



# DAHLIA

## W 29 AVE

Advanced Information Package



# DAHLIA

W 29 AVE



With a design sensibility rooted in a renowned single-family neighbourhood, this boutique collection of forty-six townhomes and garden suites offer a contemporary and sophisticated liveability in keeping with this coveted West Side address. From your own front door set within your lushly-landscaped private courtyard to the open spaces and greenery between individual homes — Dahlia offers the peace and privacy this beautiful neighbourhood is already known for.

Perfectly blending residential tranquility with urban convenience, everything you need is just around the corner. From artisanal shops to stunning parks to some of the best restaurants in the city, there is a reason Vancouver's prestigious West Side is considered the most desirable and why Dahlia is at the heart of it.



Renderings are artistic interpretations only, final building design may vary from what's depicted. E. & O. E.



# DAHLIA

W 29 AVE

## RESIDENCES DESIGNED WITH PURPOSE & PASSION



This is the guiding principle behind every design element that has gone into the creation of this bespoke collection of residences – and it shows.

Every inch of Dahlia's interiors act as a canvas where functionality and elegance coalesce, culminating in a design aesthetic that speaks to the soul of sophisticated living on Vancouver's prestigious West Side.



Renderings are artistic interpretations only, final building design may vary from what's depicted. E. & O. E.

# Thoughtfully Curated Homes

Dahlia offers truly unique features typically found in much larger single-family residences, sparing no detail or design element that bridges the expectations between house and home. Attention to detail reaches beyond aesthetics with Dahlia's impressive Smart Home package.



Renderings are artistic interpretations only, final building design may vary from what's depicted. E. & O. E.

- Fully integrated appliances
- Under-cabinet puck LED lighting
- Luxurious Quartz backsplash & countertops
- Miele appliances



## Primary Suite

Your home is your sanctuary. Nowhere is this more true than in Dahlia's ensuites, where elegance and serenity are exuded from every corner. Alcove soaker tubs are the perfect setting to unwind, and stunning mirror vanities offer spacious hidden storage and double sinks. Choose between your choices from heavenly White, or sophisticated Oak.



Renderings are artistic interpretations only, final building design may vary from what's depicted. E. & O. E.

# Smart Home Technology

Home technology systems are only smart if it makes your life easier and more comfortable. Dahlia's Smart technology is integrated into every home to allow for simple and intuitive management of entertainment, environment and security systems with maximum ease and functionality. The homes of Dahlia are outfitted with the very best of Sonos Sound, Smart Nest temperature control and touchscreen security systems – home tech doesn't get any more practical.



DUAL ZONE SONOS SOUND SYSTEM



NEST 3RD GENERATION LEARNING THERMOSTAT



NEST HELLO INTERCOM WITH CHIME EXTENSION



TOUCHSCREEN ALARM SYSTEM

# Outdoor Living

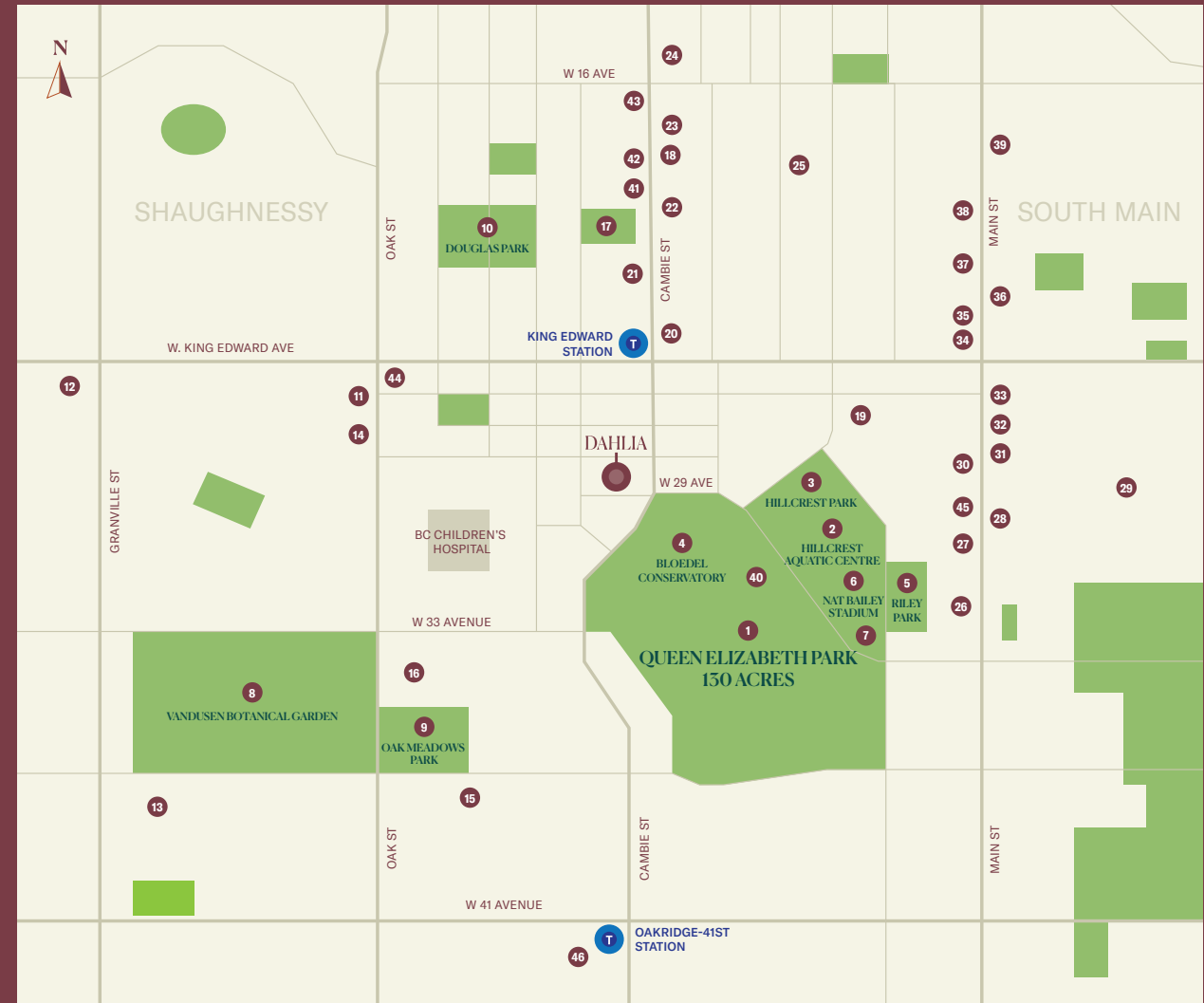
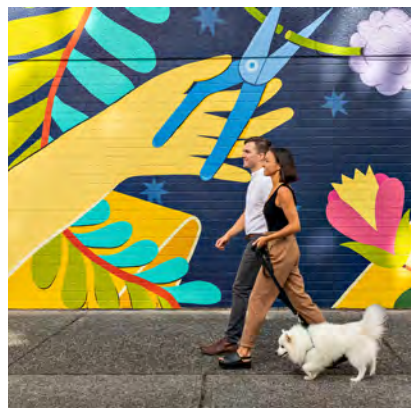
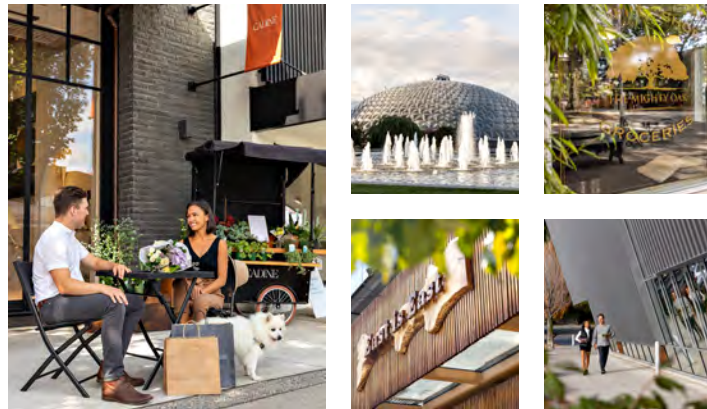
Situated just a stone's throw away from the renowned Queen Elizabeth Park, Dahlia takes inspiration from this vibrant natural haven, mirroring its emphasis on open spaces and botanical aesthetics. Dahlia's expansive rooftop patios encourage you to entertain your close family and friends while seamlessly blending modern urban living with the tranquillity and beauty of Vancouver's natural landscape.





# Defining Exceptional West Side Living

Nestled within the embrace of Vancouver's illustrious West Side, Dahlia stands as the epitome of refined townhome living. Mere steps from your front door, lies the enchanting ambiance of Cambie Village. With its quaint boutiques, cafes and artisanal shops, Cambie Village adds a layer of cultural richness that embodies the essence of urban sophistication and community charm. Life at Dahlia also ensures close proximity to some of Vancouver's finest educational institutions. Making it the perfect neighbourhood to raise your family and secure your roots for generations to come.



## PARKS & RECREATION

1. Queen Elizabeth Park
2. Hillcrest Aquatic Centre
3. Hillcrest Park
4. Bloedel Conservatory
5. Riley Park
6. Nat Bailey Stadium
7. Vancouver Racquets Club
8. VanDusen Botanical Garden
9. Oak Meadows Park
10. Douglas Park

## EDUCATION

11. Westside Montessori School (Oak)
12. York House School
13. Vancouver College
14. Vancouver Talmud School
15. École Secondaire Jules-Verne
16. Eric Hamber Secondary School
17. Edith Cavell Elementary School
18. Westside Montessori School (Cambie)
19. General Wolfe Elementary

## RESTAURANTS

20. Sushi TonTon
21. JJ Bean Coffee Roasters
22. Starbucks
23. Rain or Shine Ice Cream
24. Vij's
25. The Mighty Oak
26. Matchstick Riley Park
27. Autostrada Osteria Main St
28. Break Bakery & Cafe
29. Le Marché St. George
30. East is East
31. The Shameful Tiki Room
32. Chickpea
33. Traffic Cafe & Bakery

34. Zakkushi Dining on Main
35. The Acorn
36. Sun Sui Wah Seafood Restaurant
37. Liberty Bakery & Cafe
38. Published on Main
39. Ahn and Chi
40. Seasons in the Park

## SHOPPING

41. Choices Market
42. Cadine
43. Shopper's Drug Mart
44. Safeway
45. Nesters Market
46. Oakridge Park Shopping Centre

SITEPLAN  
GROUND LEVEL



DAHLIA  
W 29 AVE

WEST 29TH AVENUE



SITEPLAN  
UPPER LEVEL



DAHLIA  
W 29 AVE

WEST 29TH AVENUE



# C PLAN

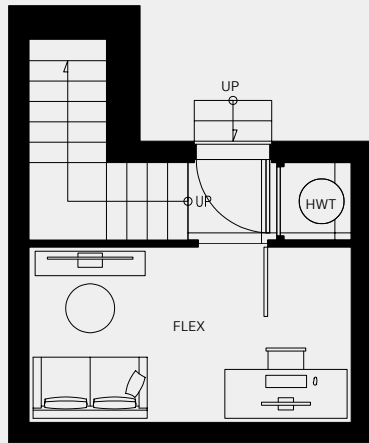
## 3 BED, FLEX & 2.5 BATH

HOMES 142, 143, 144, 162, 163, 164,  
165, 171, 172, 173, 174, 175

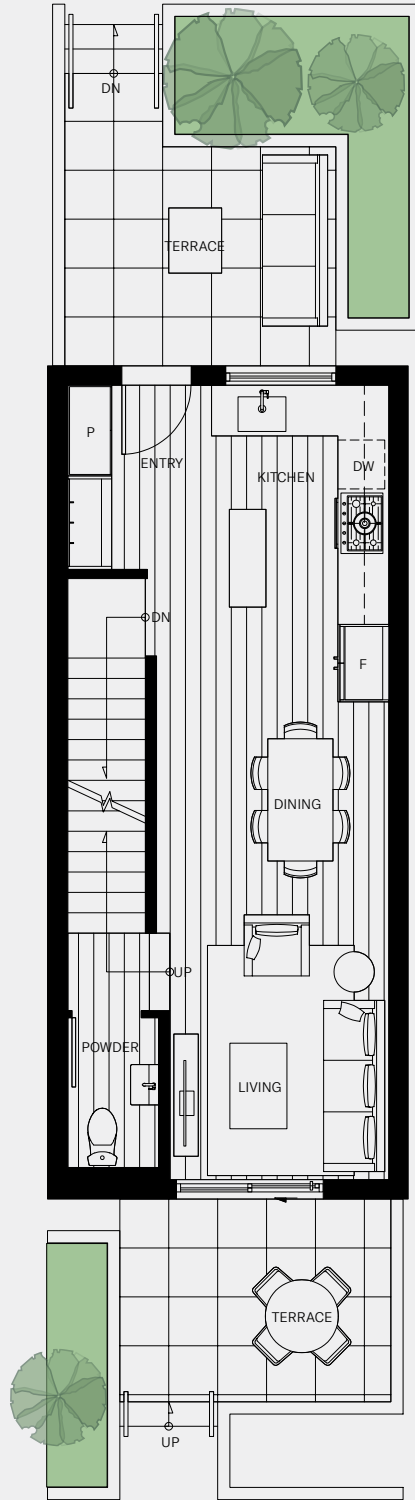
TOTAL 1,725 – 1,828 SQFT  
INDOOR 1,340 – 1,382 SQFT  
OUTDOOR 385 – 445 SQFT



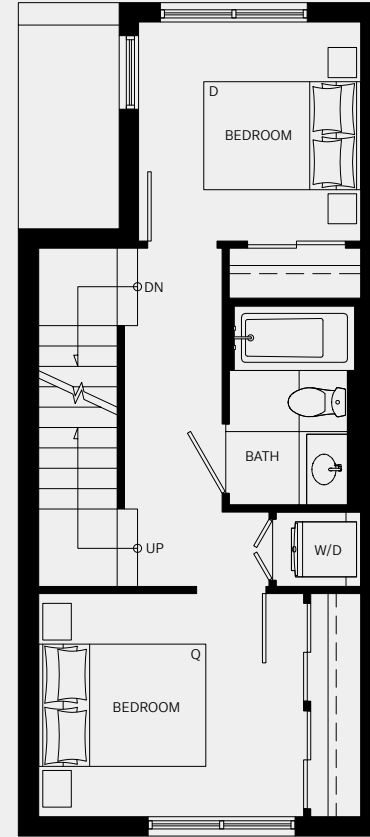
**DAHLIA**  
W 29 AVE



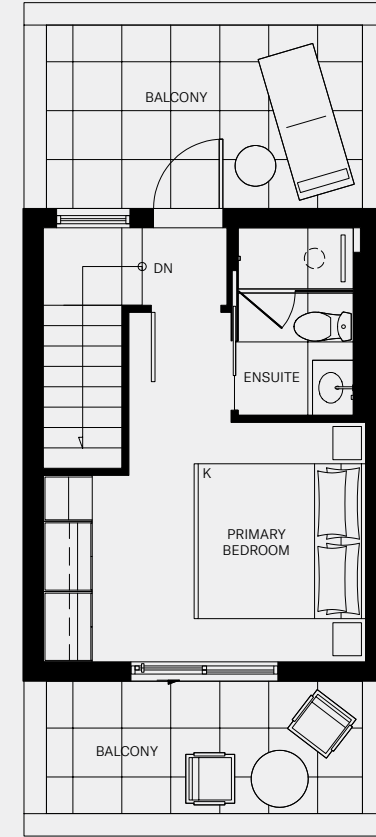
LOWER



MAIN



SECOND

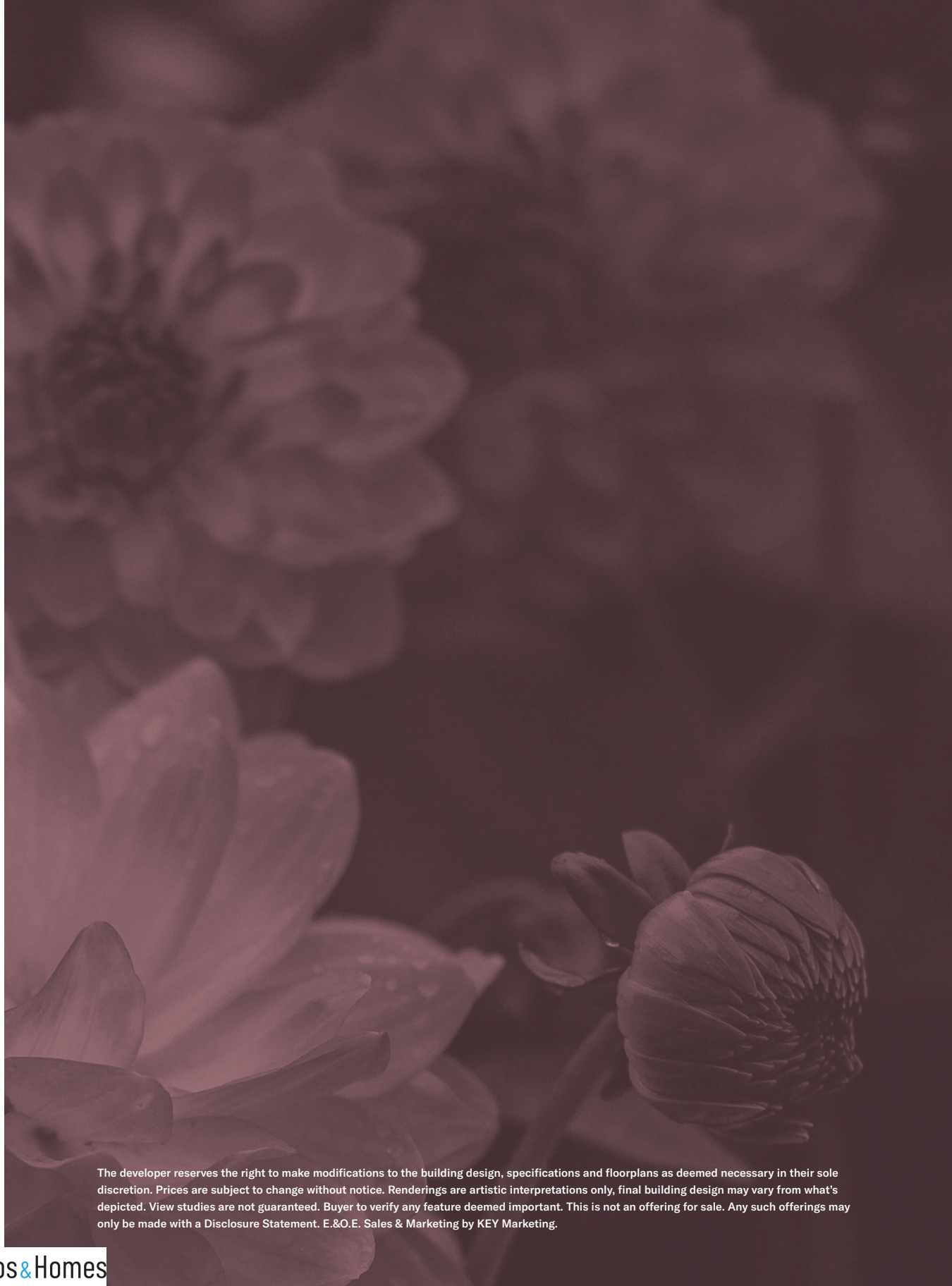
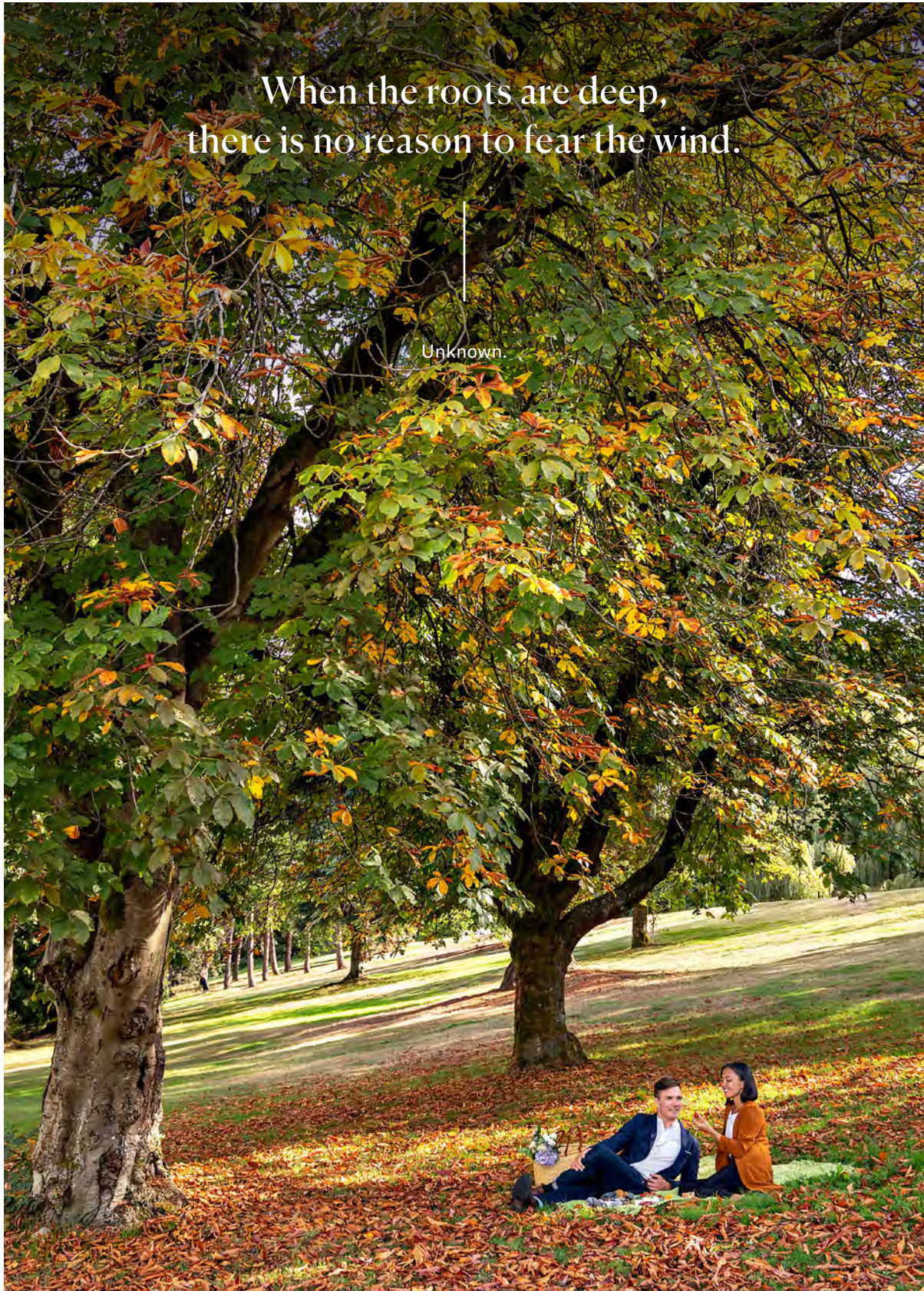


UPPER

The developer reserves the right to make modifications to the floorplans, areas, unit numbers and/or specifications without notice. Actual floorplans may have minor variations from the illustrations above. Measurements may be based on architectural areas and not taken from the strata plan. In the event of any discrepancy between the home size shown on this floor plan and the size of the strata lot as shown in the preliminary strata plan, the estimated size of the strata lot shall be as per the preliminary strata plan. Buyer to verify strata lot size if important. This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. E.&O.E. Sales and Marketing by KEY Marketing.

When the roots are deep,  
there is no reason to fear the wind.

Unknown.



The developer reserves the right to make modifications to the building design, specifications and floorplans as deemed necessary in their sole discretion. Prices are subject to change without notice. Renderings are artistic interpretations only, final building design may vary from what's depicted. View studies are not guaranteed. Buyer to verify any feature deemed important. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&O.E. Sales & Marketing by KEY Marketing.

