

Saturday January 14, 2017

PROMENADE AT THE QUAY A GREAT SPOT

Lower Lonsdale project a short SeaBus ride from downtown
SIMON BRIAULT



Promenade at The Quay is a well-located project from Polygon Promenade at The Quay Homes in North Vancouver.

If you want to live in a buzzing community that's within easy reach of downtown Vancouver and is stuffed full of local character, amenities, shops and restaurants, you'd be hard-pressed to find anywhere better than Lower Lonsdale.

Goldie Alam, Polygon's senior vice-president of marketing certainly thinks so. She said it is the unparalleled location that has made selling homes in the company's Promenade at the Quay development so easy.

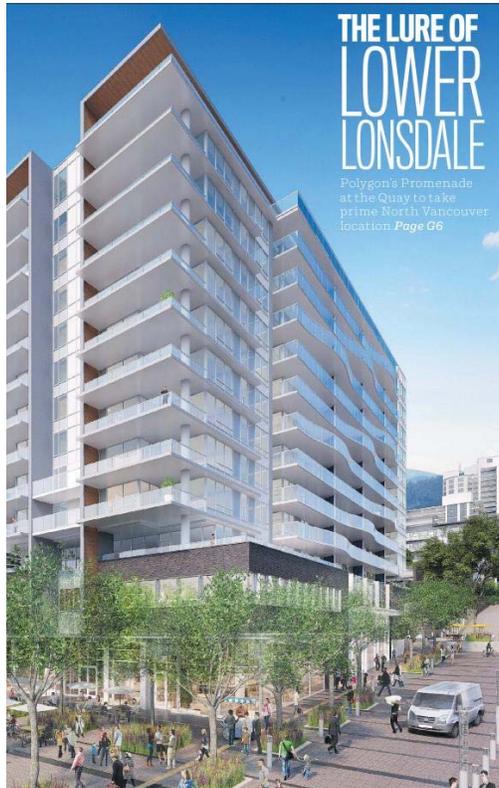
"We started sales in September and it's been a great success," she said. "It's been very popular with people primarily from the North Shore who understand just what a great location it is. It really can't be beat; it's amazing down there — you're right at the heart of it all."

Sure enough, Douglas and Donna Thompson, who have bought a two-bedroom penthouse suite at Promenade, say that the location was a key factor in their decision.

"It's right near the water and that had a lot of appeal," said Douglas Thompson.

"We'll be able to walk across the street, get on the SeaBus and be downtown in 15 minutes. The amenities are all pretty much right there too, so we won't have to drive anymore."

In what must be a first for a residential building in Vancouver, the second floor of Promenade will house a museum. Visitors to the North Vancouver Museum and Archives will be able to participate in community events, activities and educational programs, and enjoy regularly changing exhibits.



Bathrooms feature marble tiles, rain head showers, built-in niches for toiletries and bench seating.



The remaining homes in Promenade at The Quay start at \$718,000 and many offer a great view of Vancouver and Stanley Park.

Exhibition spaces include a group of theme-based core exhibits and a gallery devoted to changing exhibits on topics of local interest.

Meanwhile, the ground floor of the Promenade building will consist of restaurants and retail with easy pedestrian connections to the waterfront and the North Shore Spirit Trail, a fully accessible greenway that will extend from Horseshoe Bay all the way to Deep Cove.

"The Polygon Gallery, which will show mainly photography exhibits, is under construction right across the street from us and we're also very close to the shi-

pyards area that is all being redeveloped by the City of North Vancouver," added Alam. "Then there's the night market during the summer, Lonsdale Quay market year-round, Tap and Barrel and all the other restaurants and amenities in the neighbourhood."

Promenade at the Quay's 117 homes will all be fully air-conditioned. They'll all have private outdoor spaces, premium engineered wood flooring in living spaces and wool carpeting in the bedrooms. Kitchens feature stone countertops with waterfall edges and full-height marble tile backsplashes. Appliance packages include five-burner cooktops, electric wall ovens, built-in speed ovens with microwave capabilities and counter-depth refrigerators.

Down-sizers drawn to large units



Promenade kitchens will be fitted with stone countertops and full-height marble tile backsplashes.



Homes still available in Promenade have either two or three bedrooms and range up to 1,290 square feet.

Every kitchen features soft-close cabinetry and drawers, a built-in cutlery drawer and pullout pantry shelves. There are also USB electrical outlets, as well as dual rollout recycling stations.

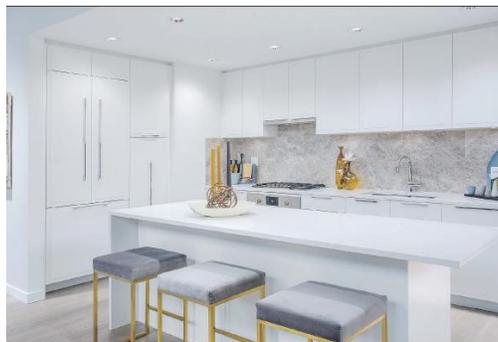
Master ensuite bathrooms include imported marble floor tiles and floating cabinets. There are European-style thermostatic shower systems featuring marble wall tiles, ceiling rain head showers with hand-held wands, built-in niches for toiletries and integrated bench seating. Custom details include modern vanities with extra accent lighting, square under-mount wash basins, and imported engineered stone countertops with matching stone backsplashes.

Alam said that downsizers have been especially attracted to the larger homes at the front of the building because they will have beautiful views — west to Lions Gate Bridge and Stanley Park and south to downtown Vancouver.

"For example, our G plan is a three-bedroom, two-bathroom home that has been oriented to take full advantage of



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the view, with a huge open-plan living and kitchen area, a large kitchen island, a wine bar and a pantry," she said. "There's also lots of storage space and a side-by-side washer and dryer, which downsizers definitely appreciate."



The homes at Promenade at The Quay have plenty of storage space.

"We have lived in North Vancouver for more than 40 years, so now we're thinking about our future, leaving the single-family home and getting into a place where we don't have to worry about maintenance and upkeep," Thompson said. "We have view property in Upper Lonsdale, so we knew we wanted to have a view in the new place. We originally approached Polygon on another project they had down on Esplanade. It wasn't for us and it was sold out, but they told us about Promenade so we got ourselves on the shortlist."

Polygon still has a limited number of homes for sale at Promenade at the Quay. The 844-to-1,290-square-foot homes still available have either two or three bedrooms and are priced between \$718,000 and \$2,388,000. "The great thing about this development is that when Promenade is ready to go, there will be a whole bunch of new amenities completed at the same time," Alam said. "We have had some first-time buyers and move-up buyers who work downtown and love the idea of such an easy commute and still being at the heart of the action."

Promenade at the Quay

Project location: 118 Carrie Cates Court, North Vancouver

Project size: 117 homes. The 844-to-1,290-square-foot homes still available have either two or three bedrooms and are priced between \$718,000 and \$2,388,000

Developer: Polygon Promenade at The Quay Homes Ltd.

Architect: Nigel Baldwin and DYS Architecture

Interior designer: Polygon Interior Design Ltd.

Sales centre: 21 Lonsdale Ave, North Vancouver

Hours: noon -- 5 p.m., Sat -- Thurs

Telephone: 604-986-8862

Website: polyhomes.com

Occupancy: Spring 2019