

## Amber soon to be ready for residents

Development of just 31 suites features no fewer than 18 different floor plans to choose from

SIMON BRIAULT



Bathrooms will be fitted with quartz countertops and oversized porcelain floor and wall tiles.



Homes at Amber range up to almost 1,800 square feet, with prices starting in the mid \$700,000 range for one-bedroom homes.

As the Lower Mainland's multi-family-home development market has been evolving of late, so too have buyers' expectations, said Howard Steiss, director of sales and marketing at Aragon Properties.



Striking outlooks will be on offer at Amber.

"It's a show-me market now: show me that the building is actually built, show me what the quality is, show me that your offering is real-time and au-thentic," Steiss said. "It's quite a change."

Steiss described the last number of years as being all about presales, and people buying condos that, in many cases, wouldn't be built for a few years.

By contrast, Amber — Aragon Properties' soon-to-be launched multi-family development at Ash Street and King Edward in Vancouver — is scheduled to be completed almost immediately.

"The suites will be ready for occupancy early this fall," Steiss said.

"We'll put it on the market to the public in early July at the latest and homebuyers will be able to see it, touch it and feel it.

"There's a tremendous leap of faith required when you're having to make possibly the biggest financial decision of your life based on something that doesn't exist yet ... But in this case, people can really experience it before they decide on a particular floor plan or location within the building."

Amber is a development of just 31 suites, but there are no fewer than 18 different floor plans to choose from. Homes include two-level townhomes that Steiss said would be particularly attractive to growing families or downsizers.

Amber is within a block of the Canada Line station at Cambie and King Edward, so residents will be able to get downtown, to the airport or out to Richmond in quick time.

"Amber's proximity to Douglas Park, a neighbourhood park about a block away, offers people a great green space to take the kids or the dog," Steiss said.

"Heather Park and Queen Elizabeth Park are both also within walking distance. There are all kinds of shops and restaurants and coffee places in the Cambie Village."

As for the homes at Amber, there's little doubt that this is a luxury building aimed at discerning buyers.

Kitchens feature Caesarstone quartz countertops and backsplashes, Kohler stainless steel undermount single-basin sinks and pullout stainless

steel kitchen faucets, softclose cabinets and integrated waste and recycling drawers. The Gag-genau appliance packages include stain-less steel fridges and bottom freezers, five-burner gas and wall ovens with touch display, automatic door opening and 17 heating methods. There are fully integrated dishwashers, Panasonic built-in microwaves with European-style trim and AEG hood fans.

Bathrooms have quartz countertops, oversized porcelain polished floor and wall tiles, undermount sinks and dual-flush toilets.

"It's a very solid four-storey building with a wood frame, steel and concrete combination for the structure itself and brick cladding on the outside," Steiss added.

"That's not too typical in Vancouver. With Amber, we're really targeting the end user, the owner occupier that wants to live in that location and put roots down."



Amber comprises 31 one-, two- and three-bedroom homes at Ash Street and Kind Edward Avenue in Vancouver.

### Amber

**What:** 31 suites with one, two and three bedrooms

**Where:** 633 West King Edward Avenue, Vancouver

**Residence size and prices:** 695 to 1,794 square feet; Prices start in the mid \$700,000 range for one-bedroom homes and the high \$900,000 range for two-bedroom homes.

**Developer:** Aragon Properties

**Sales centre:** 102 — 633 West King Edward Ave. Public opening July 5 noon — 5 p.m., then Thurs — Fri 3 p.m. — 6 p.m., Sat — Sun noon — 5 p.m.

**Sales phone:** 604-871-8600