



3-Bed, 3.5-Bath Contemporary Duplex Homes in West Kitsilano

ARCHITECTURAL DETAILS

CLEAN LINES, NATURAL MATERIALS, AND FUNCTIONAL LAYOUTS DRAW FROM THE NATURAL BEAUTY OF YOUR VIEW.

- Three 3-bedroom high style duplex homes with unique floor plans and features
- Attention to detail, quality material, and care are at the heart of this development
- Glazed metal cladding and natural brick exteriors create a unique, contemporary look
- 10 foot wide windows on the main floor and primary bedroom provide unobstructed views of the snow-capped North Shore mountains and Downtown Skyline
- Triple glazed windows for improved home efficiency and significant noise reduction
- 3rd floor balcony with flush glass enclosure for a seamless appearance
- High ceilings allow for an airy, open feel
- One car garage with 240 volt outlet for EV charging
- Air conditioning on all 3 levels
- Built in BBQ with fire pit and lounge area
- Crawl space underneath first floor for extra storage space

SLEEK, CONTEMPORARY KITCHENS

- State-of-the-art Miele appliance package
 - 36" French Door style refrigerator
 - Dishwasher finished with oak cabinetry to create a seamless kitchen appearance
 - 36" inch 4 burner gas stove
 - 24' microwave with special ordered contour handles
- Luxury matte black Riobel hardware
- 7 foot island with bar stool seating for 4
- Silestone countertops and backsplash
- Blum hinge system for a soft closing function
- Matte black Marathon Hardware handles
- Recessed under-cabinetry lighting

ULTIMATE INTERIOR FINISHES

- Eclipse folding doors expand your living space, inviting the peaceful outside breeze
- California entry closet with bench seat and extensive storage
- Gas fireplace surrounded by book matched granite slab
- Open shelves with recessed LED lighting
- 4 zone security cameras with alarm system
- Built in speakers in the family room, primary bedroom, and 3rd story bedroom
- Custom-made vinyl Morrison windows to showcase stunning views
- Picturesque vanity nook in walk-in closet of primary bedroom
- Scratch resistant engineered hardwood flooring
- Anti Slip coated porcelain tiles in all bathrooms
- Smart home Google Nest Thermostat
- Stacked, front loading LG/Samsung washer and dryer

UPSCALE BATHROOMS

- Rainfall shower head and handshower in all bathrooms
- Frameless glass enclosures emphasize a silky, polished look
- LED-lit mirrors in the bathroom create spa-like experience
- Smart Toilet in primary bath and powder room equipped with auto opening, heated seat, built in bidet, dryer, and deodorizer
- Large windows allow for maximized natural light
- Floor to ceiling tiles in primary bathroom
- Floating vanities with thoughtful storage options



WEST
KITSILANO

Kits Heights

14TH
AVE



Neighbourhood of Choice

AMPLE GREEN SPACE, BEACH ACCESS, CHARMING CAFES, AND GOURMET MARKETS ARE A TESTAMENT TO KITSILANO'S HARMONIOUS BALANCE OF NATURE AND URBANITY.

SCHOOLS

- Lord Byng Secondary
- West Point Grey Academy
- Jules Quesnel Elementary School
- Carnarvon Elementary
- St. George's Junior School
- Lord Kitchener Elementary
- Little Kitchen Academy
- University of British Columbia

TRANSPORTATION

- Easy access by both car or bus
- Under 20 minute drive to downtown Vancouver
- Short 25 minute drive to YVR Airport

SHOPPING AND RECREATION

- Parthenon market
- Grounds for Coffee
- Browns Social House
- The Eatery
- Purebread
- Solly's Bagelry
- Nuba
- Plenty
- Jericho Tennis Club
- Hollywood Theater
- Vancouver Public Library

PARKS AND BEACHES

- Almond park
- Jericho beach and park
- Carnarvon park
- Trimble park and tennis courts
- Kitsilano beach, park, and pool
- Royal Vancouver Yacht Club



Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral such as floorplans, renderings, material specifications and site conditions are solely for illustrative purposes only and may vary from as built development.

