



THE CRESCENT

ON MCRAE



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THE CRESCENT ON MCRAE

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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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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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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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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