

The South Granville Lofts come with a view

Sun

Saturday, April, 07, 2007



South Granville Lofts

Location: False Creek, Vancouver

Residence size: 450 sq. ft - 1,000 sq. ft.

Prices: \$319,000 - \$849,000 (excluding upgrades)

Presentation centre: 1525 West Sixth

Hours: Noon to 5 p.m. daily

Telephone: 604-736-5638

Web: southgranvillelofts.com

Developer: Abbey Woods Development Ltd.

Renovations: Architect Construction Ltd.

westcoast homes

Designer Ran Mansouri has created a display centre in the South Granville Lofts project that epitomizes true loft living.

What immediately stands out upon entering the light-filled home, with its soaring, 18-foot ceiling and two-storey-high windows, is the view.

The homeowners-to-be of the north suites will have picture perfect views of the Vancouver skyline with the ocean and North Shore mountains beyond.

It's hard to take your eye off the prized view but when you do what stands out next are the smartly designed interior features such as the custom-made kitchen island with birch ends, giving the space an organic feeling to the leather-look finish of the black granite countertops.

The showroom also boasts a custom-built Murphy bed and an office pod where the doors swing out 180 degrees for easy access. It's clear that Mansouri has created an esthetic and highly functional space where every single inch of the space is fully utilized.

"It's very contemporary and clean-lined architecture," says Mansouri, of Artech Construction Ltd., a company that is also responsible for the stylish interiors of the high-end condo Shangri-La now being built on Georgia.

"Everything here is custom-made."

Buyers can opt to go with one of two upgrade packages that have been customized by Mansouri, or they can simply buy the suite as it is. South Granville Lofts is an anomaly among Vancouver projects in that the developer has taken an existing building, at 6th and Granville, that was tenanted and put it on the condo market. The tenants' leases expire on average in three to six months so most suites should be ready for new occupancy by this fall.

The 10-year-old concrete building was known as "the Copper Building" because of its exterior use of copper and steel. It had been rented to a cross-section of residents, including artists, architects and photographers. About a dozen residents plan to buy their own homes but that leaves the majority of the 80-unit development to trade hands.

Stephen Hynes of Hillside Developments has been responsible for creating some of Vancouver's more striking projects, such as Choklit on West Seventh and the award-winning Waterfall Building on West Second near Granville Island.

When he built the South Granville Lofts, at 1529 West Sixth Avenue, Hynes said at the time his goal was to design a building where the inhabitants would have opportunities for social interactions. For instance, to access the individual suites in the four buildings that make up the lofts, tenants would have to walk along narrow catwalks or very high open stairs.

While the original architecture has stood the test of time, the new interior work by Mansouri has brought a stylish fresh take to loft living. The two upgrade choices are either Gold or Gold Plus. In the former, features would include granite counters, Collezioni lacquered kitchen cabinets with dining island, an AEG oven, cooktop and dishwasher, stainless steel refrigerator and Italian fixtures. The Gold Plus would include the Gold features plus additional built-ins like the Murphy bed and the work/desk unit and a modern closet.

The original features that will not change are radiant floor heating, heavy, steel soundproof doors and a fully tiled marine-style bathroom. All of the suites have classic clawfoot tubs.

The upgrades would add anywhere from approximately \$35,000 to \$65,000 to the purchase price, estimates Greg Zayadi, of Rennie Marketing Systems.

Condos on the second floor, with ceiling heights of nine feet, six inches, range from 450 to 800 sq. ft. and will sell for \$319,000 to \$509,000. On the third floor, the ceiling heights are 13 feet, and range from 450 to 800 sq. ft. They are priced from \$329,000 to \$539,000 and on the fourth and fifth floors, the ceiling heights are 18 feet, and the square footage ranges from 650 to 1,000 sq. ft. Prices range from \$489,000 to \$849,000.

"The views to the north are absolutely impressive," says Zayadi.

"This is unquestionably the best views of the city and the mountains you can get."

Zayadi says what is nice for buyers is they are getting a unique property in a great location that has a sound track record. All of the engineer reports for this building are available.

So far about 1,300 people have registered and when sales opened last Saturday the presentation centre received more than 300 visitors.



'Contemporary and clean-lined architecture' his destination, designer Ran Mansouri followed a bespoke road in the residences at the South Granville Lofts. "Everything here is custom-made," he reports

