



## ABOUT MONTGOMERY TOWNHOMES

Close to everything, far from ordinary: 27 new luxury townhomes for sale in Vancouver, BC's prestigious Oakridge neighbourhood. These one and three-bedroom townhouses place you a short trip from downtown, Richmond, YVR, and UBC both by car and Skytrain. Cherish the high-end finishing, cherish the space, and cherish the chance to bring your family to a home in Vancouver's Westside.

## NEWS

### Architectural Inspiration

Montgomery Townhomes are architecturally expressed as an Arts and Crafts design borrowed from the neighbouring single family communities. This is a particularly relevant style as it is one of the preferred styles in the architectural development of Vancouver.

[Read more >>](#)

### Demolition Is Underway

Demolition of the old Kabalarian building is currently underway.

[Read more >>](#)



DISPLAY SUITE OPEN  
SUMMER 2011

[Register Now >>](#)

LIKE US ON FACEBOOK

 15 likes. 注册 to see what your friends like.

## UPDATES & NEWS

### Archive

January 18, 2011

[Architectural Inspiration](#)

January 11, 2011

[Demolition Is Underway](#)

Posted on January 18, 2011

### Architectural Inspiration

Montgomery Townhomes are architecturally expressed as an Arts and Crafts design borrowed from the neighbouring single family communities. This is a particularly relevant style as it is one of the preferred styles in the architectural development of Vancouver. Being directly across Oak St from a Tudor townhouse project and with another further south, it is our goal to bring variety and appropriate scale to the area that is consistent with the architectural traditions of Vancouver.

Arts and Crafts is a coherent mix of roof slopes and volumes, entry porches and landscape treatments that rely heavily on the textures and qualities of materials that are consistent with the style's well established tradition of form. Our chosen pallet of materials are very typical of this style: textured brick chimneys, stained wood sidewall shingles, stained fascias and window trims, divided windows, window boxes and robust wood railings. Further refinement to the Arts and Crafts style are in the cut detailed fascia tails, timber entry porches and brick bases that help integrate the entry porches as well as the buildings as a whole into the landscape.

The landscape is lushly planted to give residents privacy and a sense of living in a garden. The brick bases of the entry porches is typical of the Arts and Crafts style such as Greene and Greenes' famous [Gamble House](#) in Pasadena. This treatment is further integrated into the garden's structure.

Jim Bussey

[Formwerks Architectural](#)



[<< Previous Article](#)

## UPDATES & NEWS

### Archive

January 18, 2011

[Architectural Inspiration](#)

January 11, 2011

[Demolition Is Underway](#)

Posted on January 11, 2011

### Demolition Is Underway

Demolition of the old Kabalarian building is currently underway. This will be complete in a few weeks and construction will start soon after. Stay tuned for more updates.



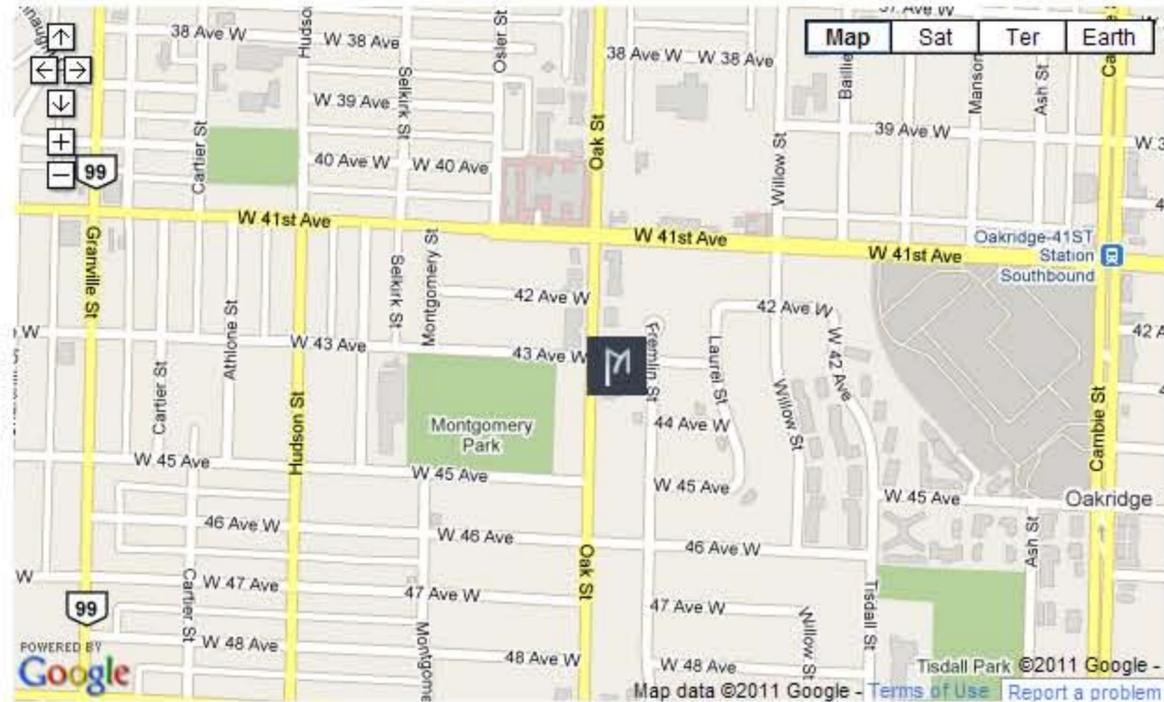
[Next Article >>](#)



## LOCATION

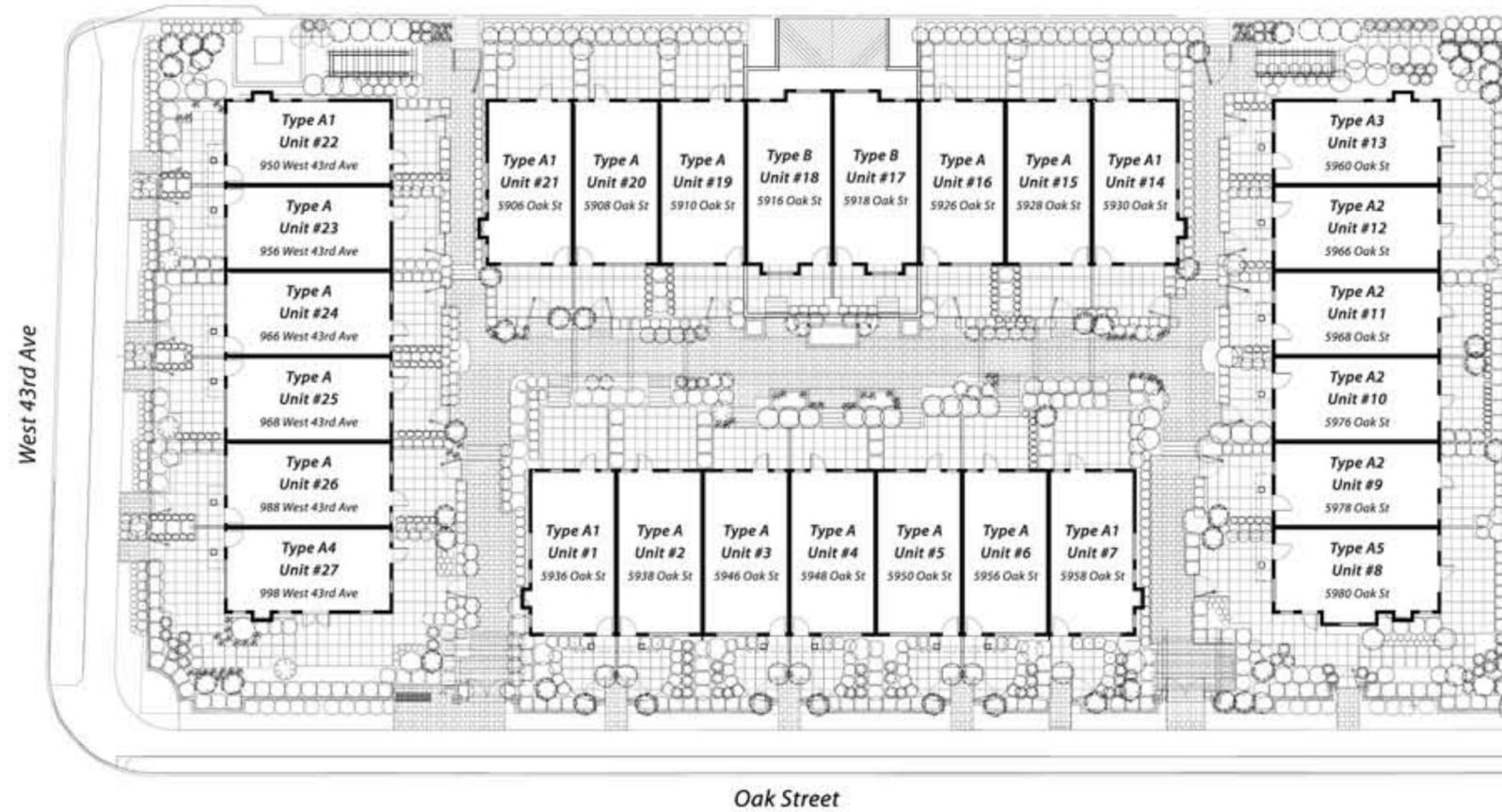
### *Live for the city, not the commute.*

Minutes from downtown, Richmond and YVR — Montgomery Townhomes gives you the ability to live near everything you want, and still have the space to raise a family. Located in the safe and distinguished Oakridge neighbourhood, these townhomes put you within easy walking distance from good schools, Oakridge Mall and Montgomery Park. The space you need; the location you want.



## FLOOR PLANS

*Not a detail was spared.*



Indicates this property has sold



Indicates this property is under contract

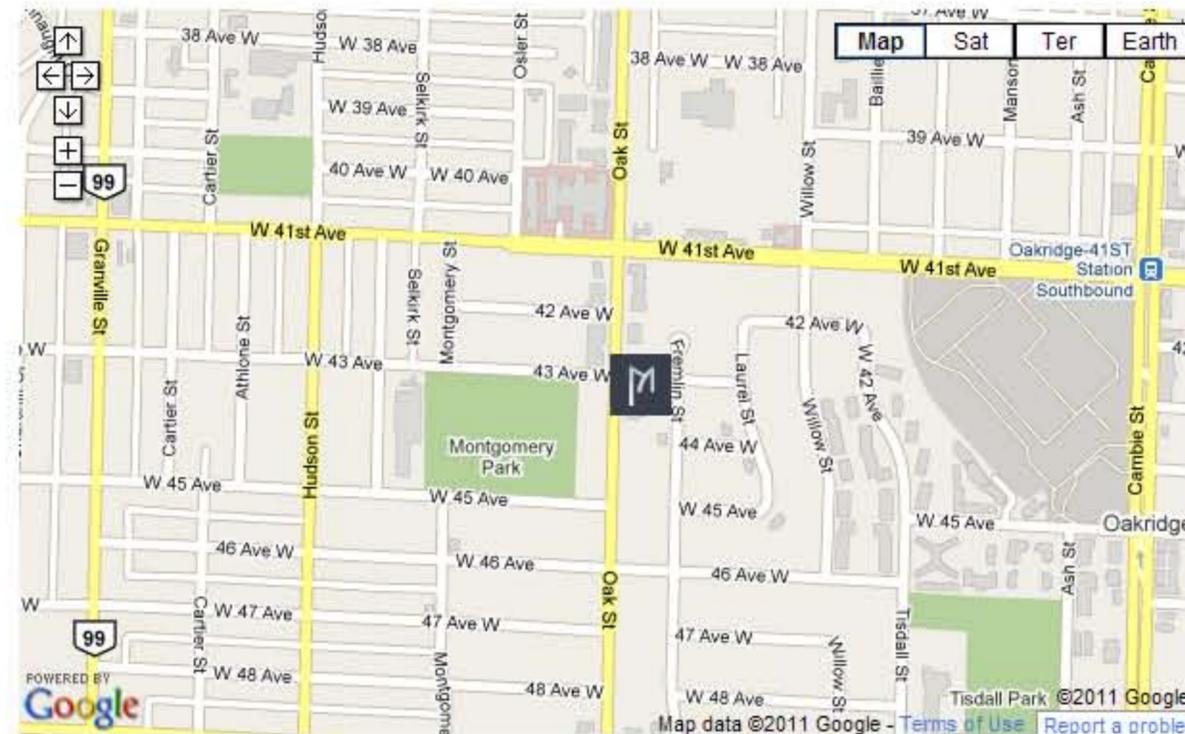


[Download all floor plans >>](#)

## CONTACT US

*Drop by the showroom sometime. We'd love to meet you.*

Our display suite will be opening in summer 2011. In the meantime, you're welcome to email us at [info@montgomerytownhomes.ca](mailto:info@montgomerytownhomes.ca) with any questions regarding Montgomery Townhomes.



## THE TEAM

*Any good development team is only as strong as its supporting cast.*



### Listraor

Listraor is the owner, developer and builder of Montgomery Homes. For the last ten years Listraor has been building multi-family townhouse projects in Vancouver and Burnaby. Most recently, Listraor completed Carrington at Oak and 45th Ave.

Architect: [Formwerks Architectural](#)

Formwerks designs high-end single and multi-family homes in Vancouver. This is Listraor's fourth project with Formwerks.

Landscape Architect: [Damon Oriente](#)

Structural Engineer: [John Bryson and Partners](#)

Electrical Engineer: [DF and Associates](#)

Mechanical Engineer: [Stantec](#)

Code: [GHL Consultants](#)

Envelope: [Aqua-Coast Engineering](#)

Geotechnical Engineer: [Geopacific Consultants](#)



# MONTGOMERY 43rd Avenue and Oak Street, Vancouver by Listraor Group

Listraor Group designed its Montgomery project to fit in with single-family homes in the area **Barbara Gunn**

Sun

*Saturday, January, 21, 2012*



PHOTOS BY JENELLE SCHNEIDER/ PNG



## MONTGOMERY

Project location: 43rd Avenue and Oak Street,  
Vancouver

Project size: 27 one-and three-bed-room town houses

Residence size: 828 - 1,788 sq. ft.

Price: \$619,900 - \$1,216,900

Developer: Lистраor Group

Architect: Formwerks

Interior design: Sarita Sidhu

Sales centre: 956 West 43rd Ave.

Hours: noon - 5 p.m., Sat - Thurs

Website: [www.montgomerytown-homes.com](http://www.montgomerytown-homes.com)

Email: [info@montgomerytownhomes.com](mailto:info@montgomerytownhomes.com)

Telephone: 604-839-3871

Occupancy: Summer 2012

Davy Yau and his family will be taking up residence in a new townhouse in the coming months, but in some ways, they'll be staying right at home. Yau, his wife and two daughters will be relocating from the recently constructed Carrington townhouse project at 45th Avenue and Oak Street to the Montgomery project just two blocks north and on the other side of Oak. They'll not only be staying in the neighbourhood, they'll also be sticking with a familiar developer. The Lистраor Group built their current home and is in the process of building their next.

"The fact that I have lived in one project by Lистраor has added to my confidence about my new home," says Yau, the assistant director of a custom cabinet manufacturer in Burnaby.



Main living areas in the Montgomery development feature nine-foot ceilings, gas fireplaces and hardwood floors.

Photograph by: Jenelle Schneider, PNG,  
Vancouver Sun



Main living areas have nine-foot ceilings, gas fireplaces and hardwood floors, and kitchens are fitted with stone counters, glass tile backsplashes and Fisher Paykel appliance packages.

Homes feature one of two colour schemes, hues that are reflected in the cabinetry, the flooring and the countertops.



Yau, whose new residence will be some 400 square feet bigger than his current home - and with an additional bedroom and den - says the two projects have more in common than just a developer and locations.

"[Both are] built to fit the modern lifestyle, have a good use of space, as well, [and] attention to detail," says Yau, who has lived in his 1,100-square-foot Carrington residence for about two and a half years.

The Carrington and Montgomery townhouses are similar in number - 30 and 27, respectively - and both are designed to reflect the architectural look and character of existing detached homes in the Oakridge neighbourhood, notes Listraor president Craig Rowland.

The latter, which is named for the nearby Montgomery Park and is rising on the one-time site of the Kabalarian Centre, is clad in stained cedar shingles with heavy timber entrances, sloping roofs and dormers. "All of these elements serve to provide a warm, welcoming, traditional residential feel," Rowland says, adding that "the interiors, with their large windows and doors leading to patios, are bright and contemporary."

Yau is fond of the neighbourhood - it's convenient, safe and friendly, he says - and Rowland says he is certainly not alone.

"We are building here because we know people love the neighbourhood," he says, noting that Listraor has acquired another property in the immediate area - this one, at 46th Avenue and Oak - and will begin construction there in a year. "The location is close to schools, parks, Oakridge, transit, the airport, UBC and down-town ... Carrington sold out in the thick of the economic downturn. People understand the value of the neighbourhood....It is the kind of place where you would like to walk your dog and visit with your neighbours."

Several plans are on offer for the Montgomery homes, which have either one or three bedrooms. At almost 1,600 square feet, the smartly decorated show home on 43rd Avenue is one of the largest units in the complex,



Kitchens in the development have stone counters and glass tile backsplashes. Each unit comes in one or two colour schemes, which are reflected in the cabinetry, the flooring and the countertops. Gas fireplaces are standard.



The Kitchens in the Montgomery

containing three good-sized bed-rooms and three bathrooms, as well as a second-level den and a lower-level space that might be used for what-ever suits the occupants' needs: Per-haps a games room, a movie room, an exercise room or a play room. Like the majority of homes - the one-bed-room units being the exception - its two underground side-by-side parking stalls will be accessed directly through that lower level.

The Montgomery townhouses will have front and back doors and private outdoor spaces with built-in gas barbecue hookups, and the majority will have views of a landscaped inner courtyard. Unlike Carrington down the road, Montgomery also features master suites on the top levels of each home, private sanctuaries of sorts that are fitted with walk-in closets, ensuite bathrooms and roof decks.

Montgomery sales man-ager Patricia Lok says that 12 of the 27 homes have now sold, and to a variety of buyers.

"We have families, some couples, some downsizers," Lok says. "We have people from Richmond, as well as people from the area ... A lot of people who [have been] looking at single-family homes on the west side are feeling like they're actually get-ting more space in a town house like this. Maybe they've been looking at a two-bedroom bungalow, or an older home that needs renovations."

Listraor's Rowland, who has a background in both architecture and city planning, agrees that Montgomery, and Carrington before it, exemplify the type of multi-family housing being targeted by Vancouver's "densification" initiatives, while fitting in esthetically with the single-family feel of the larger neighbourhood.

In addition, he says, the projects provide "the benefits of ground-oriented single-family living, with-out the maintenance associated with single-family ownership."

The draws of Montgomery, of course, certainly aren't lost on the likes of Davy Yau, whose address will be tweaked ever so slightly in the months ahead.

And the fact that he's a repeat Listraor buyer translates into only good news for the president of the family-owned company.

development feature fisher Paykel appliances.



The show home features a lower-level space that could be used as a family, games or media room.



I has tree generously sized bedrooms, including the master suite, which takes up the entire top floor.



Says Rowland: "It is always pleasing to us when one of our customers buys another of our homes."

© Copyright (c) The Vancouver Sun





**MONTGOMERY**  
ESTATES

Located at Oak and 43rd Avenue in Vancouver's prestigious Oakridge neighbourhood, Montgomery Estates is now accepting priority registration. These 31 exclusive townhomes feature a choice of two bedroom plus den/flex-space or three bedroom floorplans, all with private two-car garage. Mix and match all finishing details of two exciting colour schemes to fully customize your Montgomery Estates Home in Oakridge Vancouver. Montgomery Estates backs onto the Montgomery Park, so it is extremely quiet, yet you're still only a couple of blocks away from Oakridge Town Centre and Sir William Osler, one of Vancouver's most well respected elementary schools. Be sure to priority register early for this rare opportunity by calling 604.577.1018 or visit the sales centre situated in the New Home Gallery at 1819 Quebec Street (at the corner of 2nd Avenue) in Vancouver and open noon to 5pm daily except Fridays. You can also visit [www.montgomeryliving.ca](http://www.montgomeryliving.ca) for more information about the Montgomery Estates townhomes in Vancouver.



# Craftsman Style Vancouver Homes at The Montgomery Oakridge Townhome Project by Listraor - Boutique Montgomery Vancouver Westside Townhouses



## The Oakridge Montgomery Vancouver Townhomes

A new boutique enclave of high-end Vancouver townhomes are making their way to the Oakridge neighbourhood. Brought to you by well established and boutique builder, Listraor, here is your advanced peak at the new pre-construction Vancouver real estate offering at the Oakridge Montgomery townhomes for sale. The fully finished display home will be available for viewing as of Summer 2011, but in the meantime, you can visit their website to register your advanced interest for the Listraor Montgomery Vancouver townhomes. Following the huge success of Carrington Vancouver Oakridge townhomes at 45th and Oak Street, Listraor embarks on a new boutique project that will offer only 27 opportunities to homebuyers. These luxury Westside Vancouver Oakridge townhomes at The Montgomery will be situated in the safe, secure, and established Oakridge neighbourhood and will feature one and three bedroom townhouses. Just minutes away from Richmond, the airport, downtown Vancouver and even UBC by Skytrain, public



transportation or by car, the centrally located Westside Vancouver Montgomery Oakridge townhomes for sale will be an ideal place for you to call home. Perfect for growing families as well as couples, these spacious Oakridge Vancouver Montgomery townhouses for sale will feature high-end finishes, lots of storage space, bright and airy rooms and the best that Westside Vancouver real estate market has to offer. Best of all is that they are being built by Vancouver's premier developers in Listraor, with a long list of highly successful high-end projects in the city. Welcome to the Montgomery Vancouver townhomes in Oakridge. Please visit [www.montgomerytownhomes.com](http://www.montgomerytownhomes.com) to register your interest and to get advanced preview information as it becomes available for the Summer 2011 launch of the display suite.

The starting price points have been released for these new Vancouver homes. The one bedroom and den units at 828 square feet are priced from \$619,900 + HST tax. As well, the three bedroom and den and family room floor plans are priced from \$1,020,900 + HST and these are approximately 1,635 square feet.

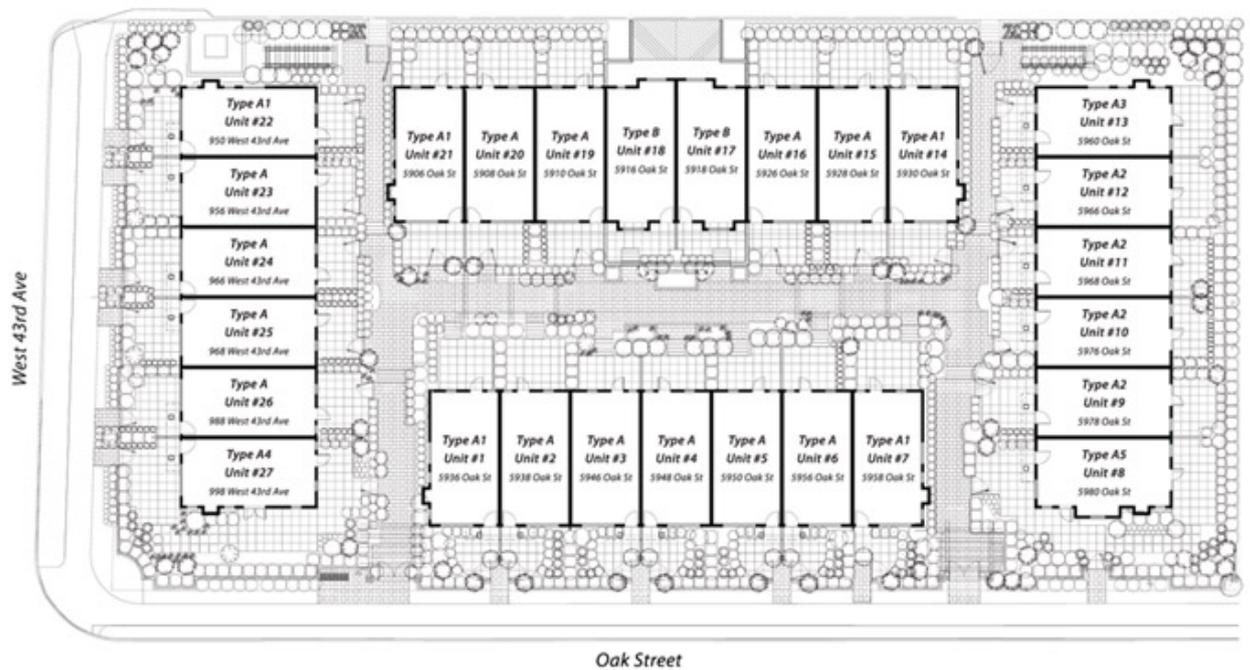


## The Team at the Presales Vancouver Montgomery Townhomes

As with any new project in Westside Vancouver real estate market, homebuyers are keen to find out more information regarding the development



and marketing team behind the community. Here at the Oakridge Montgomery Vancouver townhomes for sale, homebuyers will be pleased to find out that the builder and developer is Lистраor. The architect for the Craftsman style Vancouver Westside homes is by Formwerks Architectural, one of the leading edge architectural firms in the city. The landscape architect for the new Vancouver Montgomery townhomes is Damon Oriente and the geotechnical engineer is by Geopacific Consultants. The envelope will be taken care of by Aqua Coast Engineering and the code is by GHJ Consultants. The mechanical engineer for the presales Vancouver Montgomery Townhomes by Lистраor will be Stantec while the electrical engineer is DF and Associates. Last but not least is the structural engineers at John Bryson and Partners. Demolition is already underway and construction will start this spring. As of Summer 2011, the display home will be available for viewing by prospective homebuyers. The architectural drawings are already online including renderings of both the back and front of these Craftsman style Vancouver Westside homes for sale. The Oakridge neighbourhood is an ideal place for couples and families and is within walking distance to Oakridge Mall and Montgomery Park.



## UNIT TYPE A - THREE BEDROOMS & THREE BATHROOMS

Unit # 2, 3, 4, 5, 6, 15, 16, 19, 20, 23, 24, 25 & 26

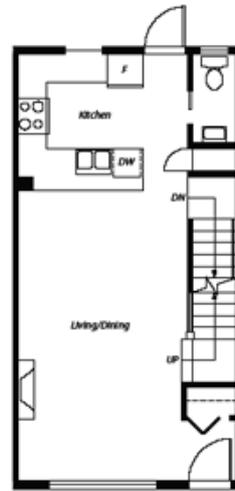


### Total Floor Area

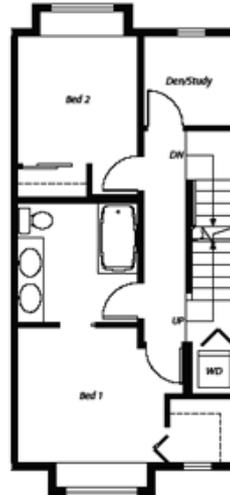
1488 - 1766 sq/ft

### Unit Features

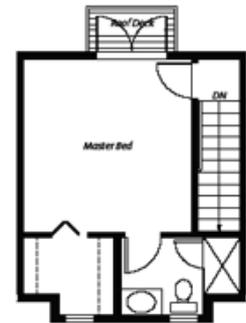
- Powder room on main floor
- Gas BBQ hookup
- Prewired for alarm, cable, telephone and ethernet
- Private patio
- Private roof deck
- Den/study room
- Hardwood on ground floor
- High end finishes
- Basement with direct access to underground parking
- Two parking spaces



Ground Level



Level 2



Level 3

Unit Type A is a 3 bedroom and 3.5 bathroom floorplan at the luxury Vancouver homes at Montgomery Oakridge real estate development. The total floor area over 3 levels is 1488 to 1766 square feet depending on the unit and the layout is 3 levels. Floorplan A at Montgomery Vancouver luxury homes for sale features a powder room on the main floor as well as gas BBQ hookup on the deck in addition to pre-wiring for Ethernet internet, telephone, cable and alarm system. There is a private roof top deck as well as a private patio on the ground floor and residents can enjoy an extra study/den space. Two parking spaces are featured at the Unit Type A at the boutique Montgomery Vancouver luxury homes for sale that has a basement with direct access to underground parking in addition to high end finishes such as hardwood on the ground level and a gourmet kitchen. The variation of this layout is Floorplan A1 which is between 1463 and 1778 square feet. Both have the main living and dining areas as well as the kitchen on the main floor of these Montgomery Vancouver luxury homes for sale and the second level as two bedrooms, two baths, laundry closet and an extra den/study area. The top floor of these new luxury Vancouver Montgomery home plans features the master ensuite with spacious bedroom, walk in closet and full bathroom. Unit Floor Plan A2 is also slightly different at 1559 square feet.

Unit Type A3 is of similar layout with 3.5 bathrooms and three spacious bedrooms all over 1786 square feet (with an extra basement level). It's



a corner unit and so is Unit Floor Plan A4 which is approximately 1718 sqft. The last 'A' Floor Plan at the Oakridge Montgomery Vancouver luxury homes for sale is A4 which is 1743 square footage, again a great corner suite. The last boutique Vancouver Montgomery floor plans are those of the 2 level townhomes which is 1 bedroom and 1.5 baths at 828 square feet. Each of these two units has 1 underground parking space and an extra den/study off of the kitchen area.

**UNIT TYPE B - ONE BEDROOM & TWO BATHROOMS**  
*Unit # 17 & 18*



**Total Floor Area**

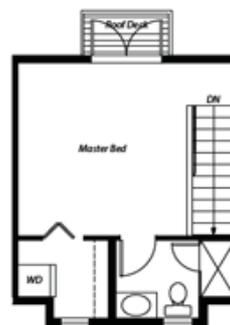
846 sq/ft

**Unit Features**

- Powder room on main floor
- Gas BBQ hookup
- Prewired for alarm, cable, telephone and ethernet
- Private patio
- Private roof deck
- Den/study room
- Hardwood on ground floor
- High end finishes
- One parking space



Main Level



Level 2

## The Floor Plans at Montgomery by Listraor

The draft floorplans at this Westside Vancouver real estate development are now online and ready for homebuyers to review. The first is a corner unit which is threelevels with the living and dining room on the ground floor (511 sf) with fireplace, U shaped kitchen, powder room and a second floor at 542 sf with 2 bedrooms and a den plus two bathrooms and laundry room. The top floor is 303 sf and features the master bedroom, roof deck, master ensuite with shower and walk in closet. The middle unit townhomes at the Montgomery Vancouver Oakridge real estate development features a ground floor of 499 sf with similar layout as well as a second floor at 525 square feet, but this one with a larger second bedroom with walk in closet and only 1 bathroom on this level with double vanities and soaker tub. The top floor is the same with the master enclave. The Type B Montgomery Oakridge townhome floorplans are two level units with a ground



floor of 528 sf (with expansive living/dining space, kitchen, powder room and a den/study niche in the corner as well as a second floor master bedroom with large ensuite and walk in closet. It is a 1 bedroom townhouse. The associated pricing with each unit type will be coming this summer upon launch.

## Just More Tidbits about these Westside Vancouver Homes for Sale

The Montgomery Vancouver townhomes is an architecturally stunning development with arts and crafts architecture and styling that is not seen in new developments. Blending seamlessly into the surrounding neighbourhood of craftsman style single family homes and multi-family townhouse communities, the Oakridge Montgomery Vancouver townhomes have a style all to itself yet complimentary of the Tudor style homes across the street. The material quality is superb and the interiors will be outstanding. The exterior façade will have stained wood sidewall shingles, textured brick chimneys, stained fascias and window trimming in addition to robust wood railings, window boxes and divided windows to give it character and long lasting style. There are timber entry porches with brick bases and lushly landscaped grounds which make this Westside Vancouver Montgomery townhome community the place to purchase your new home. After the success of Carrington at 45th and Oak, Listraor has started its second building in Vancouver's prestigious Oakridge Vancouver Westside neighbourhood. Demolition is currently underway at this idyllic location with construction scheduled to start in February. Montgomery Townhomes, near Montgomery Park, will feature 25 three-bedroom and 2 one-bedroom homes. All three-bedroom homes will include a basement with direct access to underground parking. To keep up to date with Montgomery Townhomes development please visit [www.montgomerytownhomes.com](http://www.montgomerytownhomes.com).

### **An Overview of The Montgomery Townhomes in Oakridge**

Construction is already underway on Montgomery Townhomes in the Westside Vancouver Oakridge real estate district which will feature 27 luxury townhouses with excellent outdoor spaces and fine finishings by Listraor. Located at 2900 Oak Street Vancouver Montgomery Townhomes are just steps from a beautiful park and upscale shopping at Oakridge Centre. As one of Westside Vancouver real estate's most prestigious neighbourhoods, the Oakridge community gives you easy access to UBC, YVR, downtown Vancouver and major public transportation. The display centre for the luxury Vancouver Montgomery Townhomes is expected to open Summer 2011. Stay tuned for more information.

