



**CONTEMPORARY FIVE  
UNIT TOWNHOUSE  
PROJECT ESTIMATED  
TO COMPLETE IN  
SPRING OF 2013**

**REGISTER NOW!**

Sales Associate 604-782-9494

 **LEON**  
BEAUREGARD





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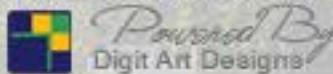


## Exterior

This project by AREE Holdings is state of the art, using high quality material and superior finishing's that make up a contemporary design.

- 2 x 6 Wood Frame Construction with a concrete perimeter.
- Exterior walls will be a combination of Cedar Siding, Hardi plank panels, and stucco with full rain screening.
- Clear anodized aluminum colored re-enforced double-glazed vinyl windows & fiber glass doors with glass panels.
- Fiber glass doors with glass panels and multi-point locking hardwares.
- Paving stones on sidewalks and patios.
- Black fabricated guard rails, gutters and down-pipes.
- Two layers of heavy duty torch-on roof with concrete slab roof decks.
- Covered/opened Carports.
- Barbeque and water-line Hook-ups on the ground levels and roof top decks.
- Full landscaping according to the landscaping Plan (available upon request).

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## Interior

### General

- A complete security system.
- Full sprinkler system.
- Roughed-in Vacuum system on each level.
- Prewired for cablevision, telephone, high-speed Internet.
- Electric and natural gas heating.
- 50 US gallon electric water tank.
- Solid wood railing with metal spindles, wood window and door casings.
- Front load full size washer and dryer.

### Living and Dinning Room

- Floor to ceiling windows in the living room overlooking a private patio.
- Engineered hardwood floors in living room and dining room.
- Living room has a gas fireplace with a contemporary cultured Stone surrounding up to the ceiling.
- Simulated horizontal wooden blinds.

### Kitchen and Bathrooms

- Solid maple kitchen cabinet with wine racks, available in two color selections.
- Elegant quartz countertops with contemporary subway tile backsplashes.
- Premium stainless steel energy star fridges,
- Professional Grade Gas Stove and Dishwashers
- Wall mounted Microwave oven and hood fan.
- Double stainless steel under-mounted Kitchen sinks with Garburator.
- Contemporary bathroom fixtures.
- Contemporary Under-mounted sinks.
- European ceramic/porcelain tiles for washroom walls and floors.
- Acrylic bathtubs and frameless glass showers

### Bedrooms

- Berber Carpeting throughout Bedrooms, stairs, and basement
- Plenty of closet space with wood organizers.





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## Location

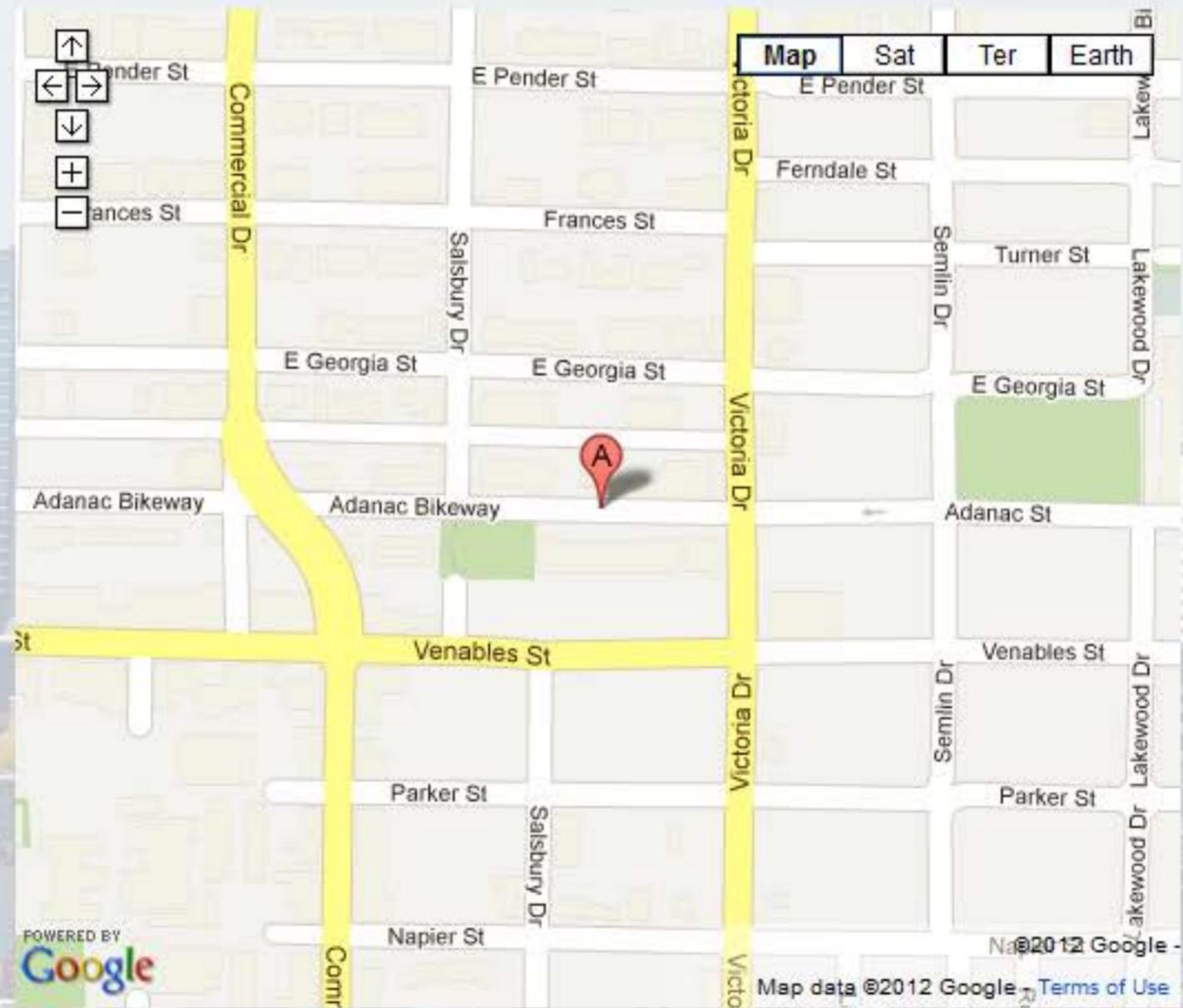
**The Adanac townhouse project is for those who seek city conveniences without compromising living space.**

Located two blocks from Commercial Drive and 10 minutes to downtown via bicycle makes this location one of a kind.

Commercial Drive's Italian roots, complemented by its multi-national diversity and vibrant art community makes for a treasure trove of shopping finds and experiences! – The perfect fusion of community, art, and commerce!

It's no wonder the Utne Reader ranks Commercial Drive among North America's 15 hippest neighbourhoods.

[www.thedrive.ca](http://www.thedrive.ca)





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## Top Views

"Vancouver's finest panoramic rooftop views" "scroll left to right on the bottom of the image to see 180 degrees"





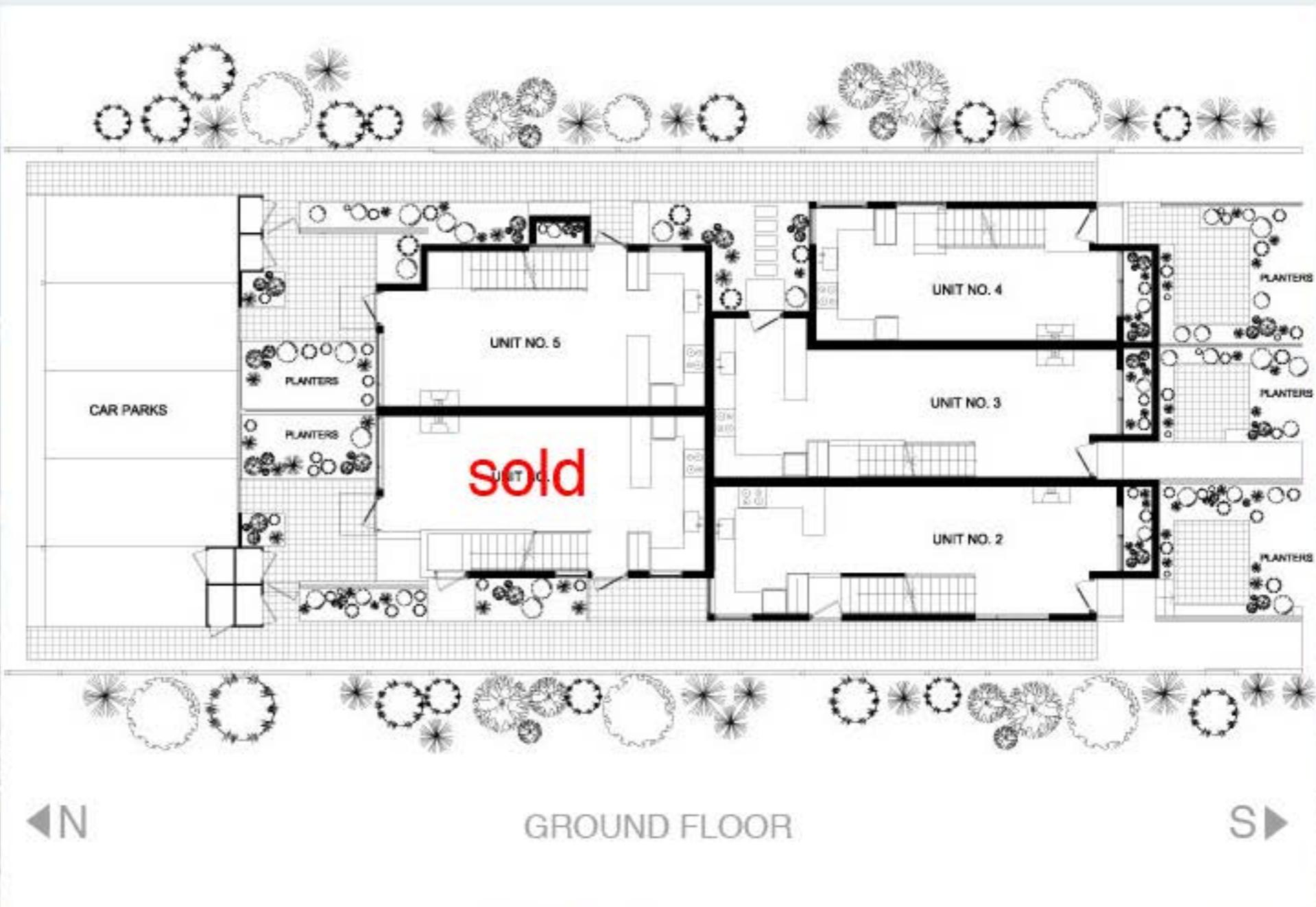
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## Floor Plans

Click on any particular unit to get a 3D floor plan.



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## UNIT NO. 1

1259 sqft + 200 sqft Rooftop Patio - 3 bedrooms, 2 1/2 bath, + 80 sqft of storage room, 1 Covered Carport

[DOWNLOAD PDF FLOOR PLANS](#)



GROUND FLOOR

Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes, and layout of subject unit may be different than shown.



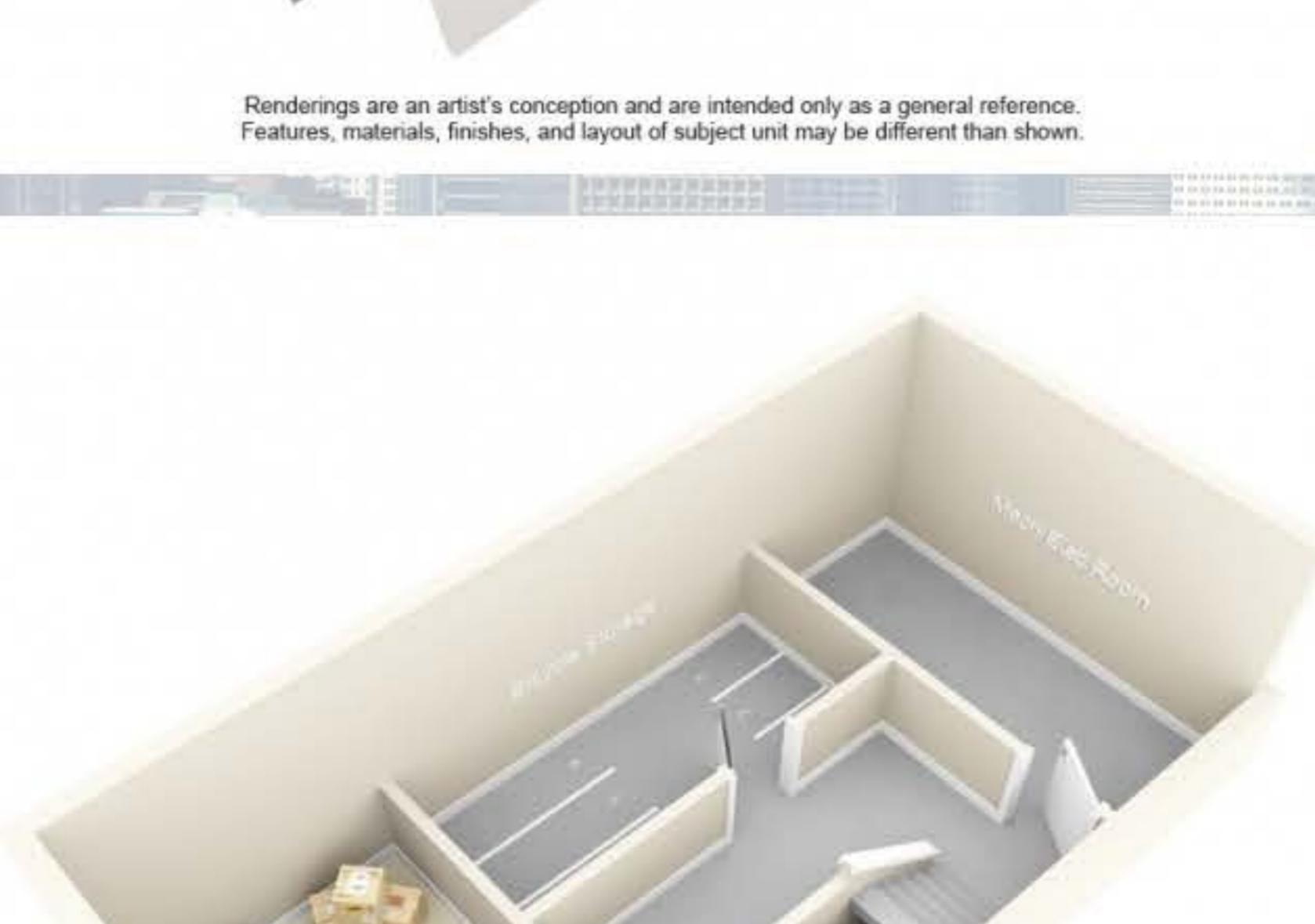
SECOND FLOOR

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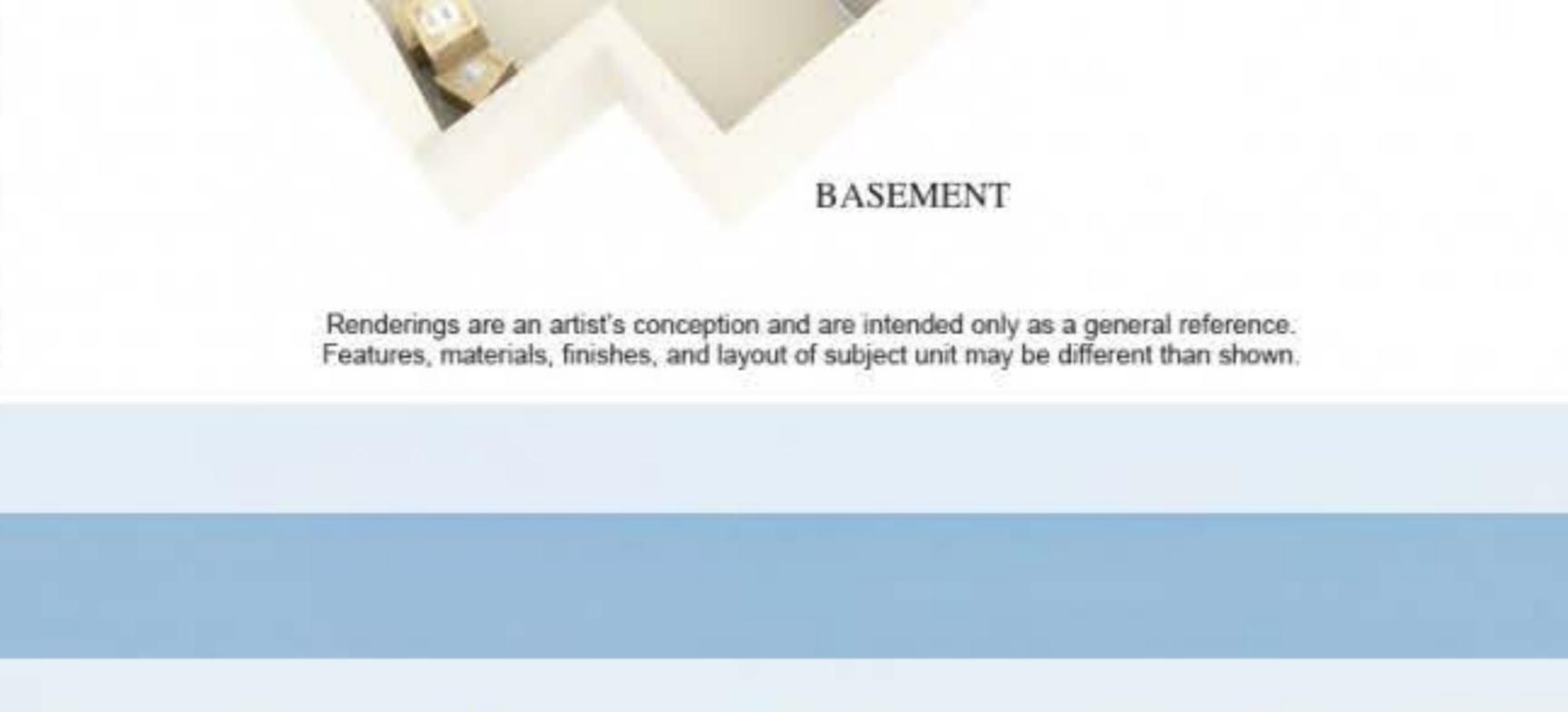
THIRD FLOOR

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ROOFTOP PATIO

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BASEMENT

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## UNIT NO. 2

1528 sqft + 160 sqft Rooftop Patio - 3 Bedroom + Open Den, 2 1/2 Bathroom, multi-functional room + huge Crawlspac for storage, 1 Open Carport

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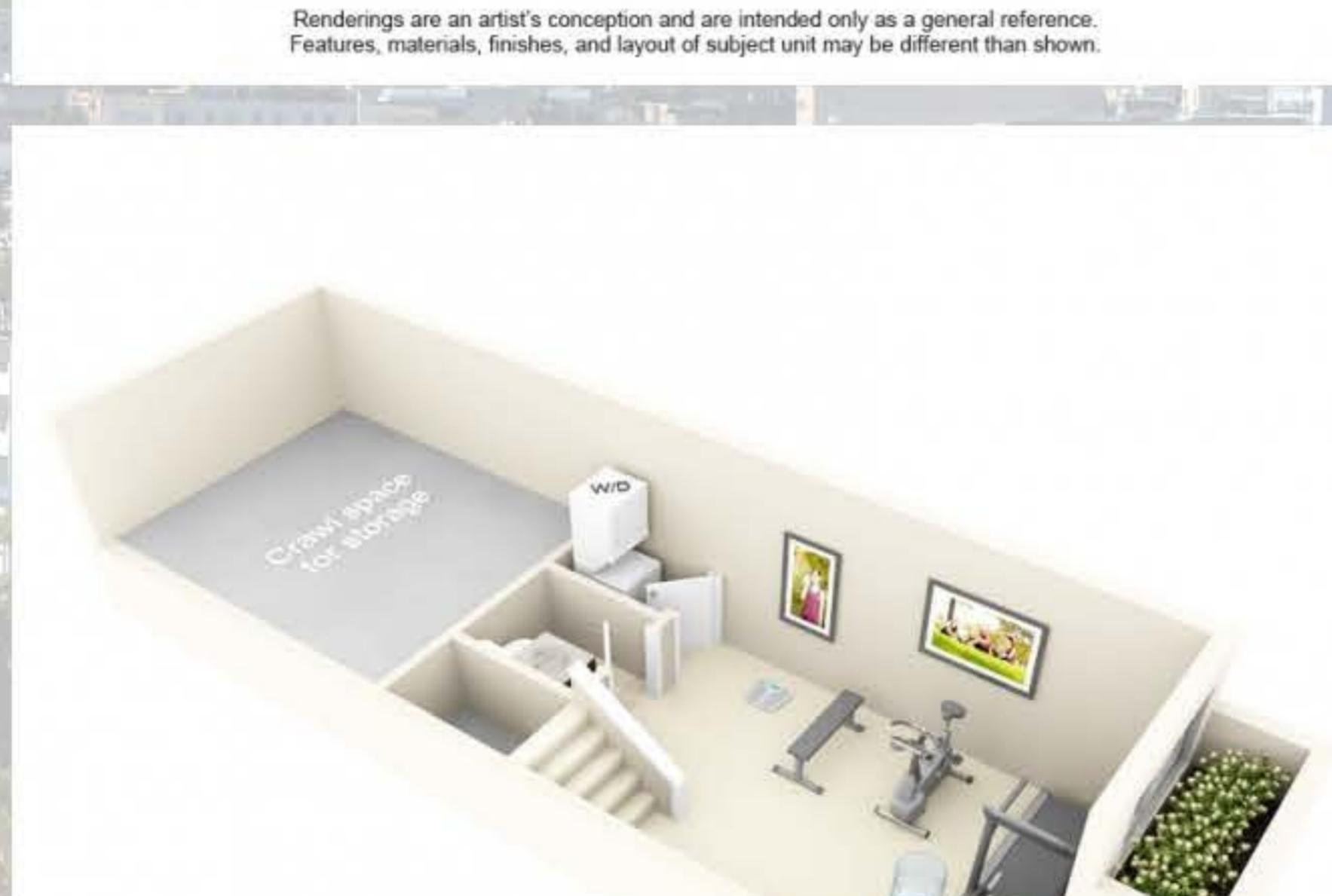
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## UNIT NO. 3

1646 sqft + 160 sqft Rooftop Patio - 3 Bedroom + Open Den, 2 1/2 Bathroom, Multi-functional room + huge Crawlspac for storage, 1 Covered Carport

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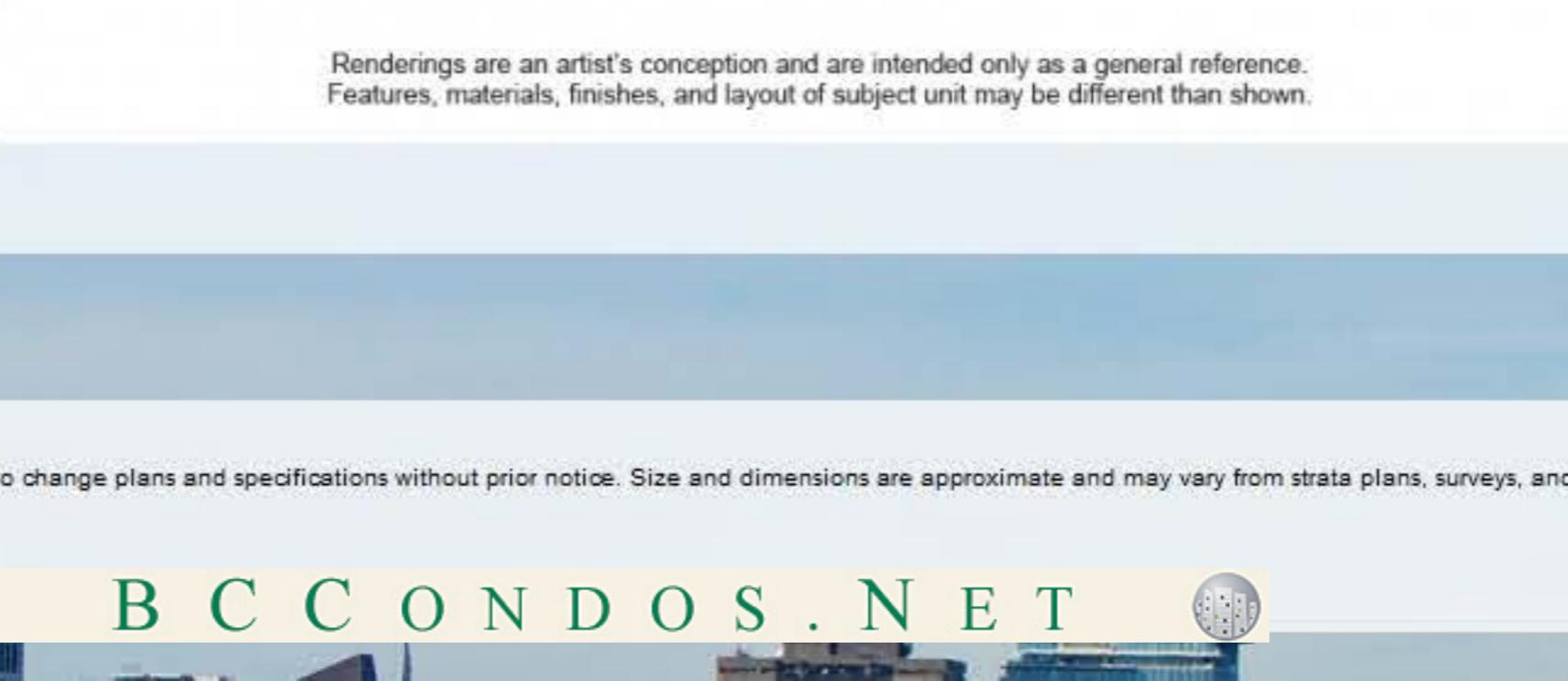
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## UNIT NO. 4

1195 sqft + 200 sqft Rooftop Patio - 2 Bedroom + Open Den, 2 1/2 Bathroom, Multi-functional room + huge Crawlspac for storage, 1 +Open Carport

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SECOND FLOOR

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## UNIT NO. 5

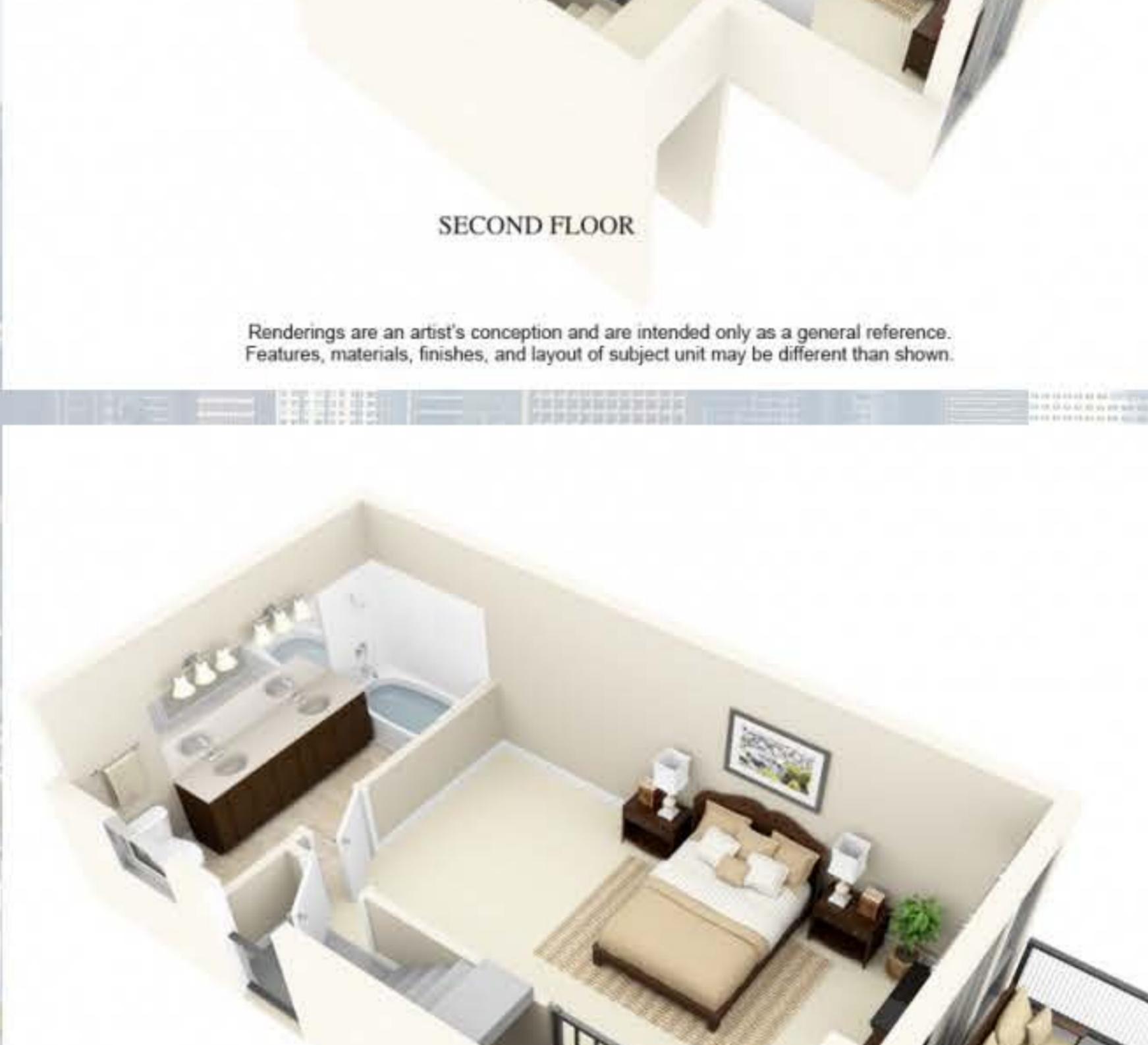
1743 sqft + 200 sqft Rooftop Patio - 3 Bedroom, 2 1/2 Bathroom, Full Basement with multi-functional room and huge storage room, 1 Open Carport

**DOWNLOAD PDF FLOOR PLANS**



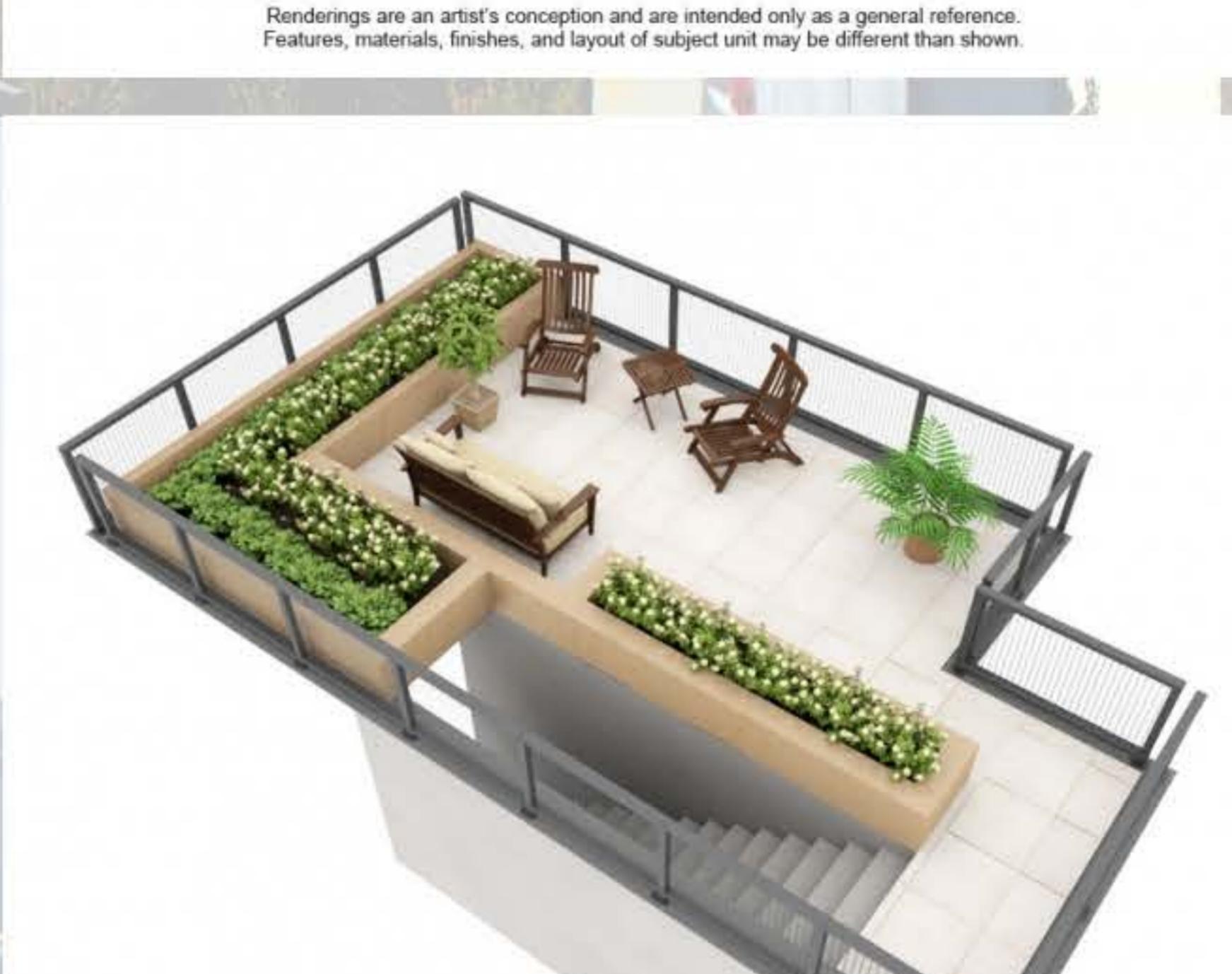
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SECOND FLOOR

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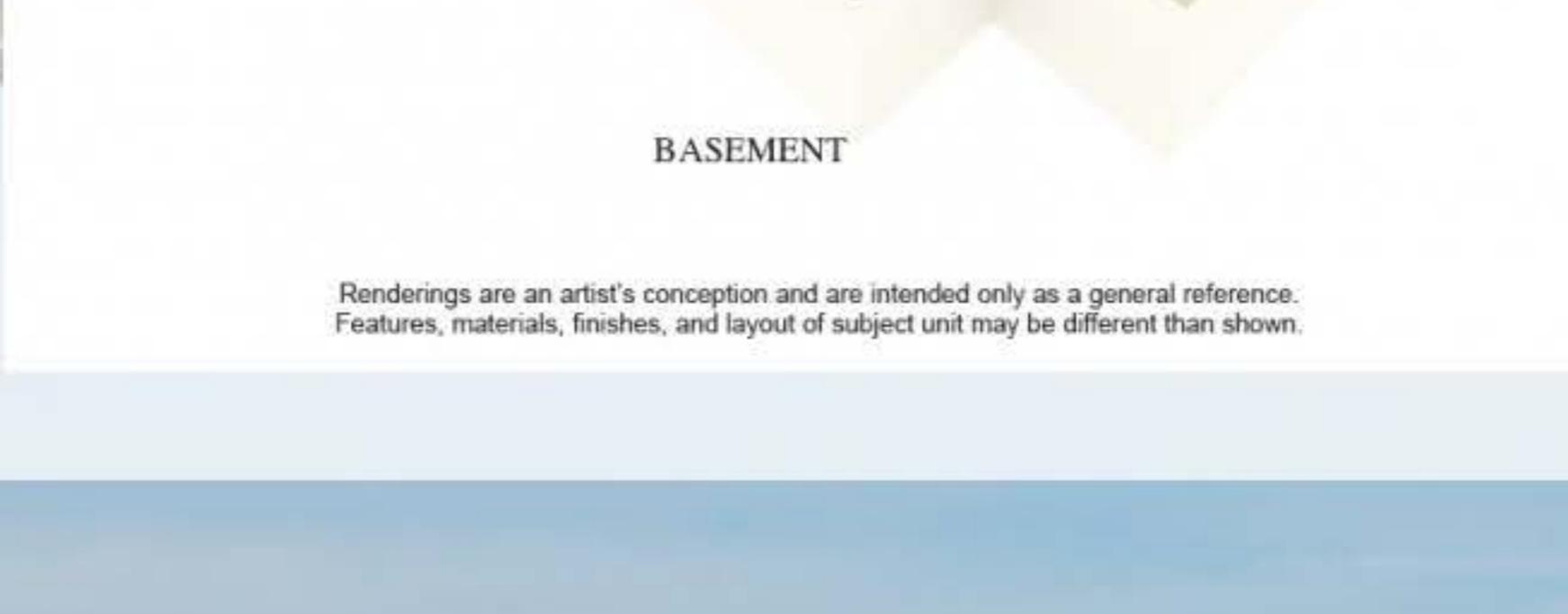
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## The Team

### The Builder

**AREE Holdings** has been building quality homes since 2004, specializing in multi-family dwellings. The company's principal Gary Lee is a professional civil engineer who has been involved in the construction industry for over 22 years.

AREE Holdings prides itself in delivering premium town homes that combine classic & contemporary design with a luxurious flare. These town homes have proven to provide great comfort and superior lifestyle too many homeowners.

The most recent projects in Vancouver constructed by Aree Holdings include:

- Four unit heritage-style town house project located at 1780-1788 East Georgia St.
- Eight unit heritage-style townhouse at 1622-1628 Grant St.
- Four unit heritage-conversion townhouse project at 1812-1818 West 11th Ave.
- Two unit heritage-style townhouse project at 843-845 Keefer St.



## The Architects

The firm of, **Birmingham & Wood Architects and Planners** boasts over seventy years of history rooted in Vancouver and numerous awards for the institutional and residential buildings it oversaw, many of which were uniquely suited to the materials and landscapes of the West Coast.

The original partners, William Birmingham and Woodruff Wood, were key in the development of West Coast Modernist architecture. The current partners, Sandra Moore, MAIBC and James Burton, are committed to continuing the legacy of Birmingham & Wood.

## Marketing and Sales



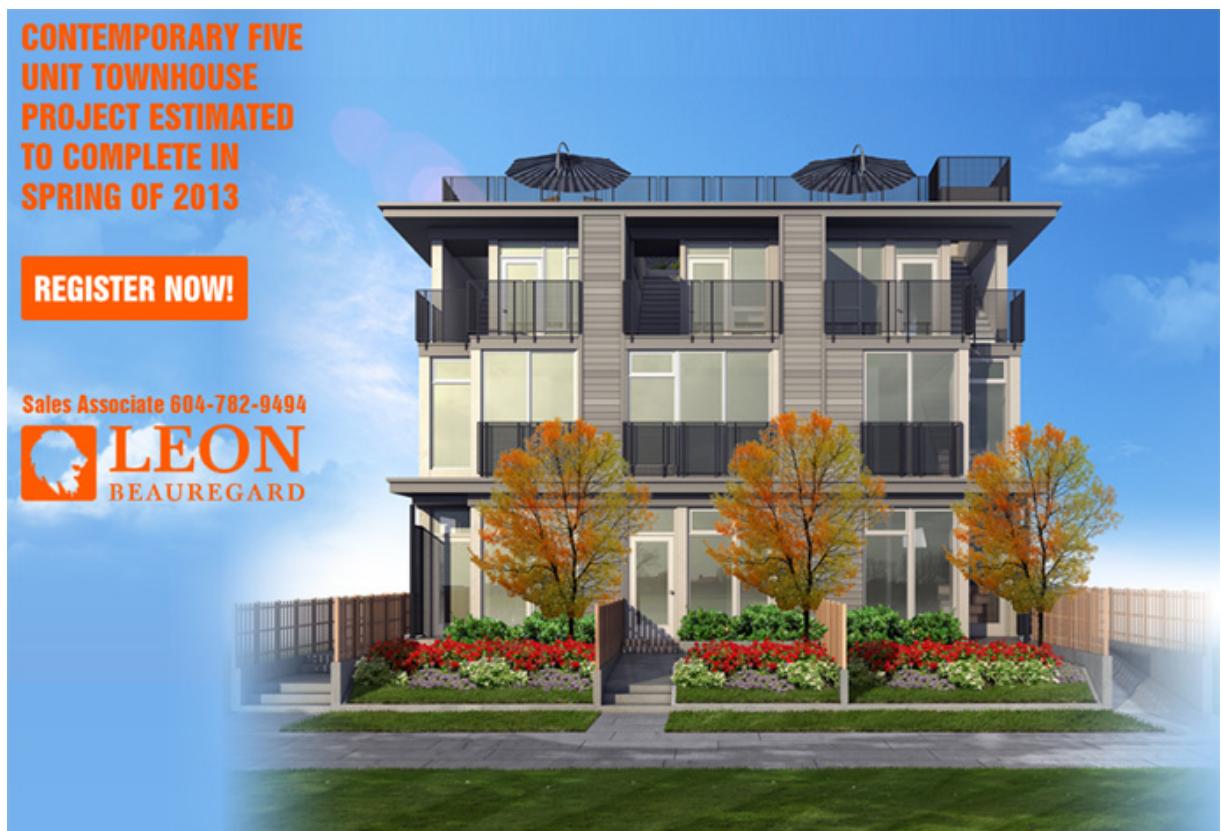
Phone: 604.782.9494

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

**Leon Beauregard** of Sutton Centre Realty has been marketing many new construction projects in the Grandview area in the past ten years. He knows the market well in the commercial drive area. If you have any questions regarding this project, feel free to contact him.



# 5 Boutique Commercial Drive Vancouver Townhomes for Sale at The Adanac Townhouses by AREE Holdings > Scheduled Completion in Spring 2013!



## The Adanac Vancouver Townhouse Project

For city dwellers who want to live in sustainable, trendy and walkable neighbourhood, the new Vancouver Adanac Townhouses are it! Centrally situated in the Commercial Drive District of Vancouver East, the Adanac Townhouses is within the cultural, entertainment and social centre of the city. Also, recreational opportunities and public parks are well within reach. The contemporary Adanac Vancouver townhouse project consists of only 5 homes for sale and the estimated completion is for 2013 Spring, which means that there are no long pre-sales waits like other developments! As well, the pre-sale Vancouver Adanac Townhouses will offer Vancouver's finest panoramic views from the roof top, with more than one hundred and eighty views including the downtown city core skyline. There is a virtual model of the five new Adanac Vancouver townhouses that is both informative as well as interactive. Visit [www.theadanac.ca](http://www.theadanac.ca) for more information about

these boutique Vancouver townhomes near Commercial Drive or you can simply call Leon Sales Associate at 604.782.9494 today for more details. The builder of The Adanac Vancouver Commercial Drive townhouses is AREE Holdings, an experienced team that has been building boutique and custom designed homes since 2004. The architecture for the Adanac Vancouver is Birmingham & Wood Architects and Planners. As of mid June, 2 of the 5 boutique Vancouver townhomes at The Adanac at Commercial Drive are sold out. You can visit their web site for 3D floor plans or 2D downloadable PDF floorplans.



## The Exterior Features at the Presale Vancouver Adanac Townhomes

Here are some of the highlights when it comes to the exterior features at the Adanac Vancouver townhome project near Commercial Drive District. There is full landscaping design following a city approved landscaping plan for the property in addition to barbecue and water line hook-ups on the roof top decks as well as ground level patios. The Adanac Vancouver townhomes for sale will also feature covered or open car ports in addition to two layers of heavy duty torch on roof with concrete slab roof decking for durability. There are also black fabricated guard railings, down pipes and gutters wherever necessary in addition to beautiful paving stone work on the patios and sidewalks for all homeowners. The presale Vancouver

Adanac Townhomes will also feature fiber glass doors with glass paneling and multi point lock hardware. The windows are double glazed and there are fiber glass doors. The construction of the boutique Vancouver townhomes at The Adanac Commercial Drive is of wood frame 2×6 construction with a concrete perimeter. Also, there is full rain screen technology for the building envelope in addition to stucco, hardi plank siding and cedar siding for the truly modern West Coast look.



## The Interior Features at the Commercial Drive Vancouver Adanac Townhomes

The East Vancouver townhomes at The Adanac will feature front loading full sized dryer and washer as well as solid wood rails with metal spindles, door casings and wood windows. The Adanac Townhomes in East Vancouver will also feature a 50 US gallon electric hot water tank, electric as well as natural gas heat sources and pre-wiring for all technology. The Adanac Vancouver Commercial Drive townhomes will also feature a rough in for a central vacuum system, full sprinkler system and security system pre-wiring. The bedrooms have Berber carpeting in the basement, bedrooms and stairs as well as closet space with organizers built in. The kitchens and bathrooms at the Adanac Townhomes in Vancouver will also feature solid maple cabinetry with two colour palettes and wine racks, elegant quartz counters and subway tiling for the backsplashes. The kitchens will have a premium set of stainless steel appliances including a dishwasher, fridge, gas stove and microwave oven/hood fan. The kitchens will have double bowl stainless steel undermounted sinks with garburator and the bathrooms will have contemporary fixtures and undermount sinks as well. The bathroom walls and floors at the East Vancouver Adanac Commercial Drive townhomes will have European style porcelain and/or ceramic tile work. The living and dining rooms will have simulated horizontal wood blinds as well as gas fireplace with a cultured stone surround and engineered hardwood flooring.