

BLOOMFIELD GARDENS

Spacious garden homes inspired by English cottage craftsmanship



Elegant Interiors: Two sided gas fireplace adds warmth and charm.

There comes a time when the upkeep of a large family home is too much — when you'd rather be seeing the world than painting your home or cleaning eaves troughs. Bloomfield Gardens, a special new addition to the Oakridge community, exemplifies the refinery, security and convenience of condominium living.

It took careful planning to create the perfect residence for those downsizing from a large single family home. Developers John Taddei and Adrian Ansell spent months researching the area and speaking with potential condo buyers to learn their desires before assembling these ideas into the design of Bloomfield Gardens.

"It's the result of lots of hard work and an exciting partnership of ideas," said Adrian Ansell. Bloomfield Gardens is a joint venture between Taddei Development and Management (TDM) Group, Group Eight Investments and the Vancouver Resource Society to create 31 exquisite units including six suites designed especially for residents with physical disabilities. Luxury abounds with homes ranging from 745 to over 1289 square feet of living space and priced from \$188,800 to \$328,000.

Located in the heart of Oakridge, this is a community alive with activity! Bloomfield Gardens neighbors the prestigious area of Shaughnessy and is just steps from Oakridge Shopping Centre, a myriad of services, shops dining, theatres and only minutes to the Vancouver International Airport. Easy access

to public transit gives you efficient connections to any Lower Mainland destination.

Bloomfield Gardens brings luxury, comfort and an unmistakable feeling of permanence to the heart of Oakridge.

The exterior resembles a large English manor with bay windows, a gate house entry, and brick, cedar and acrylic stucco finishings. Sweeping overhangs create a

distinct character and are also an effective design for draining off water during Vancouver's wet season. Beautiful west coast landscaping adds color to this charming residence, and a cosy English garden with tree shaded benches is a romantic place to read a book, chat with friends or have a picnic surrounded with fragrant flowers.

Spacious interiors ease the transition into a new condominium lifestyle. From an expansive imported tile entry with radiant heating, to oversized windows and an open floor, living is palatial in these thoughtfully designed suites. The ground floor display home features plush 40 oz. carpeting and wood baseboards throughout. With a flick of a switch, the living and dining area enjoy warm ambiance from a natural gas fireplace with traditional marble mantle. Enjoy the beautiful courtyard from two exterior decks, one off the living area the other from the master bedroom.

Most ensembles enjoy the luxury of deep soaker tubs with separate shower and detailed with imported Spanish tile. Bathrooms also feature traditional white or maple cabinets, and vanities coordinated with ceramic mirror frames, light fixtures and brushed chrome and brass faucets.

There are 12 units available, including huge two bedroom two bath suites with maple hardwood floors, and top floor homes featuring vaulted cathedral ceilings and sky lights.

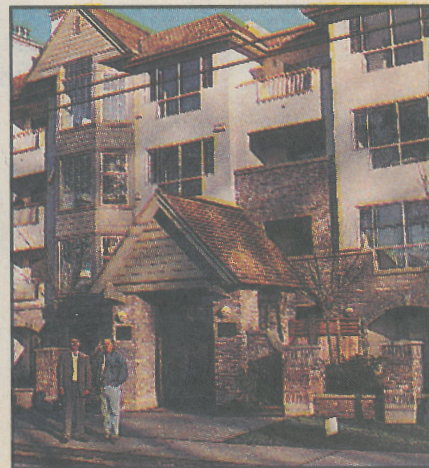
Gourmet kitchens with hand set ceramic tile flooring and backsplash are fully equipped with eight Maytag appliances. Accent lighting

creates a bright work environment for the family chef. Maple or white cabinetry provide ample storage.

Bright underground parking and state of the art security makes living in Bloomfield Gardens more than comfortable...it's worry free. Residents can take advantage of an elegant lounge room complete with fireplace, billiards, a dance floor and kitchen for special events. Taddei Development & Management Group has also donated an office to the Vancouver Resource Society for a 24 hour on-call resident nurse.

During 40 years, TDM Group has grown from its humble beginnings as a father and sons construction company to having a strong presence in the North American housing market. The Taddei name is associated with over 500 quality built single family homes, as well as several multi-family communities in the Lower Mainland. Driven by vision and committed to excellence, TDM Group is a member of The New Home Warranty Program.

Bloomfield Gardens is located at 5650 Oak Street at the corner of 41st and Oak in Vancouver. For more information call Patrick Ho at 657-8808, Les Twarog at 671-7000 or visit the furnished display home on Saturdays and Sunday between 1 and 5 PM.



Traditional Architecture: Developers John Taddei and Adrian Ansell are proud of the final product on Oak Street.



Affordable Luxury in the Heart of Oakridge!

Only 12 Quality Residences Available

**60%
SOLD**



**OPEN
HOUSE**
1-5 pm
Sat & Sun

*Move
in this
Sept!*

BLOOMFIELD GARDENS

*D*iscover for yourself the many outstanding features and amenities that make this unique residence a special addition to the Oakridge community. What better place could there be to live especially in a neighbourhood filled with family and friends, in a neighbourhood you can call home. Inspired by the cozy cottage life of England's countryside, Bloomfield Gardens brings luxury, comfort and an unmistakable feeling of permanence to the heart of Oakridge.

Come visit our site while our homes are nearing completion! Spacious 1, 2 or 3 Bedroom Suites

5650 Oak St
Corner of Oak & 41st Ave

Move in this September!
Pre-Opening Special
Call Today

Patrick Ho 657-8808
Les Twarog 671-7000



Taddei Development & Management Group Inc.



BLOOMFIELD GARDENS

5650 Oak Street (Corner of 41st & Oak)

**OPEN
HOUSE**
1 - 5 pm
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Completion Nov 97

- ❁ Luxury Residences in Heart of Oakridge
- ❁ Radiant Hot Water Heating
- ❁ Quality Maytag Appliances
- ❁ Lounge & Recreation Centre
- ❁ Quality European Builder

**NEW HOME
WARRANTY**



- 1 Bedroom- 743 s/f, starting at **\$188,800**
- 2 Bedroom- 945 s/f, starting at **\$253,800**
- 2 Bedroom- 1114 s/f, starting at **\$290,800**

Marketed By:

RE/MAX® **Les Twarog 671-7000**
Patrick Ho 657-8808
Crest (Westside) / President Group Realty

d/m Taddei Development &
Management Group Inc.



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



BLOOMFIELD GARDENS

5650 Oak Street (at 41st Avenue)

Marketed By

RE/MAX[®]

Patrick Ho 657-880

PRICE LIST - January 1, 1998

	Floor Plan	Strata Lot	Direction	Bedrooms	Sq.ft.	Estimated Maintenance	Grading Opening
104	D	4	East	1	763	\$103.12	\$
201	A	8	West	2	1,081	\$138.22	
203	C	10	North	2+Den	1,292	\$169.32	
204	A	11	East	2	1,079	\$143.43	\$
207	E	14	South-East	2	1,108	\$151.92	\$
209	G	16	West	2	1,052	\$133.67	\$
301	A	17	West	2	1,081	\$136.22	
305	A	21	East	2	1,023	\$136.22	\$
306	J	22	East	2	945	\$129.00	
308	E	24	Sout-West	2	1,135	\$143.72	\$
309	G	25	West	2	1,052	\$133.67	\$
401**	A	26	West	2	1,081	\$136.08	\$
402	A	27	East	2	1,014	\$136.08	\$
403	J	28	East	2	960	\$134.66	\$
406	G	31	West	2	1,052	\$136.08	\$

Please Note: All 2 bed suites include 2 baths, Bay Windows, Garden Patios, 8 Appliances
"LEGAL DESCRIPTION" **LTC BL 865 DL 526 PLAN LMP 30598**

- Floor areas are surveyed off the architectural drawings, actual finished areas may vary slightly.
- Prices subject to change with out prior notice.

** Suite 401 includes granite counter tops and hardwood floors

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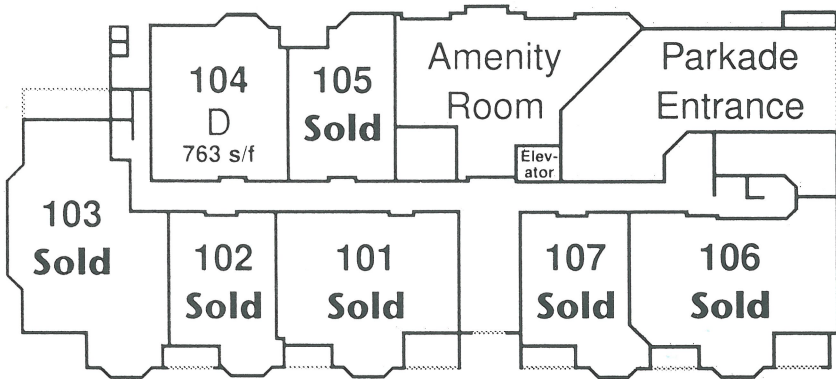
BLOOMFIELD GARDENS

5650 Oak Street (at 41st Avenue)

A - Avonlea	1,014 to 1,081 sq ft	2 Bedroom	E - Essex	1,108 to 1,135 sq ft	2 Bedroom
D - Dover	763 sq ft	1 Bedroom	G - Greenwich	1,052 sq ft	2 Bedroom
			J - Jasper	945 to 960 sq ft	2 Bedroom



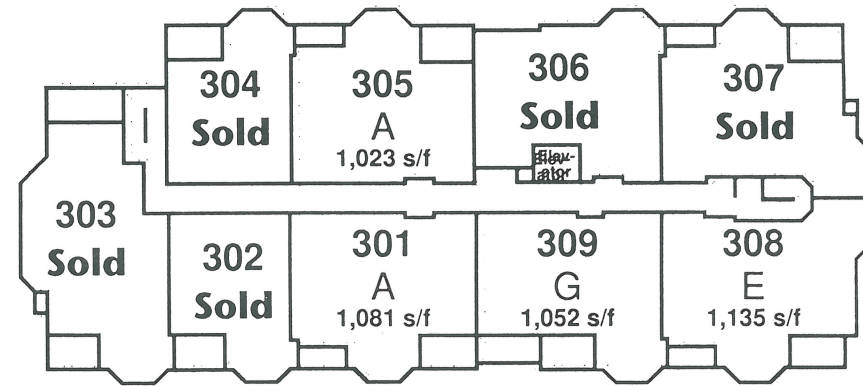
Main Floor



Oak Street

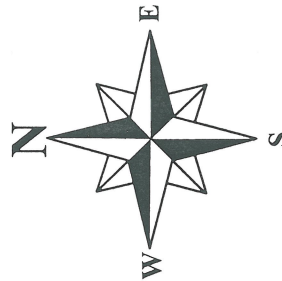
41st Avenue

3rd Floor

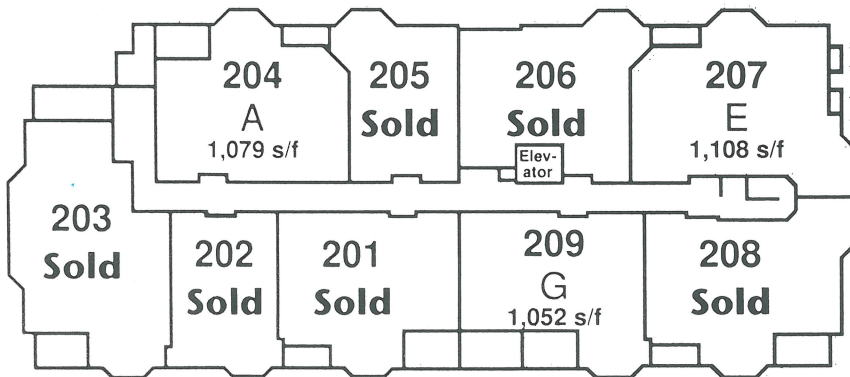


Oak Street

41st Avenue



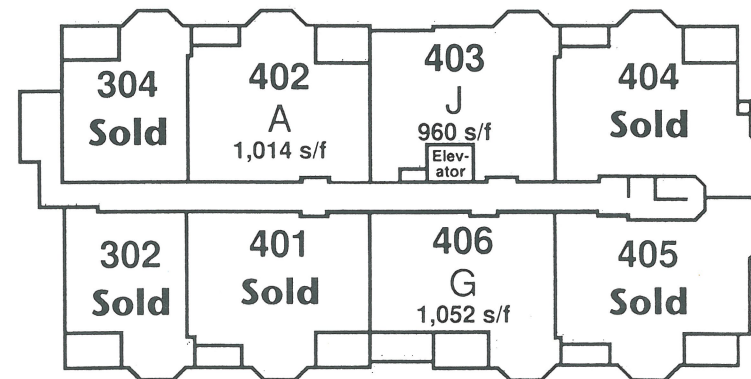
2nd Floor



Oak Street

41st Avenue

4th Floor



Oak Street

41st Avenue

Marketed By



Patrick Ho 657-8808 & Les Twarog 671-7000

In the interest of maintaining high standards of the project, the developer reserves the right to modify specifications and design of the project without prior notice. Actual floor plans and dimensions may vary slightly.



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BLOOMFIELD

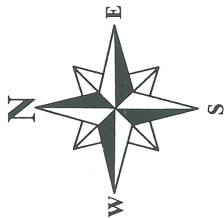
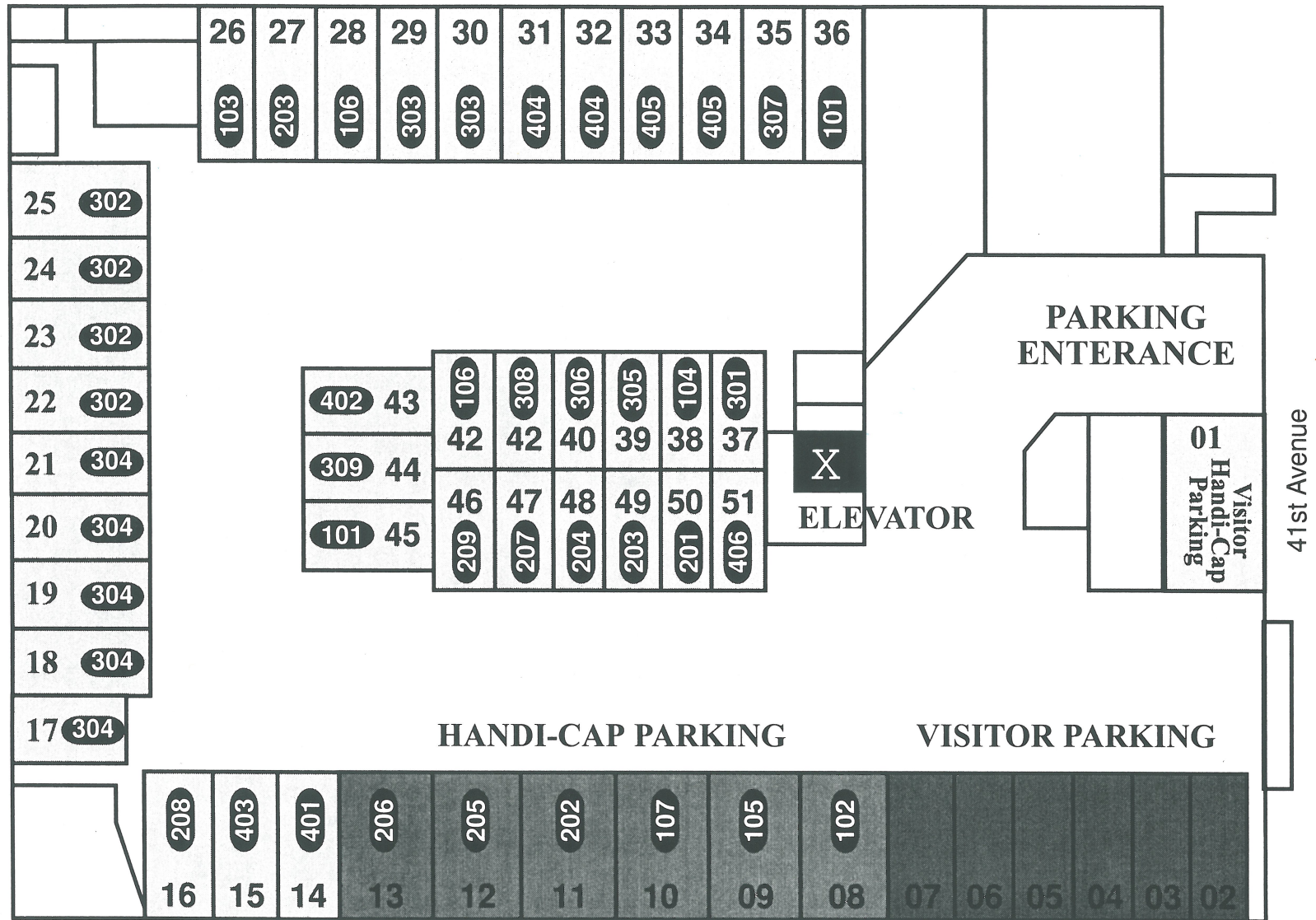
GARDENS

5650 Oak Street (at 41st Avenue)

Marketed By



PARKING PLAN



Marketed By



Patrick Ho 65'



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