

A NEW ADDITION TO DOWNTOWN ARCHITECTURE

DOWNTOWN VANCOUVER AT HORNBY & HELMCKEN
164 CITY HOMES STARTING AT \$349,900

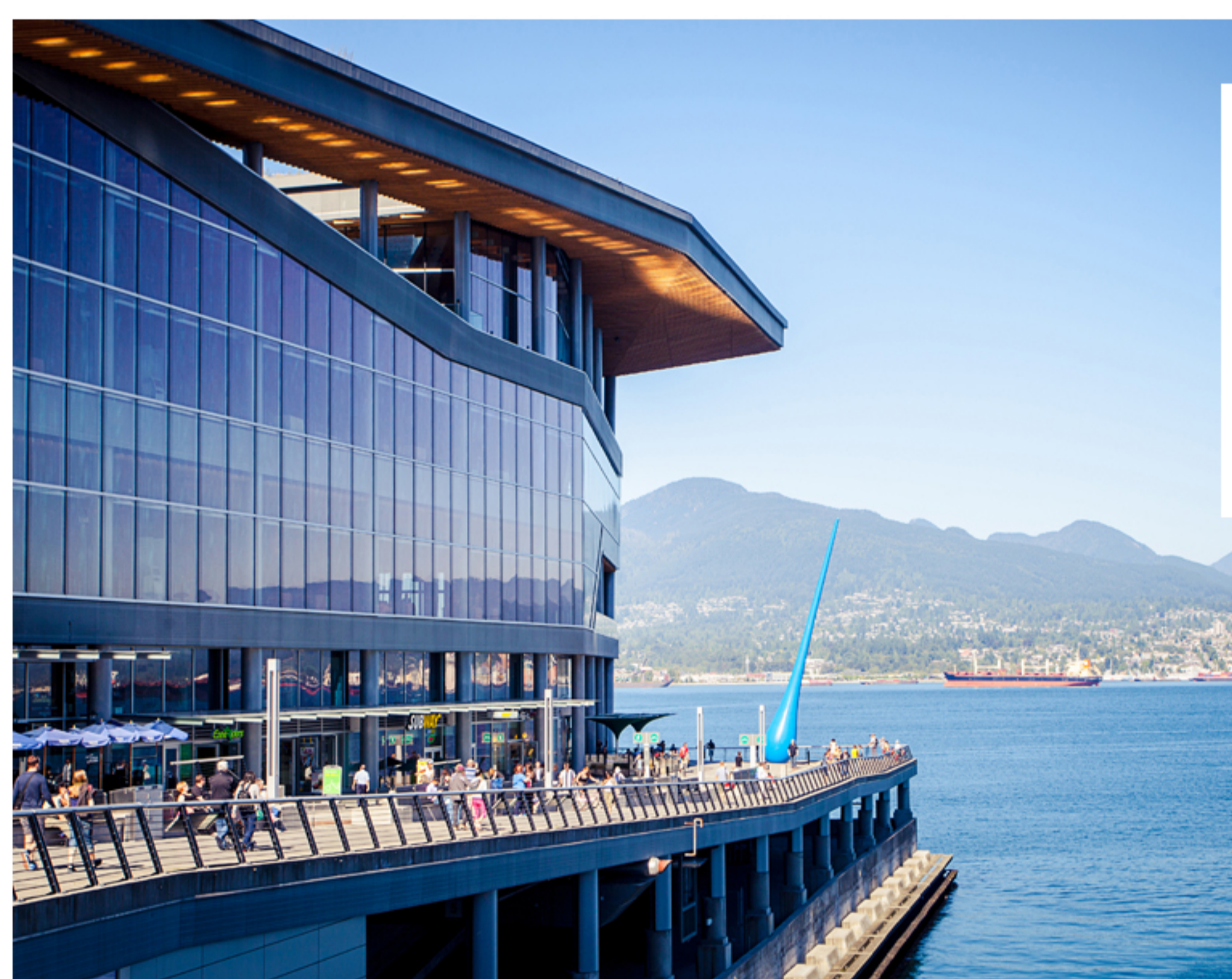
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URBAN LIVING, MODERN DESIGN

FEATURES

- Architecture by Henriquez Partners Architects
- Refined interiors by Kodu Design
- Custom cabinetry from Friul Intagli of Italy

ALL FEATURES >



WATER-TO-WATER

Located next door to downtown's cultural, entertainment, and business hubs, Addition is also steps from the city's iconic parks and waterfront. This fine balance between urban energy and natural beauty is what makes living in the heart of Vancouver so compelling. Addition - central to everything that matters.

EXPLORE THE NEIGHBOURHOOD >



164 CITY HOMES

- Clima Canal forced air heating, cooling and ventilation system
- High-performance appliance package by Liebherr and Porter & Charles
- More space for living + panoramic city views

FLOOR PLANS & VIEWS >

MURRAY HOTEL RESTORATION

The Persistence of Memory: Restoring an architectural icon

Designed by architect Ernest Workman, and originally owned by contractor Fred St. Clair Murray, the iconic Murray Hotel was completed in 1915 to serve as an apartment hotel for workers during the city's building boom. In 1919, Canada's Royal North West Mounted Police leased it as its temporary Vancouver barracks.

Recognizing that this historic landmark—adjacent to Addition—was worthy of protection, Kenstone Properties is investing over a million dollars to restore the Murray Hotel to its former glory. It has since been designated a Vancouver Heritage Building so that it can remain in place—a fascinating window into our collective past, preserved and protected for future generations.



KENSTONE PROPERTIES

Passion for innovative design. Commitment to rising above the ordinary. Since 1991, Kenstone Properties has been applying these principles to the design of progressive living spaces that stand the test of time. Modern yet classic. Future-oriented yet timeless. Inspired by British Columbia's urban and natural landscapes, Kenstone Properties create effortless homes of enduring value—like those at Sage and Sixth + Willow—that work as planned, and more importantly, in life.



HENRIQUEZ PARTNERS ARCHITECTS

Richard Henriquez is an iconic figure in Canadian architecture. He is a winner of the Gold Medal of the Royal Architectural Institute of Canada (RAIC), the most prestigious award for lifetime achievement in Canadian architecture; and his signature buildings comprise a significant portion of the architectural legacy in the Lower Mainland.

LEARN MORE >

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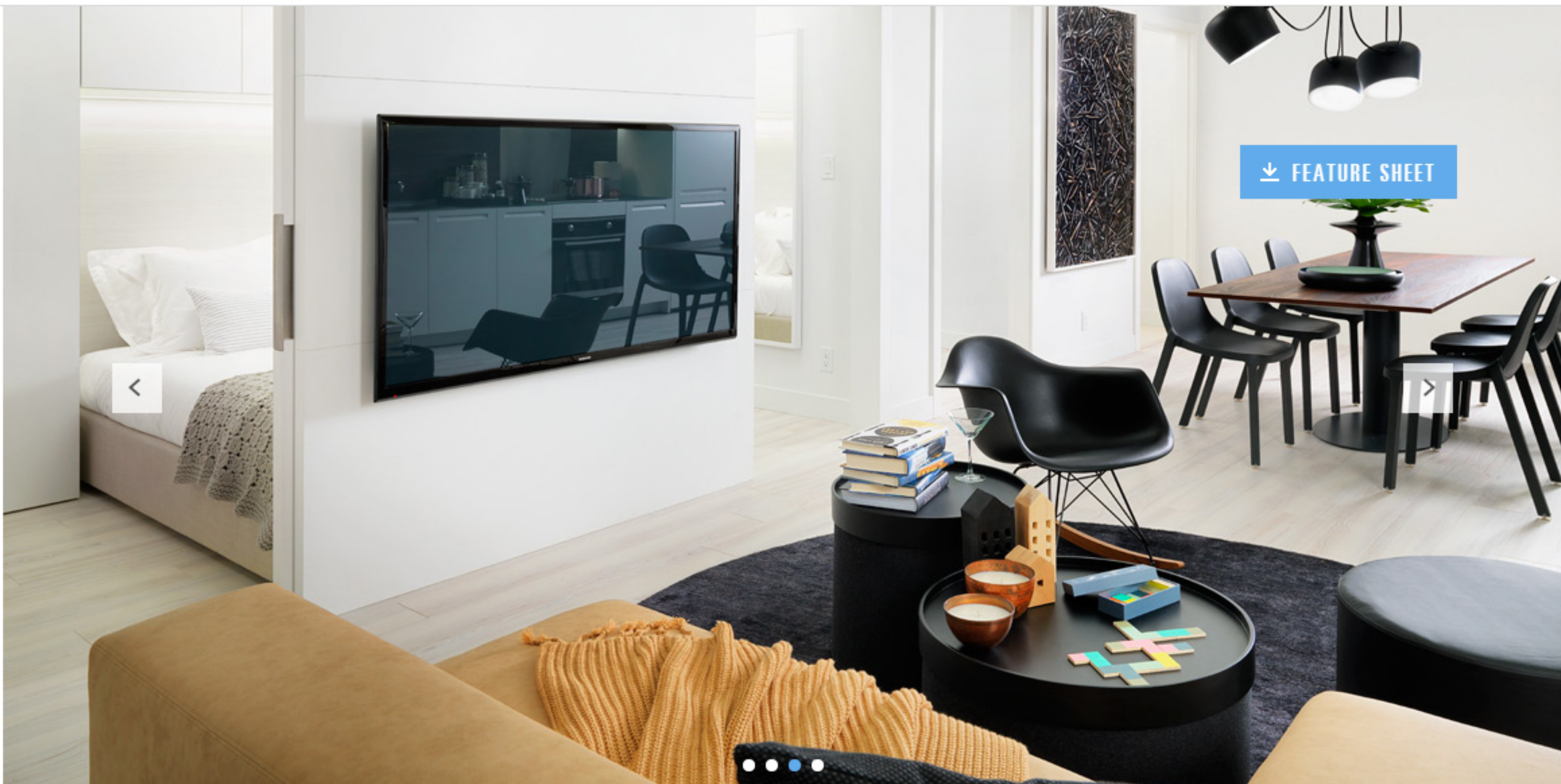
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FEATURE SHEET

YOUR HOME

- Brushed ash laminate flooring with thermo-acoustic underlay
- 100% wool, 30 oz loop carpet in most bedrooms
- Enclosed balconies with 12" x 24" textured porcelain tile and sliding doors
- Grey Charcoal window mullions and matching roller shades with no fascia panels
- Ultra efficient washer and dryer by Blomberg
- Clima Canal forced-air heating, cooling, and ventilation system with removable, brushed aluminum grills, and custom powder-coated galvanized steel casing without rivets
- Smartforme building energy management with advanced in-suite metering technology and occupancy-detecting thermostats
- Heat Recovery Ventilation for continuous fresh and comfortable air circulation



BEDROOMS

Custom bedroom partition in select homes by Friul Intagli, featuring:

- Concealed cable chase for media
- Full-height, white lacquered doors in a soft-touch, matte finish
- Top track pocket sliding with soft-close
- Integrated stainless steel finger pulls

Custom bedroom closet with integrated headboard in select homes by Friul Intagli, featuring:

- Full-height, white lacquered doors in a soft-touch, matte finish
- Internal pullout pant rack and enclosed drawer storage
- Inset bedside shelving with USB outlet and recessed LED spotlights
- Over headboard linen storage and full-length LED strip light
- Soft-closing doors with recessed finger pulls

HEATING & COOLING

Clima Canal: Addition's revolution in cool

Live in maximum comfort with a low carbon footprint. Offering complete climate control, Clima Canal is a powerful heating, cooling and ventilation system in one compact and silent system. These low-voltage forced-air radiators have been distinctly engineered to deliver record output with minimal input. Compared to conventional systems in service today, Clima Canal consumes less than one-tenth the electrical energy to provide climatic comfort all year round.

Smartforme: Pay for what you use

Smartforme brings the world's best energy generation and management technology to Addition, taking green to a new level. Cooling energy waste is recycled to preheat domestic hot water. Advanced in-suite metering tracks your energy usage. Smartforme optimizes your resource consumption so that you pay only for the energy you use.



KITCHEN

Custom cabinetry by Friul Intagli in 2 Addition schemes, featuring:

- White lacquered doors in a soft-touch, matte finish
- Surround panels with recessed finger pulls and soft-close hinges
- Pullout drawer sets with push button access
- Integrated pullout waste and recycling bin with flip top
- Under-cabinet and flush-mounted LED strip light
- Under-mounted steel cover to fully conceal hood vent
- Removable kick plates for easy cleaning
- Integrated laundry cabinet with clothes rail and adjustable internal shelving in select homes
- 6mm stainless steel counter in a textured chrome finish
- Seamlessly integrated 19" weld-on sink by Vittinox
- Wall-mounted kitchen faucet with swivel spout by Zuchetti
- Stainless steel backsplash to cooktop in a Scotchbrite finish



High-performance stainless steel appliance package:

- Liebherr 24" integrated refrigerator with bottom-mount freezer
- Porter & Charles 4-burner electric cooktop
- Porter & Charles convection oven
- Porter & Charles integrated dishwasher
- Broan integrated hood vent
- Panasonic microwave and trim kit in select homes
- Liebherr 24" bar fridge with glass door in select homes



BATHROOMS

Custom wall-mounted vanities by Friul Intagli, featuring:

- Acrylic resin sink basin with integrated toiletry holder
- White lacquered cabinetry in a high-gloss finish
- Soft-closing drawers with integrated door pulls
- 6mm aluminum-framed vanity mirror with top-mounted LED light
- 12" x 24" Brilliant White glossy wall tile and tub surround
- 12" x 24" Seashell textured porcelain tile flooring
- Polished chrome faucets and fixtures throughout
- Low-flow toilet with soft-closing seats
- Bathtub with inclined backrest

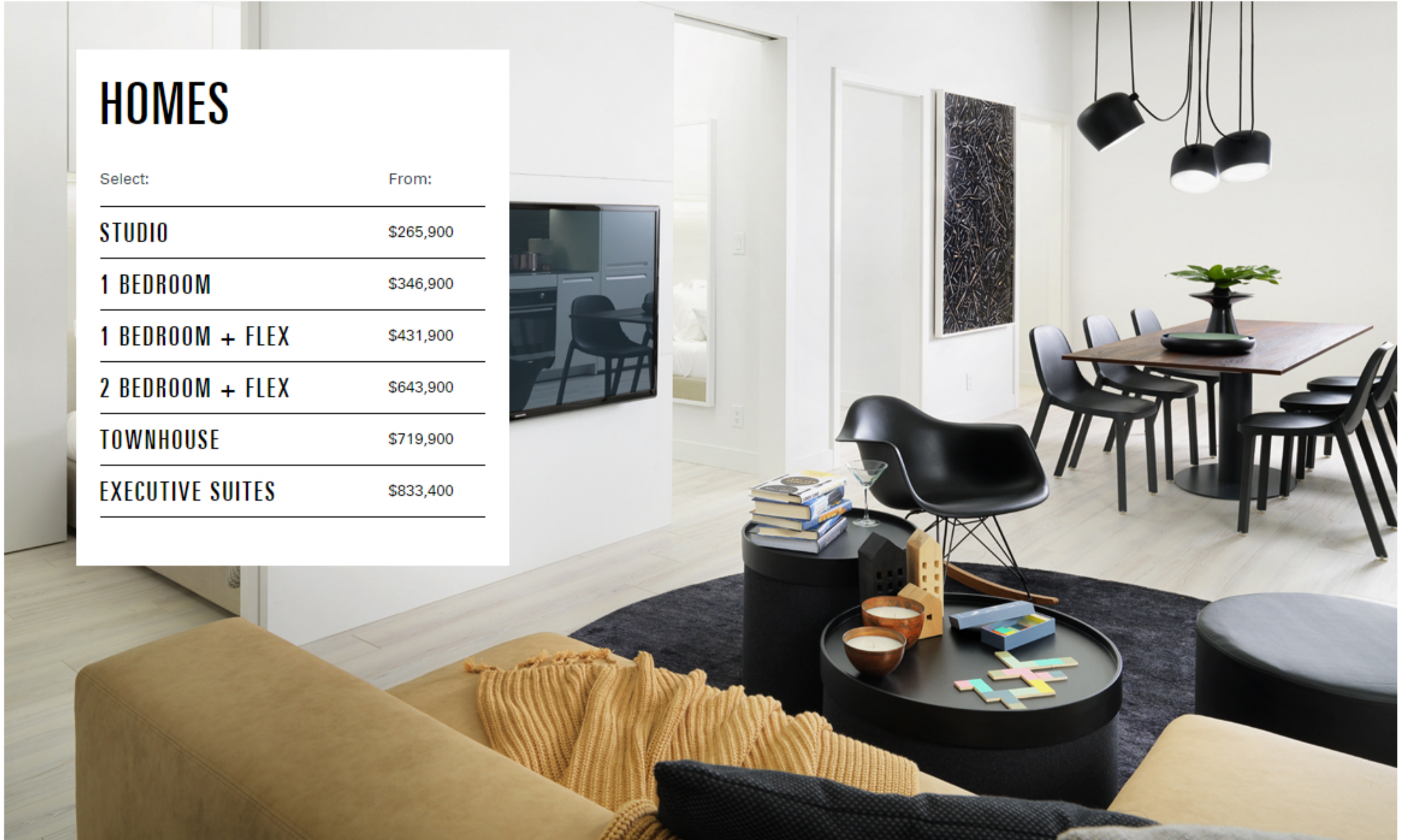
SHARED AMENITIES

- 25 foot-high structural glass lobby entry with exterior wood soffits that extend indoor and cascade down to form a feature wall
- Original 24' x 22' art mural, featuring a floating stair sculpture with integrated bench seating by Richard Henriquez
- Sculptural living green screen in the courtyard, spanning 45' and rising 3 stories
- Amenity lounge with courtyard patio for meeting, entertaining, and relaxing
- Double-height, fully-equipped fitness room, overlooking the courtyard
- Shaded outdoor BBQ patio with outdoor seating, fireplace, garden plots, and children's play area
- Fob access, interphones, cameras at key entry points, and elevators with restricted floor access
- Secured underground bicycle storage and optional storage lockers



HOMES

Select:	From:
STUDIO	\$265,900
1 BEDROOM	\$346,900
1 BEDROOM + FLEX	\$431,900
2 BEDROOM + FLEX	\$643,900
TOWNHOUSE	\$719,900
EXECUTIVE SUITES	\$833,400



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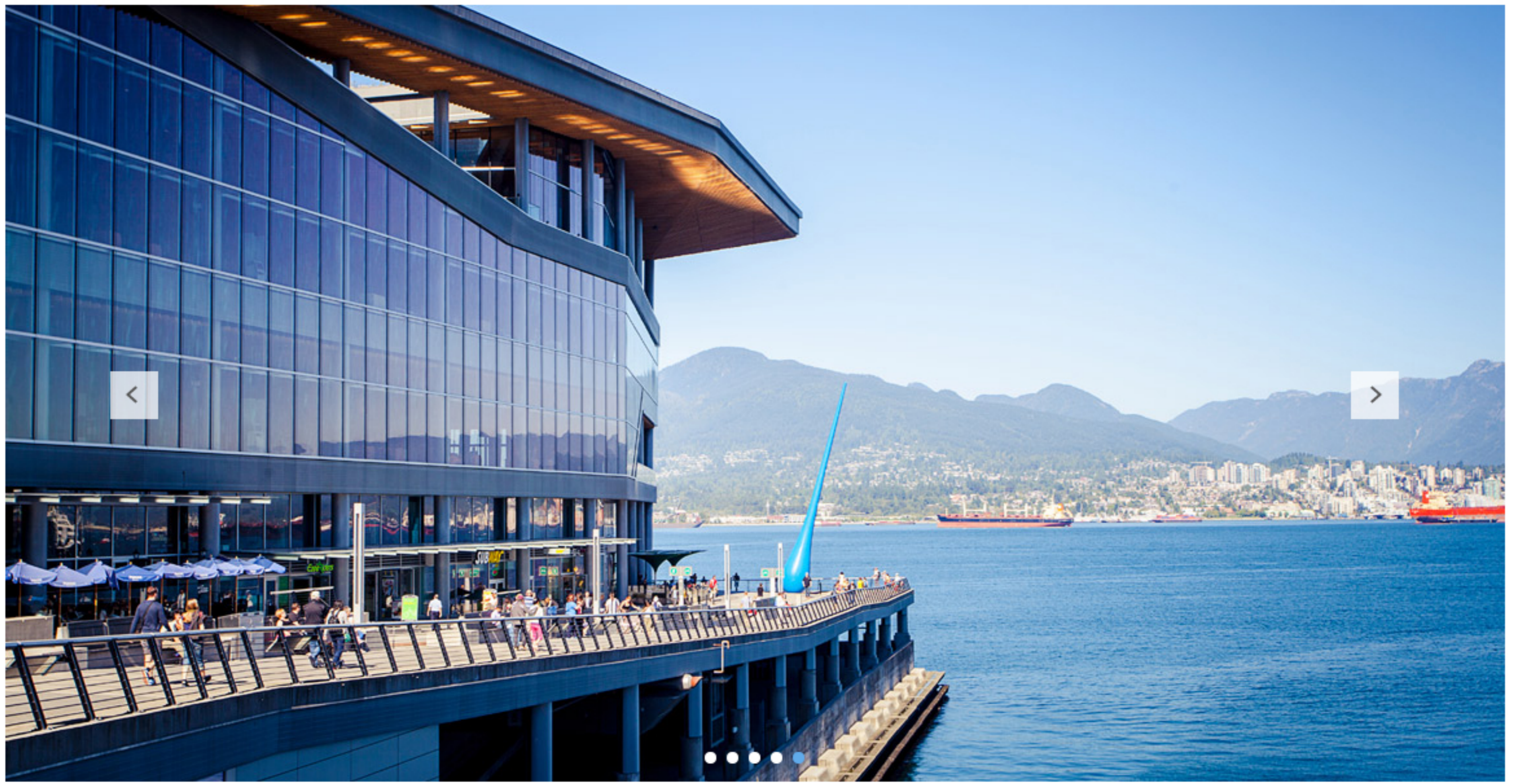
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KENSTONE
PROPERTIES

RENNIE
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NEIGHBOURHOOD



DOWNTOWN VANCOUVER LIVING

Still Life Moving Fast: Steps to everything you love

Step in one direction and it's a short stroll to galleries, cultural centres, vibrant entertainment, and nightlife. A few steps in another are exclusive shops, diverse dining options, and easy access to public transit. Just a few extra steps more reveal some of Vancouver's best waterfronts, bike routes and parks —close enough to smell the salty sea air. Central to everything that matters.



WHAT'S NEARBY

Parks & Waterfront

- David Lam Park
- Nelson Park
- Robson Square
- Emery Barnes Park
- Sunset Beach Park
- Waterfront (Burrard Inlet)

Entertainment

- Scotiabank Theatre
- Vancouver Symphony Orchestra
- Queen Elizabeth Theatre
- Orpheum Theatre
- The Centre
- The Vancouver Art Gallery

Shopping

- Pacific Centre
- Robson Street
- Granville Street Mall
- Yaletown Shops
- Davie Street

Restaurants

- C Restaurant
- Long Table Distillery
- Bacchus Restaurant & Lounge
- Hawksworth
- Hy's Encore Steakhouse

Events

- Vancouver International Jazz Festival (later June)
- Vancouver International Film Festival (August/Sept)
- International Children's Festival (May)
- Vancouver Sun Run (April)
- Bard on the Beach (May-Sept)
- Celebration of Light (July/August)
- Vancouver Pride Parade (August)

Health & Fitness

- Robert Lee YMCA
- The Vancouver Club
- Urban Fitness Club
- Absolute Spa
- CHI, The Spa – Shangri-La



TEAM



KENSTONE PROPERTIES

The Kenstone team comprises of dynamic professionals who share a keen passion for development. Inspired by the diversity of British Columbia's unique urban landscape, Kenstone continues to create and preserve balanced living in our growing portfolio of acclaimed residential projects. It is a lifestyle we aspire to build, starting from the very beginning—all for your home owning experience that lasts.



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THE KENSTONE TEAM

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kenstoneproperties.com



HENRIQUEZ PARTNERS ARCHITECTS

Henriquez Partners Architects views every project as an opportunity to enrich local communities and is dedicated to creating buildings that are culturally, socially, financially and environmentally sustainable. The firm has consistently demonstrated the ability to manage projects from design through to construction, and the technical expertise to create enduring structures. Henriquez Partners' buildings have received numerous awards for design excellence, including Governor General's Medals in Architecture and Lieutenant Governor Awards.

henriquezpartners.com



RENNIE MARKETING SYSTEMS

For over 38 years, RMS has been at the forefront of marketing real estate and new developments in the City of Vancouver and beyond. The Rennie brand is a mark of success, attracting purchasers of quality properties to top residential and mixed-use developments. Today, their work begins at the conceptual design level, working directly with developers to define and predict consumer demands and lifestyle trends at the outset of new projects.

rennie.com



KODU DESIGN

Kodu offers a freshness of vision in the design of the interior environment. Creating functional, interesting spaces that combine simple and timeless forms with inviting textures, honest materials and local flavour has become our signature. Merike Lainevoori, the Kodu Design principal moved to Vancouver from Toronto in 1993 and quickly established herself as a contributor to several award winning interior design teams. Merike has applied her unique style to a wide range of projects including corporate offices, specialty retail, spas, multifamily residential developments and private residences.

kodudesign.ca

The Quorum Group

Evolving from a family business started over 40 years ago, The Quorum Group was founded in 1988 by Roberto Bosa. Starting out as a concrete forming and wood frame construction company, The Quorum Group has grown to include Project Management and Developing to their portfolio. The Quorum Group have built a wide range of real estate developments and construction projects including multi-family complexes, office buildings, shopping malls and residential concrete high-rise construction.

quorumgroup.net

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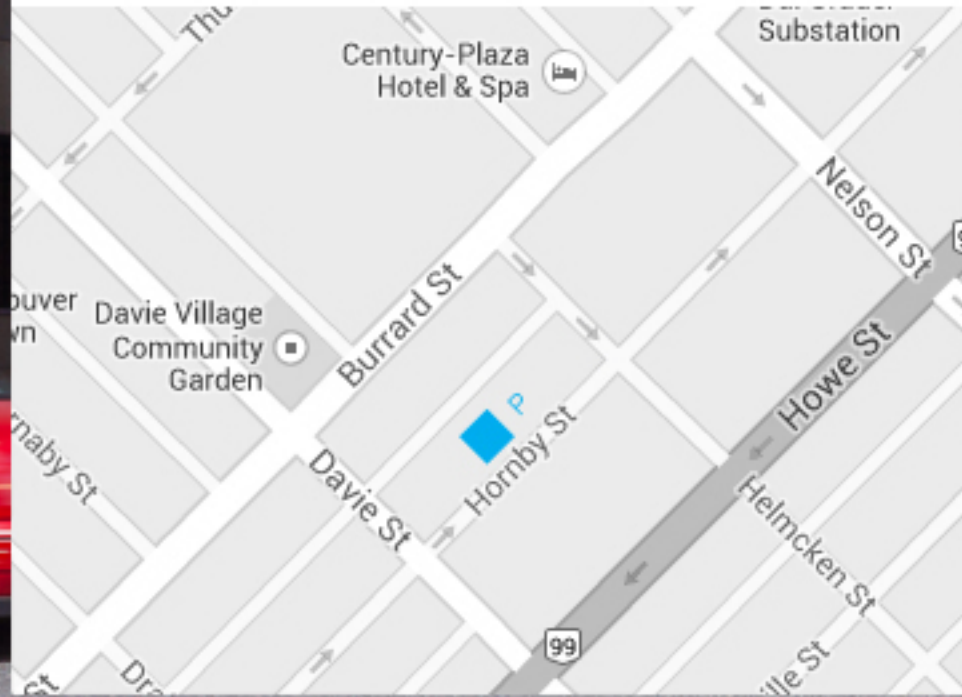
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