



# KINSLEY

HOMES AT QUEEN ELIZABETH PARK

Tucked into Vancouver's leafy Westside, Kinsley, meaning "King's Meadow", intimately coexists with Queen Elizabeth Park on the dynamic Cambie Corridor. Fifty timeless 1, 2, and 3 bedroom garden homes and townhomes are skilfully crafted for those families with an appreciation for design, community, and nature.



WHERE  
NATURE AND  
ARCHITECTURE  
BEAUTIFULLY  
BOND



# IMAGINED BY INTERGULF

No stranger to the Westside, Intergulf Development Group continues to introduce more livability to the Cambie Corridor neighbourhood. With a visionary mindset, we set out to transform design standards, create homes for evolving lives, and thoughtfully build community.

EMPIRE | 2013

LILIBET | 2021

KINSLEY | HERE NOW







**FAMILY ESSENTIALS**  
Prestigious Westside schools will educate your kids of all ages, while Hillcrest Community Centre offers enriching extracurricular activities.



**CAMBIE VILLAGE** This friendly community is comprised of grocery stores, local businesses, and delicious eateries. And is connected to downtown Vancouver, Richmond, and YVR Airport via the Canada Line.

**EXCITING FOODS** Taste flavours from every corner of the world in a variety of restaurants close to home — and feel like you're traveling somewhere new.



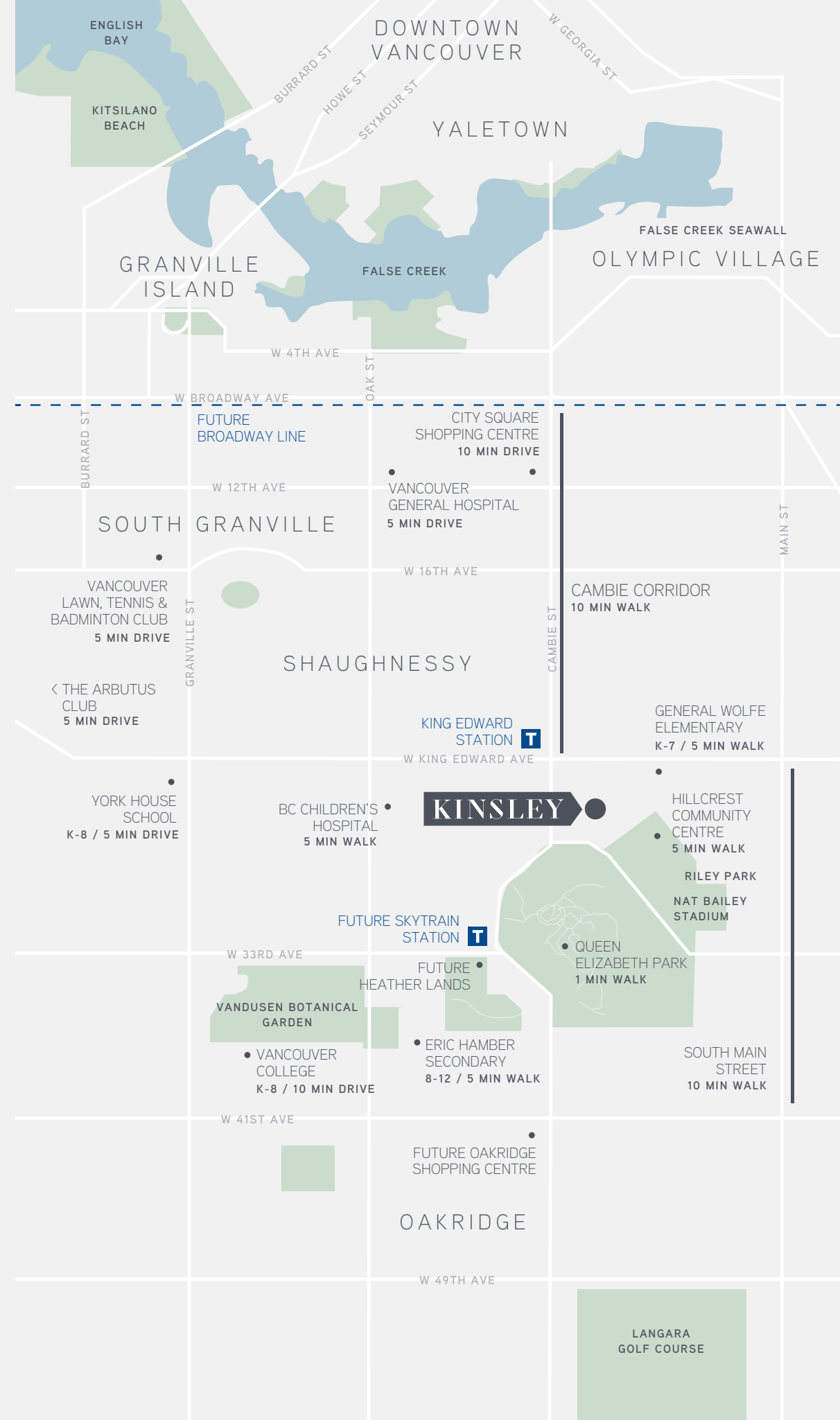
# YOUR WALKABLE WORLD



**MAIN STREET** Colourful culture abounds on eclectic and cool Main Street, where mural artwork, restaurants, cafés, live music venues, and boutiques form a community with character.



**GREENWAY** The future Heather Lands project close to Kinsley will expand the Westside's lush greenway system, creating even more options for getting around on foot and bicycle.



## ON FOOT OR WHEELS IN 10 MIN

- QUEEN ELIZABETH PARK**  
1 MIN WALK
- Seasons in the Park Restaurant
  - Pitch and Putt Golf Course
  - Tennis and Basketball Courts
  - Lawn Bowling
  - Walking, Running & Cycling Trails
  - Park Space
  - Off Leash Dog Park

- HILLCREST COMMUNITY CENTRE**  
5 MIN WALK
- Fitness & Aquatic Centre
  - Children's Programs
  - Adult Fitness Programs
  - Childcare Centre
  - Playground & Park Space
  - Skating Rink

- CAMBIE CORRIDOR**  
8 MIN WALK
- Rain or Shine Ice Cream
  - Lemonade Bakery
  - JJ Bean Coffee Roasters
  - Save-on-Foods
  - Shoppers Drug Mart
  - Whole Foods Market
  - Cactus Club

- SOUTH MAIN STREET**  
10 MIN WALK
- Nesters Market
  - The Acorn Restaurant
  - MEET on Main
  - Sushi Hil
  - The Juice Truck
  - Nineteen Ten
  - Coco et Olive

- FUTURE HEATHER LANDS**  
4 MIN WALK
- 5,000–20,000 sf 69-space Daycare\*
  - Local-serving Retail\*
  - Cultural Centre\*
  - French Elementary School\*
  - 4 Acres of Park Space\*

\*Proposed



Above (clockwise from top left): A community where the kids can walk to school; Lemonade Gluten Free Bakery, Cambie Village; Vancouver views from Queen Elizabeth Park / Seasons in the Park; Trafiq Café and Bakery, Published on Main, Anh and Chi, Main Street



# PEACEFUL RETREATS

This part of the Westside is known for its serene and stunning parks. An array of green hues and vivid florals greets you in neighbouring Queen Elizabeth Park, home to Bloedel Conservatory, lush trails, tennis courts, lawn bowling, and pitch and putt. More tranquility and beauty awaits at VanDusen Botanical Garden, only a few blocks from home.



# A COMMON OUTDOORS



An intimate social life flourishes in a landscaped central courtyard for residents. Grow a garden in the community planters, smile at your kids having fun in the play area, gather around a cozy fire pit, and feast on barbequed meals on the picnic tables. This degree of wellness and connection preserves a healthy lifestyle.



# LIFE EXPANDS ON THE ROOF

Take entertaining and everyday unwinding to a higher level. Select townhomes feature an expansive rooftop deck, complete with impressive views to the park or city. Create a private space that will entice you to spend more time in the open air — whether that means barbecuing, dining, lounging, or looking at the stars.





FEEL THE  
EASY FLOW  
OF LIFE

While open and airy, homes at Kinsley exude warmth. Engineered hardwood flooring glides throughout spaces, and living and dining areas feature elegant and functional millwork. Floorplans are efficiently designed to make the most of furniture arrangements. Select from two colour schemes to tailor your home to your own style. Whether you are playing games with your kids, enjoying a quiet evening, or hosting friends, comfort reigns.





Kitchen in Light Scheme

Kitchens are a sophisticated space for the modern chef. Premium integrated Miele appliances set a precedent for the level of quality throughout. European-inspired cabinetry, quartz countertops and backsplash, and smart storage solutions inspire all kinds of culinary journeys — from concocting a family meal to savouring dinner with friends.



Ensuite in Light Scheme

## SERENE AND MODERN BY DESIGN

Well-being is emphasized in luxurious ensuites. Every detail feels as though it were selected to enhance relaxation — a floating double-sink vanity, drawers and undercabinet shelving, an accent wall sconce, and a separate bathtub and shower in select homes.





# THOUGHTFUL QUALITY OF LIVING

Townhomes sit atop garden homes, creating a community that appeals to a variety of families. The buildings are encased in greenery, and select homes feature a private, street-level entrance – similar to a single-family experience. Precision is a focus from top to bottom. Windows are triple paned to minimize noise and offer increased energy efficiency, and air conditioning maintains comfort year-round. These thoughtful touches are amongst the many features here that shape refined living.

- 1 ENERGY EFFICIENT CONSTRUCTION
- 2 PRIVATE ROOFTOP TERRACE WITH WATER + NATURAL GAS BIBS (267 SQ.FT.)
- 3 AIR CONDITIONING

- 4 UP TO 9' CEILING HEIGHT
- 5 EUROPEAN-INSPIRED SOFT-TOUCH CABINETRY
- 6 PREMIUM INTEGRATED MIELE APPLIANCES
- 7 ENGINEERED HARDWOOD FLOORING

- 8 PRIVATE STREET-LEVEL ENTRY
- 9 PRIVATE STREET-LEVEL ENTRY
- 10 TRIPLE-GLAZED WINDOWS
- 11 PRIVATE PATIO WITH WATER BIB (196-368 SQ.FT.)



# TRUSTED LOCAL EXPERIENCED

## INTERGULF DEVELOPMENT GROUP

Having spent over 40 years building homes here, Intergulf is one of Vancouver's most trusted local developers. Our family-owned company is more than a development firm — we also have our own construction and property management arms. This cohesion keeps our high standards consistent through every step of the real estate process. We are careful to design and build homes for homeowners, ensuring every square foot is efficient, which allows us to deliver highly livable homes we can be proud of.

These decades of experience have led to the formation of Intergulf Intelligence, the principles and insights that flow into each of our homes. Thoughtful design, quality construction, and an uncommon attention to detail have produced over 11,500 homes across Western North America. Kinsley, our third project on the Cambie Corridor, will join this legacy of excellence.

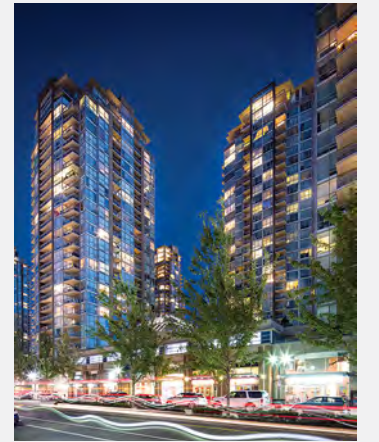
WE HAVE BUILT 11,500+ HOMES OVER 40 YEARS.  
A SELECTION OF OUR MANY PAST PROJECTS INCLUDES:



LA VITA  
SAN DIEGO



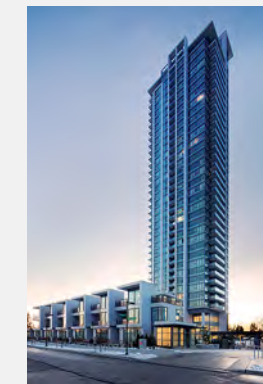
KITS360  
VANCOUVER



GRAND CENTRAL  
COQUITLAM



EMPIRE AT QE PARK  
VANCOUVER



PARK METROTOWN  
BURNABY



THE PEAK  
SFU · BURNABY



2228 MARSTRAND  
VANCOUVER



NOVO  
VANCOUVER



TERRACES AT THE PEAK  
SFU · BURNABY



HUNTER AT LYNN CREEK  
NORTH VANCOUVER



LILIBET AT QE PARK  
VANCOUVER



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