

Peter Wall re-imagines iconic Vancouver garden estate

Sales of residences in phase two have started at Shannon Wall Centre Kerrisdale
SIMON BRIAULT
SPECIAL TO THE SUN

He(Wall) has painstakingly over seen the landscaping himself to make sure that as many of the trees as possible were left untouched. The trees have always been extremely special to him, right from the time he bought the property. BOB RENNIE RENNIE MARKETING SYSTEMS

important to the memory and the fortune of the property that they decided to put eight 50-foot white steel trees along Granville Street, a public art installation the development has given to the City of Vancouver.

"You'll see him on site, Bentley parked on 57th, and the man himself walking around making sure that nobody hurts a tree and that the landscaping respects the heritage of the property and the mansion," Rennie said. "I've walked it with him many times and it's an absolute pleasure to see the big guy take such an interest at that level."

RICHARD LAM/PNG-SPECIALTY PUBLICATIONS



Second-phase homes come with engineered oak flooring in the main living areas and wool carpeting in the bedrooms.



Residences of Shannon Wall Centre Kerrisdale will have access to amenities that include a year-round outdoor lap pool, shown here in an artist's rendering.

Shannon Wall Centre Kerrisdale, phase two

Project location: West 57th Ave. and Adera at Granville St., Vancouver Project size: 170 homes (155 one-, two- and three-bedroom condos, plus 15 town-homes) Residence size: 578 — 2,480 sq. ft Price: \$679,900 — \$3,599,900 Developer: Wall Financial Corporation Architect: Perkins + Will Interior designer: BYU Design Sales centre: 1538 W. 54th Ave. (Main Presentation Centre) and 2126 W. 41st Ave., (Neighbourhood

Presentation Centre) Hours: noon - 5 p.m., Sat. - Thurs. Telephone: Main Presentation Centre: 604-267-2888; and Neighbourhood Presentation Centre: 604-267-8882 Website: www.shannonwallcentre.com Occupancy: Fall 2018

In 1967, Peter Wall bought a 10-acre piece of land in Kerrisdale with an old country mansion on it for \$750,000. Today, it is likely to be worth more than 250 times that amount, suggests marketer Bob Rennie.

"It would have a value of over \$200 million today," said Rennie, whose Rennie Marketing Systems is promoting Shannon Wall Centre Kerrisdale, the 600-home redevelopment of the site. "He (Wall) is one of those geniuses that forgot to sell ... Everybody's always cashing in their chips, taking money off the table and wanting the free appraisal by way of selling, but Peter Wall didn't."

According to Rennie, the developer's interest in the property is much more than financial, and he's anything but the typical hands-off investor.

"He has painstakingly overseen the landscaping himself to make sure that as many of the trees as possible were left untouched," Rennie said. "The trees have always been extremely special to him, right from the time he bought the property. When the director Mike Nichols was shooting his movie Carnal Knowledge with Candice Bergen, Art Garfunkel and Jack Nicholson in the mansion, Wall stepped in to shut down the filming for 30 days because the filmmakers had sprayed the trees brown with a chemical dye. He was very upset that they had tampered with nature in this way."

Rennie said the trees have been so

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Shannon Wall Centre preserves sense of area's original seclusion



In the bright living room of a three bedroom display suite of the Shannon Wall Centre there's space for this sectional furniture.



Kitchens in the three bedroom display unit of the Shannon Wall Centre offer top-line appliances, quartz countertops and European cabinetry.



The den in a three bedroom display suite of the Shannon Wall Centre Kerrisdale is envisioned as the perfect home office.

With five of the 10 acres reserved for green space, the developers are preserving the original feeling of seclusion.

"It's an extremely rare sight in that it includes so much heritage park," Rennie said. "With the mansion as the centre-piece, it's like having a celebrity in the

PHOTOS: RICHARD LAM/PNG



The master bedroom in the display suite of the Shannon Wall Centre in Vancouver's Kerrisdale is spacious and bathed in natural light.

building, except the building is the celebrity. It's virtually impossible to find new homes with Adera Street addresses in Kerrisdale."

The unique offering has lured plenty of interest, with homes aimed at baby boomers who are downsizing and want to help their children at the same time.

The second phase of sales, happening now, is for homes in two buildings — Adera House and Hudson House — west of the mansion. Of 170 homes: 155 are condos with one, two or three bedrooms, plus 15 townhomes up to 2,480 square feet. Prices start at \$679,900 for a one-bedroom to \$3,599,900 for the largest townhome in Adera House.

The first phase of 68 homes sold out quickly. Plans call for more sales in the future, including the exclusive homes in the heritage mansion. There will also be 200 units of rental property.

"We're selling these homes in modest phases because aging baby boomers aren't perfect presale candidates," Rennie said. "They generally like to touch and feel what they're buying."

While the architecture and landscaping pays homage to the property's rich history, the homes' finishes and amenities on site are anything but old-fashioned. Owners will have access to the ceremonial spaces of the heritage mansion — restored drawing and dining rooms and great hall and conservatory. There's also a fitness centre and year-round outdoor lap pool.

Second-phase homes come with air conditioning, engineered oak wood flooring and wool carpeting in the bedrooms. The kitchens have European cabinetry, quartz countertops and undercabinet lighting. Appliances — including 36-inch gas cooktops, refrigerators with wood panel fronts and chimney-style hood fans — are by Gaggenau.

Bathrooms have Nuheat radiant electric floor heating, large ceramic wall tiles, glass shower surrounds in master en-suites, and deep bathtubs. Top-line bathroom essentials are: Grohe for faucets and fixtures, Duravit for sinks and bathtubs, and Geberit for toilets with in-wall tank and bowl carrier systems.

Phase two homes are to be completed in fall, 2018.