

A GOOD NEIGHBOURHOOD.

A GREAT PLACE.



**We wanted to respect Mount Pleasant's warm, accessible character by creating tastefully-designed new condos in a building that fits—and at six storeys, distinguished by warm wood-panel decks and contemporary lines—VyaLiving does. There's an extra-large outdoor amenity deck, complete with barbecue area and community garden for social times. And when it's time to relax, enjoy private, oversized balconies with views of downtown Vancouver and the North Shore mountains. If you've been looking at new condos in Vancouver, we think you'll like VyaLiving's spacious suites, complete with car parking and handy bike storage. You'll have a choice of colour schemes and cabinet finishes, and each modern suite sports a full-sized, front-load washer/dryer, engineered hardwood floors, and quartz countertops with glass tile backsplashes. East Vancouver real estate development has a new benchmark in affordable style and comfort at VyaLiving. Welcome to your neighbourhood.**



B C C O N D O S . N E T







**Here's your foothold. At the heart of Mount Pleasant and on the way to anywhere you need to be, there's a place you can truly live. It's in the neighbourhood you love, surrounded by all the little things that make your life pleasant. It's called VyaLiving, and you can get everywhere from here.**

**Mount Pleasant has been transformed into a neighbourhood in the true sense of the word, where it's unpretentious and comfortable – a place where people want to be. It offers a mix of residential and retail spaces that provide easy access to all the amenities, yet doesn't swallow you up with that big city feel.**

**VyaLiving was built with intention. It features 43 modern condos for sale in East Vancouver, in a low-rise building conveniently located on Kingsway. It enhances its surroundings and satisfies your need for convenience, style and comfort. It's such Vya-ble living.**





# WE GET WHERE YOU'RE GOING.



## WELCOME TO THE NEIGHBORHOOD

- SCHOOLS**
  - 1. Mount Pleasant Elementary
  - 2. Vancouver Technical Secondary
  - 3. St. Patrick Regional Secondary
  - 4. Simon Fraser Elementary
  - 5. St. Francis Xavier Catholic School
  - 6. Great Northern Way Campus
- RESTAURANTS**
  - 7. Six Six Sports Grill
  - 8. Tap & Barrel
  - 9. Lemonade Bakery
  - 10. Sushi Loku
  - 11. Our Town Cafe
  - 12. Light 'n' Restaurant and Lounge
  - 13. The Foundation
  - 14. The Cascade Room
  - 15. Gene Cafe
  - 16. Kam's Bakery
  - 17. The Flying Pig - Coming Soon
  - 18. The Wallflower
  - 19. Cafe Barney
  - 20. Charlie's Little Italian
  - 21. Goldilocks Bakery
  - 22. DG
  - 23. Cello Bread
  - 24. Home Sushi
  - 25. Kaffee Coffee & Tea
  - 26. Bean Around The World
  - 27. Waves
  - 28. Gulpin's Dumite
  - 29. Milano Coffee Roasters
  - 30. Mr. Greenstone Bar and Grill
  - 31. Martin's Restaurant
  - 32. 4th Parallel
  - 33. Starbucks
  - 34. The Fox Cabaret
  - 35. Sergio's Distro
  - 36. The Five Point Restaurant & Pub
  - 37. Silverside Cabaret
  - 38. The Whip Restaurant & Gallery
  - 39. Stag Sheep at Midtown - Coming Soon
  - 40. Secretary
- CRAFT BEER**
  - 41. Craft Beer Market
  - 42. 33 Acres Brewing Company
  - 43. Brasscock Brewing
  - 44. Road Brewing Co.
  - 45. Main Street Brewing
- SERVICES**
  - 46. Yoga on 7th
  - 47. Realty Martel/Arts
  - 48. M & N Auto Repairs Ltd.
  - 49. Capesino Ache Brazil Academy
  - 50. Plane House
  - 51. RATH Art Supplies
  - 52. Gracie Barre
  - 53. Heikin Optical
  - 54. Toot - Pot Supply Store
  - 55. Pure Nail Bar
  - 56. Brewer's Florist
- GROCERIES AND SHOPPING**
  - 57. Home on the Range Organics
  - 58. Whole Foods
  - 59. HomeSense
  - 60. Kinggate Mall
    - 1. Shoppers Drug Mart
    - 2. Day-Low Foods
    - 3. Royal Bank
    - 4. DC Liquor Store
  - 61. IGA
  - 62. Nika Food Mart
  - 63. Vichella Pure O'Blitters
  - 64. Everfresh Produce
  - 65. La Bicicleta Pro Shop
  - 66. Save-On-Foods
  - 67. The Archetype - Clothing
  - 68. William Grulky Commercial Gallery
  - 69. Still Life - Clothing
  - 70. MSC
  - 71. No Frills
- PARKS & RECREATION**
  - 72. Duke Chilling Park
  - 73. Ribbon Park
  - 74. Jonathan Rogers Park
  - 75. Heritage Walk
  - 76. Mount Pleasant Community Centre & Library
  - 77. GSA Ballot



- Proposed Broadway - UBC Line & Subway Stations
- SkyTrain Station
- Bike Lanes
- Main Bus Lines
- Mount Pleasant Clock

At the corner where Main Street, Kingsway, and Broadway meet, is a neighbourhood known as The "Heritage Heart" at the centre of Mount Pleasant, but you'll come to think of it as home—or maybe you already do. This lively pocket of east Vancouver real estate is home to independent eateries and boutiques. Home to great coffee and micro-brewed beer. Home to good people and green spaces. Home.

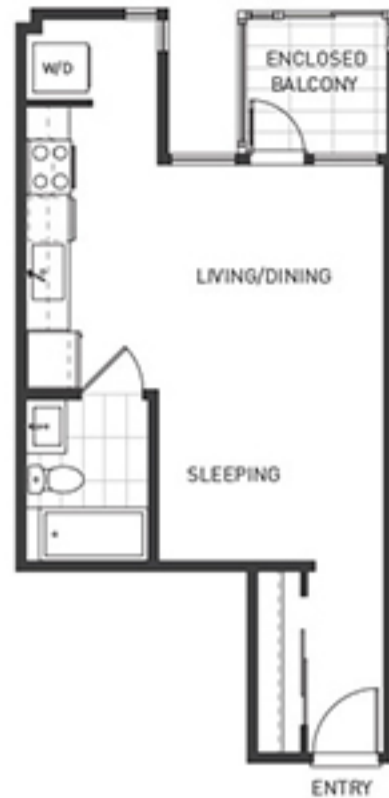
Thankfully, home is also well-connected. Whether you're headed to Gastown, Chinatown, or Commercial Drive, you'll get there in minutes, thanks to ample transportation options—including the 10th Avenue bike route—at your doorstep. And with a mass-transit hub along Broadway to UBC slated for the neighbourhood in the future, getting around Vancouver from your new VyaLiving condo is only going to get easier.

## FLOORPLANS

**R-SERIES 2** | 2 BED + 2 BATH | INDOOR LIVING - 957 SQ FT | STORAGE + MEZZANINE | OUTDOOR LIVING - 718 SQ FT

St Remains





VyaLiving offers a mix of studio, 1-bedroom and 2-bedroom condos for sale in East Vancouver, with several layout options to choose from. We've created cozy studio condos for the budget-minded, and roomy 1 and 2-bedroom condos, for those with a bit more in the bank, but don't want to break it. Regardless of the size or layout that fits, thoughtful, open-concept design reigns supreme at VyaLiving.

With well-planned indoor and outdoor living spaces to balance the seasons, all that's left is to add your touches of personal style – and a big comfy couch for movie night.

## FEATURES & AMENITIES



Celebrating the West Coast modern aesthetic, as designed by architect Robert Ciccozzi, VyaLiving boasts expansive patios and roof decks not typically available on new condos in Vancouver for sale. To us, it just makes sense to enhance your enjoyment of Vancouver's moderate climate year-round, so almost 90% of the building has some form of outdoor space. Since condos with roof decks are a rare find in Vancouver, we decided to build the ultimate "Amenity Deck": A two-level elevated roof deck with BBQ, fire pit, green space and urban agriculture.

They say it's what's inside that counts, and VyaLiving doesn't miss a beat here either. Your choice of Vya Light or Vya Dark designer colour scheme accentuates floor-to-ceiling windows, custom five-inch baseboards, polished chrome entry fixtures and a very well-appointed kitchen. Here is a list of the many features we've carefully crafted into VyaLiving for our home owners.





### Building

- A true Mount Pleasant original – a celebration of the West Coast modern aesthetic by Architect Robert Ciccozzi who has combined elements from the immediate neighbourhood into a simple, elegant design for this special, six-storey, mixed-used residential and commercial building.
- Faux wood balcony spandrels defined by a "cedar plank look" are combined with steel beams to produce a unique, mid-block façade articulated by open and enclosed balconies.
- Oversized floor-to-ceiling windows.
- Expansive patios and roof decks maximize green space—nearly 10% of the property provides some form of outdoor amenity.
- Extremely central location, at the nexus of Kingway and Broadway.
- Convenient linkages to commuter and public transit routes.
- Two-level elevated courtyard, the "Amenity Deck" for sharing experiences and solitary moments, complete with BBQ, fire pit, green space, benches and urban agriculture.
- Additional amenity space includes access to a common lounge with a fireplace, kitchen for hosting gatherings and shared bathroom facilities.
- Thoughtful design allows for easy movement throughout the building. For example, the addition of an elevator stop makes front and rear door accessibility for residents coming in and out with a bike, stroller or groceries, a breeze.

### Interiors

- Two designer-selected colour schemes: Vya Light or Vya Dark.
- Polished chrome entry fixtures.
- Durable engineered hardwood flooring.
- Custom five-inch baseboards.
- Two-inch white faux-wood blinds.
- Full-size front-loading Whirlpool washer and dryer

### Kitchens

- Efficient and beautiful, open-concept kitchens.
- Modern high-gloss flat-panel cabinets in White or Grey.
- Quartz countertops with glass tile backsplash.
- Sleek kitchen square profile faucet by Moen
- Square profile under-mount single compartment stainless steel sink
- Stainless steel appliance package featuring:
  - Fisher & Paykel counter-depth refrigerator with bottom freezer.
  - KitchenAid slide-in range with convection oven.
  - Energy-saving ultra-quiet dishwasher by KitchenAid.
  - Microwave hoodfan combination by KitchenAid.
- Modern pendant lighting over kitchen island.
- Under-cabinet task lighting.

### Bathrooms

- Quartz countertops with under-mount square sink in all bathrooms.
- Sleek square profile fixtures by Moen throughout.
- In-floor radiant electric heating.
- Clean-lined square profile accessories.
- Glass accent tiles in bathtub and shower surrounds.

### Warranty and Security

- Comprehensive 2/5/10 third party warranty by National Home Warranty.
- Two years on Workmanship and Materials.
- Five years on Water Penetration.
- Ten years on Structural Defect.
- Secure, gated, ramp-accessed underground parking.
- Brightly lit underground areas, common areas, stairwells and all thoroughfares.
- Direct interphone access to main lobby entrance.
- Restricted FOB system access to common areas, underground parking and elevator level.
- All homes fully pre-wired for the in-home security system of your choice.
- Hard-wired smoke detectors and sprinklers in all homes and common areas.
- Convenient recycling and garbage centre.
- Economical strata costs.
- Blazing AI Strata management software.
- One Earth eco-strata guide for sustainable living.
- Welcome Home Technology Package by Shaw including:
  - One year free Shaw HDPVR or Gateway system with 2 portals.
  - One year free Shaw High Speed 10 Internet service.
  - One year free Shaw Personal TV.

## VyaLiving

BY APPOINTMENT ONLY

Contact us to schedule an appointment today!

604-559-1070

[sales@portliving.com](mailto:sales@portliving.com)



DEVELOPED BY

portliving™

In our continuing effort to improve and maintain the high standard of the VyaLiving development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details.

