

NEW HOMES

EDITOR STEVE WHYSALL 605-2176 FAX 605-2521

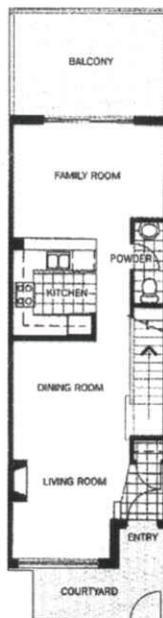
SATURDAY, APRIL 7, 2001

SECTION G

The Laureates Apartment & Townhome Residences



Shrubs and plants in quiet mews produce the feeling of a safe, private neighbourhood.



Main Floor

Project profile

5790 East Boulevard,
Vancouver
59 units
818 to 1,821 square feet
\$259,900 to \$749,900
Kerrisdale Station Ltd.
Chandler Associates
Architecture Inc.
(M3) Two-storey townhouse with 1,265 square feet is priced at \$379,900.

Living in style over a store

By BARBARA McQUADE

Shoppers who visit the new London Drugs in Kerrisdale would never imagine there's a secret garden above the store. Okay, calling it a garden may be a bit of a stretch. It's really a mews, bordered by flowering plants and shrubs, a mini street for a series of two-storey townhouses all part of an interesting new residential development, The Laureates.

The redevelopment of the London Drug property at East Boulevard and West 42nd Street in Vancouver has smartened up the streetscape of the corner property noticeably.

For architect Chris Block, of Chandler and Associates Architecture, the multi-tiered project has been an exciting one.

"The challenge was how to deal with a somewhat large box retail store in a residential environment and to some degree mask it," he says.

The drugstore now keeps company with a series of shops interrupted by a long courtyard that encourage off-street browsing.

One storey up, Block has created layers of residential homes in a clever mix of apart-

ment-style condos and townhouse, designed to answer the needs of a variety of home buyers.

The result, as Block sees it, is "a good combination of private and public spaces." The overall design with red brick cladding is in keeping with the traditional Kerrisdale look.

The residential portion of the project, The Laureates at Kerrisdale Station, is divided into three separate but connected structures.

Wordsworth, a brick clad concrete building with four floors of conventional two-bedroom condominiums, has a street level lobby at 5790 East Boulevard.

Next to it, Masefield's 23 two-storey, two-bedroom townhouses have individual outdoor entrances off the garden-like mews a level above the street. An elevator whisks residents and guests to the mews, which seems a world away from the shops below.

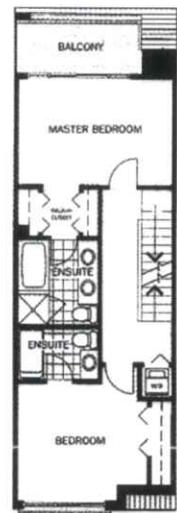
Finally Tennyson Place with eight larger three-bedroom townhouses and four large condos (dubbed city flats by the developer) forms a third exclusive smaller conclave with its own street entrance at 2071 West 42nd Ave.



Over this busy city store, designed to blend in with surrounding Kitsilano structures, architects have created a quiet residential area, complete with trees and shrubs.



Fireplace gives this living/dining room a cheery atmosphere.



Upper Level

See LAUREATES G2

Laureates has something for every buyer



Laureates townhomes feature spacious, convenient kitchens.

From G1

Condominium suites at Wordsworth vary in size from 818 to 1,776 square feet and should appeal to empty-nesters who want the convenience of a Kerrisdale location without the cares of looking after a house. The suites are priced from \$259,900 to \$749,900.

The furnished show suite, a two bedroom and den with 1,335 square feet, is an open plan with a granite topped bar separating the living and dining area from the smart kitchen.

Maple kitchen cabinetry dark granite backsplash and complementary laminate countertops blend well with the traditional furnishings in the living room.

Kitchen appliances include a 21 cubic foot refrigerator, dishwasher and 30-inch oven with gas cook-top.

Nine foot ceilings add to the spacious feel of the living room area where the gas fireplace has traditional-style mantel and sliding doors open on to a balcony large enough for a small table and chairs.

The master suite has walk-in closet and large ensuite with soaker tub, separate shower, vanity with twin sinks and heated limestone tile floor.

The main bathroom, just outside the second bedroom, has a ceramic tile floor and white tile tub surround.

Buyers will find considerable

variety in the Wordsworth, including four top floor penthouses, suites with wrap around balconies, 12-foot ceilings and air conditioning.

For younger buyers, the townhouses at Masefield have an entirely different feel to them, facing the private mews, the stylish two-storey brick townhouses with small front patios and smart aubergine front doors create an exclusive urban neighbourhood.

A 1,281-square foot furnished display home shows a typical layout with a good-sized balcony off the family room as well as a second balcony off the upstairs bedroom.

The townhouses all have similar finishes to the Wordsworth, with an open living and dining room

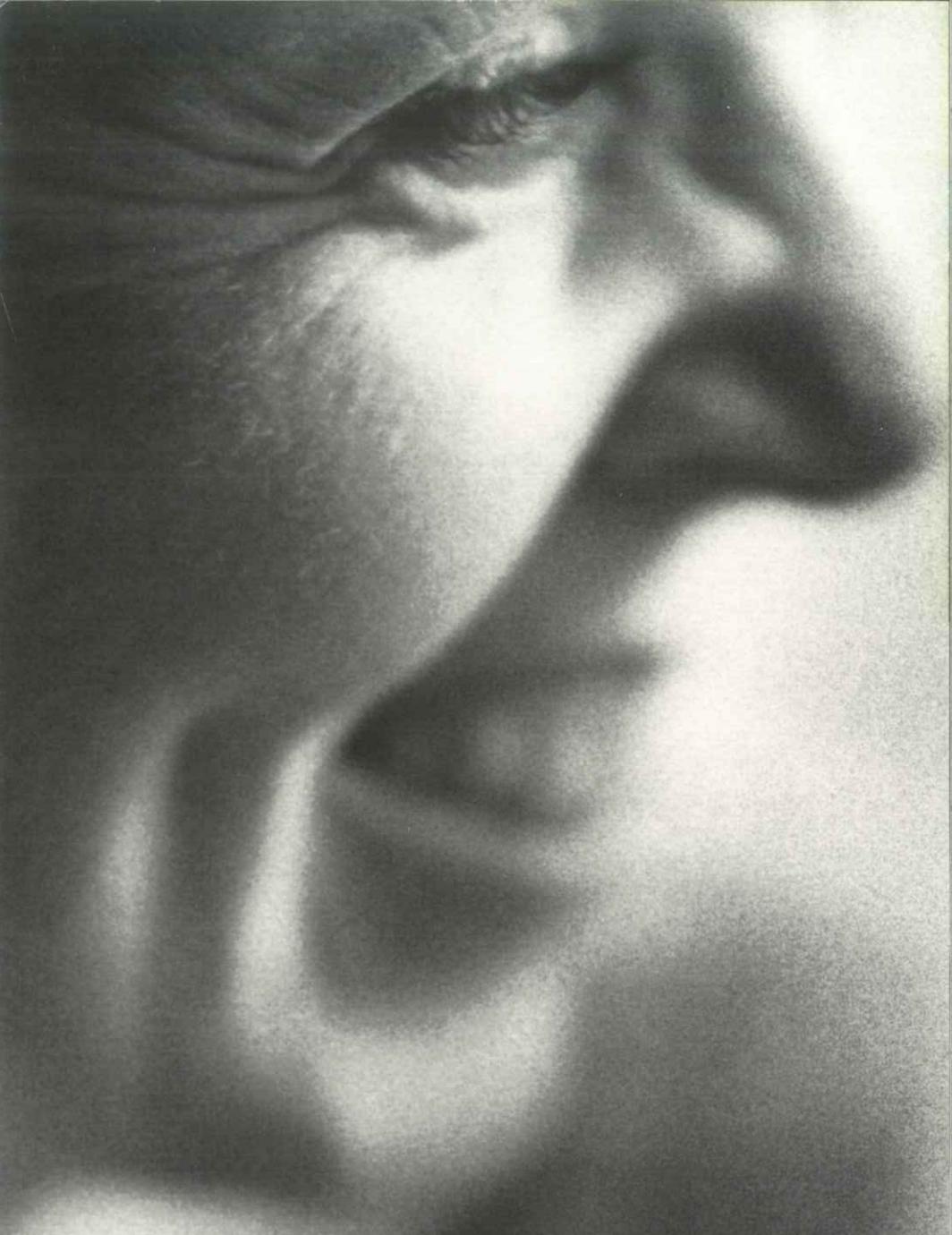
and powder room on the main floor along with a family room off the kitchen. A nice feature of these homes is a stairway leading up to the rooftop from the second floor. Tennyson townhouses with an additional bedroom are 1,455 to 1,821 square feet.

The townhouses are priced from \$379,900 to \$589,900.

The buildings, built by Intertech Construction Managers, incorporate rainscreen technology and have generous overhangs. The warranty is by London Guarantee Insurance Company. All the homes come with secured underground parking.

Sun New Homes Reporter
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THE
LAUREATES
AT KERRISDALE STATION



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



CELEBRATE YOUR SALE AT THE LAUREATES WITH A \$1,000 SHOPPING SPREE!



An extraordinary home offers extraordinary rewards

Show your clients an absolutely rewarding new way of life in Kerrisdale.

It's called The Laureates, a beautiful new collection of 59 townhome and apartment residences.

These are homes different than anything you've visited before.

First of all, these homes are extremely private and discrete, and place a very strong emphasis on security.

Then there are so many different floor plans, they'll definitely find something here they won't find anywhere else. The apartment homes and penthouses are brick-clad and concrete. The townhomes are positively house-sized. But what every home has is privacy, quiet, garden views and grace.

Best of all, the location is gloriously Kerrisdale – ideally near the 41st Avenue shopping district, the library and the community centre.

Reward yourself at London Drugs

Accept our \$1,000 London Drugs Shopping Spree Certificate as our thank you to realtors whose clients choose The Laureates. Just bring this card in to our sales office and we will redeem it for you.*

THE LAUREATES AT KERRISDALE STATION

2 and 3 bedroom homes, some with family rooms, dens, skylights and rooftop decks.

Apartment homes priced from \$259,900 and townhomes priced from \$379,900.

*Visit our Display Suites & Presentation Centre, Open Noon to 5 pm daily (except Friday)
5790 East Boulevard at West 42nd Avenue, Kerrisdale • call 261-8854 www.thelaureates.com
The Connor Group Real Estate Marketing Inc. • Kerrisdale Station Ltd.*

*In addition to a full selling commission of 3.255%/1.1625%.

Gift with home purchase at The La

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Some restrictions apply. E&OE

THE VANCOUVER SUN

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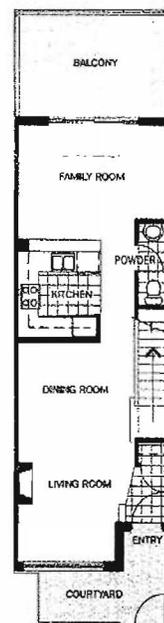
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The result, as Block sees it, is "a good combination of private and public spaces." The over all design with red brick cladding is in keeping with the traditional Kerrisdale look.

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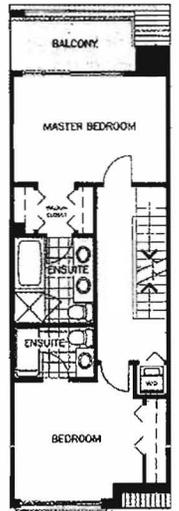


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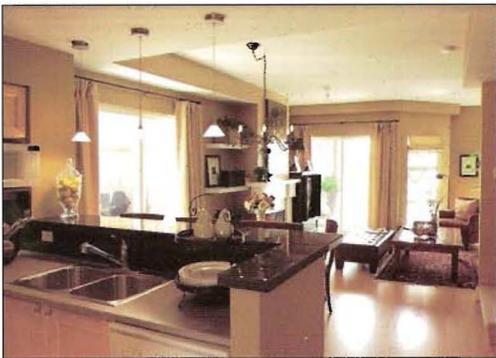
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