

Just West close to amenities, transit, shopping and more



Sightline Properties' 55-unit townhome development on King Edward Avenue is close to shopping and entertainment attractions and rapid transit.

Just West is at 46 to 96 King Edward Avenue. It is by no means the busiest East-West artery in the city, but it's connected to an enviable range of local attractions, parks, amenities and transit options.

Cambie Village, a vibrant shopping and entertainment district between West 6th Avenue and King Edward (at 25th Avenue), is within easy walking distance.

King Edward Canada Line Station is less than 10 minutes away by foot and provides rapid transit to the airport or downtown Vancouver. Queen Elizabeth Park is also nearby and just to the south of Just West, you have what Vaughan calls one of the best community centres in town.

It's hard to argue with him. Hillcrest Centre features a huge aquatic facility, a fitness centre, an ice rink, a gymnasium, indoor cycling, multi-purpose rooms, a games room, a dance studio, playgrounds, a child care centre and a café.

"It's such an amenity-rich area in general that you literally can step out your door and you have endless options for anything you want to do," said Vaughan. "The proximity to downtown is awesome too. If you work downtown, jumping on a Canada Line train or getting on your bike is no problem at all."

As for the homes at Just West, Vaughan says one of the key attractions is the rooftop patios, which are well over 300 square feet and offer the type of outdoor living space you would expect to find in a single-family home. Elsewhere,

the kitchens feature large islands, engineered quartz countertops, custom-built quartz shelves above the ranges for additional storage and built-in recycling centres. The appliance packages are by Miele.

Bathrooms feature custom shower ledges, white porcelain tiling, frameless shower doors, custom vanities with grooved cabinet detail and large storage drawers. Some of the homes will also have free-standing bathtubs.

Vaughan is confident the location of Just West and the quality of the homes on offer will bring in buyers even though the COVID-19 pandemic has created huge uncertainty in the real estate industry — among many others.

"We believe in the product and we know that the location is as good as it gets," he said. "Ultimately, when things settle down, people are going to want to buy because there's such a big demand for this type of housing in the city."



An artist's rendering of Just West — a development by Sightline Properties set to rise at 76 and 86 King Edward Avenue in Vancouver. / jpg



The kitchen in the display suite at Just West features a large island and an engineered quartz

Just West

Project location: 46-96 King Edward Ave., Vancouver

Project size: 55 garden suites and townhomes with between one and three bedrooms and den. Garden suites start at \$799,900, townhomes start at \$1,430,900 and units range in size between 631 and 1,840 square feet.

Developer: Sightline Properties

Architect: Shape Architecture

Interior designer: Annaliese Kelly Design

Sales centre: 479 West 16th Ave., Vancouver

Sales centre hours: Open on weekends 12 noon to 5 p.m. and weekdays by appointment

Sales phone: 604.734.8883

Website: justwest.ca



The kitchen in the display suite at Just West features a large island and an engineered quartz countertop. /jpg



Some of the townhomes at Just West will offer spacious rooftop patios. Travers Jeffers/jpg