

1188

RICHARDS



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*In the energetic
heart of one of the world's
most vibrant and cosmopolitan
cities, 1188 RICHARDS offers
you a unique opportunity:
sophisticated urban living
at a suburban price.*



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PROPOSED NEW CITY PARK



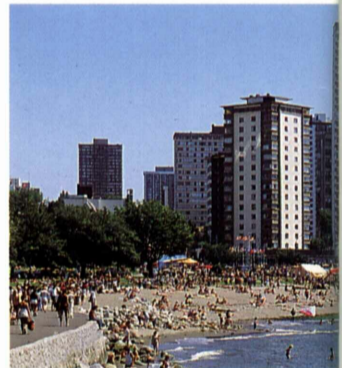
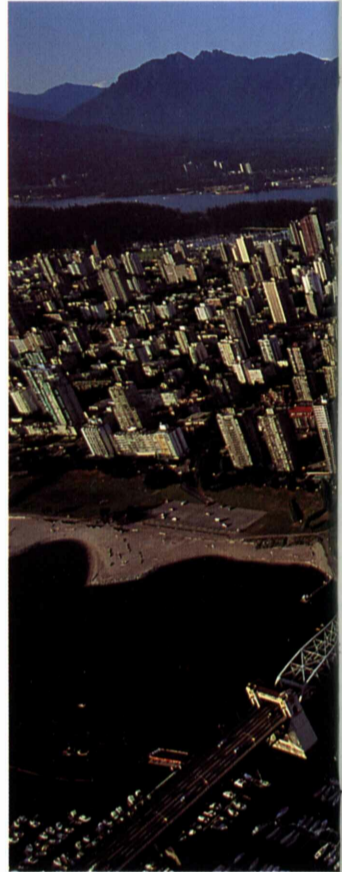
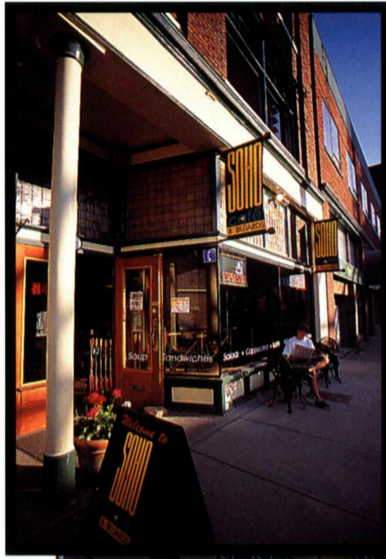
Just around the corner are the trendy New York style restaurants, cappuccino bars, and clothing stores.

An Unbeatable Location

Vancouver, with its relaxed and multi-faceted west coast lifestyle, has long been considered the promised land by Canadians. Nestled at the foot of the majestic Coast Mountains on a sparkling deepwater harbour that is one of the busiest Pacific ports in the Americas, Vancouver's history of trade and immigration has transformed it into a multi-cultural oasis of charm and grace amidst an abundance of natural splendour.

And nowhere is Vancouver's special charm more evident than in historic Yaletown, situated between the former Expo lands on the west side of False Creek and Downtown south, an area it shares with 1188 RICHARDS.

Currently undergoing a commercial and residential renaissance, as professionals from lawyers to computer analysts to fashion designers relocate to the area after rediscovering its unique architectural and cultural character. Yaletown is a new homeowner's



Within walking distance is Stanley Park with its famed beaches, seawall, biking and hiking trails.

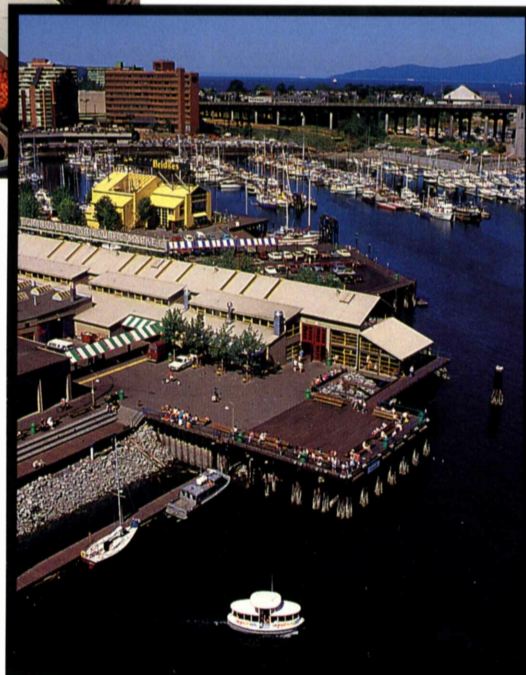
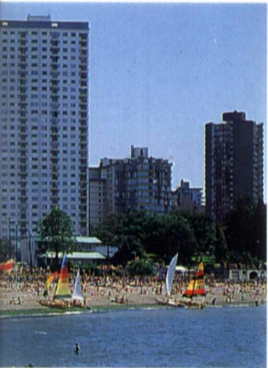


At the strategic corner of Richards and Davie Streets, 1188 RICHARDS is close to the kinds of amenities only a great city like Vancouver can provide.



dream with its trendy restaurants, cappuccino bars and billiard rooms, funky clothing stores and hair stylists – all a cut above the average but as informal and neighbourly as they come.

Your new home at 1188 RICHARDS will be a landmark feature in the Yaletown revival, an integral part of a trend-setting environment. And, if all this stimulation has made you just a bit footsore and you feel the need to commune with nature, you need venture no farther than to your own back yard – the proposed new neighbourhood park is right across the street from 1188 RICHARDS. And you'll never have to mow the lawn.

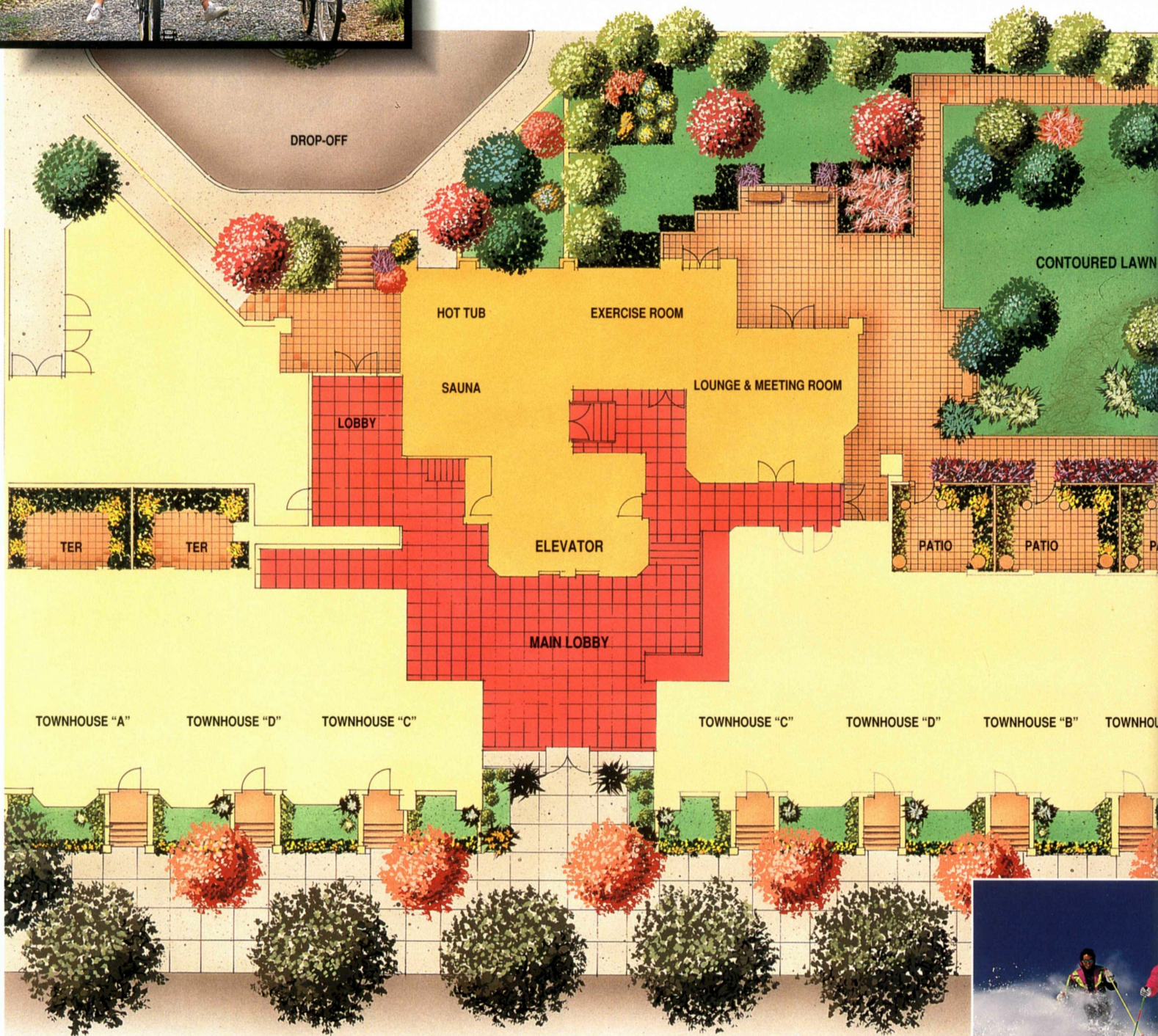


Nearby is Robsonstrasse with its own fresh food market, trendy cafes, boutiques and hair salons.





Take a leisurely bike ride along the seawall or a more challenging ride on the many trails of Stanley Park.



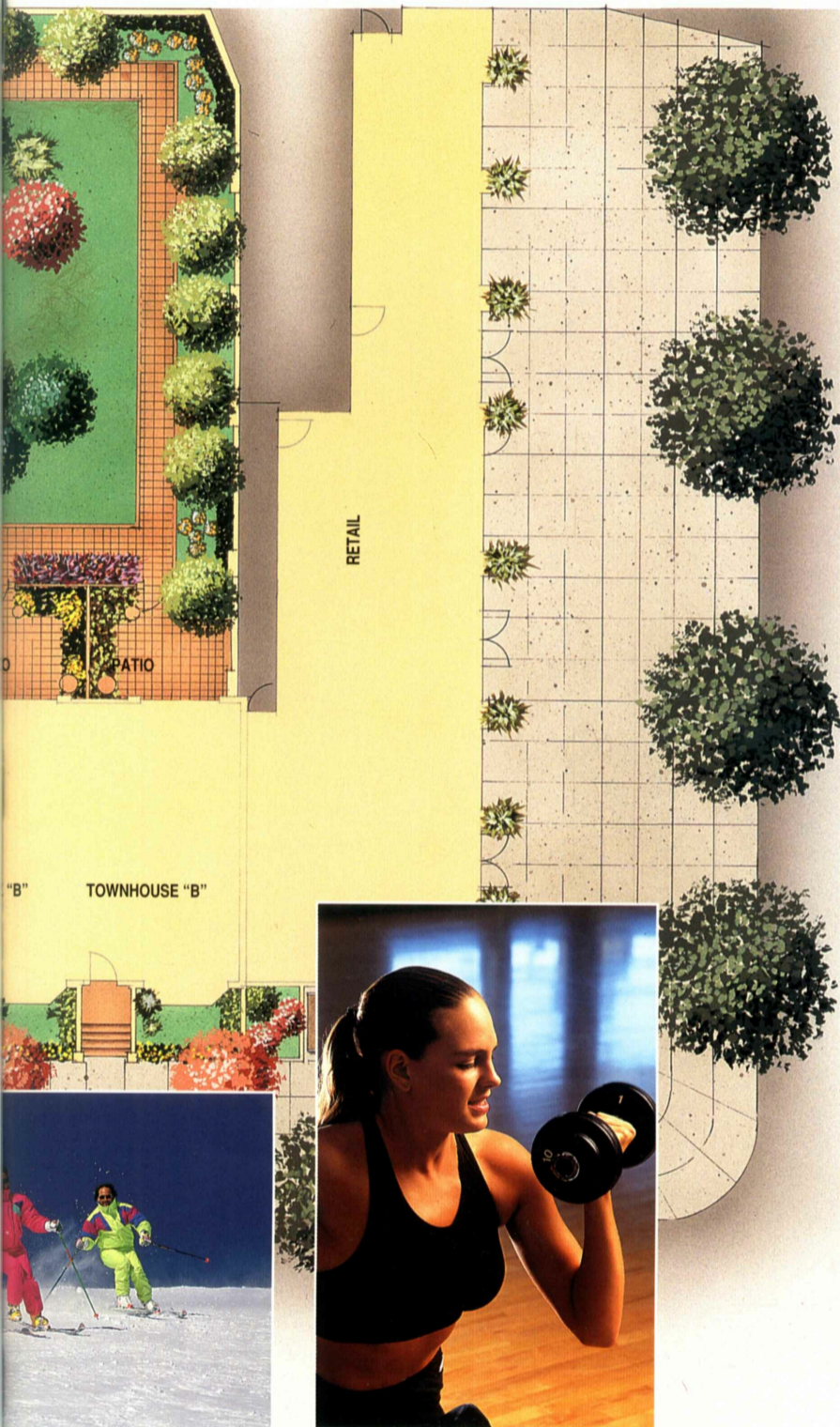
RICHARDS STREET



There are three ski areas within a 30 minute drive; highly-regarded Whistler Mountain is only 90 minutes.



Elevated Terrace Garden : Approx: 5,500 sq. ft.



DAVIE STREET

Every Convenience

Situated directly across from the City of Vancouver's proposed new urban park, 1188 RICHARDS has been designed to appeal to the health and nature-conscious resident, as evidenced by its **ground-floor fitness room with universal gym and elevated terrace garden.**

The more outdoors and sports-minded will find easy access to any particular passion, be it biking, skiing, sailing, golfing, swimming, tennis, hiking or almost any other outdoor activity – so much a part of the natural environment will be your home at 1188 RICHARDS.

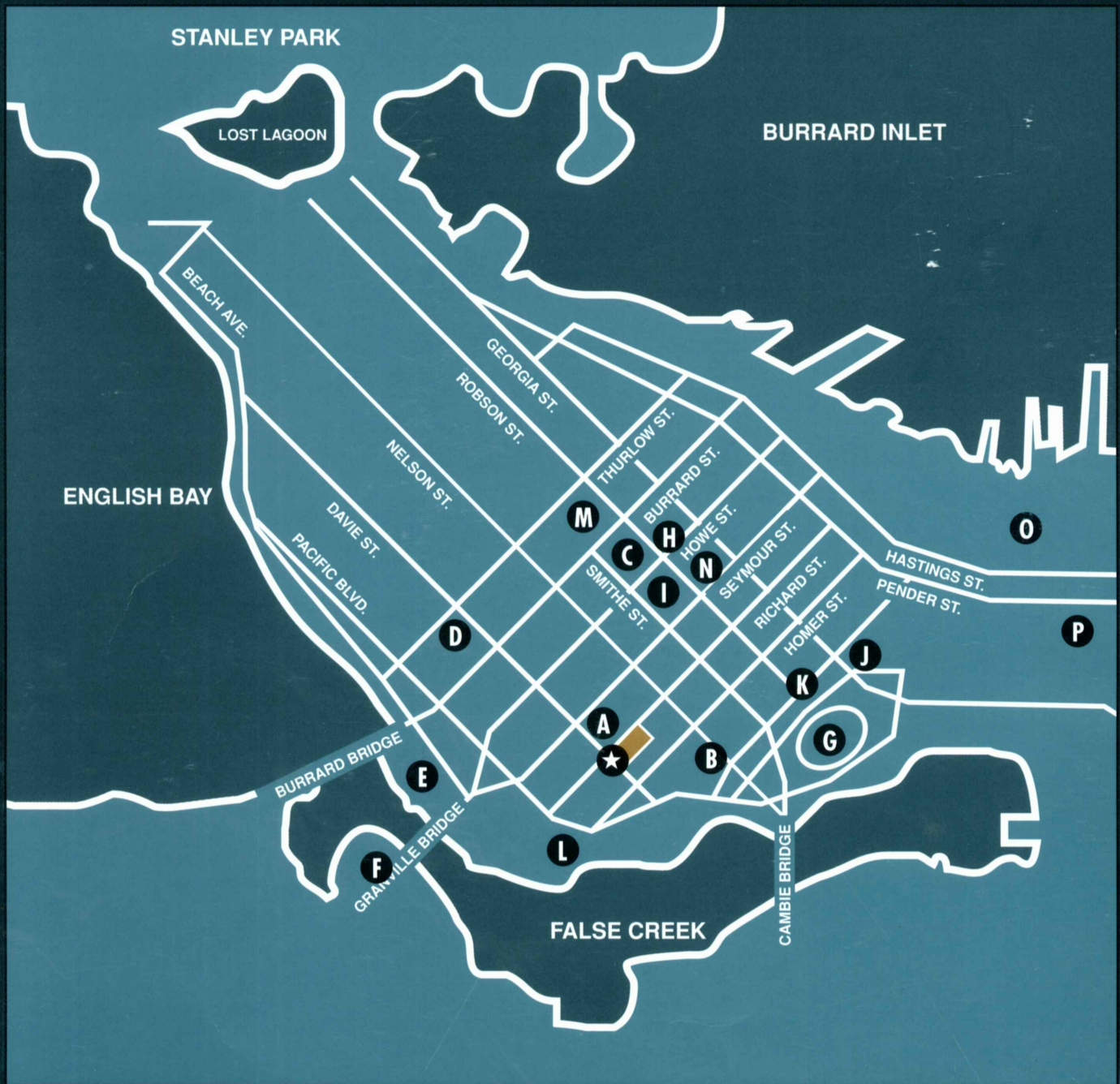
The North Shore Mountains, Stanley Park, English Bay, ferries and sea planes to the Gulf & Vancouver Islands – whatever your destination, it's within minutes of home.

And after a day's travel or workout, you can return home to 1188 RICHARDS and a **muscle-soothing, tension-relieving dip in the jacuzzi or relax in the sauna.**



Tee-off at one of the many nearby golf courses.





★ 1188 RICHARDS

A Proposed City Park

B Yaletown

C Robson Square

D Davie Street Shopping

E Aquabus

F Granville Island Market

G B.C. Place Stadium

H Vancouver Art Gallery

I The Orpheum Theatre

J Queen Elizabeth Theatre

K New Vancouver Public Library

L David Lam Park

M Robson Street Shopping

N Pacific Centre Shopping

O Gastown

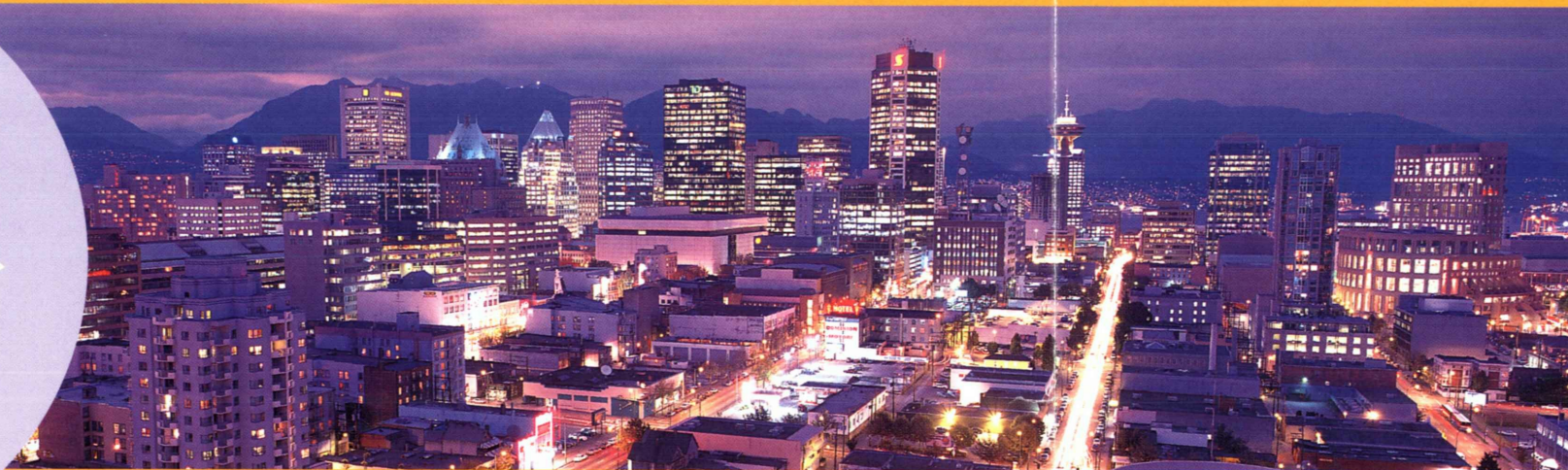
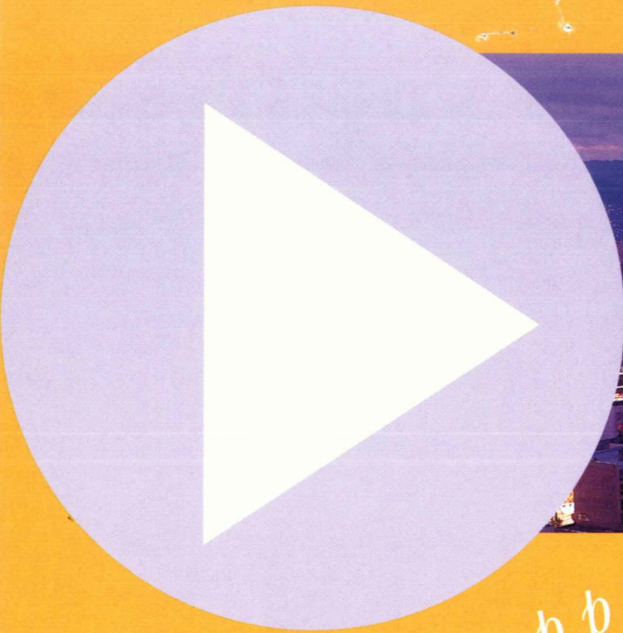
P Chinatown

DEVELOPED BY:
Pacific Columbia Estates Inc.

DEVELOPMENT MANAGER:
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▲ One of the actual views from 1188 Richards.

Casual Luxury. Affordable Living.

1188 Richards offers an incredible selection of one-bedroom, one bedroom plus den and two-bedroom suites, all of them priced within reach of today's new home buyer.

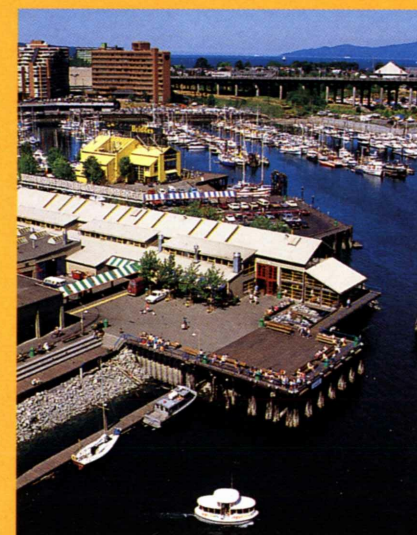
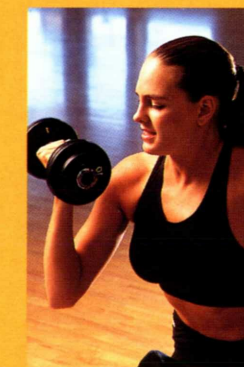
All suites feel bigger and brighter than conventional suites of comparable square footage, thanks to ingenious space saving arrangements and use of natural light. Windows, most of which offer fantastic mountain, water, and city views, have been engineered to be energy efficient and keep sound out, but let the sun shine in.

The more you look, the more you'll know 1188 Richards is a place to call your own.

Choose the good Life.

What's your passion? If you are into biking, walking, roller blading, or jogging, 1188 Richards is moments away from the seawall, linking you to False Creek, English Bay, and Stanley Park.

Not only are all the great shops, restaurants and nightlife of Yaletown at your feet, but a short walk away is the brand new Vancouver Public Library, B.C. Place, G.M. Place, the Orpheum, Ford Theatre, and on and on. Every good night on the town or night at home begins at 1188 Richards.



It's all happening

Right Here!

Located in Yaletown, 1188 Richards stands tall in the residential renaissance that is attracting young professionals with a taste for urban excitement. The area's unique architecture, funky blend of commercial and office space, and proximity to everything that's great about Vancouver all contribute to the coveted Yaletown experience.



SUITE PRICES RANGE FROM

\$108,900 to \$195,900

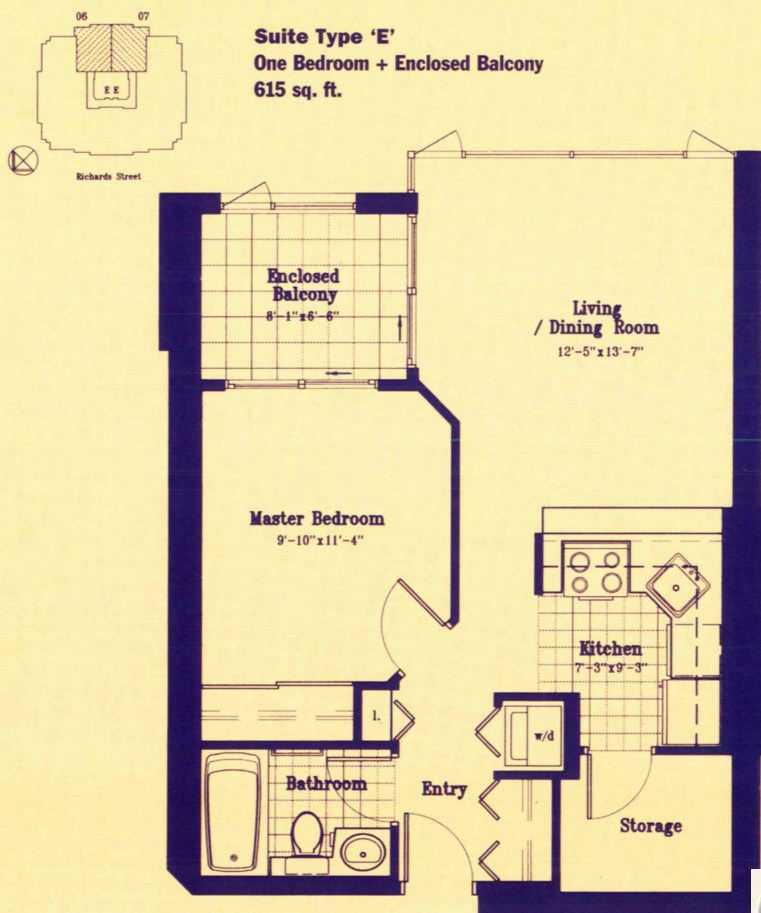
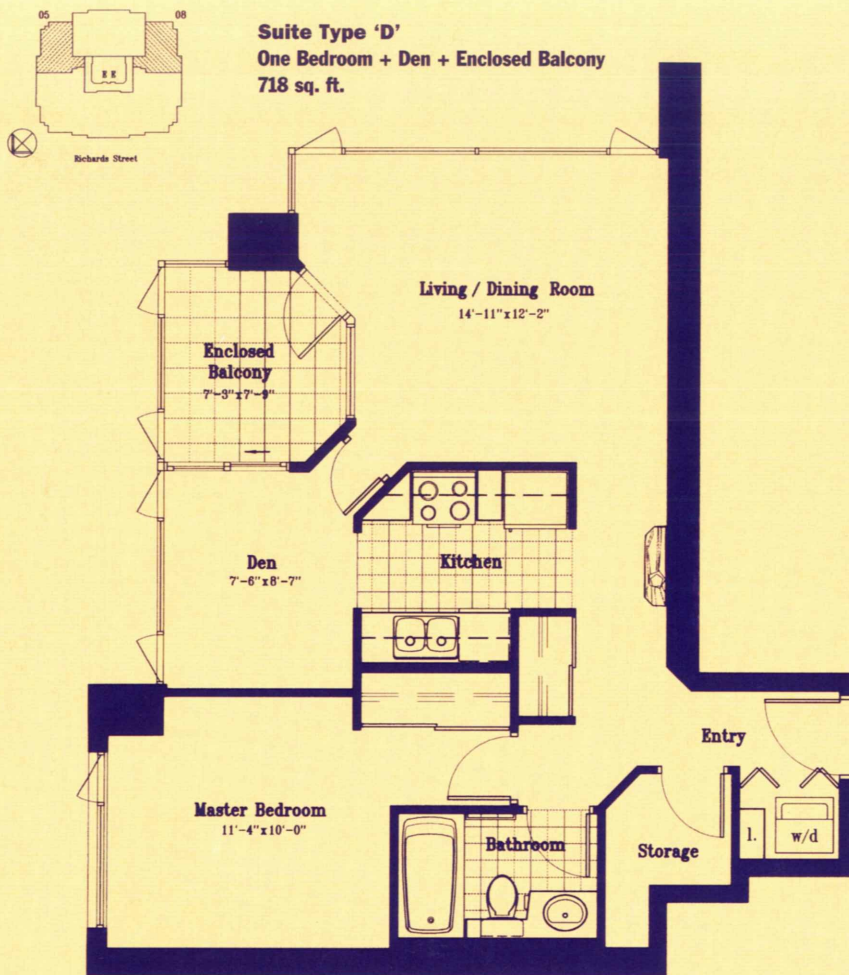
Why rent when you can own?
1188 Richards is the ideal first home
for people who insist on quality.

planned to perfection



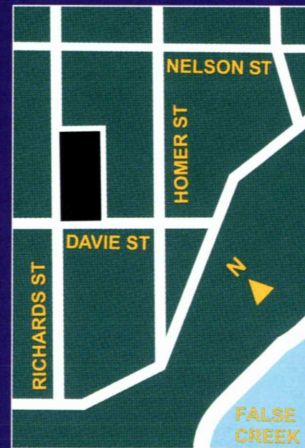
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It All Adds up to an Incredible Opportunity.

- Graciously finished European-style cabinetry with energy efficient appliances
- Luxurious carpeting and designer ceramic tiling
- Fully finished solariums in all suites
- Sweeping water, mountain, and city views
- Lush landscaped garden terrace
- Fitness centre with jacuzzi and sauna
- Controlled underground parking with remote access
- Security video enterphone at both entrances
- All suites pre-wired for personalized security system (if desired)



1188 RICHARDS

Corner of Richards St. and Davie St., Vancouver

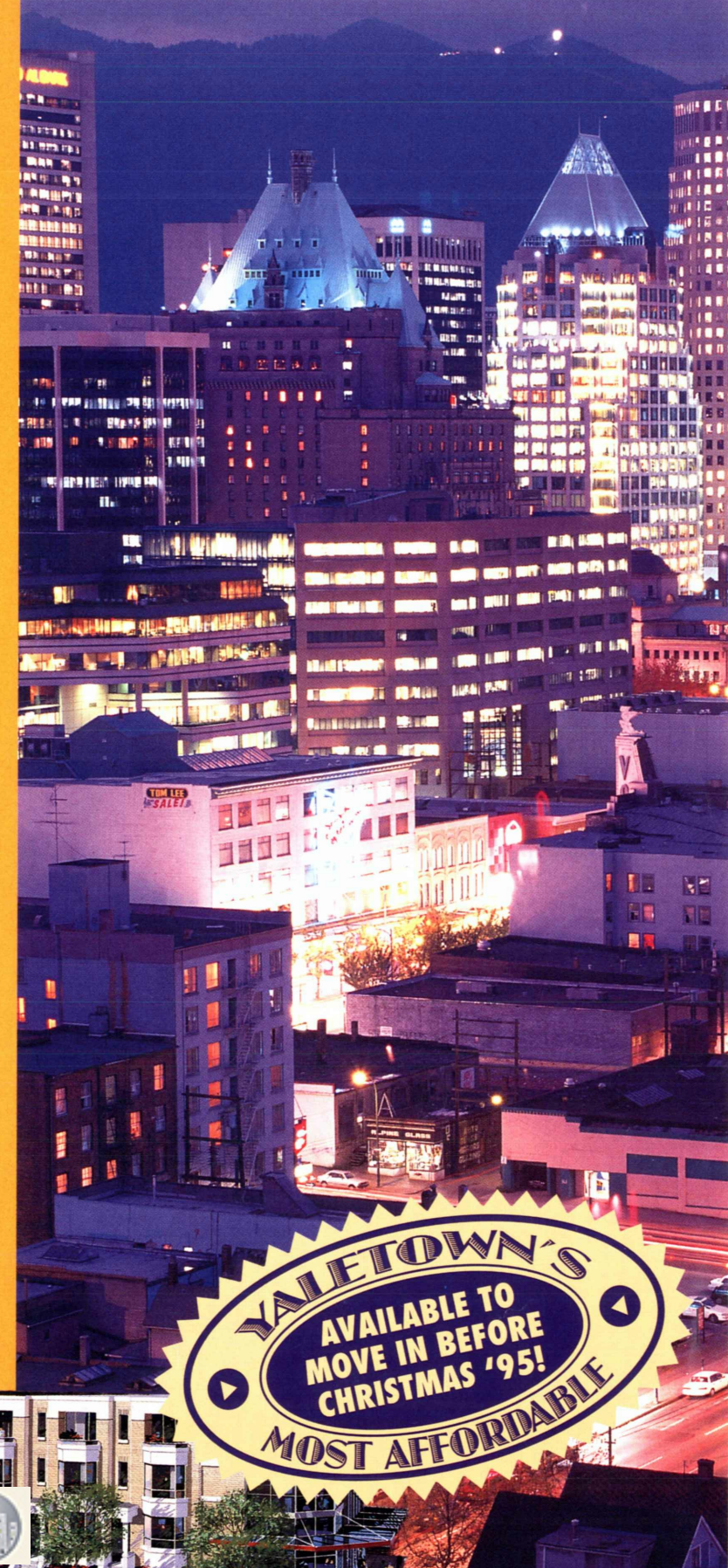
Hyland Turnkey Limited

PRL Pacific Realty Ltd.
688-7056

NEW HOME WARRANTY
Protection is our promise

**URBAN
LIVING
AT A
SUBURBAN
PRICE**

1188 RICHARDS



**VALETOWN'S
AVAILABLE TO
MOVE IN BEFORE
CHRISTMAS '95!
MOST AFFORDABLE**