

Saturday February 18, 2017

most important homebuying considerations are location, location, location, then Bellevue — a planned luxury 16-storey development in West Vancouver — scores on all three counts.

The stunning views of English Bay — and on a clear day, Vancouver Island — check off the first requirement of an enviable site. Work will start this spring on the building, conveniently located a few minutes walk from the popular 1.7-kilometre Centennial Seawalk and the shops and services in Dundarave Village.

Fulfilling the third location requirement is the site itself, with two stands of mature trees and extensive landscaping.

“Bellevue will be built on one of the last remaining pre-zoned highrise sites on the western edge of Ambleside,” says Jason Turcotte, vice-president of development at Cressey Development Group.

“The homes are spacious, but there are only 35 of them, so it is a boutique offering.”

The development, bounded by Marine Drive, Bellevue Avenue and 23rd Street, comprises the 16-storey tower and a two-storey amenities building.

Three elevators will serve the building.

“One elevator is dedicated entirely to service, for activities like moving in or out and garbage removal. The other two elevators will never be interrupted by building services,” Turcotte says.

Floor plans include several options, from homes with two bedrooms and two-and-a-half bathrooms to three bedrooms with three-and-a-half bathrooms.

They range from 1,954 square feet to 3,900 square feet, with only two or three homes on each level.

In addition to the spacious interiors, the large balconies present as outdoor rooms, Turcotte says. Those outdoor spaces, which connect seamlessly with the main living areas, are fitted with features that make them ideal for entertaining — built-in barbecues, sound systems and heaters.

“All the units have a south, southwest or southeast exposure and the indoor/outdoor flow and the tiled floor will make the balcony feel like an outdoor room,” he adds.

While buyers may be shedding the responsibilities that go along with owning

a single-family home, they don't want to compromise on being able to enjoy the outdoors, Turcotte says.



*Bellevue by Cressey is a luxury new-home project in the Dundarave area of West Vancouver. Homes start at nearly 2,000 square feet, and occupancy is expected in summer 2019.*



*Bellevue is a 16-storey boutique development with just 35 homes. Large balconies act as outdoor living spaces.*



*Master bathrooms will be fitted with a separate toilet room, a shower with a heated stone bench, and a free-standing soaker tub.*



*Homes in Bellevue, which measure up to 3,900 square feet, will have multiple high-end touches. All have a south, southwest or southeast exposure.*

If the adage is true and the three

## Bellevue

Project address: 2290 Marine Drive, West Vancouver

Project city: West Vancouver

Developer: Cressey Development Group

Architect: IBI Group Inc.

Interior designer: Insight Design Group

Project size: 35 units

Bedrooms: two and three bedrooms

Unit size: 1,954 – 3,900 square feet

Price: \$4 million+

Sales centre: 204 — 1868 Marie Drive, West Vancouver

Sales centre hours: Open daily by appointment; open house Saturdays noon — 5 p.m.

Sales centre phone: 604-912-0105

Website: <http://www.bellevuebycressey.com>

Occupancy: Summer 2019

## Buyers have many options for interior design

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Kitchens have ceilings that are just shy of nine feet high, and feature a ceiling-high marble backsplash.



Cabinets and drawers in the kitchens will feature pullout corner-cabinet storage systems and drawer dividers to organize cutlery.

The development's architect, Gwyn Vose of IBI Group, says the balconies average 13 by 30 feet (3.9 by nine metres) the entire width of the unit. He describes the site as a trapezoid shape with the residential buildings on the western side to maximize the sea views, while the amenities building, which houses a swimming pool, hot tub, steam and sauna rooms, gym and Pilates studio, overlooks the signature driveway and landscaping.

The building's large circular driveway will make it easy to pick up or drop off residents and visitors. Bellevue's porte cochere, a covered entrance to the build-



In the powder room, the sink sits on an onyx or quartzite vanity.



Large balconies at Bellevue expand available outdoor living space with their outstanding views.

ing, enhances the classic elegance that will be the hallmark of the development, Turcotte says.

Buyers have an array of design and finish choices that will make their homes feel customized to their tastes and needs, says Linda Gallo, a senior interior designer with the project's interior design firm, Insight Design Group.

All kitchens have a high-end Sub Zero and Wolf appliance package, including a 36-inch stainless steel Wolf gas range or cooktop, an integrated Wolf built-in



The amenities building at Bellevue will house a swimming pool, hot tub, steam and sauna rooms, gym and Pilates studio.

convection steam oven, and side-by-side 24-inch Sub Zero refrigerator and freezer columns.

The decisions begin in the kitchen, where three floor plans accommodate preferences for sink placement.

One option has it in the island, while another choice places it in the perimeter quartz countertop.

"The choice on the placement of the sink depends on how people live. Those who entertain a lot and want a large, clear surface to present the food will choose a sink in the perimeter while the person who may enjoy the view while using the sink, will choose to place it in the island," Gallo says.

The next step is choosing the design style.

"The West Coast-inspired design has flat-panel cabinet doors, the hood fan is behind an integrated panel and the major Wolf appliances are more streamlined. The classic design option shows more detail, the cabinetry has raised panels and features the more traditional Wolf appliances that people are more used to seeing," Gallo explains.

As buyers customize their space the next step is choosing the wood palette. Hardwood options include classic American Walnut, a warm Natural Oak or Silver Oak. Quartz is selected for the countertops and the 8-foot-five-inch by four-foot-seven-inch island.

One of the most dramatic design elements in the kitchen is the ceiling-high marble backsplash. The choice of marble — Statuarietto, Calacatta or Bianca Oro — also impacts the use of stone in other rooms, like the single-slab for the statement fireplace in the living room and the bathrooms.

The sales centre at 204 — 1868 Marine Drive in West Vancouver features the warm and creamy tones of the Bianco Oro palette.

Cabinets and drawers in the kitchen feature all the conveniences, like pullout corner-cabinet storage systems, drawer dividers to organize cutlery and flatware and inserts to keep herbs and spice containers easily accessible.

The kitchen ceilings are just shy of nine feet (2.7 metres) and while upper cabinets maximize storage for seldom-used items, a pull-down mechanism to more easily reach the top shelves is also available.

The master ensuite bathroom is standard across all the homes in Bellevue.

The ensuite has a separate toilet room, a shower with heated stone bench and rain shower head, and a free-standing tub. The two vanities are separated by a spacious linen cabinet. Elegant faucets are by Dornbrecht while tubs, sinks and toilets have been selected from the Kohler range.

In the powder room, the sink sits on an onyx or quartzite vanity. "Both these stones backlight beautifully and give a nice glow — an ethereal ambience," says Gallo.

All the walls will be painted with Benjamin Moore's Chantilly Lace, a clean white that provides a neutral backdrop for the other finishes in the space.

Parking is below grade, and each home has a garage, with ample space for storage, Turcotte says.

