

21 doors

- ABOUT 21 DOORS
- 21 HOMES
- THE NEIGHBOURHOOD
- GALLERY
- CONTACT US
- THE SALIENT GROUP



21 Doors - A Gathering of Courtyard Homes. One of them may be just right for you.

In the heart of Gastown, in Vancouver's most diverse and passionate community, across from "Nelson the Seagull" Café, kitty corner to Pigeon Park, near the Centre A Gallery and the new "Bitter" lounge and just up the greenway from Gassy Jack and the l'Abattoir Restaurant, an intimate community of courtyard homes is emerging on historic Carrall Street.

Born of the neighbourhood, developed by The Salient Group, and designed by Craig Taylor and Donna Kurtz of TKAD, 21 Doors is styled for efficient urban living.

In a town dominated by cookie-cutter condos and stratospheric pricing, 21 Doors brings down the cost and raises the bar on character.

Come see for yourself.

One of these doors may be just right for you.



FROM \$209,900
REGISTER NOW

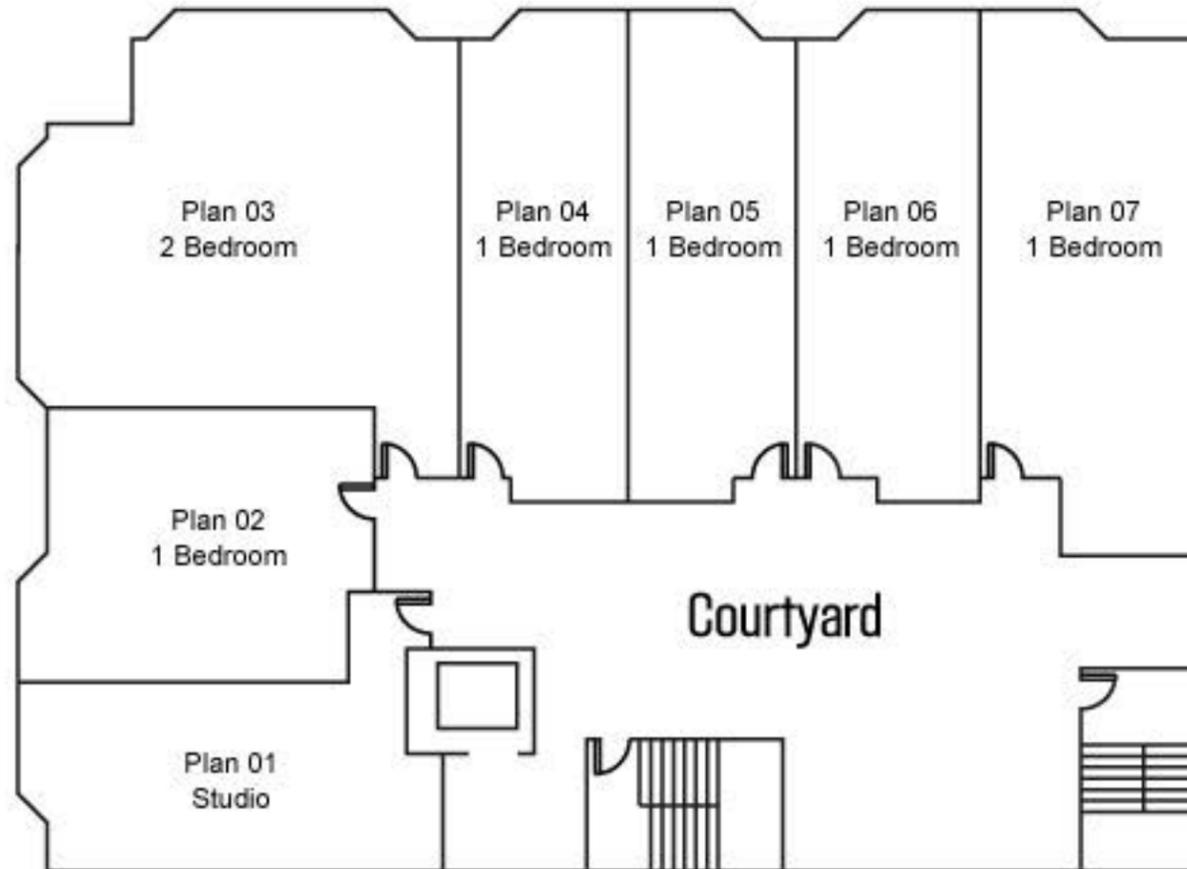


21 doors

- ABOUT 21 DOORS
- 21 HOMES ●
- THE NEIGHBOURHOOD
- GALLERY
- CONTACT US
- THE SALIENT GROUP



21 Doors - By the numbers.

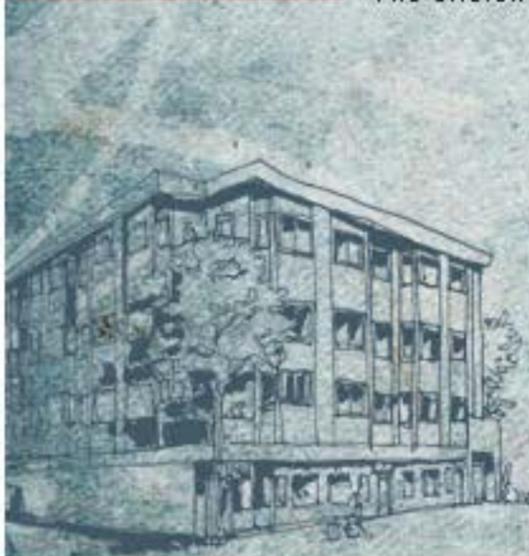


FROM \$209,900
REGISTER NOW



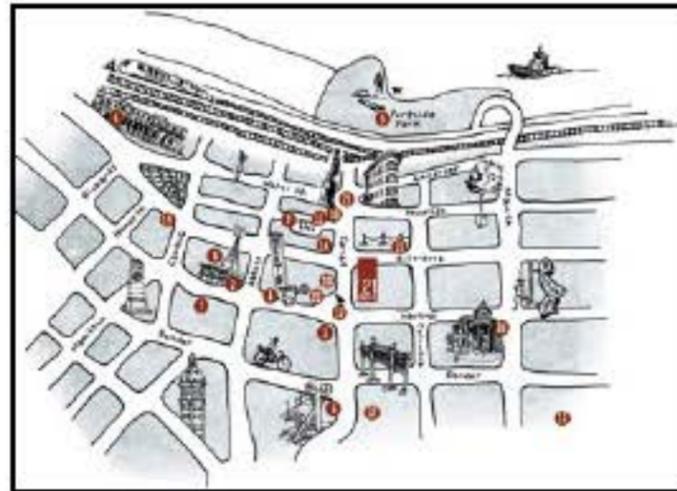
21 doors

- ABOUT 21 DOORS
- 21 HOMES
- THE NEIGHBOURHOOD ●
- GALLERY
- CONTACT US
- THE SALIENT GROUP



Gastown: - A Community of Independents.

There is a reason that some of our City's most interesting businesses, restaurants, retailers and residents are locating here. Closer to downtown than Yaletown, it's Vancouver's most authentic district. Where our true artists still dominate. Where you can walk the greenway and see the history and the future all in one glance. It is an area of great contrasts, and great inspiration. There is an edge here – but if you appreciate diversity, Gastown will reward you.

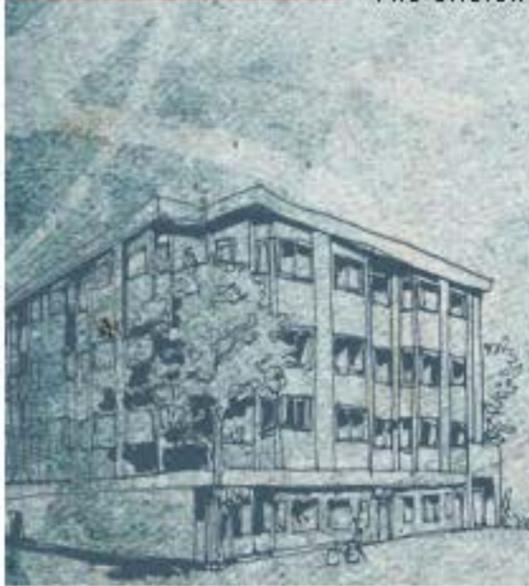


FROM \$209,900
REGISTER NOW



21 doors

ABOUT 21 DOORS
21 HOMES
THE NEIGHBOURHOOD
GALLERY ●
CONTACT US
THE SALIENT GROUP



Inside 21 Doors



Outside 21 Doors



FROM \$209,900
REGISTER NOW



21 doors

- ABOUT 21 DOORS
- 21 HOMES
- THE NEIGHBOURHOOD
- GALLERY
- CONTACT US
- THE SALIENT GROUP ●



The re-imagining of the overlooked.

The Salient Group is a team focused on creating compact, walkable and vibrant urban communities.

Every historic community has a reason for being - both where and how it is. Often though, the connection to, and understanding of, its origins are lost over time. With commuter times, increasing fuel costs, pollution and global warming, the need is greater than ever to rediscover the concept of urbanism - the reinvention of healthy, village-like urban communities.

21 Doors is part of this shared vision.

The Salient Group - On development and the future of Gastown

At The Salient Group, we recognize and appreciate the unique and diverse character of the Gastown community. That's why we have our head offices here and work hard to create developments that revitalize and build on this character without displacing the people who already call Gastown home. A neighbourhood thrives when it is home to a variety of income groups, ethnicities, services and amenities.

It costs us more to preserve history, to work with the community and do things the way we think they should be done. But we believe it's worth it. And we are always willing to listen to fresh ideas and points of view. Please contact us with any comments or feedback you have on this vision, and the future of Gastown. We're all in it together.

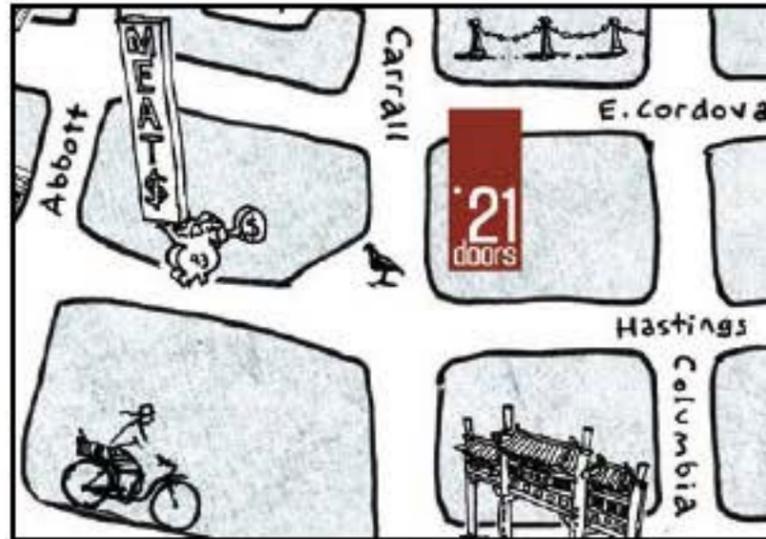
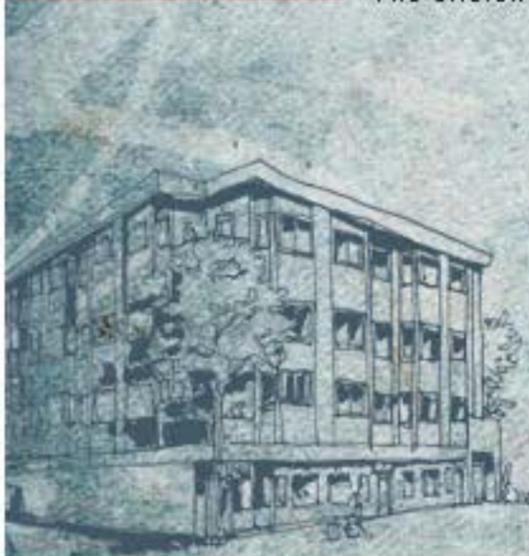


FROM \$209,900
REGISTER NOW



21 doors

ABOUT 21 DOORS
21 HOMES
THE NEIGHBOURHOOD
GALLERY
CONTACT US ●
THE SALIENT GROUP



Presentation Centre:

360 Carrall Street

Telephone:

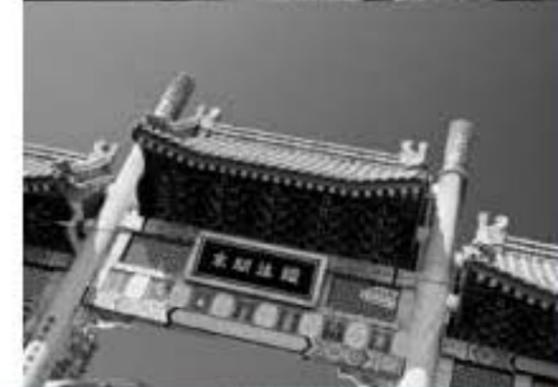
604-689-LOFT (5638)

Email:

info@LiveAt21Doors.com



FROM \$209,900
REGISTER NOW



© 2011 The Salient Group | Act now. Call 604.689.LOFT



New Gastown condos 21 Doors 90% sold out opening week

November 7th, 2011



21 Doors, the latest Gastown project by Robert Fung’s Salient Group, sold just over 90% of homes during its opening week, with the majority selling to local homebuyers.

“21 Doors buyers are a diverse demographic including all age ranges, couples and singles” says developer Robert Fung of the Salient Group.

“Most of the homebuyers are currently renting in Gastown, were looking to own their home, and who plan on moving into their new suites when 21 Doors is ready for occupancy in December.”

Pricing started at \$209,900 for a smartly-designed studio home, while the majority were 1-bedroom suites priced in the mid-\$200’s. 21 Doors itself overlooks the newly opened Carrall Street Greenway that connects Gastown via walking and bike paths to the False Creek seawall and downtown. Located at 370 Carrall Street, 21 Doors is in the heart of Gastown: cool café [Nelson the Seagull](#) is across the street, the Inter-Urban Art Gallery is next door, and Sean Heather’s soon to open Bitter brew pub is kitty corner.

The four-storey brick building will feature retail space at street level and modern residences above. For more information about 21 Doors, visit <http://www.thesalientgroup.com/21doors/>

Known and celebrated for its heritage and urban revitalization projects which have received numerous heritage awards, 21 Doors developer Salient



Group is equally committed to creating exceptional architecture and sustainable urban communities, for which it has been recognized by a Lieutenant-Governor's Medal in Architecture and numerous sustainable architecture and buildings awards.



Gastown's one-of-a-kind condo project

By ALISON APPELBE, Postmedia News October 14, 2011

Gastown's newest condo development — [21 Doors](#) — is out of the ordinary for three reasons:

- Neatly inserted where a former CPR right-of-way bisects the new Carrall Street Greenway, this major renovation project is not a century-old Gastown building. The four-storey structure went up in the 1980s, after which it failed as market housing and was ultimately sold. So, it's a contemporary redevelopment.
- The building's spacious interior courtyard also allows the developer — the Salient Group — to provide every unit, from studios to two bedrooms, with front doors (with glazing) opening onto the courtyard walkways, and exterior windows revealing the surrounding streetscapes. The result is an unusual layout with lots of outlooks and natural light.
- By stripping the concrete shell down to its studs, introducing floor plans that conform to the original configuration, and respecting, even enhancing, the building's bare-bone natural materials and no-nonsense past, Salient's Robert Fung has delivered a unique development at unusually low prices.

Studio suites of 397 square feet start at \$209,000. One-bedroom units, of between 385 and 532 square feet, range from \$214,000 to \$279,000. Two-bedroom suites, of 789 square feet, are priced in the mid-\$350,000s. Each of the three residential floors (there will be retail at street level) offers all the suite layouts.

While the Salient Group has generally favoured “open” floor plans at housing projects that include the Terminus and Garage projects on Water Street and Paris Block and Annex on West Hastings, the design team at 21 Doors introduced enclosed bedrooms “because the building configuration called for them,” Fung says.

“And the result is suites that are comfortable and highly livable.”



In short, while the Salient Group boasts a decade-long record of widely admired renovation and restoration elsewhere in Gastown and the city, Fung approached even this modest-sized project as a one-of-a-kind — and with uncommon attention.

“We’ re providing cost-effective suites with a high level of design,” he says of the work by building envelope specialists RDH Engineering and Taylor Kurtz Architecture & Design, both of Vancouver. “These are good, thoughtful spaces that make sense.”

Generally aimed at a youthful buyer, the suites have a “linear” kitchen with stainless steel appliances, solid-surface countertops and full-height backsplash.

Bathrooms are fitted with a tub or shower stall, laminate-finish cabinetry, and a chic vanity top with an integral basin on chrome legs. Both kitchen and bathroom include sleek-design chrome hardware. All the units have ensuite laundry. Generous storage is provided both within the suite and in a lower-storey locker.

Last year, the Salient Group received a Canadian Green Building Award from Sustainable Architecture & Building magazine for its Water Street buildings. The awards jury commented: “The new construction is of a high quality that does not mimic, but rather complements, the older buildings [around it]. The small, exquisite interior spaces … feel larger, and the design makes effective use of natural light and thermal mass.”

Carrying this emphasis on eco-friendly solutions to 21 Doors, the new double-paned “thermally broken windows” ensure energy efficiency. The windows open and “the suites breathe,” Fung says. Flooring throughout is of a durable, dark wood-grain marmoleum, made with natural substances.

In the courtyard and elsewhere, the exposed concrete has been refinished, says Fung, “to keep some of its edge.” The courtyard patio is furnished with a 10-foot concrete table and chairs, a green “growing wall,” concrete planters and a water feature. The result is a pleasing, contemporary setting.

Paint colours run to greys, rust and a crisp white. The original iron hand-railings, on walkways and interior stairwells, have been repainted charcoal. (The building exterior is white brick.)

And the suites deliver myriad views. Moving around the building, one overlooks the interior greenery that was once the CPR link between Yaletown and Burrard Inlet, or the Carrall Street Greenway, a nicely



landscaped pedestrian and cycling thoroughfare that now links Gastown and Chinatown.

Beyond, rises the “W” sign of the Woodward’s complex and snippets of the North Shore Mountain. To the south, the pinnacle of the rebuilt Pennsylvania Hotel appears above Hastings Street, and the shapely Rainier Hotel sign adds interest to the far side of Carrall.

“These outlooks are few and far between in the city,” says Fung of the views. “This is our back yard — and it’s the opposite of anonymous.”

Less anonymous are nearby hangouts. A fashionable café, Nelson the Seagull, is in the same block of Carrall Street, and the popular Irish Heather pub and Salty Tongue deli are a block to the north. The corner space directly south of 21 Doors at Carrall and Hastings is a newly renovated, light-filled gallery.

Of the project and all his Gastown work, Fung says: “Our approach has always been to show [a building’s] character, instead of sterilizing it … to contribute back to what we feel is an existing appeal and dynamism in this part of the city.”

And Fung doesn’t shy away from the social and economic challenges of this neighbourhood (“dynamic, gritty, real, urban”) where Gastown meets the Downtown Eastside. Rather, he seems to thrive on its blemished character, as well as its positives.

He talks of bringing “balance” — meaning, in part, affordable market housing to an area still dominated by social housing and cheap hotels — while demonstrating a real respect for the area’s history and human-friendly scale.

And Fung expects the purchasers of this newest project to have a similar strong affinity for the neighbourhood. “They will be urban people who have a keen sense of their individuality — with a keen sense of ownership,” he says.

Name of project: 21 Doors

Project location: 370 Carrall St., Gastown

Project size: 21 studio, one- and two-bedroom suites in a four-storey complex (retail at street level) with private interior courtyard

Residence sizes: 397 — 789 sq. ft.



Price range: \$209,900 — mid-\$350,000s

Developer: Salient Group

Architect: Taylor Kurtz Architecture & Design

Sales centre: At 21 Doors, from Oct. 22

Hours: noon — 6 p.m., Sat — Thurs

Telephone: 604-689-5638

E-mail: info@liveat21doors.com

Web: www.liveat21doors.com

© Copyright (c) The Vancouver Sun



VIP REGISTRATION > Downtown Vancouver 21 Doors
Gastown Condos by Salient Group from \$209,900!
Affordable Vancouver Downtown Condos at 21 Doors
Near Waterfront Station/Nesters Market



21 Doors Gastown Vancouver Downtown Condos

The Salient Group introduces the preconstruction Vancouver 21 Doors Gastown Condos for sale! Featuring an amazing location within the historic heart of downtown Vancouver real estate district, the 21 Doors by Salient Group condo project will be featured at 370 Carrall Street Vancouver and the project is scheduled for completion soon! This boutique and exclusive collection of only 21 Gastown condos will be made available from the price point of \$209,900, making them clearly affordable for first time condo buyers and investors. The 21 Doors Gastown Vancouver Condos will feature floor plans that range from 393 to 770 square feet and will be centrally located to the eclectic boutiques, world cuisine and awesome shops in and around the Gastown and Crosstown districts. Within walking distance to Waterfront Station to catch the Seabus to the North Shore, West Coast Express out east and the SkyTrain to everywhere in the Lower Mainland,

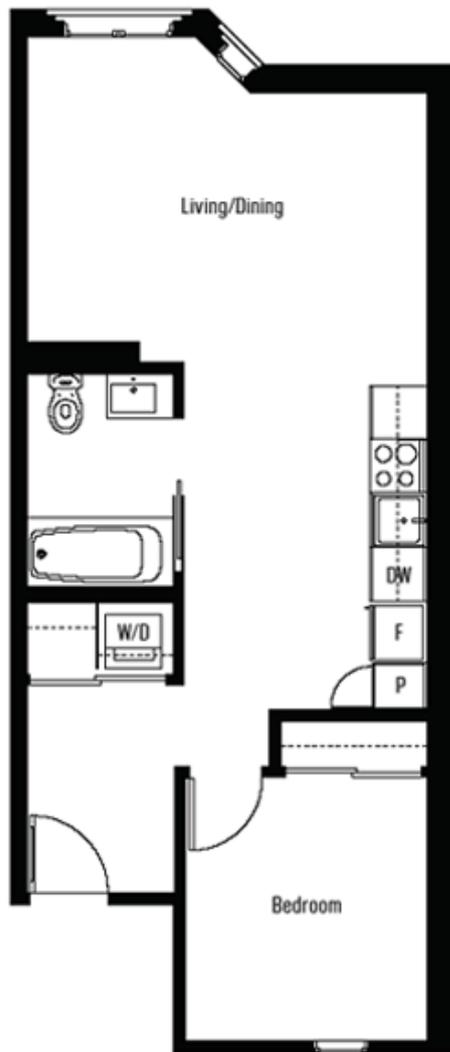


the new Gastown 21 Doors Vancouver condos for sale will be located within a truly walkable area. Some of the retail stores surrounding you include Nesters Market and London Drugs. One of the best features of this new Salient Group development at the Gastown Vancouver 21 Doors condos is the fact that they start from the low \$200,000' s giving homebuyers a starting price point that is truly affordable and in tune with today' s market place. In addition, The Salient Group developers is a boutique builder of high-end, upscale and contemporary homes, and the new development at 370 Carrall Street Vancouver 21 Doors Gastown condos will be no different. A gathering of beautiful Gastown Vancouver courtyard homes is coming to 21 Doors by Salient Group, so please register your interest online at <http://www.thesalientgroup.com/21doors/> today for VIP Launch information.

21 Doors Vancouver Downtown Condo Update PLUS Floor Plans Released!

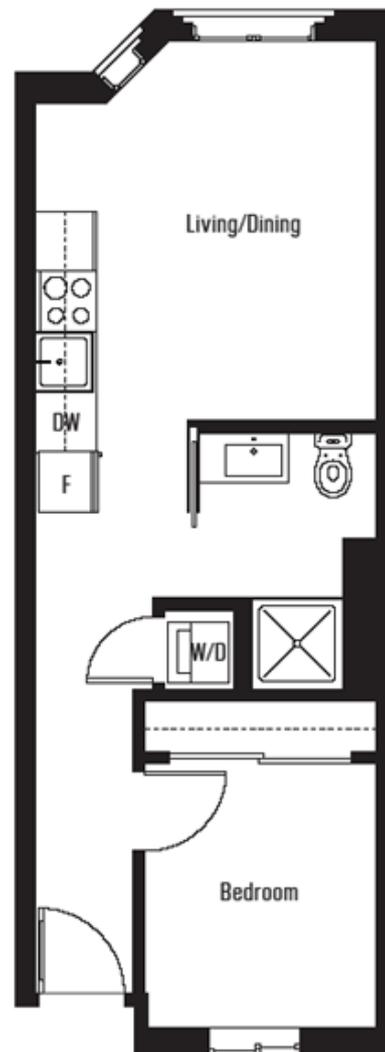
The response to the Downtown Vancouver 21 Doors Gastown project has been overwhelming! People such as yourself are seeing the value of this offering in revitalized and exciting Gastown Vancouver real estate market. At the Salient Group, the developer appreciates that you have been patiently waiting to view the new downtown Vancouver 21 Doors floor plans. Only 21 Doors! There are three studios, 15 one-bedrooms, and three two-bedrooms available. The downtown Vancouver 21 Doors Gastown prices start at just \$209,900! This is a great opportunity for you to get your foot in the door. Own your own place in the heart of Vancouver real estate' s most authentic neighbourhood. Preview early! You can actually preview before the sales launch if you register today. This can be done by appointment only as the 21 Doors Gastown Vancouver condo building is still a construction zone. Sales launch Saturday October 22! 21 Doors Gastown Condo presentation centre will be located on the ground floor adjacent to the residential lobby entrance at 370 Carrall Street. With only 21 Vancouver Downtown homes we expect these to sell quickly...you won' t want to miss out!





21
doors

Plan 07
1 Bedroom
207-307-407
532 sq.ft.



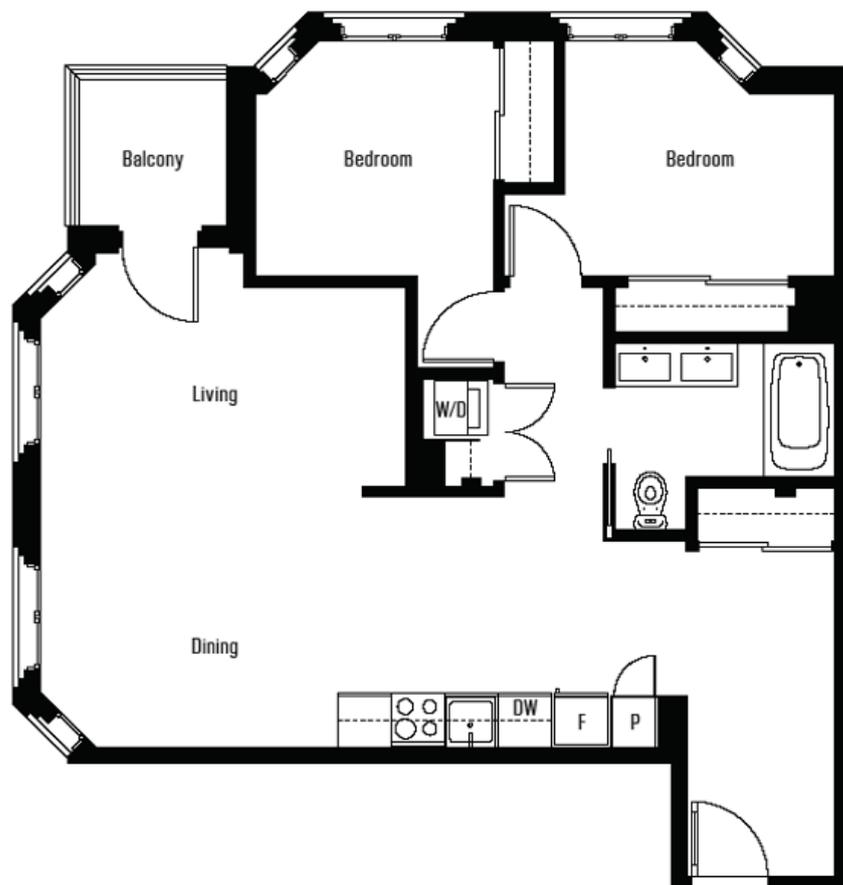
21
doors

Plan 04
1 Bedroom
204-304-404
385 sq.ft.

Here are the 21 Doors Floor Plans Released

- > Plan 01 - Studio at 397 square feet
- > Floor Plan 02 - 1 Bedroom and 1 Bath at 439 square feet
- > 21 Doors Floor Plan 03 - 2 Bedroom Suite with 1 Bathroom at 789sf plus 34sf balcony
- > Gastown Floorplan 04 - 1 Bed and 1 Bath at 385 square feet
- > 21 Doors Floorplan 05 - 1 Bedroom and 1 Bathroom Layout at 383 square feet
- > Plan 06 - 1 Bed/1 Bath at 418 square footage
- > 21 Doors Gastown Floor Plan 07 - 532 sqft 1 bedroom and 1 bath unit with tub





Plan 03
2 Bedroom
 203-303-403
 788 sq.ft.
 Interior
 34 sq.ft.
 Balcony
 823 sq.ft.
 Total

From The Email Desk at the Gastown 21 Doors Vancouver Condos for Sale

The official VIP Launch for the 21 Doors Vancouver condo project by the Salient Group is October 15th and the expected completion date for these preconstruction Gastown Vancouver condominiums is for November or December 2011 so the wait time is very short. This is from the email desk at 21 Doors Vancouver: Thank you for your interest in 21 Doors, the Salient Group's latest addition to Gastown Vancouver Downtown real estate market place. With preconstruction Vancouver condo prices starting at just \$209,900, this is a great opportunity for you to own your own place in the heart of Vancouver's most authentic neighbourhood. Located at 370 Carrall Street Vancouver 21 Doors Condos is surrounded by new and cool eateries and retailers, including Nelson the Seagull directly across the street, the soon-to-open Bitter on the corner and Nesters Market and London Drugs only steps away. Adding to the convenience of the location, the Carrall Street bikeway is right outside your door right here at the 21 Doors Gastown condos in downtown Vancouver. The Salient Group 21 Doors Vancouver condos will be move-in ready by November! In keeping with the



Salient Group' s reputation of innovative modern design, these cozy 21 Doors Gastown condo homes will feature open kitchens and living areas and sleek bathrooms. Every downtown Vancouver condo suite' s entry door opens onto the private inner courtyard which will be a great spot to gather with your friends and new neighbours.

The presales Vancouver 21 Doors Gastown condos start Saturday, October 15th! The Salient Group is hard at work putting the finishing touches on our 21 Doors Gastown presentation centre which will be located on the ground floor of 21 Doors Vancouver condo development project site, adjacent to the residential lobby entrance at 370 Carrall Street. With only 21 preconstruction Vancouver Gastown condos for sale we expect these to sell quickly...you won' t want to miss out! The Salient Group will have more info to send you in the next few days but please feel free to call 604-689-5638 or visit www.liveat21doors.com for more information as it is released this month. The Salient Group is one of our favourite developers on the Buzz as they are an award winning local firm that has literally transformed the Gastown/Crosstown Vancouver Downtown real estate district by themselves. The fine collection of new condominium homes by the Salient Group in this area has given rise to a very sought after neighbourhood that is known for its historical significance, boutique shops, diners, coffee bistros, fine restaurants, clothing designers, high-end furniture stores and brick laid streets. The 21 Doors Gastown Condos is one of the best projects of the year in terms of location and preconstruction pricing.

370 Carrall Street Vancouver Downtown Condos for Sale

Here' s a quick overview update of the new Salient Group 21 Doors Gastown condo project which is now open for viewing! This intimate gathering of only 21 homes is located in a boutique four storey Gastown Vancouver Downtown condo building that has been reimagined by leading boutique builder the Salient Group developers. Translation: These studio, 1 and 2 bedroom homes at 21 Doors Gastown Vancouver condos are going to be dazzling, unique and very affordable with prices starting from the low two hundred thousand dollar range. Each of the 21 Doors Vancouver Downtown condos in Gastown will have their own private front doors facing the green courtyard which all home owners can enjoy in addition to being surrounded by downtown Vancouver real estate' s best new restaurants, eateries, coolest cafes and funkiest retailers.

