

A taste for the unique

NEW HOMES

PROJECT PROFILE

Verona of Portico

Address: 1483 West Seventh Ave. (tower) and 1450 West Sixth Ave. (mid-rise) Vancouver
Project size: 173 homes in a 19-storey tower and a five-storey mid-rise.
Unit size: One bedroom-plus den measuring 822 square feet to three-bedroom-plus-family room penthouse with 2,181 square feet.
Price range: From \$259,900 to \$1.14 million.
Developer: Bosa Development Corp.

Rod Nutt



VANCOUVER SUN

Verona of Portico is Bosa Development Corp's third and final phase of its development at the south end of the Granville Street Bridge between West Seventh and West Fifth avenues on the old Pacific Press site. Like the first two phases — Modena/Carrara and Sienna — Verona offers an extensive variety of floor plans. "Our clients were tired of cookie-cutter buildings and said they wanted something larger and different," says sales representative Ann Marshall-Johns. "Nat Bosa [head of Bosa Development] wanted to do something that was really out of the ordinary. A lot of the suites are one of a kind, or one of two. "People like that because it gives individuality to their homes."

Verona of Portico contains a total of 173 homes in a 19-storey tower and a five-storey mid-rise; completion is scheduled for spring of 2005. Apart from the individuality of the suites, Portico is a relatively low-density development with a total of 472 homes over three city blocks, including a park. "And it's very rare that you can get a property that gives you an unobstructed view of the city, mountains and water," says Marshall-Johns. "We have maximized the number of suites that have a view." The buyer profile for Portico varies from young professionals through retirees. A number of Americans have also bought, often as a second home. "Many buyers in Portico have opted for a unit in South Granville rather than a larger home in, say, Coquitlam or up the Valley," says Marshall-Johns. "The units are particularly popular with professional people such as doctors, lawyers, teachers and accountants. "After one week of marketing, we have sold 25 per cent of Verona," says Marshall-Johns. "Portico has proven to be a very successful development." Bosa Development began marketing phase 1 of Portico in March, 1999, phase 2 in February, 2002, and Verona last month. Suites range from one bedroom-



Aerial shot shows location of the Verona just south of the Granville Street Bridge.

See NEIGHBOURHOOD D2

Neighbourhood includes Granville Island Market

From D1

plus-den at 822 square feet; to a three-bedroom plus family room penthouse with 2,181 square feet; prices range from \$259,900 to \$1.14 million for the penthouse.

There is a wide variety of floorplans in between, some with two bedrooms, two bedroom-plus-den, and enclosed balconies or roof deck.

Portico offers residents easy access to the fashionable galleries, shops, eateries and services along South Granville, and the Granville Island Market is within easy walking distance.

A park on the south side of West Fifth Avenue with tennis courts, a children's playground and gardens acts as a barrier between the Portico development and the Granville Street Bridge.

Marshall-Johns says the quality of the finishing has been upgraded because Verona is the tallest tower in the Portico development.

The suites have 8 1/2-foot ceilings, loop nylon Stainmaster carpet, gas fireplaces with granite

surround and wood mantle, French doors to the dens, solid core flat panel doors with satin chrome lever hardware, mirrored closet doors in the bedrooms, large view windows with vertical blinds, and extensive outdoor living space with tiled balconies and pavers on the roof decks.

The kitchens feature premium stainless steel appliances, including gas range, auto-defrost refrigerator, multi-cycle dishwasher, in-sink garbage disposal, built-in microwave oven and hood fan, maple or cherry cabinetry, granite countertops, recessed ceiling lights, under-cabinet lighting, and full-height upper cabinets.

The bathrooms also have premium quality fixtures, soaker tubs, separate shower stalls, granite countertops and under-floor radiant heating.

In addition, the suites feature extensive entrance lobbies with hardwood flooring at the entry, and the choice of three designer colour schemes.

Verona of Portico offers an extensive amenities package, including a complete fitness centre, billiards room, social lounge, and spa with sauna and steam room.

It has secured underground parking for residents and visitors; secured storage lockers and bicycle area; video entry-phone system; in-suite security system; keyless secured access to building entrances; and restricted access to the elevators.

There is also a sprinkler system, smoke alarms, and pre-wired high speed Internet access.

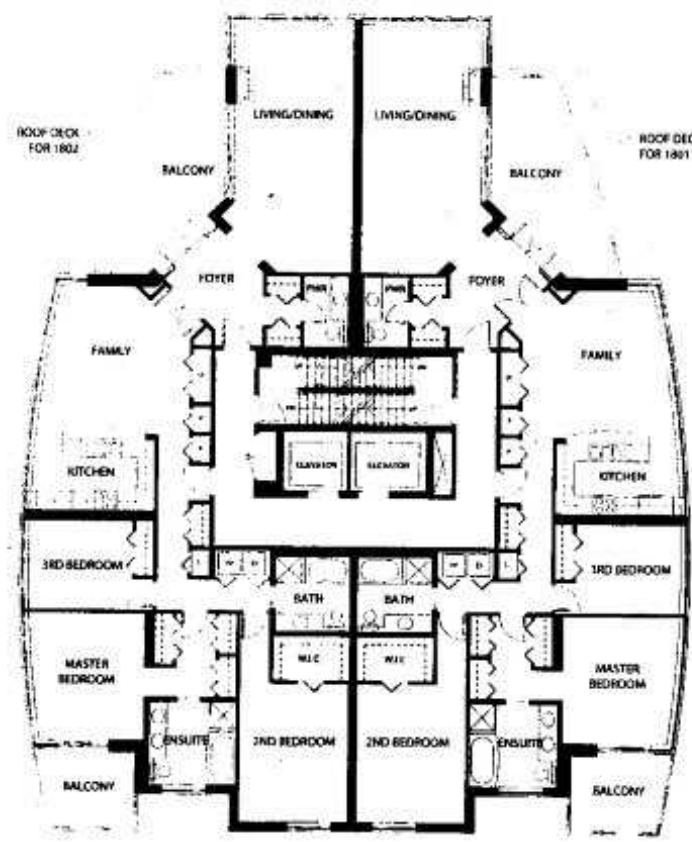
Verona of Portico comes with a 10-year major structural warranty, five-year water leak warranty, and a two-year guarantee on workmanship and materials.

Bosa Development has built more than 22,000 homes during the last 35 years, developing a reputation for quality products and reliability.

Verona of Portico's sales centre is located on the ninth floor of the Sienna Tower at 1428 West Sixth Ave., near Hemlock. For more information, log on to www.VeronaofPortico.com or call Marshall-Johns or Elena Lau at 604-736-8111.

The sales centre is open from noon to 5 p.m. every day, except Friday.

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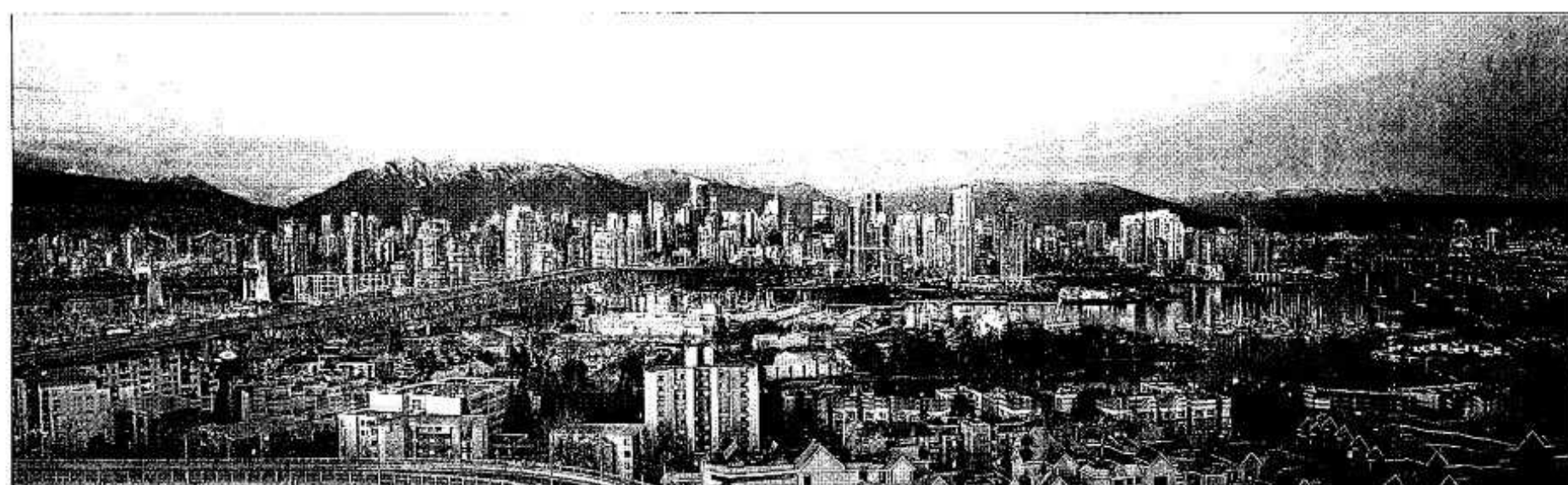


3-bedroom with family room
2,181 square feet

3-bedroom with family room
2,181 square feet



The Verona occupies the old site of Pacific Press, strategically close to Granville Island Market and the Broadway Corridor.



The Verona offers a panoramic view of Vancouver's downtown and North Shore mountains.