

COMING SOON



# CHELSEA ESTATES



## Landmark Address.



**9688 Keefer Avenue, Richmond**

### PRESENTATION CENTRE

Re/Max Westcoast Steveston Real Estate

Suite 100 - 12235 No.1 Road, Richmond  
Monday - Friday 9:00am - 5:00pm  
Saturday - Sunday 12:00pm - 5:00pm

**CHESEAUXURY.COM**  
**604.274.7326**

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## Old World Charm. New World Attitude.

Welcome to Chelsea Estates: a premier series of 32 Tudor-style homes of stucco and red brick, with large three-storey townhomes featuring three or four bedroom floor plans, and your own two-car garage.

Here you can prepare a meal for family and friends in your gourmet kitchen, or sink into a soothing bubble bath in your spa-style bathroom. Or take a stroll over manicured lawns to the English-inspired courtyard at the heart of your community. At Chelsea Estates, it's all about the familiar comforts of home.

Your new Chelsea Estates sanctuary sits at the heart of the McLennan area, within walking distance of the very best that Richmond has to offer. Whether it's dining, shopping and entertainment, schools, or the exceptional destinations and natural riches of the Garden City Community Park, you will find a beautiful new way of life in this neighbourhood of boundless energy and exceptional liveability.

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Sales & Marketing by:



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# Chelsea Estates

## Old World Charm, New World Attitude

by Susan M Boyce

**T**here's a touch of Tudor coming to Richmond. A combination of old world charm and new world attitude. And its name is Chelsea Estates.

Ideally located in the heart of Richmond's vibrant and ever-evolving McLennan neighbourhood, Chelsea Estates offers all the sophisticated features you'd expect in a contemporary, urban centre plus the quaint charm of an English village. "This is already proving to be the hottest new address in town," says Jenny Nuce, manager and marketing coordinator. "Even the address - 9688 Keefer - is special because it's considered an extremely lucky number in the Chinese culture."

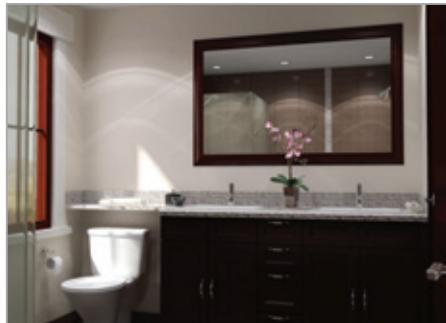
### Meticulous Detailing

From every angle, Chelsea Estates is carefully planned to feel rich, luxurious, and stylish. Outside, you're greeted by steeply gabled rooflines, wrought iron fencing set against the warm, welcoming terra cotta of brick accents, and lush landscaping reminiscent of a European country manor house. "These homes are architecturally designed so they appear to be single family homes clustered around a central courtyard, an integrated part of an existing neighbourhood," Jenny explains.

Inside, kitchens are gourmet with stainless steel appliances; bathrooms include soaker-style tubs, and richly textured porce-

lain tile for a Zen-like tranquility, and every home enjoys the comfort of radiant heating throughout. Two colour schemes ensure you'll find a palette to suit whether you prefer a traditional, quietly refined blend of earth tones or a more avant guard combination of contrasting dark and light tones with eye-catching aqua green highlights for a subtle reminder of the municipality's proximity to the Pacific Ocean.

"We want our homeowners to feel a sense of pride every time they arrive home," Jenny stresses. "That's why we designed Chelsea Estates to be Elegant Development's signature community, a community that showcases our expertise and commitment to quality."



## Convenient Location

Living at Chelsea Estates means you're close to all the amenities you count on. Elementary schools, high schools, and the 21-acre Garden City Community Park are walking distance, Kwantlen University College is just down the street, and for sheer diversity when it comes to retail and dining, it's tough to beat the selection found only minutes away in the heart of Richmond's shopping district. And don't forget the Gateway Theatre, Minoru Park, Richmond

from their home. "One of the ways we achieve this is through our Warranty Resource Program," she explains. "Every homeowner receives a manual covering everything they need to know about their new home. From phone numbers for appliance servicing to codes for the paint colours used, it's all put together in a single, easy to read binder."

Chelsea Estates offers a total of 32 Tudor-style townhomes in a variety of three- and four-bedroom floor plans found at Bridge Street and

Blundell in Richmond. Better hurry, because as one of the few opportunities to own a brand new townhome in this neighbourhood, this opportunity won't last long.

The Chelsea Estates presentation centre opens on November 3rd. After that, stop by for a visit Monday through Friday from 9:00 am to 5:00 pm and weekends from noon to 5:00 pm at 12235 No. 3 Road in Steveston. For more information call 604-274-7326 or you can visit on the web anytime at [www.chelsealuxury.com](http://www.chelsealuxury.com). **nh**

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"This is already proving to be the hottest new address in town."

Jenny Nuce

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Public Library, plus the delectable tastes of fresh produce at the Richmond Public Market are all close at hand.

## A History of Quality

With 15 years of construction expertise already behind them, says marketing/sales coordinator Nina Minhas, Elegant Development is committed to ensuring all homeowners enjoy lasting value and long term satisfaction





## Features

### GRAND IMPRESSIONS

- Centrally located in the McLennan area—a premier location in the heart of Richmond
- An inviting enclave of 32 English Tudor-style townhomes, gracefully designed to complement the natural setting
- Classic Tudor-style exteriors of stucco accented by red brick and dark hardiplank gables
- Professionally designed and richly landscaped grounds
- Stroll quiet treed boulevards and slate patterned walkways, or relax within the English-inspired community courtyard
- The roofs are built to last with 30-year warranty on fiberglass membrane asphalt shingles
- Space for outdoor living in private yards with picket fences (street facing homes) as well as ample decks and patios
- All units have attached two-car garages

### REFINED INTERIORS

- Choose from two designer colour palettes: hip and trendy Soho, or classic and elegant Kensington
- Cozy in-floor radiant hot water heating on all floors
- Oversized windows for an abundance of natural lighting
- Open plans with 9ft ceilings throughout main level
- Rich, thick granite countertops in kitchen, powder room and ensuite
- Quality hardwood laminate and large hand-set tile flooring
- Cozy gas fireplaces with sculpted mantle
- Robust baseboards and door casings throughout, including crown mouldings in all formal areas
- Energy efficient double-glazed vinyl windows and sliding glass doors
- Stylish paneled interior doors with brushed chrome or satin nickel hardware
- Durable and stain-resistant carpeting
- 50 Gallon (US) gas/electric hot water tank

### INDULGENT BATHROOMS

- Granite vanity top with integrated backsplash
- Polished chrome or satin nickel bath fixtures and hardware
- Mosaic ceramic tile surround accents in bath and shower
- Vanity mirror with cosmetic sconce lighting
- Designer-selected, easy-care tiles

### GOURMET KITCHENS

- Black and stainless steel, 21 or 23-cubic-foot, frost-free refrigerator
- Black and stainless steel, self-cleaning gas range
- Quiet, energy efficient dishwasher
- Highly efficient, front-load washer / dryer
- Over the range microwave / hood fan
- Double stainless steel sink
- Polished chrome faucet with pull-out vegetable sprayer
- Full-height ceramic tile backsplash
- 1/3 Horsepower in-sink waste disposal

### PEACE OF MIND

- Pre-wired for in-home security system
- Roughed-in central vacuum system
- Telephone, cable and high speed Internet access available in all rooms
- Third party insurance from National Home Warranty provides:
  - » 2-Year warranty for parts and labour
  - » 5-Year warranty for building envelope
  - » 10-Year warranty for structural defects
- Supplementary Maintenance Operations Program provides:
  - » Documented independent review of maintenance history
  - » Quality assurance reviews of building envelope
  - » Continual construction/maintenance deficiencies reviews
  - » Follow-up to ensure any maintenance issues are addressed
  - » Enhanced property value, comfort and security

### ADDED CONVENIENCE

- A short drive from No. 3 Road's bustling corridor and the new Canada Line south terminal
- Within easy walking distance of the lush 21-acre Garden City Community Park
- Centrally located to shopping, spas, dining and recreation
- From groceries to doctors, nearby malls will perfectly meet your day-to-day needs
- Minutes from nearby golf courses, fitness centres, theatres, swimming pools and forested hiking trails
- A multitude of exceptional schools abound in the area
- Public transportation "at your doorstep"

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### Soho: The New Look of Tradition.

Compare the premium features in these distinctive homes to all others and you will be amazed at how well appointed they are, offering the perfect style to suit your personality. For the young and hip at heart, we present the Soho, an earth-inspired colour scheme of khaki greens, wheat and tan. Entryways contain large marble textured porcelain tiles. Beyond, warm cherry laminate wood floors complement contemporary wheat carpeting. The kitchen décor uses large white porcelain backsplash tiles to enhance the rich green granite countertops. Stainless steel appliances and gleaming chrome fittings contrast beautifully with cherry stained maple cabinets and flat-panel doors. In the main bathroom you will love the hunter green detail on the honey porcelain tile, a perfect match for the luminescent mosaic backsplashes. The master bathroom features travertine marble hinting at charcoal, and glass charcoal mosaic insert tiles around the white tile tub and shower—all glinting under sconce lighting. It's the kind of cool that will never go out of style.

### Kensington: A Touch of Refinement.

If classical and sophisticated is who you are, we have the Kensington, a colour scheme drawn from classy champagnes, creams and rich browns. Hotel-chic linen-look porcelain tiles greet you in the entryway, giving way to chocolate brown laminate flooring and classic cream carpet beyond. Your kitchen exudes style with its espresso bean glazed maple cabinets and raised-panel doors, while hardware, pulls and knobs are gleaming satin nickel. Travertine marble subway-style mosaic backsplashes, granite counters and stainless steel appliances beckon you to gourmet dining experiences with friends and family. The main bathroom is a symphony of textures—the unique leather-style details of the taupe porcelain tile, the reassuring granite backsplashes and countertops. Brown leather textured tiles in the master bathroom enhance the feeling of your own personal spa, perfect for hot relaxing baths at the end of a hectic day.

Whatever your inclination, whatever your personality, Chelsea Estates gives you the best of house-style living to go with the relaxed, carefree lifestyle you deserve.



Here you will have a warm haven for sumptuous meals and entertaining family and friends.



Sink into a soothing bubble bath in your spa-style ensuite.



Generously sized rooms have a seamless, natural flow that easily accommodates furnishings.



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



# CHELSEA ESTATES

## Neighbourhood Map



- SHOPPING
- SCHOOLS
- ENTERTAINMENT
- ARTS & RECREATION
- GOLF COURSE
- PARKS
- HOSPITAL
- CANADA LINE
- HIGHWAY 99 & 91
- CANADA LINE STOP

- 1 Garden City Centre
- 2 Richmond Centre
- 3 Richmond Public Market
- 4 London Plaza
- 5 Ackroyd Plaza
- 6 Lansdowne Centre
- 7 Hong Lok Yuen Food Plaza
- 8 Petcetera
- 9 Real Canadian Superstore
- 10 Parker Place Shopping Centre
- 11 Aberdeen Shopping Centre
- 12 Yaohan Shopping Centre
- 13 Blundell Centre
- 14 Richmond Auto Mall
- 15 IKEA / Home Depot
- 16 Garden City Elementary
- 17 Palmer Secondary
- 18 St. Paul's Private School
- 19 Blundell Elementary
- 20 General Currie Elementary
- 21 Richmond Secondary
- 22 A.R. MacNeill Secondary
- 23 Henry Anderson École Élémentaire
- 24 William Cook Elementary
- 25 Kwantlen University College
- 26 Richmond Int'l High School and College
- 27 Cambie Secondary
- 28 Gateway Theatre
- 29 Richmond Centre 6 Theatre
- 30 Great Canadian Casino
- 31 City Hall
- 32 Richmond Public Library
- 33 Richmond Cultural Centre
- 34 Minoru Aquatic Centre
- 35 Minoru Arena
- 36 Richmond Olympic Oval Site
- 37 Quilchena Golf and Country Club
- 38 Mylora Golf Course
- 39 Country Meadows Golf Course
- 40 Savage Creek Golf and Driving Range
- 41 Green Acres Golf Course
- 42 Langara Golf Course
- 43 Marine Drive Golf Course
- 44 McCleery Golf Course

## Chelsea Estates Richmond Townhomes



Set amid manicured lawns and an English inspired courtyard, these 32 Tudor style townhomes are situated at Garden City and Blundell in one of Richmond's most popular neighbourhoods - McLennan. Offering a choice of two or three storey living, the Chelsea Estates Townhomes in Richmond are three and four bedroom homes featuring gourmet kitchens with full stainless steel appliance package and granite counters, radiant hot water heating on all levels, and a location that's walking distance to the new 21-acre Garden City Community Park, Richmond Centre, schools, restaurants, and a vast array of city amenities in the town centre. The Chelsea Richmond Estate Townhomes sales centre will celebrate its grand opening on October 20th, but in the meantime for more information and to priority register call 604.274.7326 or visit [www.chelsealuxury.com](http://www.chelsealuxury.com).

### The Richmond Chelsea Estates Are Here!

After a year of planning, the pre-construction Chelsea Estates homes are now selling in the Richmond BC real estate market. The grand opening event is on now with the best selection of fabulous, spacious pre-construction Richmond BC homes that are priced to sell! A landmark Address between Keefer Ave and Blundell Ave in Bridge St and No. 4 Road in the bustling and eclectic city of Richmond BC. The presentation centre for the pre-sale Chelsea Estates townhomes in Richmond BC real estate market is located at Unit #6 - 9688 Keefer Ave and is open Mon through Thurs from 12 to 4pm as well as Saturday and Sun from 12 to 4pm. They are closed on Fridays. Visit [www.chelsealuxury.com](http://www.chelsealuxury.com) or call 604.338.3008 for more details about these preconstruction Richmond BC townhomes at Chelsea Estates townhouses today. Old World Charm with New World Attitude is their catch phrase. Chelsea Estates Richmond BC real estate: a premier series of 32 Tudor style homes of stucco and red brick, with large three storey townhomes featuring three or four bedroom floor plans, and your own two car garage. It's all about the familiar comforts of home here at Chelsea Estates Richmond BC townhomes. As a home owner, prepare a savoury meal in your gourmet kitchen, or sink into a soothing bubble bath in your spa style bathroom. Whether it's dining, shopping, schools, or parks, your new sanctuary at the

Chelsea Estates Richmond townhomes for sale sits within walking distance of the very best that Richmond real estate had to offer. You will discover a beautiful new lifestyle in this neighbourhood of boundless energy and liveability here in the Richmond BC real estate market. Great floorplans are now available at Chelsea Estates Richmond townhomes for sale and are priced from \$499, 900. Located in the McLennan neighbourhood of Richmond BC real estate, the Chelsea Estates townhomes are at 9688 Keefer Avenue while the presentation centre is found at 12235 No. 3 Road in Steveston. Tudor style homes in a variety of three and four bedroom designed to look like single family homes clustered around a central courtyard. Gourmet kitchens with stainless steel appliances, Zen inspired bathrooms with soaker tubs, plus radiant heating throughout are presented at the Richmond Chelsea Estates townhouses now being constructed. Elementary schools, high schools, and the 21 acre Garden City Community Park are walking distance to Chelsea Estates Richmond real estate development and Kwantlen University College is just down the street as is Richmond's shopping district. Gateway Theatre, Minoru Park and Richmond Public Library are close at hand.

## **Chelsea Estates Richmond Homes - Save Over \$50, 000 Now!**

Spring blowout event on now at the Richmond Chelsea Estates townhomes and single family homes for sale plus the GST is included with your purchase for a limited time only! Old World Charm with a New World Attitude is their marketing catch phrase for the new pre-construction Richmond Chelsea Estates homes for sale. Chelsea Estates according to their print ad: a premier series of 32 Tudor style Richmond homes for sale with exteriors of stucco and red brick with large three storey Richmond townhomes for sale featuring 3 or 4 bedroom floorplans in addition to cozy in floor radiant hot water heating throughout the homes and your very own two car garage for convenience and value. In addition, it's all about the familiar comforts of a new Richmond home here at the Chelsea Estates real estate development. Prepare a savoury meal every day in your gourmet kitchen, or sink into a soothing bath in your spa style bathrooms here at the new Chelsea Estates Richmond townhomes for sale. Whether it's dining, shopping, parks, or schools, your new sanctuary at the Chelsea Estates Richmond real estate development of luxurious family style townhouses sits within walking distance to all that the city has to offer. You will discover a beautiful new lifestyle in this Chelsea Estates Richmond townhome neighbourhood of boundless energy and liveability.

Great floorplans available now from \$458,800. Contact Clayton or Lynn for more information or just visit the Richmond Chselea Estates townhome presentation centre located at 9688 Keefer Avenue. Chelsealuxury.com.