



REALTOR EVENT
January 29 Noon-2pm

**20 HISTORIC HOMES
IN VANCOUVER'S
MOST LIVABLE
NEIGHBOURHOOD**



JR

You are invited to our
**REALTOR
EVENT**

JAN 29, 2013 NOON-2PM

- Catering by the Lazy Gourmet
- \$1000 in cash giveaways
- Exciting Realtor Bonus Program in advance of our Grand Opening on Feb 9th, 2013

Contact us to learn more or RSVP
info@jeffsresidences.ca
604.558.1907

RSVP TODAY!

Presentation Centre
1829 Charles Street
Vancouver, BC V5L 4G7

JEFFSRESIDENCES.CA 604.558.1907

**MODERN LIVING
AT ITS BEST**

Refined award-winning architecture by Ankenman Marchand Architects blends seamlessly with stately modern interiors. Jeffs Residences homes are defined by distinctive roof lines, exceptional outdoor living spaces, and traditional heritage colour palettes.

REFINED HOMES

- Historic Queen Anne Revival architecture complimented by distinctive heritage-inspired townhomes
- Traditional HardiePlank® exterior in heritage colours with classic window detailing
- Custom heritage plaque entrance detail creates a unique and grand sense of arrival
- Extensive inner courtyard landscaping, greenscaping and tumbled brickwork
- Expansive private courtyard patios with beautifully manicured walking paths
- Detailed planter boxes filled with lush greenery and privacy screens
- Craftsman 2-panel traditional entry door with inserted glass and overhead glass transom to bring additional light throughout the entrance

MODERN INTERIORS

- Two designer colour schemes purposefully fashioned to capture the true nature of the Jeffs Residences and Commercial Drive: Bianco & Sandstone
- Wide plank engineered matte oak floors available in Driftwood or Java
- Plush and durable Durado Twist 34oz carpet in Winter Mist throughout upper floors, hallways, and bedrooms
- Over-height ceilings throughout the Manor Residences and the main floor of all townhomes
- Craftsman style 6" baseboard moldings with heritage trim door detailing
- Rough in for built-in vacuum systems and electric fireplaces

GOURMET KITCHENS

- Over-height custom-designed Shaker wood cabinets with brushed chrome pulls available in Frosty White or Maple Winchester stain
- Two luxurious designer kitchen countertops featuring Clay Pebble Quartz or Giallo Omamental Granite
- Kohler Simplicite polished chrome faucet with modern pull down and double basin undermount stainless steel sink
- Sleek and energy efficient appliances:
 - Whirlpool Stainless Steel 30" gas range with satin finish recessed grates
 - Samsung counter depth 32" French-door style refrigerator with bottom door freezer (Manor Residence)
 - Whirlpool 22 cu. ft. French door style refrigerator with bottom door freezer (Townhouses)
- Whirlpool stainless steel dishwasher
- Panasonic over the range microwave/hood fan combination
- Built-in garburator
- Whirlpool full sized stackable front loading washer & dryer
- Ample storage space with lazy susan and in-kitchen pantry in select homes

TRANQUIL BATHROOMS

- Convenient main floor powder room included in every townhome
- Stunning 3" Shaker cabinets in Frosty White with Reflections White Caesarstone Quartz countertops
- Kohler Undermount Caxton lavatory sink with Kohler polished chrome lavatory faucet in all bathrooms and ensuites
- Oversize 12" x 24" Oyster Grey porcelain floor tile throughout all bathrooms and powders
- Polished chrome bathroom accessories by Taymor with contemporary Richelieu brushed nickel square cabinet pulls
- Kohler low-flow Kelston toilet
- Gemstar deep soaker acrylic bathtub with polished chrome faucets by Kohler
- Seamless glass shower enclosure with large format tile shower surround and unglazed Mosaic tile pattern. Available throughout select homes.

ADDITIONAL FEATURES

- Convenient access to Britannia Elementary, Britannia Community Centre, Victoria Park, bistros, fine dining, shopping, community services and more
- One of Vancouver's rare 100 "Walkscore" neighbourhoods
- State-of-the-art rain screen protection and low-E glass energy efficient windows
- Hardwired smoke detector and carbon monoxide monitor
- Comprehensive "2-5-10" warranty by Travelers Insurance Company of Canada

