

Forty Nine West at Oakridge 60 condos In an 8-storey building by Wanson

Sun

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The Forty Nine West is more than 75 per cent sold. One of the attractions of the project is the site, says the director of sales. One side overlooks Tisdall Park, the other side overlooks Cambie Street. Photograph by: Arlen Redekop, PNG, Special To The Sun

Forty Nine West at Oakridge

Project size: 60 homes in an eight-storey concrete building + three townhomes

Project location: 6383 Cambie St., Vancouver

Residence size: 1-bed 531 - 575 sq. ft; 2-bed 639 - 1,040 sq. ft; 3-bed 1,003 - 1,126 sq. ft; 2-bed townhome 1,200 sq. ft

Prices: 1-bed from \$ 313,800; 2-bed from \$ 535,800; 3-bed from \$ 796,800

Developer: Wanson Development Architect: GBL

Architects Interior designer: Cristina Oberli

Sales centre: 551 W. 57th Ave., Vancouver Hours: noon - 5 p. m., Sat - Thurs

Telephone: 604-620-8600

Website: www.fortyninewest.com

Sales began: October 2013

Occupancy: Fall 2015

When sales are going this well, it could be tempting to break out clichés about hotcakes or something flying off shelves. Dave Bauman prefers to see it as giving people what they really want.

"We're now more than 75 per cent sold," the director of sales and marketing for Magnum Projects says of the Forty Nine West at Oakridge new-home project.

"There's a real lack of multifamily housing in the area of the Cambie corridor, and on the west side of Vancouver as a whole - so I think it speaks to pent-up demand."

The range of purchasers has run the gamut, Bauman reports. Downsizers are jumping at the chance to stay in the neighbourhood they know and love. There are people investing in properties for children who are university age, or children who are young professionals at the beginning of their careers. There are also first-time homebuyers, excited at being able to afford something on the city's west side.

Others, for whom a single family home is still unattainable, are moving up from their first residences into slightly bigger properties, he says.

A huge part of the attraction, Bauman believes, is inherent in the site itself. One side of the building overlooks the calm of Tisdall Park, while the other has views of the hustle and bustle of Cambie. Commuters need only to cross the street to get to Langara Station on the Canada Line, equidistant to downtown Vancouver and Vancouver International Airport.

Green space abounds in the immediate region. Langara Golf Course beckons those who don't see golf as a good walk ruined, and both Queen Elizabeth Park and VanDusen Botanical Garden are a short jaunt away. Both private and public schools are easily accessed, as are restaurants, grocery stores and Oakridge.

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Riley Park Community Centre, Hillcrest Community Centre, and the Van Horne YMCA Kids Club offer tons of recreational activities for kids of all ages, including swimming, ice skating, and gymnastics.

Bauman says the larger homes are proving to be the most popular so far, especially for those who want low-maintenance living after getting out of a house.

"The three-bedroom units are really appealing to people who want space for an enclosed office, or to have guests from their extended family in for a stay," he explains. "Maybe that's the grandchildren, or someone from out of town. Of course, there are families with young children buying them too. Once again, it's an area of the market that's currently under served."

Kitchens are equipped with a huge Fisher and Paykel refrigerator, and a Bosch natural gas cooktop and wall oven, while an oversized rectangular sink features a hot water dispenser for those who want a cup of tea without the bother of putting on the kettle.

Millwork takes full advantage of the nine-foot ceiling height in the apartment, creating storage space wherever possible. A section of wall between the back kitchen counter and the kitchen island has been designated for a pantry, allowing for dry goods storage.

The same thoughtful design has been applied to bathrooms. Wall-hung sink and drawer units are cleanly contemporary, and subtly illuminated with undermount lights. In one show home bathroom, a frameless glass shower dominates the space, while in the other, sparkling glass tiles glitter as a backdrop to the rainshower head and the luxury soaker tub.

The show suite - a two-bedroom, two-bathroom unit - contains a full six-person dining table and full-sized sofa in the central living area, indicating the scale of the space. Air conditioning is included in the homes, something not always found in Vancouver residential buildings.

Bauman says some of the original resistance seen to multi-family development in the neighbourhood now appears to have faded.

"The condos and townhomes are staying on the main corridor of Cambie, which is the logical place for them to be. It's less intrusive than what people in single-family homes might have thought at the beginning of the community planning process - and it gives those people a place to go once they're ready to sell their houses."

He notes that residency at Forty Nine West at Oakridge has numerous pluses. Some purchasers, for instance, may opt to be car free because they can use transit or commute by bicycle.

"To be able to get into this neighbourhood at this price, or better yet, to be able to stay in this neighbourhood as your housing needs change, that's something a lot of people value," he points out.

The sales figures certainly seem to support that idea - purchasers seem to be taking the idea of "don't delay, buy today" to heart.



A section of wall between the back kitchen counter and the kitchen island has been designated for a pantry, allowing for dry goods storage or sporting goods. Photograph by: Arlen Redekop, PNG, Special To The Sun



The kitchen is equipped with a huge Fisher and Paykel refrigerator, and a Bosch natural gas cooktop.



The master bedroom ensuite features a frameless glass shower.



Thoughtful design has been applied to the homes. The kitchen offers an oversized rectangular sink with a hot-water dispenser for those who want a cup of tea in an instant. Photograph by: Arlen Redekop, Png, Special To The Sun

