



THE CRESCENT
ON MCRAE

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A Unique Enclave Of Just 15 Townhomes In Traditional Shaughnessy Style

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THE CRESCENT

ON MCRAE



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THE CRESCENT ON MCR AE

UNSURPASSED CONSTRUCTION QUALITY

Rarely found today, The Crescent on McRae meets the highest standards of construction and design, and is destined to become one of Vancouver's iconic landmark buildings for generations.

- ❖ Developed by Arthur Bell Holdings Ltd., the Lower Mainland's visionary developer, pioneering some of Vancouver's most unique properties
- ❖ Landmark architecture by James Bussey, Formwerks' award-winning architect, The Crescent on McRae integrates into, and compliments the character of its exclusive, historical and prestigious neighbourhood
- ❖ AXIOM/BOSA Construction
- ❖ Superior column-free steel and reinforced concrete construction with brick cladding and imported custom-cut sandstone trim and balustrades
- ❖ Every interior wall is insulated for superior sound-proofing
- ❖ High-density insulation in all exterior walls for superior sound and thermal barrier
- ❖ Geo-thermal heating and air-conditioning
- ❖ Gold Rated "BuiltGreen BC" - "healthier for the occupants and healthier for the environment"
- ❖ State-of-the-art Rainscreen technology
- ❖ Energy efficient double-paned wood framed windows by West Tech
- ❖ Stately exterior metal railings are powder-coated for superior protection

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THE CRESCENT ON MCRAE

BUILDING FEATURES

Fifteen world-class townhomes set on 1.3 acres in Vancouver's most prestigious and historical neighbourhood surrounded by elite residences and within steps of the city's best art galleries, designer shops, and gourmet grocer.

- ❖ 15 individual and unique homes, each with their own street address
- ❖ Each home has direct access to its own private gated parking garage with space for bicycle storage (additional parking spaces available for purchase)
- ❖ Expansive landscaped private roof decks with city, mountain and water views
- ❖ Secure car park for 49 vehicles including secured guest parking
- ❖ Secure storage for every home
- ❖ Pre-wired for interior and exterior audio
- ❖ Lavish landscape design by Vancouver's premier Landscape Architect, Paul Sangha
- ❖ Technology ready-wired to accept advanced internet and telecommunication requirements
- ❖ Home security system
- ❖ Hard-wired smoke detectors
- ❖ Monitored fire sprinklers in all homes
- ❖ Entry phone for pre-screening visitors at front gate
- ❖ Private patios
- ❖ Natural gas connections for outdoor cooking and heating on all patios and roof decks
- ❖ Landscape lighting and irrigation system on patios and roof decks
- ❖ The perfect balance of open plan design without sacrificing walls for art
- ❖ 2-5-10 Construction Warranty with Travelers Guarantee Company of Canada

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THE CRESCENT ON MCRAE

LUXURIOUS LIVING SPACES

Old World precision, refined gracious spaces, and modern luxury.

- ❖ Custom Interiors designed by Mona Foreman of Sheffield Design Studio
- ❖ Featuring 5 unique colour and style schemes
- ❖ Wide-open great rooms with over-height ceilings throughout
- ❖ Coffered ceilings, stately crown mouldings and extra deep baseboard finishing
- ❖ Private elevators for the 5 largest homes
- ❖ Generous over-sized closets for every bedroom
- ❖ Hardwood and natural stone floors
- ❖ Genuine wool Berber carpeting
- ❖ Every master bedroom with walkout balcony
- ❖ Recessed pot lighting, tasteful light fixtures
- ❖ Stylish natural gas fireplaces with custom cement surround and mantle
- ❖ Laundry room with natural stone counters, front-loading ASKO washer & dryer and extra deep sink
- ❖ Custom designed elegant metal and wood stair railings
- ❖ Skylight roof hatches
- ❖ Zone-controlled heating and cooling system
- ❖ Luton lighting with soft touch dimmers throughout
- ❖ 8' solid wood interior doors

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





THE CRESCENT ON MCRAE

GOURMET KITCHENS AND LUXURIOUS BATHS

Designed with exclusive features and a standard of finish rarely seen.

GOURMET KITCHENS

- ❖ Custom solid wood cabinetry from Germany by 'Eggersmann'
- ❖ Quality intricately designed metal hardware
- ❖ Designer stone countertops including Travertine, Carrera marble and exotic honed granite
- ❖ Soft-close drawers and cupboard doors
- ❖ Superior quality integrated appliances:
 - Sub-Zero refrigerator with freezer drawers and ice maker
 - Sub-Zero wine fridge
 - Wolfe gas cook top and hood fan
 - Wolfe electric wall oven and microwave
 - ASKO dishwasher
 - ISE in-sink disposal

LUXURIOUS BATHROOMS

- ❖ Eggersmann designed cabinetry
- ❖ European faucets by Dornbracht and Grohe
- ❖ Walk-in showers with frameless glass enclosures, rain shower and natural stone tiled basins
- ❖ In-floor electric radiant heat in en-suite bathrooms
- ❖ Larger homes feature elegant free-standing soaker tub and double sinks in master bathrooms

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THE CRESCENT ON MCRAE

VANCOUVER'S MOST PRESTIGIOUS ADDRESS

The Crescent on McRae is set on the northern tip of Shaughnessy, the city's most prestigious neighbourhood, a tranquil oasis of estate properties, conceived in 1908 by the Canadian Pacific Railway for Vancouver's elite.

- ❖ This spectacular location is within steps of South Granville, eleven stylish blocks with over 200 stores, offering exclusive shops, gourmet grocer, world class dining, live theatre, the highest concentration of art galleries in the city, some of Vancouver's finest antique and jewellery stores, along with a collection of the most exclusive furniture and lifestyle stores in the Lower Mainland
- ❖ A short one block walk to the Vancouver Lawn and Tennis Club
- ❖ 5 minute drive to downtown Vancouver
- ❖ 15 minute drive to Vancouver International Airport
- ❖ Close to Vancouver's best private and public schools

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CONTACT

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



W 14th Ave.



Avedon
1468 W. 14th
12-storey
Ref. #192

**Shaughnessy
Mansions**
1477 W 15th
3-Storey
Ref. #168

**Click A
Building
To View**

Hemlock Street

W. 15th Ave.

Granville Street

**Hycroft
Towers**
1445 Marpole
8-storey
Ref. # 139

Marpole Avenue

1469 McRae

McRae Avenue

**1450 McRae
15 Unit, 3-storey
Townhouse
Complex**

**Click Here
For Printable
View**

**3290
Granville
Heritage
Building**

**Click Here
For High
Resolution
PDF View**

**The
Crescent**

W. 16th Ave.

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MARPOLE AVENUE

MCRAE AVENUE

Building A

Building B

Building C

LANDSCAPE COURTYARD

EXISTING ADJACENT
& REARY HERITAGE HOUSE
(MEXICO HOUSE)

AVILLE STREET



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SHAUGHNESSY splendour

Situated in one of the city's prime heritage landscapes, close to downtown and just steps away from transportation, The Crescent on McRae enjoys the perfect location.

STORY CATHERINE DUNWOODY
PHOTOS WAYNE LEIDENFROST / PNG

Shaughnessy. The name itself is synonymous with luxury living here in Vancouver – since 1908 this prestigious neighbourhood, with its heritage homes and stately presence, has some of the most coveted addresses on the city's west side.

Visionary developer Brian Bell, of Arthur Bell Holdings Ltd., has recently put on the market his long-awaited 'The Crescent on McRae' townhomes, located on the northern tip of Shaughnessy near the now heritage-protected Nichol house.





THE LIVING ROOM AT THE CRESCENT, SEEN FROM THE ENTRANCE.



Bell's developments are numerous, but most notable are the Fifth Avenue Cinemas building, plus the heritage restoration and redevelopment of the CIBC building at Fourth and Yew.

"The Nichol house is a century-old Samuel MacLure-designed home that sits on one acre of the original 2.3-acre property, and is separate from our new development," Bell explained on our tour of the Crescent site. "The balance of this property was an empty lot for the most part of 100 years, so we re-subdivided and The Crescent on McRae sits on the remaining 1.3 acres. We didn't demolish anything, or take away any housing – this was nothing but a compost heap with coyotes."

The Crescent consists of 15 luxury townhouse units constructed of concrete and steel, clad in brick and sandstone, ranging in size from 1,350 to 3,500 square feet and priced from just under \$2 million to just under \$6 million. The property is gold-rated by BuiltGreen BC, has eco-friendly geo-thermal heating and cooling, two types of energy efficient exterior wall insulation and double paned wood framed windows. Even the interior walls are all insulated for sound attenuation.

Each townhouse has either two or three storeys of living space, private back patio and its own roof deck with exceptional views. All

**WITHOUT A DOUBT,
THIS NEW DEVELOPMENT
MAINTAINS THE INTEGRITY OF
THE NEIGHBOURHOOD.**

units have their own private garage with direct access to each home, the largest five of which have their own in-suite elevators.

Of course, with the property being on McRae at Granville and 16th, it's situated a short walk to South Granville Rise, is just a block from Vancouver Lawn Tennis Club, and is a five-minute drive to downtown.

A dream-team of local talent is responsible for the build and look of this project, including Formwerks Architectural's award-winning architect James Bussey, landscape architect Paul Sangha, general contractor Axiom Builders and interior designer Mona Foreman, of Sheffield Design Studio.





OPPOSITE: CRESCENT KITCHENS HAVE GRANITE OR MARBLE COUNTERTOPS.

ABOVE, LEFT: THE DINING ROOM READY TO WELCOME GUESTS.

ABOVE: ROOFTOP DECKS HAVE PRIVACY PLANTERS WITH GRASSES.

FAR LEFT: EN SUITE BATHROOM WITH DEEP SOAKER TUB.

LEFT: MASTER BEDROOM WITH COFFERED CEILING EXUDES COMFORT.

The kitchens and laundry facilities contain top of the line appliances, like Wolfe ovens, microwaves, gas cooktops and fans, plus Sub-Zero fridges, freezer drawers and wine coolers, Asko dishwashers and washer/dryers. The wood cabinets in the kitchens, as well as the bathrooms and laundry rooms, are from German cabinetmaker Eggersmann.

Stone countertops are in granite or marble, plus a huge pantry and lots of storage utilize all the kitchen space, especially with the rooms' 10-foot ceilings.

No two units are exactly the same. "There are five different colour and style schemes, all installed, and they might appear only in one other unit, but with different woods for panelling, different handles, etc., so that every unit is unique and doesn't have that cookie cutter feel," explained Bell.

All living and family rooms have gas fireplaces with a manufactured stone-surround that provide a nice, clean look, the largest unit having a third fireplace in the upstairs study.

Bedrooms are generously sized, each with their own bathroom. Master bedrooms have coffered ceilings and huge his-and-hers walk-in closets, meant to be customized. Perfect for shoe-lovers.

Bathrooms have a variety of top of the line fixtures from manufacturers such as Kohler, Dornbracht, Grohe, and Toto. Walk-in showers are frameless glass enclosures, with hand-held and rain shower heads, the larger units also with deep soaker tubs.

Each home has a ground-floor private patio with a portion of covered space (a must here in rain-city) with brick herringbone pattern pavers and extensive landscaping with hydrangeas, ferns, plus gas connections for fire pits, barbecues and stereo hookups, all ready for entertaining. Roof decks are accessed through an opening skylight and the planter boxes with grasses and flowering azaleas provide perimeter security and privacy.

The Crescent's impressive grounds are gated and serene with pathways, waterfalls, bridges, pond with fountain, tall trees and benches for seating. Stone masonry throughout adds to the elegance of the property.

Without a doubt, this new development maintains the integrity of the neighbourhood. "We've been told it looks like it's been here for years," says Brian Bell. That may well be his highest compliment.

For more information contact MacDonald Realty's Lynn Johnson, Heather Notman, Vita Kalns, or Bruce Warner at 604-652-2515. ●