

RESIDE EASTSIDE

A MODERN TAKE
ON INDUSTRIAL CONVERSION

Gair Williamson Architects and Boffo Properties know this neighbourhood well.

Both of their offices are nearby, which means the whole team bikes, walks and drives these streets every day. They know exactly how they'd want to live here, and what kind of homes would best fit this location.

That's why Cordovan's design is solid and timeless, an asset to the community that looks as though it's been here all along. A rich concrete exterior fuses with crisp glass and steel accents to create one-bedroom flats and two-bedroom cityhomes with a distinctly urban feel.

ROOFTOP
DECKS AND A
COURTYARD

For deep breaths of fresh air or some post-work socializing, you need an outside space that's easy to get to. At Cordovan, homeowners can just walk outside to their communal courtyard and sit on comfortable vintage benches alongside a collection of Swedish Aspen trees.

Cityhome owners can also access their own lushly landscaped rooftop deck (ones that are carefully contained so they're safe for pets). During the day, this becomes a quiet spot to get sun on your shoulders or to raise a pint with friends. Then at night, watch the city transform as lights near and far sparkle away.



LIGHT & OPEN INTERIORS



Your Own Front Door:

Access your flat or cityhome through your own front door that faces a green courtyard. Open it along with your windows and get a nice, full cross breeze.



Where all the space comes from:

Overheight ceilings in most homes are a good start. Clean lines and a well-designed kitchen also mean this home performs like it's much larger.



A no-compromise kitchen:

Modern appliances and polished Caesarstone countertops add sheen and style. There's also the slickest matte black backsplash you've ever laid eyes on.



In-suite flex space:

Choose how you want to use this bonus flex space: as a computer station, a pantry for Costco runs or as a beer/gear hideaway.



Windows, windows, windows:

Sunlight streams in through the window wall, making everything pleasantly bright. Two bedroom cityhomes also have their own rooftop decks.



Bonus details in your home:

From elegant roller shades and a wall-mounted powder room sink to the soft glow of task lighting, nice touches are everywhere.

PLANS

FEATURES

INTERIORS

Home

- Only 24 industrial influenced homes in an emerging Eastside pocket
- Designed by Gair Williamson Architects with interiors by BYU Design, both award-winning companies
- Railtown, Gastown and Strathcona, craft beer, good eats and a lively vibe all within walking distance
- Big rooftop decks with hose bib and electrical outlets for year round BBQs
- Modo Car Share program car + stall, plus one year casual membership
- Parking for electric vehicles and ample bicycle storage, plus a bike repair room
- The back wall devoted to public art to highlight the area's diverse history

Inside

- Over-height ceilings in most living areas so they feel nice and roomy
- Single plank, gently textured, Oak-finish laminate flooring with
- 35 year warranty (engineered hardwood upgrade available)
- Blomberg front loading washing machine and stacking dryer in white
- Frosted glass doors with integral pulls in one-bedroom homes
- Taymour polished chrome lever door handles
- White roller shades with white matte finish valence
- Your devices will be good to go with telephone/cable/data outlets throughout

Kitchen

- Jet black, polished Caesarstone quartz countertops with generous island for dining (one-bedroom only)
- Novanni Elite undermount sink and single control faucet with pull-down sprayer
- Pentco full wrap white cabinet doors with soft close (no slamming sound!)
- 24" GE-built Moffatt counter depth refrigerator in white – Energy Star rated
- 24" GE tall tub dishwasher in white – Energy Star rated
- Panasonic stainless steel microwave
- 24" Broan hood fan in white (Cook with garlic? Not a problem)
- Blomberg free-standing electric range in black Under-cabinet, recessed xenon puck lighting
- The coolest matte black ceramic backsplash we've ever seen

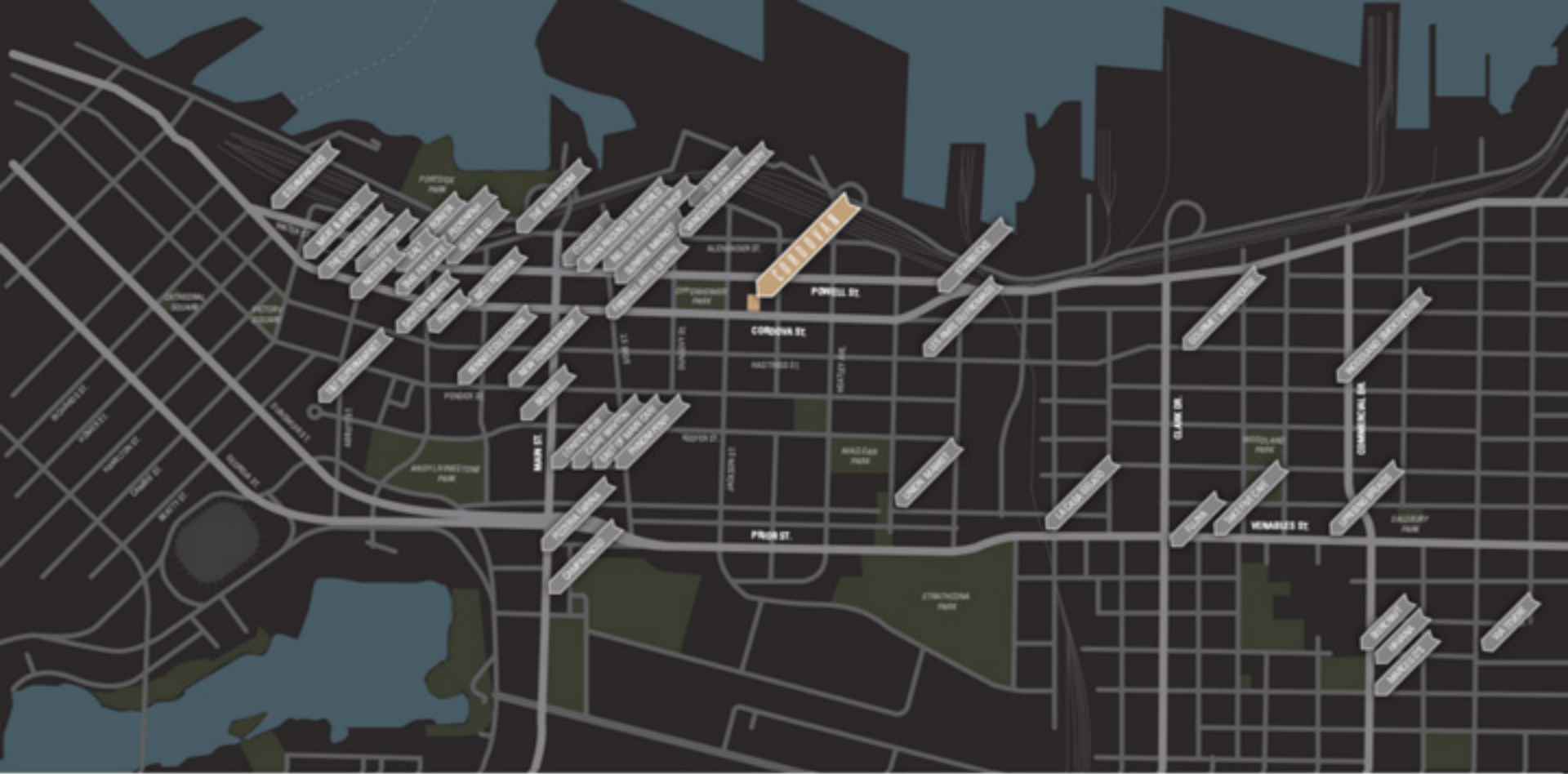
Bathroom

- 24" Acritec Pure Collection basin with cabinet vanity
- 18" Acritec Pure Collection wall-mounted basin in powder room and 2-bedroom ensuite
- Single level polished chrome shower head and bath faucet
- American Standard deep, square-profile tub with integral apron
- Custom vanity mirror millwork for plenty of storage
- American Standard dual flush, high-efficiency toilet
- Matte white ceramic tile in all ensuite and bathroom shower walls
- Matte black porcelain tile in all ensuite and bathroom floors

Sleep-easier features

- Pre-wired for in-home security system
- Secured, keyless garage and main entry
- Boffo Home Care and Travelers
- 2-5-10 New Home Warranty:
- 2 year Material and Labour
- 5 year Building Envelope
- 10 year Structural
- Online access to home maintenance program and on-call support





THE NEIGHBOURHOOD: SO MUCH, SO CLOSE



NORTH:

Railtown: Hang with the finest minds in architecture and design who've set up shop here - and eat at the new places popping up all over.



EAST:

The Drive: It rivals Main Street for the city's best espresso but walks away with the title of Best Italian Eats in the city.



SOUTH:

Strathcona & Chinatown: An enviable neighbourhood [and the oldest!] in Vancouver. Stop by Union Market for fresh baked deliciousness.



WEST:

Gastown & Downtown: The beautifully lamplit part of town whose historic streets lead to the city's business core.



NEIGHBOURHOOD HOMES MADE AFFORDABLE

THAT'S EXACTLY HOW WE PLANNED IT.

Great neighbourhoods evolve over time. They morph and grow and mature until they end up with an eclectic mix of things going on and a whole crop of people who wouldn't live anywhere else. That's what's happening in East Van right now. That's why it's so alive.

With our offices in the same neck of the woods as Cordovan, the Boffo team has driven by this spot many times. Many times. We saw the promise here, and we know that bringing quality-built, modern homes to this specific pocket is the right move.

We'll be part of the area's ongoing transformation and, if you buy a home here, so will you. Not only will you be in the middle of Vancouver's business and entertainment districts, you'll be living in a bright, affordable space built by people who are as passionate about great homes as they are about great neighbourhoods.

Everybody wins.

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BOFFO

