Secure parking and restricted elevator access
- 2/5/10 Traveler's New Home Warranty

The developer reserves the right to make modifications to the information contained herein. Sizes, specifications, materials, layouts and availability are subject to change without notice. Please see a sales representative for details. E.&O.E.

MANDARINRICHMOND.COM

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- * Mandarin Residences Presentation Centre
- LANDMARKS
- EDUCATION

- SHOPPING
- RESTAURANTS
- GROCERIES / CONVENIENCE

- PARKS
- ENTERTAINMENT

 Click here for a PDF of this map.

With strong population growth, improved transportation and a focus on community sustainability and wealth, the city continues to make its mark as a desirable place to live.

Mayor Malcolm Brodie captures Richmond's spirit of success:
We will enhance our livability and preserve our high standard of living for the benefit of future generations.

[Click here](#) for a link to the [walkscore.com](#) rating for Mandarin Residences.

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Over the last 10 years, real estate values in Richmond have risen 225 per cent. With strong population growth, improved transportation and a focus on community sustainability and wealth, the city continues to make its mark as a desirable place to live. Mayor Malcolm Brodie captures Richmond's spirit of success: "We will enhance our livability and preserve our high standard of living for the benefit of future generations."

CENTRAL AND CONVENIENT belong here

* Mandarin Residences Presentation Centre

LANDMARKS

- 3 City Hall
- 6 Richmond Public Library and Cultural Centre
- 10 Richmond General Hospital

EDUCATION

- 5 Richmond Secondary School
- 9 Brighthouse Elementary School
- 21 Kwantlen Polytechnic University
- 53 Langara College Learning Centre
- 78 Future Trinity Western University

SHOPPING

- 2 Richmond Centre
- 15 Richport Town Centre
- 16 Ackroyd Plaza
- 20 Lansdowne Centre
- 28 Empire Centre
- 29 Parker Place Mall

- 31 Aberdeen Centre
- 33 Yaohan Centre
- 67 Art Knapp Plantland
- 68 Paramount Furniture Showroom

RESTAURANTS

- 11 Shanghai River Restaurant
- 13 Kirin Restaurant
- 14 Cactus Club Cafe
- 24 Sun Sui Wah Seafood Restaurant
- 37 Seattle's Best Coffee
- 38 Szechuan Delicious Restaurant
- 39 Jumbo Sushi
- 40 Hue Café
- 41 Bamboo Grove
- 43 Pho Lan
- 44 Either Cup Coffee & Tea
- 45 Pho An Nam
- 46 Daimasu Restaurant
- 47 Dairy Queen
- 48 Legends Pub
- 49 Pho Cao Van Restaurant

- 50 Kingspark Steak House
- 51 Pizza Hut
- 52 Shanghai Wonderful Restaurant
- 54 Matsuyama Japanese Restaurant
- 55 Blue Fish Sushi & Oyster Bar
- 56 Well Tea
- 57 Empire Chinese Cuisine
- 58 Sung Tung Kee Restaurant
- 59 Felicos Restaurant
- 60 Kelong Singapore Cuisine
- 64 HKYK Seafood Hot Pot Restaurant
- 70 Foggy Dew Irish Pub
- 76 Harold's Bistro
- 77 Chef Hung Taiwanese Beef Noodle

GROCERY/CONVENIENCE

- 1 Coast Capital Savings
- 12 London Drugs
- 17 PriceSmart foods
- 18 Richmond Public Market
- 25 East Canadian Supermarket

- 32 T&T Supermarket
- 34 Osaka Supermarket
- 35 Richmond Produce
- 36 Shoppers Drug Mart
- 61 Piaget Optical
- 62 PJ's Pets
- 65 City Centre Health Clinic
- 66 Canadian Western Bank
- 69 Blossom Winery
- 72 Rona Hardware

PARKS + SPORT

- 4 Brighthouse Park
- 7 Minoru Park
- 22 Richmond YYoga
- 23 Richmond Olympic Oval
- 27 ClearOne Badminton Centre
- 71 Razor Fitness
- 74 Minoru Aquatic Centre
- 75 Minoru Ice Rinks

ENTERTAINMENT

- 8 Gateway Theatre
- 42 Karaoke Star
- 62 Millennium Karamita



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Living at the centre of it all means you can run your errands faster with more time for fun. Catch up with a friend over lunch. Pamper yourself at the local day spa. Honing your personal style is simple with hundreds of stores and services to choose from.



LIVE LIFE
WITH STYLE
Richmond City Centre

1 BLOCK

- The Bay®
- Sport Chek®
- Old Navy®
- Shoppers Drug Mart®

1 BLOCK

- Kin's Farm Market
- Nine West®
- BCBG®
- Godiva Chocolatier®

5 BLOCKS

- Lansdowne Centre
- Toys "R" Us
- Future Shop®
- HomeSense®

8 BLOCKS

- Parker Place
- Aberdeen Centre
- T&T Supermarket
- The Green Field Spa

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Richmond residents are known to have a passion for fine dining. Discerning taste buds agree, Richmond is the place to go for some of the world's best Asian fare. From delectable dim sum to luscious local seafood – your new home at Mandarin Residences will be just minutes away from hundreds of restaurants.



A TASTE FOR GOOD LIVING
dine out here



1 BLOCK

Shanghai River Restaurant
Shi-Art Chinese Cuisine
IHOP®
White Spot®

2 BLOCKS

Kirin Seafood
Zhang's Shanghai Kitchen
Jumbo Sushi
Legend's Pub

5 BLOCKS

Dinesty Chinese Restaurant
Bamboo Grove
Pho Viet
Banzai Sushi House

8 BLOCKS

Sun Sui Wah
Shiang Garden
Tropika
Jimmy The Greek

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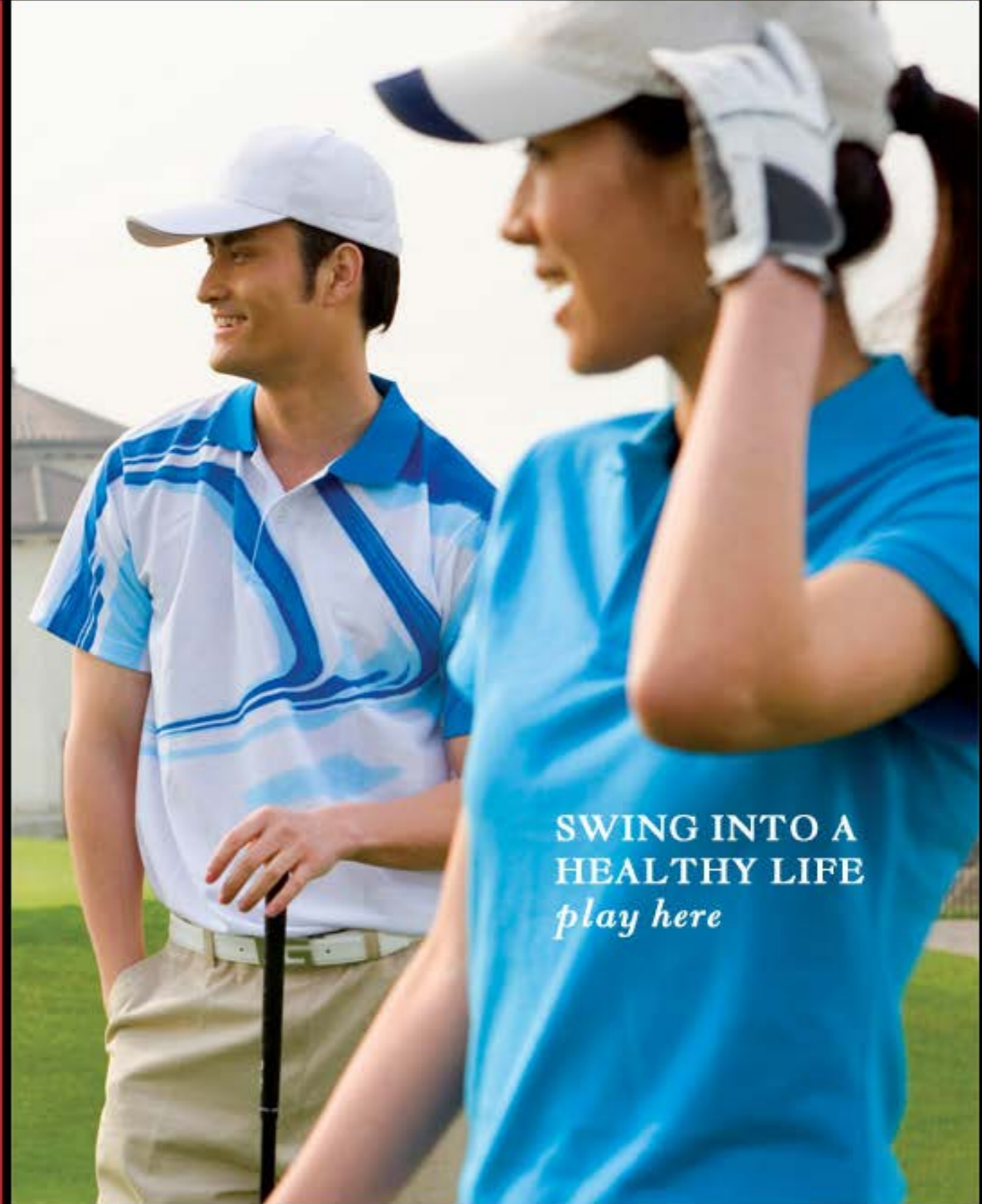
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Richmond residents live an average of 83.4 years – two years longer than the worldwide average. The secret is a balanced lifestyle with equal amounts of exercise and relaxation.



SWING INTO A
HEALTHY LIFE
play here

1 KILOMETRE

- Brighthouse Park
- Richmond Arenas
- Minoru Park
- Pierrefonds Gardens

2 KILOMETRES

- Kwantlen Polytechnic University
- Richmond Olympic Oval
- Garden City Community Park
- Richmond Tennis Club

5 KILOMETRES

- Richmond Country Club
- Richmond Nature Park
- Greensores Golf Course
- Quilchena Golf & Country Club

10 KILOMETRES

- SilverCity Riverport Cinemas
- Mylora Golf Courses
- Watermania™
- The Zone Bowling Centre

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*COOK IT UP
experiment here*

Prepare a gourmet meal for friends or fix a light snack in your elegant kitchen equipped with a deluxe Fisher & Paykel® refrigerator and a Porter & Charles gas cooktop. Luxurious quartz countertops and stainless steel appliances add to the overall allure. Choose between two colour schemes for cabinetry and flooring. Contemporary open shelving lets you personalize your space even more.

[FEATURES SPECIFICATIONS PDF \(Click here\)](#)

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KEEP FIT
& HAVE FUN
balance life here



Test your endurance and get toned in the workout room outfitted with the most up-to-date cardio and strength training machines.

Take a relaxing stroll through the lush green space on the fifth floor. Try your green thumb in the community garden. Spend precious time with your kids in the spacious play area. Whatever your life goals are, Mandarin Residences makes it easy to still have time for leisure activities.

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*A SPA RETREAT
relax here*

Marble-style porcelain tiles on the floors and walls give your bathroom an opulent yet contemporary flare. Wall sconces and accent lighting under the vanity cabinetry create a luxurious glow for your private spa-inspired bathroom.

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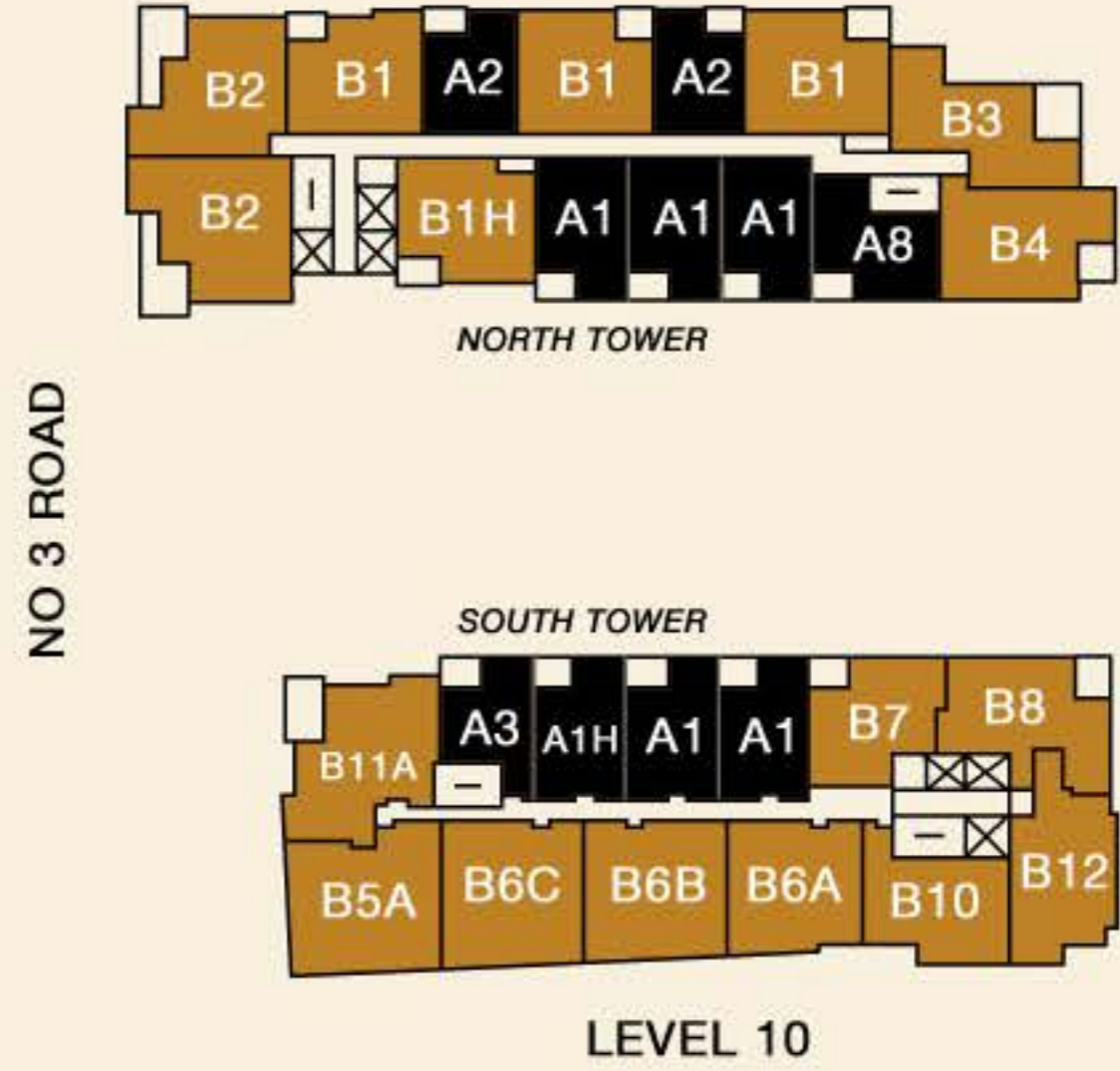
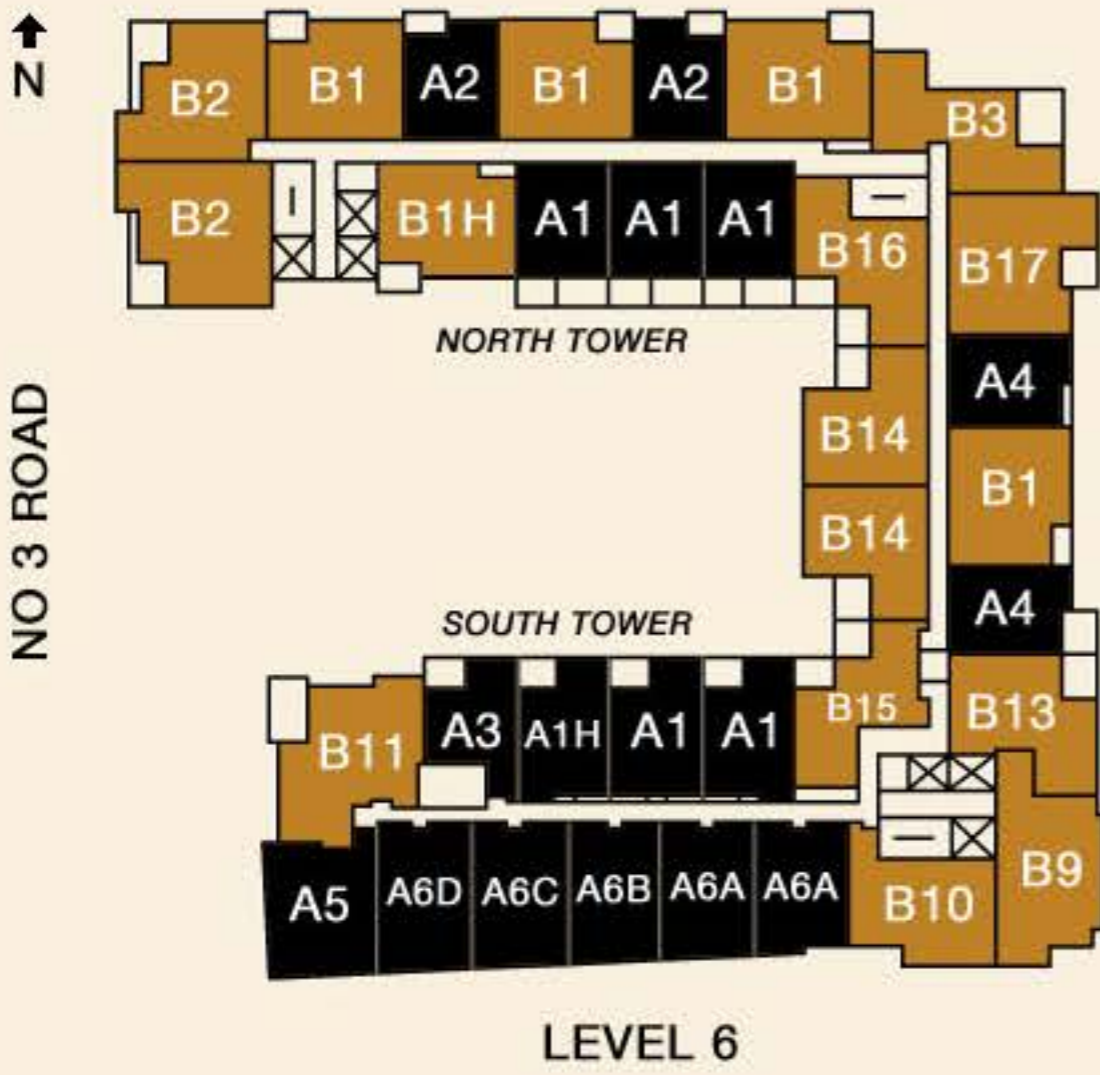


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TYPICAL FLOORPLATES

ADDITIONAL FLOORPLANS LISTED BELOW



Click on a unit, above, or in the tables, below, to view individual plans and downloadable PDFs.

1 BEDROOM PLAN TYPES

UNIT	TYPE	SF	LEVELS
1 Bedroom Studio			
A3	1 Bd Studio	503-509	6-18
1 Bedroom			
A2	1 Bd	549-578	5-18
A5	1 Bd	584	5-6
A5A	1 Bd	732	7-8
A8	1 Bd	652-662	9-18
1 Bedroom + Flex			
A1	1 Bd + Flex	624-633	5-18
A1-H	1 Bd + Flex	624-633	5-18
A4	1 Bd + Flex	559-561	5-8
A6A	1 Bd + Flex	591-635	5-8
A6B	1 Bd + Flex	623-665	5-8
A6C	1 Bd + Flex	657-710	5-8
A6D	1 Bd + Flex	658-702	5-8
A7	1 Bd + Flex	738	9

2 BEDROOM PLAN TYPES

UNIT	TYPE	SF	LEVELS
Jr 2 Bedroom			
B15	Jr 2 Bd	721	6-8
B16	Jr 2 Bd	775	6-8
Jr 2 Bedroom + Flex			
B2	2 Bd + Flex	928-1,013	6-18
B13	Jr 2 Bd + Flex	773	5-8
B14	Jr 2 Bd	744-748	5-8
2 Bedroom			
B1	2 Bd	814-888	5-18
B1-H	2 Bd	814	5-18
B3	2 Bd	863-865	5-18
B4	2 Bd	906	10-18
B5	2 Bd	905-1,080	11,17-18
B5A	2 Bd	1,079	9-10,12,15-16
B7	2 Bd	730	9-10,11-18
B8	2 Bd	926	9-10,11-18
B9	2 Bd	968	5-8
B10	2 Bd	819	5-18
B11	2 Bd	994-1,023	5-8
B11A	2 Bd	985-1,014	9-18
B12	2 Bd	922	9-18
2 Bedroom + Flex			
B6A	2 Bd + Flex	893-927	9-18
B6B	2 Bd + Flex	915-982	9-18
B6C	2 Bd + Flex	989-1,053	9-18
B17	2 Bd + Flex	924	5-8

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DRIVING VS TRANSIT BUDGET CALCULATOR

Commuting Mode

Distance km/day
(round-trip)

Time mins/day
(round-trip)

Parking Cost \$/month

By taking Transit instead
you would save:

\$2599/yr¹

59 hours/yr²

1739 kgs greenhouse gases/yr³

A typical commuter in Greater Vancouver, who is currently driving to work downtown, would save approximately \$2600/year on commuting costs and 59 hours/year in commuting time, producing approximately 1700 fewer kgs of greenhouse gases by instead choosing to ride the Canada Line from Mandarin Residences.

To test what your savings would be by taking transit from Mandarin Residences to your workplace instead of driving a vehicle, select your commuting mode, enter your numbers, and then click anywhere on the page to update.

References:

1 CAA, 2011*. *Driving Costs. Beyond the price tag: Understanding your vehicle's expenses.* Easy Park, 2011. *Easy Park Lots.*

2 Translink, 2012. *Trip Planner.* Buzz Connected Media Inc., 2012. *Vancouver Commute Times Slightly Above Global Average.*

3 Environment Canada, 2010. *National Inventory Report 1990-2008: Greenhouse Gases and Sinks in Canada.*

*All 2011 models: CAA based car costs on a Chevrolet Cruze, van costs on the Dodge Grand Caravan, and hybrid costs on the Toyota Prius HEV.



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Mandarin Residences is brought to you by Vancouver-based developers, Wall Financial Corporation and Fairborne. Both companies have an impeccable track record of building high quality homes throughout British Columbia.



One Wall Centre/
Sheraton Wall Centre



Yaletown Park



Time



Westin Wall Centre Richmond



Electric Avenue



Sequoia



Creekside Clubhouse

Sound investments are made with confidence. **The Wall Group of Companies'** unparalleled reputation is built on a legacy of enduring success. Their experience with developing thousands of prestigious Vancouver condominium residences and hotels is reflected in every detail of Mandarin Residences, Richmond City Centre.

The Fairborne Group, winner of the Urban Development Institute's 2005 Award for Excellence in Urban Development, is passionate about how people want to live. Committed to bringing real value to the areas in which they believe and support, Fairborne creates living spaces that are both functional and desirable, as is reflected in the success of their past projects.

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EXPERIENCE A
ONE OF A KIND
RESIDENCE
home is here



In the heart of Richmond's city centre at No. 3 Road and Saba, Mandarin Residences provides the perfect backdrop for you to feel truly at home.

Your new home at Mandarin Residences is located in the city's thriving shopping hub, steps to over one million square feet of stores and services. Leave the stress of city life behind when you enter one of two vibrant and stylish lobbies at this exclusive modern residence.

REGISTER NOW

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83 TOWNHOMES
COMING SOON TO LANGLEY
naturewalklangley.com

NATURE'S
WALK



POLYGON

*"Sweet April showers do
spring May flowers."*
Thomas Tusser

www.polyhomes.com

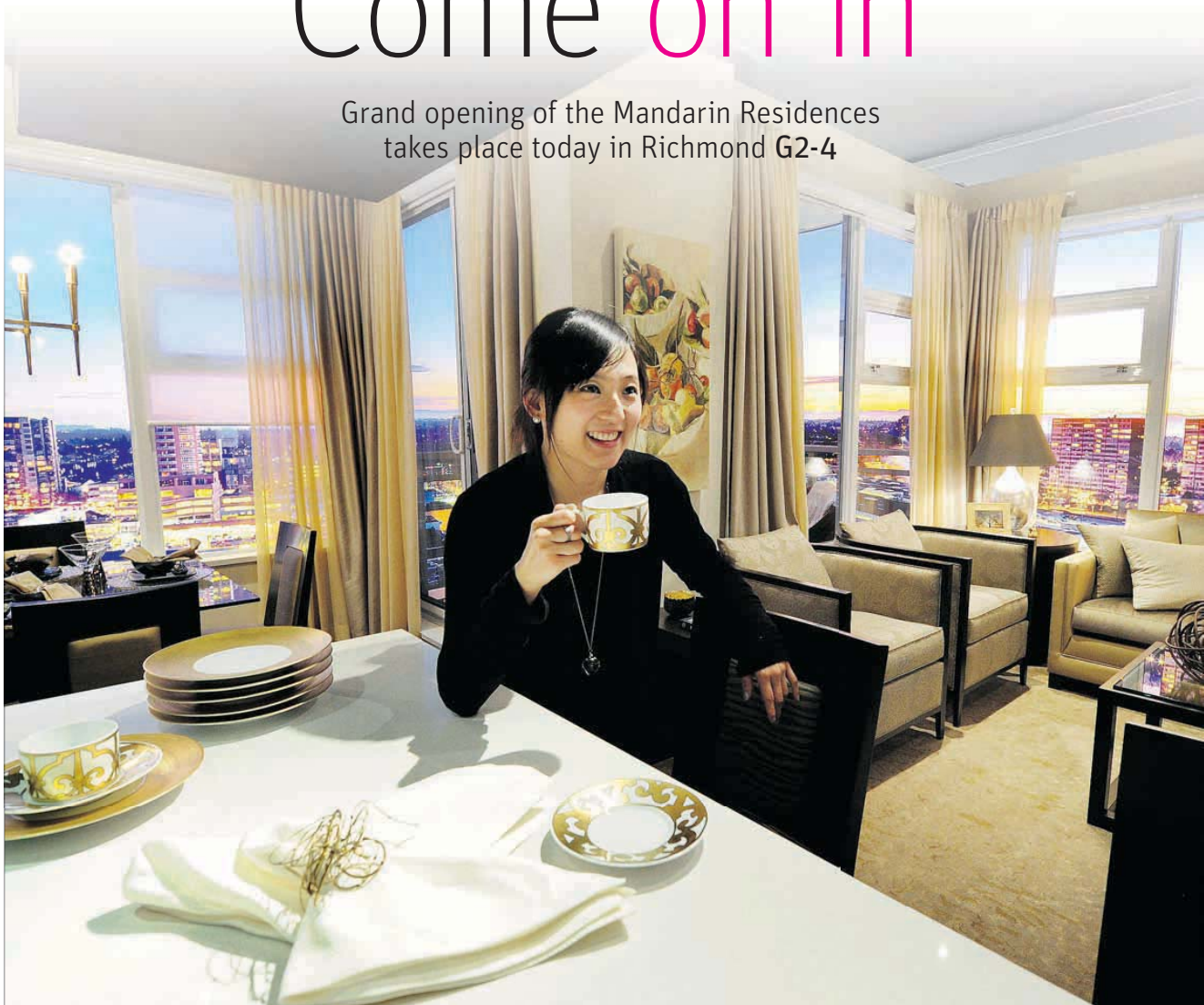
WESTCOASTHOMES

SATURDAY, APRIL 28 | 2012 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVER.SUN.COM

NEW-HOME PROJECT PROFILE

Come on in

Grand opening of the Mandarin Residences
takes place today in Richmond G2-4



Mandarin Residences sales coordinator Judy Hsieh relaxes in the well-appointed two-bedroom show home, one of two that's been welcoming visitors at the project's presentation centre.

MARK VAN MANEN/PNG

ONLINE

Celebrity homes

Want to know what's happening in the high profile world of real estate? We have the lowdown on homes on the market that have sold. Visit vancouver.bcccondos.net

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Real Estate Matters

Bob Ransford considers the length of time it takes to deliver new housing projects to

INSIDE | G6

Sold (Bought)

A suite in Gastown's Terminus building – a heritage project that was lovingly restored. I new le day.



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NEW-HOME PROJECT PROFILE

When everything's at your doorstep

Development expected to eagerly embraced by buyers when the units are released today



Mandarin Residences

Project location: 6300 No. 3 Rd., Richmond
Project size: 348 studios and one- and two-bedroom homes (many with a "flex" space) in two 16-storey buildings
Residence size: 503 — 1,080 sq. ft
Price: \$286,900 — \$549,900
Developer: Fairborne Homes and Wall Financial
Architect: IBI Group
Interior design: BYU Interiors
Sales centre: 140 — 8171 Ackroyd Rd., Richmond
Hours: 11 a.m. — 6 p.m., Sat — Thurs, or by appointment
Telephone: 604-233-1687
Website: mandarinrichmond.com
Occupancy: Spring 2015
Grand opening: today, 10 a.m. — 6 p.m.

BY BARBARA GUNN
 VANCOUVER SUN

A splashy launch is scheduled today for the release of the 348 condos in the Mandarin Residences in Richmond, and odds are they'll be enthusiastically — and quickly — embraced by people who are looking for more than just a home. Many, no doubt, will also be drawn to the fact that the two 16-storey glass and concrete towers will be but steps from the Canada Line's Brighouse Station, and directly opposite Richmond Centre mall.

The Mandarin Residences will be within steps of Richmond Centre mall and the Canada Line station, and surrounded by numerous restaurants.

CONTINUED ON PAGE G4



MARIE VAN MANEN/PIG
 The deck outside the living room of the two-bedroom display suite illustrates the commanding views that will be on offer. The well-appointed presentation centre (left) is east of No. 3 Road on Ackroyd and has been visited by as many as 100 people a day.

CONTINUED | FROM PAGE G2

In other words, notes marketer Bob Rennie, residents will be “an elevator ride away from life.”

Rennie Marketing Systems has been tasked with selling the one- and two-bedroom condominiums, and the team is preparing for a busy opening — to put it mildly — given that more than 4,200 people have registered interest in the project, and given that the first 500 to show up will receive a \$25 gift certificate to Richmond Centre.

The picture, of course, is reminiscent of another Canada Line-linked project Rennie has been associated with over the past few months: the PCI Group’s Marine Gateway. Some 11,000 people had expressed early interest in that project, which will rise adjacent to the Marine Drive station in south Vancouver. Within four hours of opening on March 17, all 415 homes were sold.

“The big thing is that you see people in Richmond going to work in the morning, and having their husband, wife, spouse or partner drive them to the Brighthouse Station, the first stop on the Canada Line, so that they’ll get a seat into work ...

“So similar to what happened on March 17 at Marine Gateway, where we pointed out that in the ‘70s and ‘80s, it was ‘location, location, location’ — and it always will be — and in the ‘90s and through 2000, it was ‘timing, timing, timing;’ it is now ‘transportation, transportation, transportation.’”

The Mandarin Residences, a joint undertaking between Fairborne Homes and Wall Financial, is being introduced to prospective buyers courtesy of a well-appointed presentation centre east of No. 3 Road on Ackroyd. In recent weeks, reports Rennie, the centre — and its two smartly outfitted show homes — have seen as many as 100 people a day.

Those show suites, designed to replicate one- and two-bedroom units in the Mandarin, showcase multiple top-end touches; among them, built-in gas ranges, quartz countertops, recessed under-cabinet lighting and engineered hardwood floors, not to mention the imagined view possibilities beyond the units’ windows.

A scale model of the project further showcases the bigger picture, one that includes a rooftop terrace, shared garden plots, a fitness centre and an amenity room with a lounge, kitchen and fireplace. What the sales centre cannot fully speak to, however, is the



MARK VAN MANEN/PNG

Marketer Bob Rennie anticipates a busy opening for the Mandarin Residences. More than 4,200 people have registered interest in the project.

neighbourhood in which the Mandarin Residences will rise. The towers will be surrounded by restaurants, near Minoru Park and the Richmond Olympic Oval, and within blocks of several major shopping centres. A train ride to Vancouver International Airport will be but 13 minutes, a trip to the Vancouver waterfront, 25.

Together, notes Rennie, that neighbourhood picture is making for a somewhat diverse group of interested buyers, among them young first-time buyers, investors, younger couples and baby boomers.

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of the transit connection — given that they sometimes choose to be car-less.

“Our younger buyer doesn’t value the car the way a baby boomer does,” he observes. “Their life survives, and their communication is by iPhone and iPad and BlackBerry and Facebook, whereas the baby boomer relied on a car to communicate and to find out what was going on.”

With baby boomers, Rennie is also seeing an increasingly common residential shift — and in this case, one that for some people, speaks to homes both north and south of the Canada-U.S. border. “I believe we could do

Greater Vancouver buying in Arizona and Palm Springs, in hot climates ...

“It always used to be, especially for the baby boomer, that the most valuable asset was the principal residence. I think that with the aging baby boomer, the most valuable asset is becoming their second home — where they want to be — and their principal home is where they have to be. And when the aging baby boomer is splitting it out, they can’t have two \$1-million places. So it’s [a case of] where can they get the most lifestyle? If you’re a Richmond resident, this is your community.”

Mandarin Residences, but when all is said and done, notes Rennie, there are a couple of factors in real estate that will always be the most weighty. In this case, he says: The fact that 150 of the 348 homes are priced below \$399,900.

“You can put in the ‘life at your doorstep’ [factor],” he says.

“You can put in the transportation. But you always have to go back to the fundamentals.

“It’s going to be about correct sizing, and layout and price. It will always be price, price, price ... And we’ve sized this right, and we’ve priced it right.”



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Articles are from various sources and courtesy to [The Vancouver Sun](#), [The Vancouver Province](#), [The Vancouver Courier](#), [USA Today](#), and others. Info below is compiled by Les Twarog - Re/Max Crest Realty (Westside), Vancouver, BC, Canada. Contact; 604-671-7000 les@6717000.com // www.6717000.com // www.lestwarog.com/map_floors.html (interactive Vancouver area Real Estate maps). **"Looking for an article in the Vancouver Sun or Province? See bottom of this page"**

The Mandarin Residences 6300 No. 3 Rd., Richmond by Fairborne Homes and Wall Financial

Development expected to eagerly embraced by buyers when the units are released today

Barbara Gunn

Sun

Saturday, April, 28, 2012



The Mandarin Residences will be within steps of Richmond Centre mall and the Canada Line station, and surrounded by numerous restaurants

MANDARIN RESIDENCES

Project location: 6300 No. 3 Rd., Richmond

Project size: 348 studios and one-and two-bedroom homes (many with a "flex" space) in two 16-storey buildings

Residence size: 503 - 1,080 sq. ft

Price: \$286,900 - \$549,900

Developer: Fairborne Homes and Wall Financial



The deck outside the living room of the two-bedroom display suite illustrates the commanding views that will be on offer. The well-appointed presentation centre (left) is east of No. 3 Road on Ackroyd and has been visited by as many as 100 people a day. Photograph by: Mark Van Manen, PNG, Vancouver

Architect: IBI Group

Sun

Interior design: BYU Interiors

Sales centre: 140 - 8171 Ackroyd Rd.,
Richmond

Hours: 11 a.m. - 6 p.m., Sat - Thurs, or by
appointment

Telephone: 604-233-1687

Website: mandarinrichmond.com

Occupancy: Spring 2015

A splashy launch is scheduled today for the release of the 348 condos in the Mandarin Residences in Richmond, and odds are they'll be enthusiastically - and quickly - embraced by people who are looking for more than just a home.

Many, no doubt, will also be drawn to the fact that the two 16-storey glass and concrete towers will be but steps from the Canada Line's Brighthouse Station, and directly opposite Richmond Centre mall.

In other words, notes marketer Bob Rennie, residents will be "an elevator ride away from life."

Rennie Marketing Systems has been tasked with selling the one-and two-bedroom condominiums, and the team is preparing for a busy opening - to put it mildly - given that more than 4,200 people have registered interest in the project, and given that the first 500 to show up will receive a \$25 gift certificate to Richmond Centre.

The picture, of course, is reminiscent of another Canada Line-linked project Rennie has been associated with over the past few months: the PCI Group's Marine Gateway. Some 11,000 people had expressed early interest in that project, which will rise adjacent to the Marine Drive station in south Vancouver. Within four hours of opening on March 17, all 415 homes were sold.

"The big thing is that you see people in Richmond going to work in the morning, and having their husband, wife, spouse or partner drive them to the Brighthouse Station, the first stop on the Canada Line, so that they'll get a seat into work -

"So similar to what happened on March 17 at Marine Gateway, where we pointed out that in the '70s and '80s, it was 'location, location, location' - and it always will be - and in the '90s and through 2000, it was 'timing, timing, timing;' it is now 'transportation, transportation, transportation.'"

The Mandarin Residences, a joint undertaking between Fairborne Homes and Wall Financial, is being introduced to prospective buyers courtesy of a well-appointed presentation centre east of No. 3 Road on Ackroyd. In recent weeks, reports Rennie, the centre - and its two smartly outfitted show homes - have seen as many as 100 people a day.

Those show suites, designed to replicate one-and two-bedroom units in the Mandarin, showcase multiple top-end touches; among them, built-in gas ranges, quartz countertops, recessed under-cabinet lighting and engineered hardwood floors, not to mention the imagined view possibilities beyond the units' windows.

A scale model of the project further showcases the bigger picture, one that includes a rooftop terrace, shared garden plots, a fitness centre and an amenity room with a lounge, kitchen and fireplace. What the sales centre cannot fully speak to, however, is the neighbourhood in which the Mandarin Residences will rise. The towers will be surrounded



Marketer Bob Rennie anticipates a busy opening for the Mandarin Residences. More than 4,200 people have registered interest in the project. Photograph by: Mark Van Manen, PNG, Vancouver Sun



by restaurants, near Minoru Park and the Richmond Olympic Oval, and within blocks of several major shopping centres. A train ride to Vancouver International Airport will be but 13 minutes, a trip to the Vancouver waterfront, 25.

Together, notes Rennie, that neighbourhood picture is making for a somewhat diverse group of interested buyers, among them young first-time buyers, investors, younger couples and baby boomers.

As Rennie sees it, many younger buyers tend to be drawn to projects like the Mandarin Residences because of the transit connection - given that they sometimes choose to be car-less.

"Our younger buyer doesn't value the car the way a baby boomer does," he observes. "Their life survives, and their communication is by iPhone and iPad and BlackBerry and Facebook, whereas the baby boomer relied on a car to communicate and to find out what was going on."

With baby boomers, Rennie is also seeing an increasingly common residential shift - and in this case, one that for some people, speaks to homes both north and south of the Canada-U.S. border. "I believe we could do an entire talk on saving Arizona," he says. "We have so many residents of Greater Vancouver buying in Arizona and Palm Springs, in hot climates -

"It always used to be, especially for the baby boomer, that the most valuable asset was the principal residence. I think that with the aging baby boomer, the most valuable asset is becoming their second home - where they want to be - and their principal home is where they have to be. And when the aging baby boomer is splitting it out, they can't have two \$1-million places. So it's [a case of] where can they get the most lifestyle? If you're a Richmond resident, this is your community."

Different buyers will have different reasons for being drawn to The Mandarin Residences, but when all is said and done, notes Rennie, there are a couple of factors in real estate that will always be the most weighty. In this case, he says: The fact that 150 of the 348 homes are priced below \$399,900.

"You can put in the 'life at your door-step' [factor]," he says.

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[Les Twarog - Vancouver's Westside & Downtown Real Estate Specialists](#)



Mandarin No. 3 Road and Saba Road

Affordable and Livable

Province

Sunday, February, 19, 2012



Mandarin Residences: All the amenities a homeowner could want are within walking distance of two new Richmond towers

Living within an urban centre just walking distance to all the amenities is not only healthy – it's great for the environment. Located adjacent to the Brighthouse SkyTrain Station, Mandarin Residences Richmond City Centre will be walking distance to international shopping, great restaurants and numerous coffee shops - step outside and be the first on the Canada Line.

Life is literally at the elevator door. "When you come down the elevator you will have more than one million square feet of retail and dining space to choose from," says Bob Rennie, owner of Rennie Marketing Systems. "You can walk to pick up your dry cleaning, shop for your groceries and go out for dinner without ever having to drive."

Once completed in late 2014, Mandarin Residences - a joint development of Fairborne and Wall Financial - will comprise two 16-storey towers with a combined total of 348 homes. Affordability and livability is what Mandarin Residences is about.



“Sixty per cent of the homes will be priced under \$400,000,” says Rennie. “Also, the least expensive will be under \$300,000.” With soaring energy costs, increasing fuel prices, expensive real estate and environmental concerns on the public 搵 mind, many people are attracted to the advantages of urban living - city centres that offer them an opportunity to cut their living expenses by living, playing and working within walking distance of their home.

Mandarin Residences will connect people with transportation options, arts and entertainment venues, library, sports facilities and much more. Mandarin Residences is a lifestyle choice - one that espouses the live, work and play motto. 搵 here is also evidence to suggest a correlation between more walkable neighbourhoods and property values, thereby boosting homeowner return on investment,” adds Rennie.

In addition, Richmond is consistently ranked as one of the most livable cities in the Greater Vancouver area and one where real estate holds its value. “Richmond property values have done exceedingly well and lead the statistics in value appreciation when compared to all other municipalities in the GVRD,” Rennie says. In keeping with the look and feel of a thriving urban metropolitan area, Mandarin Residences’ towers are designed to have the look and feel of a high-end hotel.

Meanwhile, the best of both development partners will be featured at Mandarin Residences. Fairborne has built a reputation for designing homes that add value to the communities in which they build. The winner of the Urban Development Institute’s 2005 Award for Excellence in Urban Development is known for creating communities with an emphasis on amenities-rich neighbourhoods, such as Richmond Centre.

Wall Financial is known for quality and value - with an impressive portfolio of landmark communities including Wall Centre, Wall Centre Richmond, and Yaletown Park.

Mandarin Residences At A Glance

Location:No. 3 Road and Saba Road

Prices: From \$299,900

Sales Centre: 604-233-1687

Previews: Begins March 2012

Information: www.mandarinrichmond.com.



VIP REGISTER > The Mandarin Residences at
Richmond Centre by Fairborne & Wall Financial
Developers > 150 Homes Under \$400k at the
Richmond Mandarin Condos



**MANDARIN
RESIDENCES**

RICHMOND CITY CENTRE

*150 Homes Under
\$399,900*

*Own From
\$299,900*

Mandarin Residences Richmond Centre Condos

Two 18 storey high-rise towers will make up the new master planned Richmond Centre community at the Mandarin Residences by Wall Financial and Fairborne Developers. Aptly named the new Mandarin Residences Richmond City Centre, the signage is up and the marketing has began for the most impressive new Richmond condo development in recent memory. Situated just across the street from Richmond Centre, the new Richmond Mandarin Residences condos for sale will be affordable with many homes under \$400k and some from under \$300k as well. The preconstruction Richmond Mandarin Residences are located within the downtown centre of this bustling and multi-cultural city, and will be situated just next to the beautiful Brighthouse Station, the first stop on the Canada Line SkyTrain route. The project site for the new Richmond Centre Mandarin Residences condo towers will be at No. 3 Road and Saba Richmond BC. The VIP previews for the



Mandarin Residences Richmond condos for sale is starting in March with presales starting some time in April with the public grand opening later that month as well. Imagine being just steps away from all the daily shops and services, hundreds of dining and shopping opportunities at Richmond Centre, Yaohan Centre, Osaka, Parker Place, and Aberdeen Mall. The No. 3 Road thoroughfare where the new Mandarin Residences Richmond condos for sale are located has everything that you would possibly need. In addition, home owners may never need a car again as you will be just fifty steps away from the Canada Line where you can access Downtown Vancouver in less than twenty minutes as well as YVR from less than seven minutes along the SkyTrain line. The new Richmond Mandarin Residences condo towers is all about eco-friendly design, livability, affordability and sustainability. The first installation of the signage is now up with VIP Previews starting March 2012. You will need to confirm your interest in the VIP Previews by filling out the online form here. As well, the new Mandarin Residences Richmond condos for sale is built by a team of experts that includes Wall Financial (Wall Centre Richmond, Peirmont, Yaletown Park, Q, Capitol Residences and TIME) as well as award winning developer Fairborne to create the ultimate urban residence in the Richmond real estate market. Get on the VIP list today!



Urban Living at Mandarin Residences in Richmond BC

Priority registration is now underway at the preconstruction Richmond BC condos at the Mandarin Residences that start from \$299,900. There are over one hundred and fifty homes priced under \$399,900 and the previews start March with the public grand opening starting in April 2012. With real estate values in Richmond BC skyrocketing, the new Mandarin Residences will certainly garner a lot of attention, especially among the growing population moving from other municipalities into this beautiful city. The preconstruction Richmond Mandarin Residences will feature everything you want in a great location: conveniences to amenities and services, close proximity to major roads and public transit as well as a locale that is within beautiful green spaces and urban recreational amenities. The new Mandarin Residences in Richmond BC real estate market certainly delivers on all fronts with a location at No 3 Road and Saba Street. The preconstruction Richmond Mandarin Residences will consist of the construction of 2 towers that will offer close to 350 new homes to the central locale just next to the Richmond Centre Shopping Mall as well as to the Brighthouse SkyTrain Station along the Canada Line. In addition, golf courses, community centres and top rated schools are nearby. The preconstruction Richmond Mandarin Residences for sale will also feature dramatic and modern West Coast architecture with coloured glass panels, amazingly large outdoor entertainment sized patios as well as a grand entrance. Inside, you will find exclusive and designer interiors with marble counters in the ensuites, Fisher & Paykel kitchen appliance set and open concept bright layouts.

More Information about the Mandarin Residences in Richmond Real Estate Market

The new Richmond Centre condos at the Mandarin Residences by Fairborne Developers is coming soon! Be the first in line to experience what true Richmond urban condo living is all about. Be the first on the Canada Line Skytrain at Brighthouse Station or experience over one million square feet of prime shopping, restaurants and entertainment at Richmond Centre. It all begins right here at the new Richmond Mandarin Residences by Fairborne Homes. The Mandarin Residences Richmond Centre condos will feature homes from under \$299,900 and also 150 residences from under \$399,900. There are a total of 347 suites for sale and the show room is coming Spring 2012! The previews are expected to launch this March 2012 with 348 opportunities



for homebuyers to purchase a new Richmond Mandarin Residences by Fairborne. With its awesome location within Richmond Centre downtown district, the new Mandarin Richmond condos for sale will be next to the Brighthouse SkyTrain Station, making the Lower Mainland within easy and quick reach via transit. Also, the new Richmond Mandarin Residences are across the street from hundreds of shops, boutiques and dining at Richmond Centre Mall and only steps away from Parker Place, Yohan Centre and the new Aberdeen Mall. The project is brought to you through the collaboration of Wall Financial and Fairborne Homes and pricing is going to start under the three hundred thousand dollar range. The Mandarin Residences in Richmond are located at No. 3 Road and Saba whilst the presentation centre will be opening at 8171 Ackroyd Road Richmond.

MANDARIN RESIDENCES Richmond City Centre Condos

> Public Grand Opening Begin March 17th at 10am

OWN from \$299,900 with 150 Mandarin Residences Richmond City Centre condos priced from under \$399,900! Thank you again for your interest in the Mandarin Residences in Richmond City Centre real estate district. As a VIP pre-registrant, you are invited to learn more about the new Richmond condos for sale at the Early Preview of the brand new presentation centre at the preconstruction Richmond Mandarin Residences. Brought to you by Fairborne and Wall Financial, the preconstruction Richmond Mandarin Residences condos offer 348 condominium and townhouse residences in 2 sixteen storey concrete towers located in the heart of Richmond's City Centre real estate district. Featuring Richmond BC's finest location at Brighthouse Station on the Canada Line SkyTrain, the new Richmond Mandarin Residences will redefine convenient urban living. Steps to hundreds of great restaurants and over a million square footage of prime shopping and boutique retailers, you may never need your car again whilst living here at the preconstruction Richmond Mandarin Residences for sale.

The Mandarin Residences Richmond City Centre presentation centre features a grand building model and two stunningly designed display homes. You will certainly be impressed with the preconstruction Richmond Mandarin Residence's quality, incredible location and fantastic Richmond real estate value. The presentation office will start previewing on March 17th at 10am at 8171 Ackroyd Road Richmond at No. 3 Road right next to the Chapters. The regular open house for the preconstruction Richmond Mandarin Residences condos will be between 11am and 6pm but closed Fridays. Doors will open on Saturday, March 17th and Sunday March 18th at 10am and stay open until 6pm during those 2 advanced preview days. For more



information regarding the preconstruction Richmond Mandarin Residences, please make sure you register online for all the details.

From the Email Desk at the New Richmond Mandarin Condos

Thank you for your interest in Mandarin Residences at Richmond Centre, the newest community located adjacent to the new Brighthouse Station on the Canada Line in the popular Richmond BC real estate market place. The preconstruction Richmond Mandarin Residences will be steps away from Richmond Centre, Aberdeen Centre, and Parker Place. That's over a million square feet of shopping plus hundreds of restaurants - it's the best of Richmond BC real estate districts, right outside your front door. The preconstruction Richmond Mandarin Residences' two 18-floor condominium residence towers provide lasting value for generations to come, with three hundred and forty eight 1 and 2 bedroom homes offering savvy floor plans and expansive windows for ultimate flair and livability.

RICHMOND MANDARIN RESIDENCES CONDOS START FROM JUST \$299,900 AND 150 HOMES ARE PRICED UNDER \$399,900

The Fairborne Homes and Wall Financial developers and sales team are working hard to bring you this unique offering in Richmond BC real estate market place as quickly as possible and are aiming for VIP sales at Mandarin Residences in Richmond Centre in April 2012 with EARLY PREVIEWS IN EARLY MARCH. In the meantime, your name has been added to our preconstruction Richmond Mandarin Residences Condo VIP list and we will keep you updated on new details for this exciting new community. Warmest Regards, The Mandarin Residences at Richmond Centre Sales Team. The Mandarin Richmond Condo Presentation Centre - COMING SOON at 140-8171 Ackroyd Road - next to Chapters.

*Pricing and availability at Mandarin Residences in Richmond Centre real estate market are subject to change without further notice. The preconstruction Richmond Mandarin Residences condo developer retains the right to change any information contained herein. This is not an offering for sale. Any such offering can only be made with a disclosure statement. E&O. E.



MANDARIN RESIDENCES

RICHMOND CITY CENTRE



RICHMOND DOES LOVE MANDARIN RESIDENCES!

\$5,000 - \$10,000 REALTORS' BONUS EXTENDED FOR ONE MORE WEEKEND - HURRY, OFFER EXPIRES MAY 14

Dear Les,

Thank you to the 235 agents who came to our Realtors' Lunch and LV event on April 25th. Congratulations to all 7 winners of the Louis Vuitton prize draws. We gave away \$10,000 worth of LV!

On Saturday, April 28 we had over 1,000 people come celebrate our Grand Opening, featured by The Vancouver Sun, and we were absolutely overwhelmed. Fairborne and Wall Financial are pleased to invite you back to our Presentation Centre with your clients and would like to offer you an extension to our Realtors' Bonus until May 14!

\$5,000 on all one bedroom homes (includes parking)

\$10,000 on all two bedroom homes (includes parking)



Homes From the Low \$300,000's

Hurry in today, we are open daily 11-6pm, closed Fridays (or by appointment), and located at 8171 Ackroyd Road, off No. 3 - next to Chapters. Call us at 604.233.1687 or visit us online at mandarinrichmond.com.

MANDARINRICHMOND.COM 604.233.1687
OPEN DAILY 11AM-6PM, CLOSED FRIDAYS OR BY APPOINTMENT
8171 ACKROYD ROAD OFF NO.3 ROAD (NEXT TO CHAPTERS)



FAIRBORNE



Renderings and maps are representational and are not accurate. Pricing is subject to change without notice. This is not an offering for sale and any such offering can only be made with a disclosure statement. E.M.E.



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