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# JADE



BOQUITUE LIVING PRICED FROM LOW 300'S  
**NOW SELLING**  
OVER 50% SOLD

**JADE | A RARE FIND**  
**29 BOUTIQUE RESIDENCES IN A GREAT LOCATION.**

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 KILLARNEY



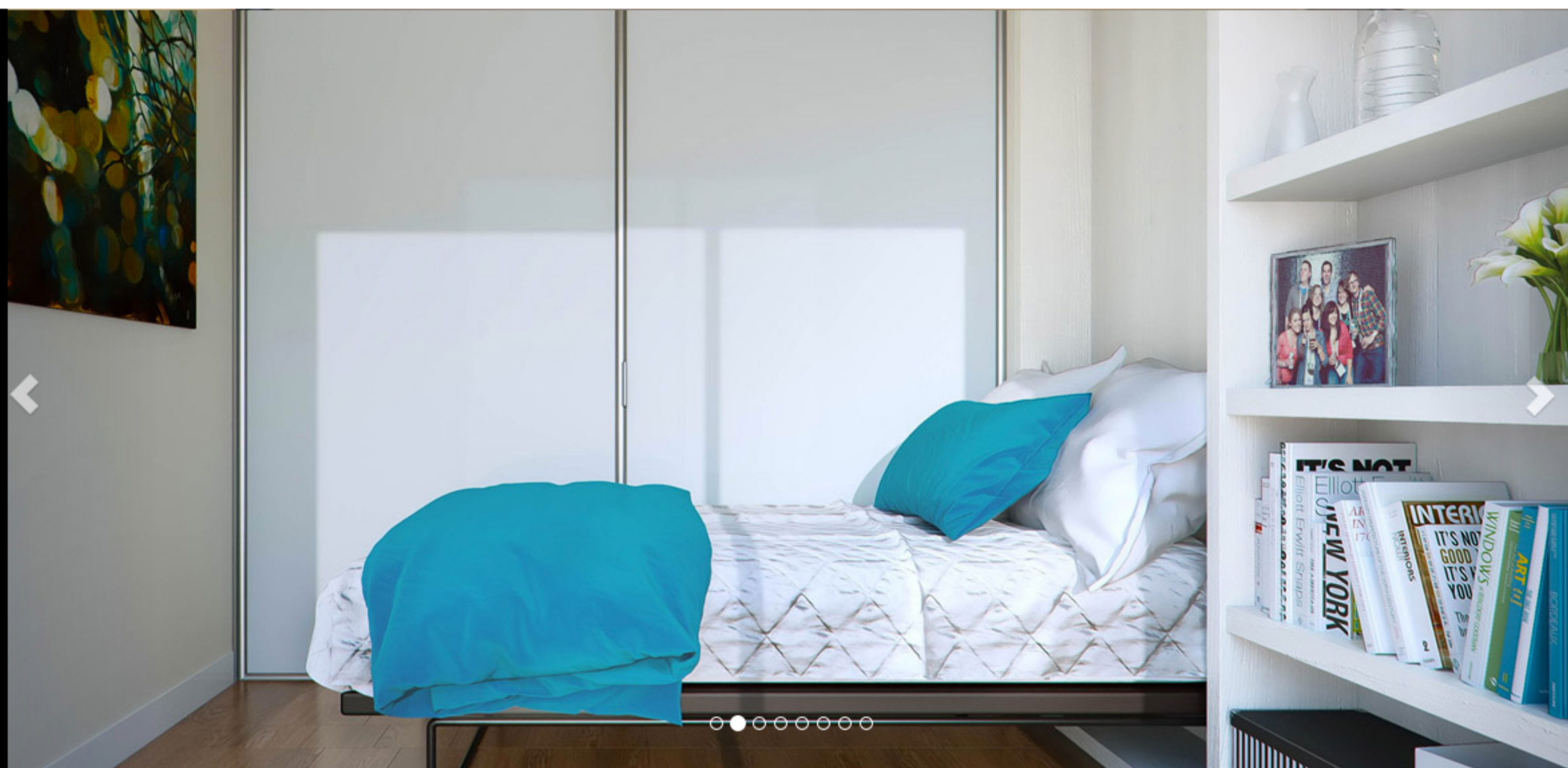


**INTERIORS SUIT MODERN LIFESTYLES**

## EVERY DETAIL IS CRAFTED TO ENSURE QUALITY AND VALUE.

The 29 boutique residences are stylish and comfortable. Open floor plans with easy-care hardwood flooring are designed for entertaining. Kitchens feature granite countertops and energy efficient stainless steel appliances. Large windows maximize natural light and spacious decks extend your living space outdoors.

Suites range from 578 to 906 sq. ft. in size and are finished to meet individual tastes. Choose from 1 and 2 bedroom units, some with flex rooms, as well as two designer colour schemes.



## FEATURES LIST | [Download](#)

### Location

- Convenient central location near Fraser Street & 43rd Avenue
- Quiet, well-established neighborhood
- Minutes to Oakridge Mall
- Close to parks, schools, and recreational facilities
- Easy access to public transit and Canada Line

### Homes

- Boutique building with only 29 homes
- Stylish interiors design by MID Consultants
- Two designer colour schemes: Brownstone & Manhattan
- Laminate hardwood flooring in entry, kitchen, living, dining, and bedroom
- Private decks, enclosed balconies, & large terraces for outdoor living in some homes
- Pre-wired for high-speed Internet and cable
- Frigidaire front-loading washer and dryer
- Solid core suite entry door

### Bathrooms

- Soaker tubs
- Solid polished quartz countertops
- Customized vanity mirrors
- Undermount sink with modern chrome faucets
- Energy efficient dual flush toilet
- Stylish chrome accessories
- Hand-set porcelain floor tiles

### Kitchens

- KitchenAid® stainless steel appliance package includes:
  - Architect® Series II fridge with bottom-freezer drawer
  - Architect® Series II slide-in electric range
  - Architect® Series II 6 cycle Dishwasher
  - Over-the-range microwave oven and hood fan combination
- Solid polished quartz countertops
- Sleek stainless steel undermount sink
- Pull down kitchen faucet with spray function
- Durable shaker style two-toned cabinetry
- Under cabinet puck lights
- Soft close cabinet doors & drawers
- Glass tile backsplash
- In-sink waste disposal

### Peace of Mind

- Enterphone security at lobby entrance
- FOB access for residents
- Secured underground parking
- Secured bike locker rooms
- Hard-wired smoke detectors
- Fully sprinklered throughout
- In suite rough-in for security system
- Solid core suite entry door
- Comprehensive 2/5/10 third party warranty by National Home Warranty
  - 2 year materials and labour
  - 5 year building envelope
  - 10 year structural defects



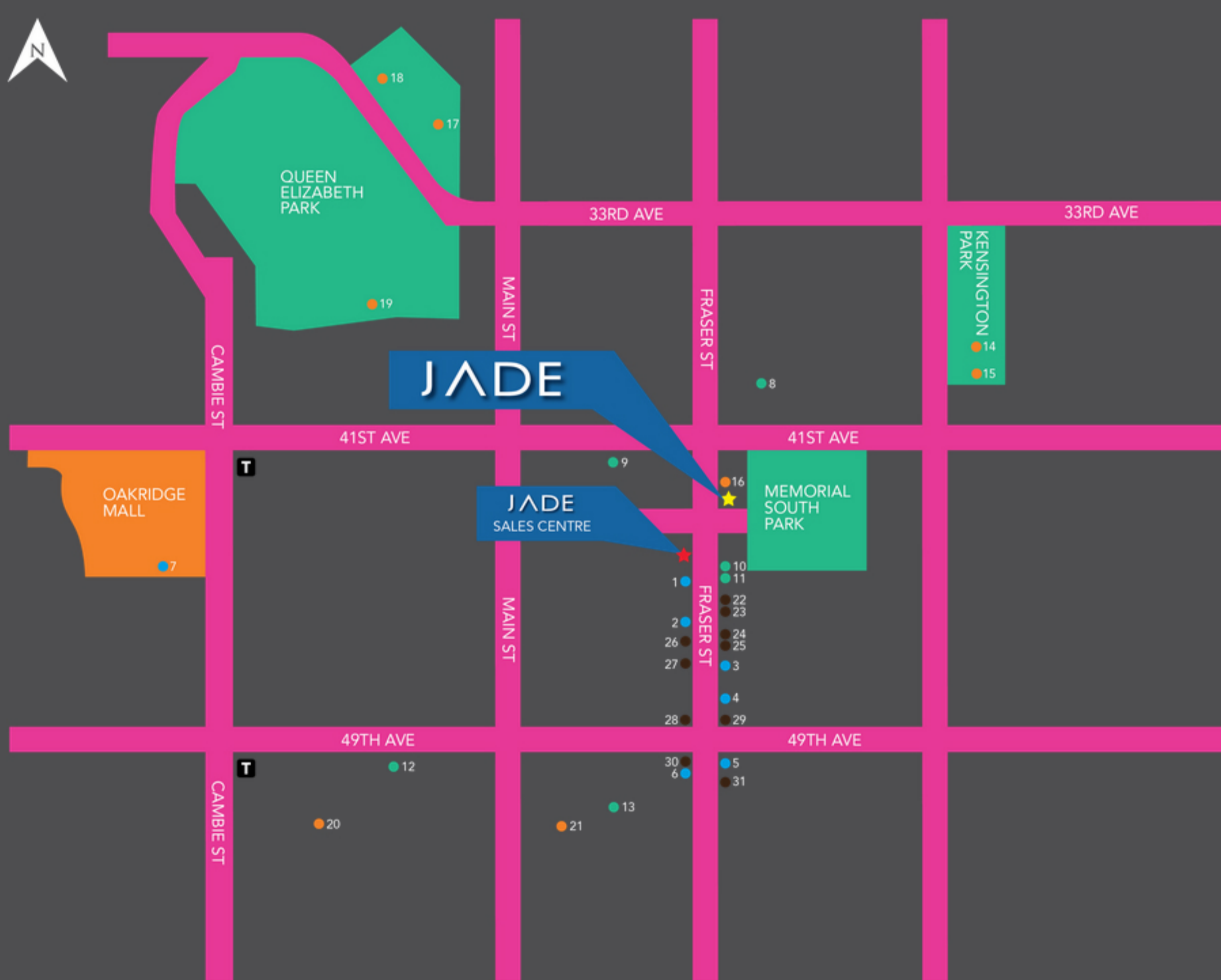


THE NEIGHBOURHOOD IS PERFECT

## A PEACEFUL SETTING WITH A VIBRANT MULTICULTURAL COMMUNITY AT YOUR DOORSTEP.

Jade is centrally located at Fraser and 43rd in a quiet well-established neighborhood. There are many popular amenities and attractions in the area. Just one block away, Memorial South Park has multiple sports fields, a 6-lane running track, mature trees and a picturesque pond. Only a few minutes on the bus gets you to Langara College, Langara Golf Course and Oakridge Mall. The convenience of having over 150 shops and services so close to home is priceless.

The neighbourhood also has good schools, many ethnic dining options, and everything a growing family needs. The nearby Sunset Community Centre is an incredible recreational facility, and the Sunset Ice Rink is one of the few arenas in the city that has ice all year round. Plus there's the convenience of living just 5 minutes from the Canada Line. Whether you commute to work, like to meet friends downtown, or need to catch a flight at YVR, getting around is easy. You'll hardly ever need a car.



## Central location makes life easy.

### Eating

- 1. Buy Low Foods
- 2. Subway
- 3. Produce Marketplace
- 4. Samurai Sushi
- 5. Starbucks
- 6. Breka Bakery & Café
- 7. Safeway

### Learning

- 8. Sir Alexander Mackenzie Elementary
- 9. John Oliver Secondary
- 10. South Hill Education Center
- 11. Vancouver Public Library
- 12. Langara College
- 13. John Henderson Elementary

### Recreation

- 14. Kensington Pool
- 15. Kensington Community Center
- 16. Eastside Fitness
- 17. Nat Bailey Stadium
- 18. Hillcrest Community Center
- 19. Pitch Putt Golf Course
- 20. Langara Golf Course
- 21. Sunset Community Center

### Services

- 22. Pacific Medical Clinic
- 23. The Medicine Shoppe Pharmacy
- 24. CIBC
- 25. VanCity
- 26. Shoppers Drug Mart
- 27. HSBC
- 28. TD Canada Trust
- 29. Scotiabank
- 30. Royal Bank
- 31. Rexall Pharmacy

T Canada Line



[One Bedroom](#)   [Two Jr. Bedroom](#)   [Two Bedroom](#)

## FLOORPLANS

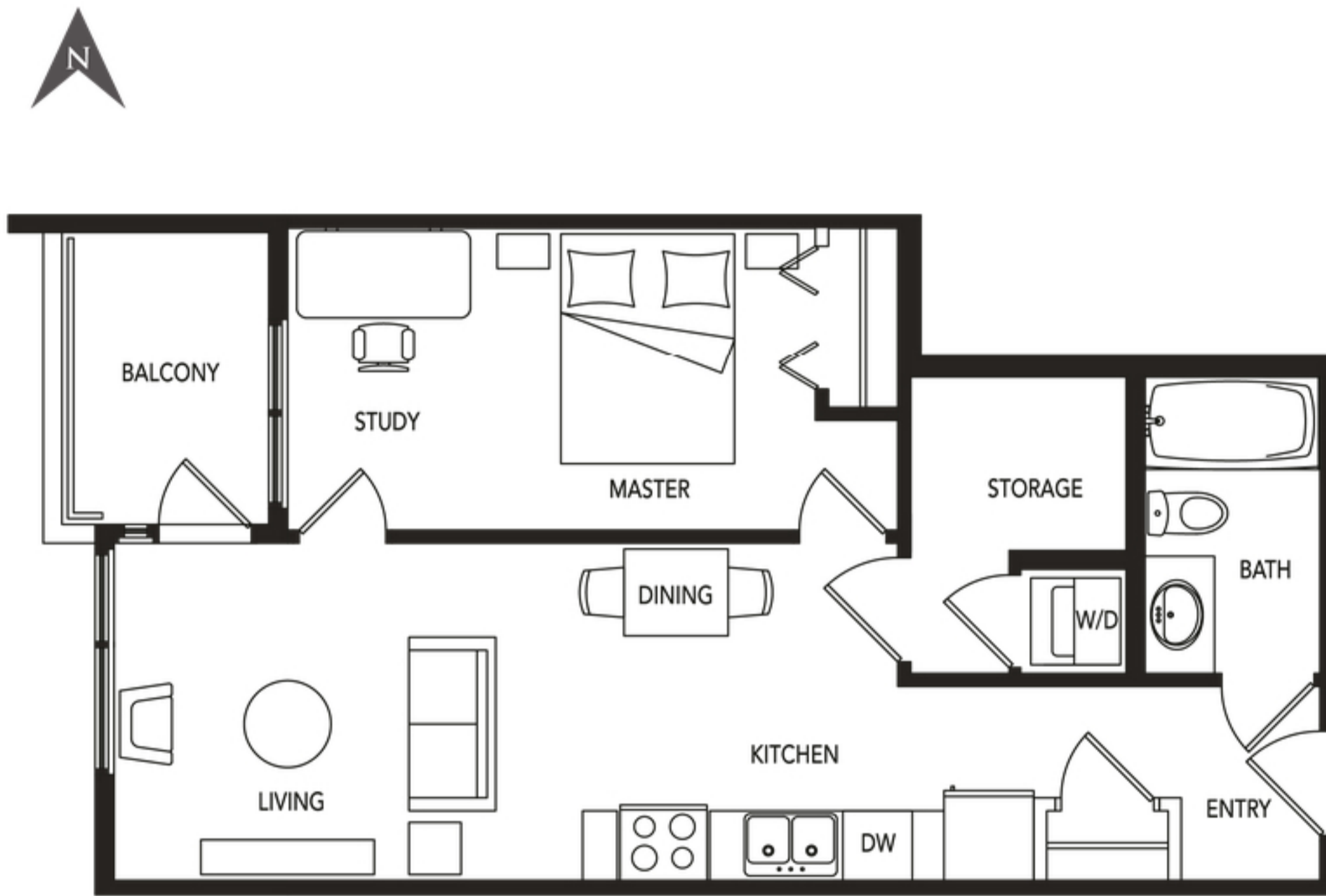
[DOWNLOAD ALL PLANS](#)

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[A1](#)   [A2](#)   [A3](#)   [A6](#)

PLAN **A1** | ONE BEDROOM + STUDY  
 612sf

JADE



second floor



third floor



fourth floor

**KILLARNEY**

The developer reserves the right to make modifications or substitutions to information contained herein. Dimensions, sizes, specifications, layouts, materials and prices are approximate only and subject to change without notice. E.&O.E.

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# JADE

## WE STAND BEHIND EVERY HOME WE BUILD.

Killarney Group is a progressive, privately owned development company that builds exceptional real estate value throughout the Lower Mainland. With a proven track record spanning over 20 years, the Killarney team of professionals and skilled trades share an uncompromising commitment to quality and a passion for detail. Projects range from expansive single-family homes to multi-unit communities. Customer service is outstanding from conception to completion.

The company continues to stake its name and reputation on homeowner satisfaction. That's why all Jade homes are fully protected by a 10-year structural, 5-year building envelope, and 2-year workmanship and material warranty.



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# JADE

**NOW SELLING**

BY APPOINTMENT ONLY

PLEASE CONTACT US FOR MORE INFORMATION  
604.336.5233 | [info@liveatjade.ca](mailto:info@liveatjade.ca)

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