

Luxury living on Cambie Street

Parc Elise condos and townhomes to rise near Queen Elizabeth Park

SIMON BRIAULT SPECIAL TO THE SUN



WAYNE LEIDENFROST/ PNG



A model of Parc Elise, which will comprise 88 condos and townhomes in four buildings. The development is set to fill an entire block between West 28th and 29th avenues.



PHOTOS: WAYNE LEIDENFROST/ PNG



Left: Marketer Dave Bauman says Parc Elise is designed to appeal to everyone from downsizers to first-time buyers. Top right: Parc Elise Presentation Centre shows what's on offer at the West 28th development. Bottom right: Homes come with Gaggenau gas ranges, ovens and refrigerators built in.

Parc Elise

Project location: 4488 Cambie St. Project size: 88 homes in four buildings (townhouses and condos). One- to three-bedroom units ranging from 403 sq. ft to 2,500 sq. ft. Prices from: \$ 299,900 for the studios, \$ 579,900 for two- bedroom units, \$ 1,044,900 for three bedroom units and \$ 756,900 for townhomes Developer: Dava Developments Architect: Fougere Architects Interior designer: Area 3 Design Sales centre: 551 West 57th Ave. Hours: noon - 5 p. m., Sat - Thurs Telephone: 604- 336- 6380 Website: parcelise.com Occupancy: Fall 2016 The character of Cambie Street between King Edward and Southwest Marine Drive is changing fast. Single-family homes are being replaced by multi- unit condo buildings as developers tout the convenience of the Canada Line and take advantage of zoning changes in South Vancouver.

The people behind Parc Elise, a development of 88 homes at West 28th Avenue, are keen to position the project as offering the highest level of luxury in the Cambie corridor. Judging by the showroom down the road at Cambie and 57th, you can see why. The phrase "no expense spared" could have been invented for this place.

"We've gone for the very highest standards in terms of the appliances and fittings, going the extra mile in all the

details," said Dave Bauman,

sales and marketing director

at Magnum Projects, which is

marketing the development on behalf of Dava Developments. "Parc Elise is setting the bar for luxury homes in this part of town."

The development, which is set to fill an entire block between West 28th and 29th avenues, will comprise four different buildings: two sixstorey condo buildings and two lane- side townhouse buildings. Unit sizes range from 403

to 2,500 square feet. All the homes, of between one and three bedrooms, are of concrete construction and come with nine- foot- high ceilings, air conditioning and recessed lighting.

"What's really unique about this development is the size," Bauman added. "You don't often find condos that have kitchens this big and with these luxury appliances built in. We're building units with custom fittings that you would normally expect to find only in high- end single- family homes. But there are still people looking for larger homes on the

Cambie corridor and we're

meeting that need."

Units come with Gaggenau gas ranges, ovens and refrigerators built in. This is high- end

stuff. Peek inside one of these devices and you'll see stainless steel fixtures and glass shelving that can be adjusted electronically.



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PHOTOS: WAYNE LEIDENFROST/ PNG



Left: Kitchens have islands with waterfall edges and quartz that extends all the way to the floor. Top right: Units with two bathrooms will have one fitted with a walk-in shower, and one fitted with a tub. Bottom right: Parc Elise will be within walking distance of Cambie Village, and its shops, restaurants and bars.



The laneway townhomes, the so-called super premium options, come with larger kitchens, 36-inch gas ranges with five burners, wine fridges and an optional upgrade to a 30-inch steam oven.

Buyers can choose their flooring from two hardwood options: oak or walnut. The finishing of the kick space in the kitchen islands, which have waterfall edges and quartz that extends all the way to the floor, matches the finish on the kitchen units. The deep kitchen sinks are made from stainless steel and behind the ranges there are quartz countertops that extend up the back wall.

In the bathrooms you'll find contemporary, high-gloss, lacquer vanity cabinets with slab doors, square edging and chrome cabinet pulls. Super premium options come with free-standing baths and polished marble countertops.

"We could have just had splashboards at the bottom," Bauman said. "But the marble goes all the way to the ceiling and around the room so we've really gone all out in terms of luxury."

Units with two bathrooms, all fitted with Duravit appliances, will have one with a walk-in shower and one with a tub. Units with just one bathroom will have combined bathtubs and showers.

The high standard of luxury combined with a winning location is already generating healthy interest among buyers and investors, according to Bauman.

Hillcrest Community Centre, a legacy of the Vancouver 2010 Olympics, which houses an ice rink, a swimming pool, a preschool and a public library, is a short walk away. To the south is Oakridge Mall and King Edward Canada Line station is only three blocks north, serving downtown Vancouver and stations out to YVR Airport. Parc Elise is also within walking distance of Cambie Village, which is chock full of shops, restaurants and bars.

"Being right next to Queen Elizabeth Park is one of Parc Elise's main attractions," Bauman said. "The beauty of this development is that you get the convenience of these amenities nearby, but you're also in a quiet, parkside location."

Every unit will have private outdoor space and the development will also include a fully landscaped rooftop deck with north-facing views towards the city. The deck features an outdoor barbecue and dining area, community garden plots, and built-in wood seating for group dining.

There's also secure underground parking, parkade entrances with access control systems, and multi-functional amenity spaces that include a kitchen, media room and play room.

Bauman said the development is designed to appeal to a wide range of buyers, whether downsizers moving out of larger homes, move-up buyers or young families looking at the smaller two-bedroom options. He says the one-bedroom and studio apartments are aimed at first-time buyers, while the two- and three-bedroom townhomes are good for young families.

Prices start at \$ 299,900 for the studios, \$ 579,900 for the two-bedroom units, \$ 1,044,900 for three bedrooms and \$ 756,900 for the parkside townhomes in the laneway behind Cambie Street. The development is expected to be complete by the end of 2016.

