



Heritage Redefined

PERFECT BALANCE BETWEEN PAST & PRESENT

A piece of history in the heart of the City.



Kits Beach
10 Minute Drive

English Bay
09 Minute Drive

Granville Island
07 Minute Drive

Vancouver General Hospital
12 Minute Walk

Stanley Park
10 Minute Drive

Propel Marketing
07 Minute Drive

City Square
05 Minute Walk

Financial District
05 Minute Train

BC Place/Rodgers Arena
05 Minute Drive

Whole Foods
08 Minute Walk

Broadway Station
05 Minute Walk

Car & Bike Share
05 Minute Walk

Creekside Community Centre
08 Minute Bike

Vancouver City Hall
03 Minute Walk





YVR Airport
26 Minute Train

Langara College
18 Minute Train

Nat Bailey Stadium, Nat Bailey Farmer's Market
10 Minute Bike

Hillcrest Community Centre
11 Minute Bike

BC Children's Hospital
06 Minute Drive

King Edward Station
02 Minute Train

Choices Market
10 Minute Walk

Pronto
10 Minute Walk

Bier Craft Bistro
08 Minute Walk

Lemonade Bakery
07 Minute Walk

Shopper's Drug Mart
07 Minute Walk

Mount Pleasant Park
08 Minute Walk

Simon Fraser Elementary
07 Minute Walk

Corduroy Pie Company
12 Minute Walk

Vij's
04 Minute Walk









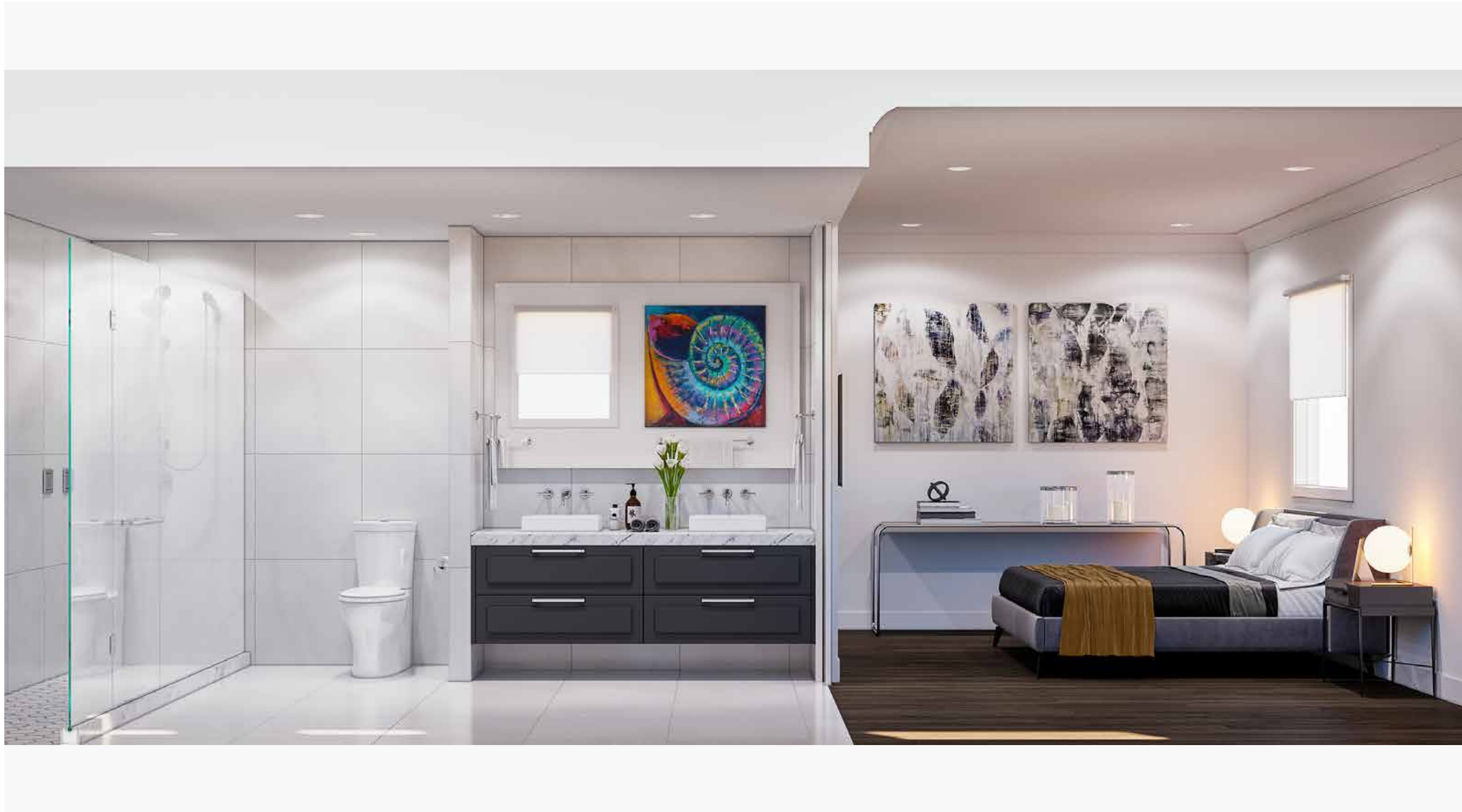
Timeless design incorporates the use of rich materials with classical elements in mind that complement the unique architecture. The monochromatic colour palette is sophisticated yet warm and inviting, highlighted by the soft glow of LED potted lights and natural light from ample windows and operable sky-lights.

Artist's interpretation and concept only. Specifications, layouts, and materials are subject to change without notice. E&O.E.









Features

Definition of Boutique

- Exclusive collection of Eight Townhomes
- Extensive landscaping for a lush inviting community
- Seamless integration of Heritage Retention with New Construction
- Over-height ceilings and soaring 15 foot vaulted ceilings in select homes
- Ample use of operable skylights
- Single car garages*
- Rough-in for security
- Timeless design by ID Labs Inc. with classical elements in mind that complement the unique architecture. Monochromatic, warm, neutral colour palette to complement most furniture colour tones

Comforts of Home

- Brushed Oak engineered hardwood throughout
- Radiant in-floor heating
- Air conditioning for warm summer evenings
- Concrete topping on all floors add privacy
- Potted LED lights throughout
- Tempered glass stair railings
- Operable skylights
- Roller blinds and 2” premium blinds**

Heritage Appreciation

- Revitalization of Annie Campbell House
- Revitalization of Henry and Idella Campbell House
- Restoration of original brick chimneys and beautiful wood wainscoting
- Shingle siding consistent with neighbourhood feel

Entertain in Style

- A modern take on a classic. Painted finish white shaker profile cabinet doors with raised center panel, soft-close hinges, chrome pulls, and under cabinet lighting
- Polished white quartz counter tops, accent open stone slab shelf, and waterfall island detail
- Full height pull-out pantries and “Lazy Susan” swivel trays
- Under-mount stainless-steel double sink and polished chrome pull-out spray faucet
- Oversized tile full-height backsplash

Premium fully integrated appliance package

- Liebherr bottom mount refrigerator with dual drawer freezer
- Miele stainless-steel gas cooktop
- Miele built-in Oven
- Miele panel ready dishwasher
- Miele built-in Steam Oven
- Liebherr under-counter wine fridge
- 600 CFM stainless-steel hood-fan



Lavish Bathrooms

Premium is Standard

- Sleek Grey engineered stone countertops and backsplash with under-mount sinks
- Floating vanity with raised center panel shaker cabinets
- Deep soaker tubs with tiled skirts
- Seamless glass showers offer mosaic tiled basin
- Gracefully skirted dual-flush toilets
- Herringbone tile layout backsplash in Powder Rooms

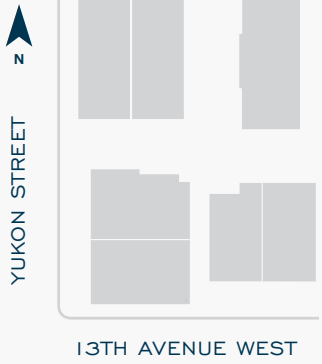
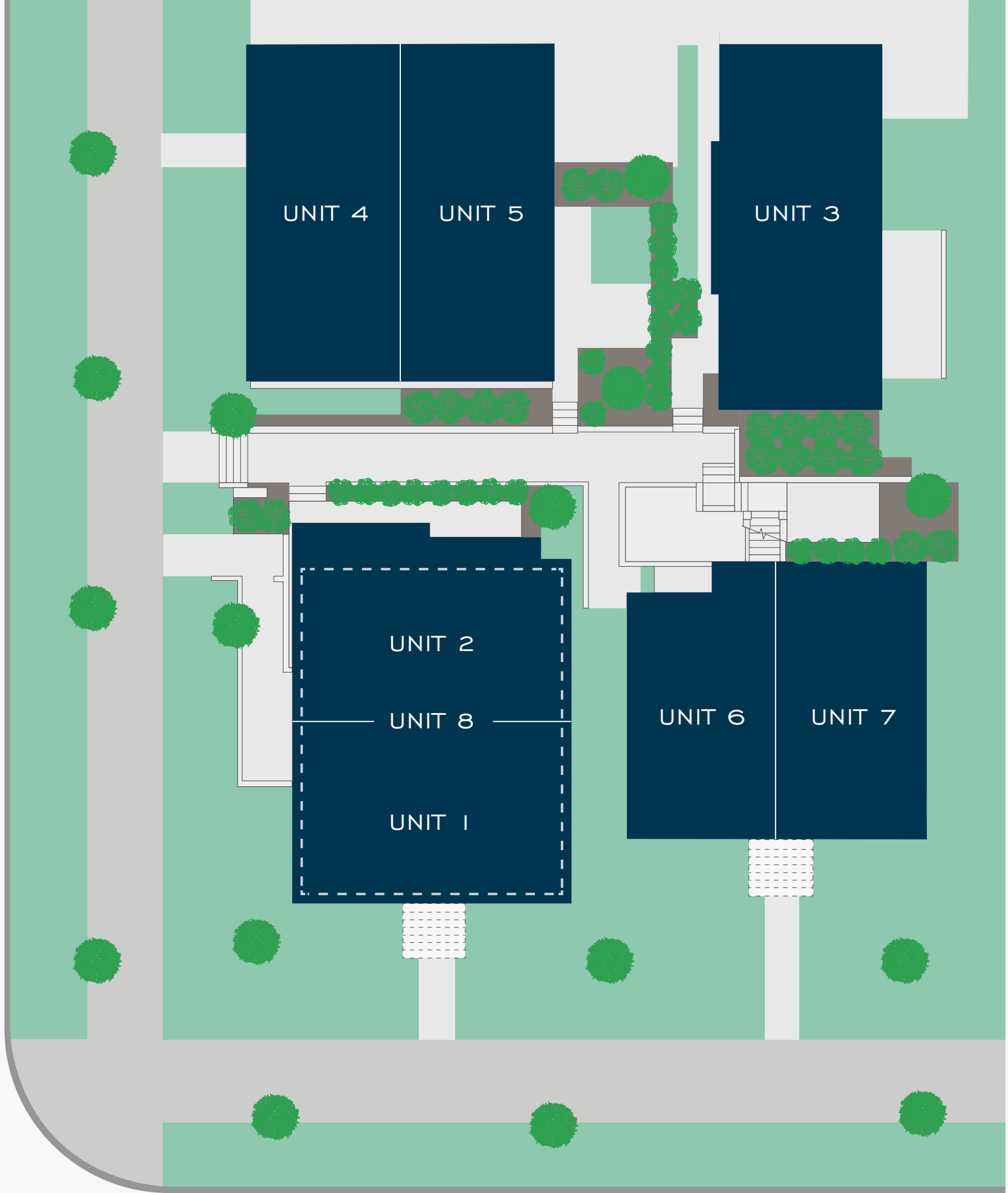
En-Suites

- Grey shaker door profile vanities add a modern element
- Polished white quartz countertops and full height large format, full-height porcelain tiled backsplash
- Sophisticated above-counter sinks with dual control wall-mounted polished faucets
- **Indulgent Showers:** frameless glass, marble inspired hexagon mosaic floor tile, recessed linear shower drain, multifunction hand shower, and rejuvenating body sprays



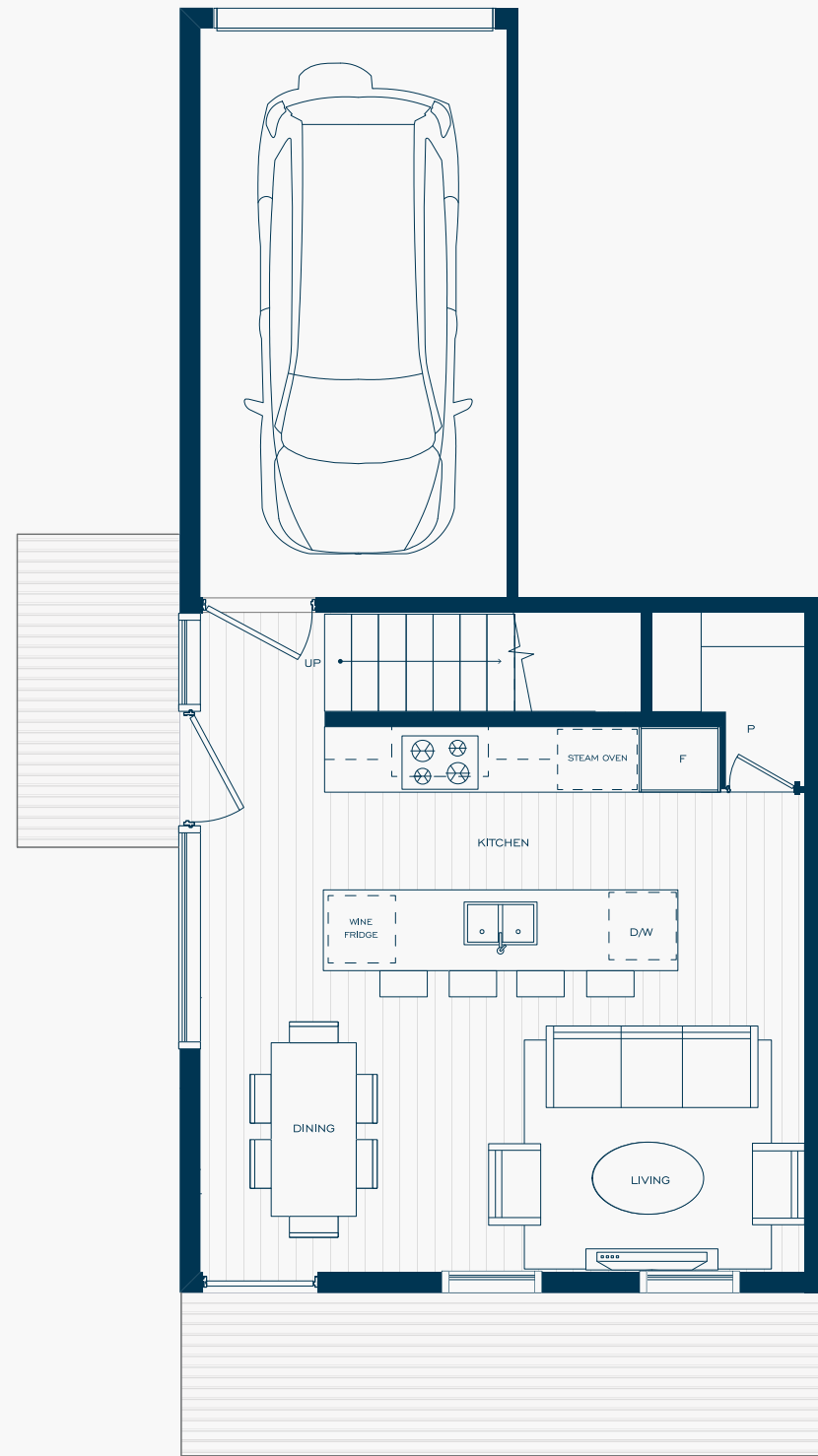
SITE PLAN

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UNIT FOUR

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MAIN ■



■ SECOND FLOOR



03 Bedroom + 02 Bathroom

Interior 1124 ft²

Exterior 294 ft²

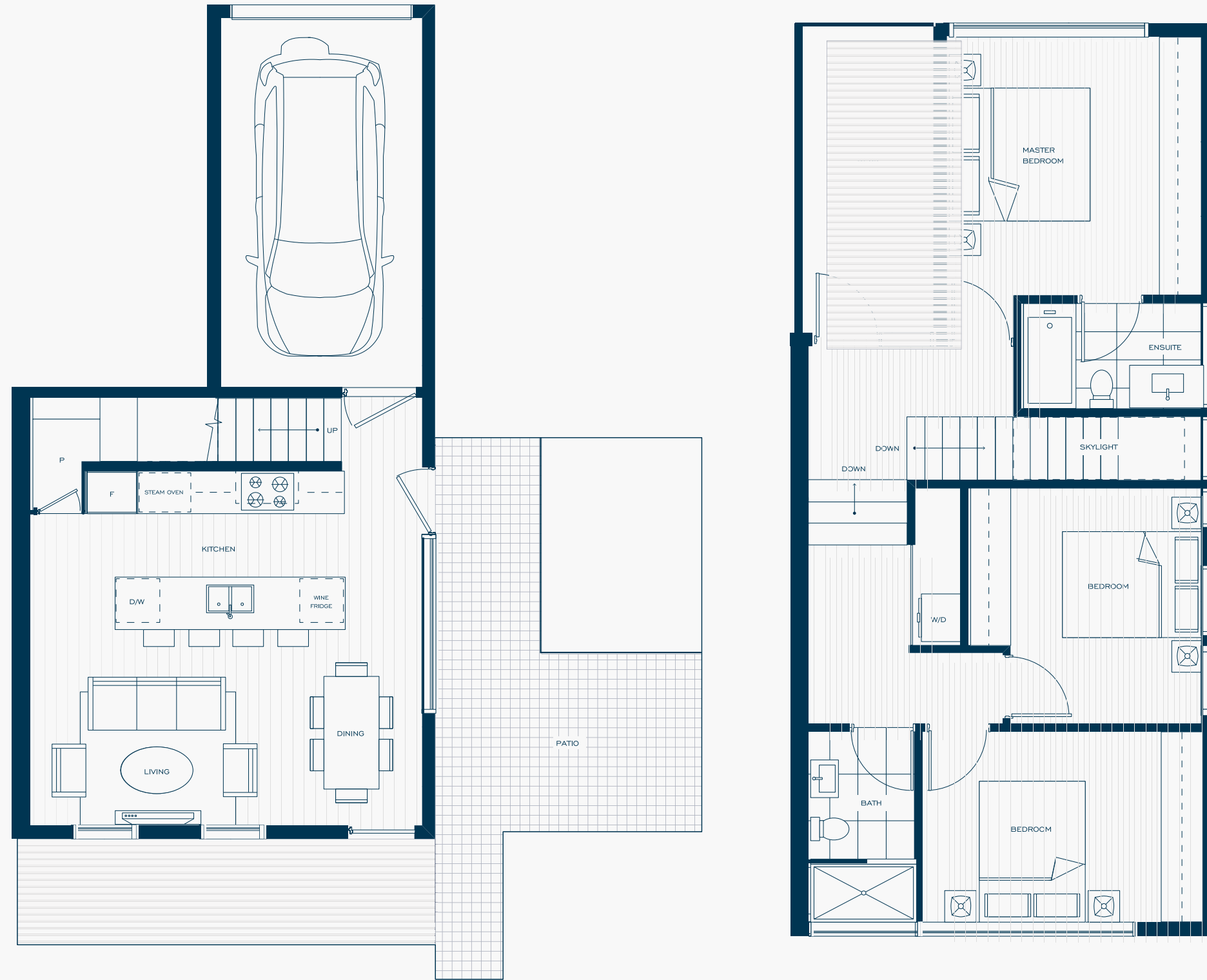
Total 1418 ft²



Dimensions, sizes, specifications, layouts, and materials are approximate only and subject to change without notice. Purchasers are advised to review the Disclosure Statement and Offer of Purchase and Sale for more information. E.&O.E.

UNIT FIVE

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SECOND FLOOR ■

■ MASTER FLOOR



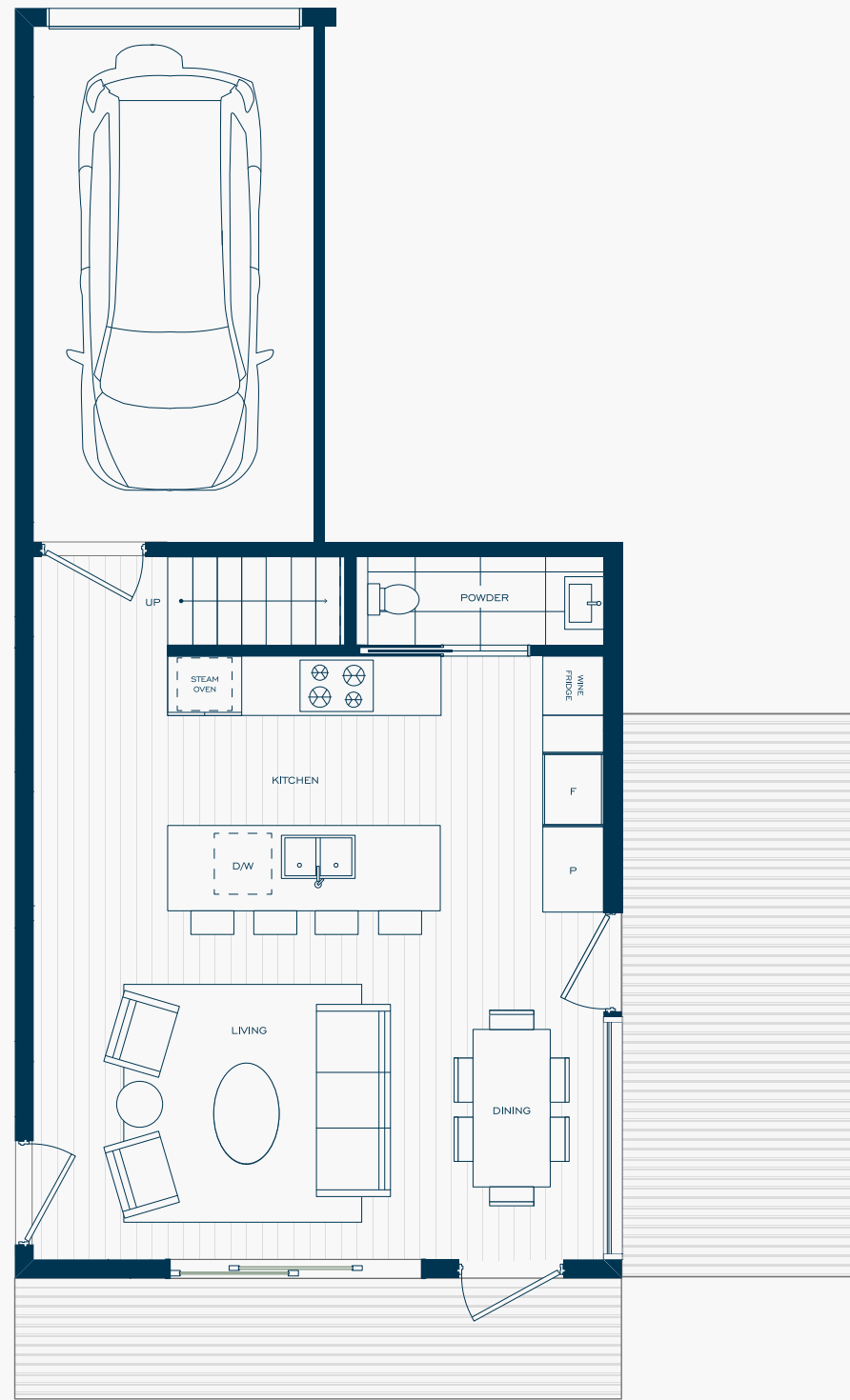
Total 1569 ft² **Exterior** 445 ft² **Interior** 1124 ft² **03 Bedroom + 02 Bathroom**



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UNIT THREE

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MAIN ■



■ SECOND FLOOR



03 Bedroom + 2.5 Bathroom + Den Interior 1334 ft² Exterior 328 ft² Total 1662 ft²



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UNIT EIGHT

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03 Bedroom + 02 Bathroom + Den

Interior 1238 ft²

Exterior 178 ft²

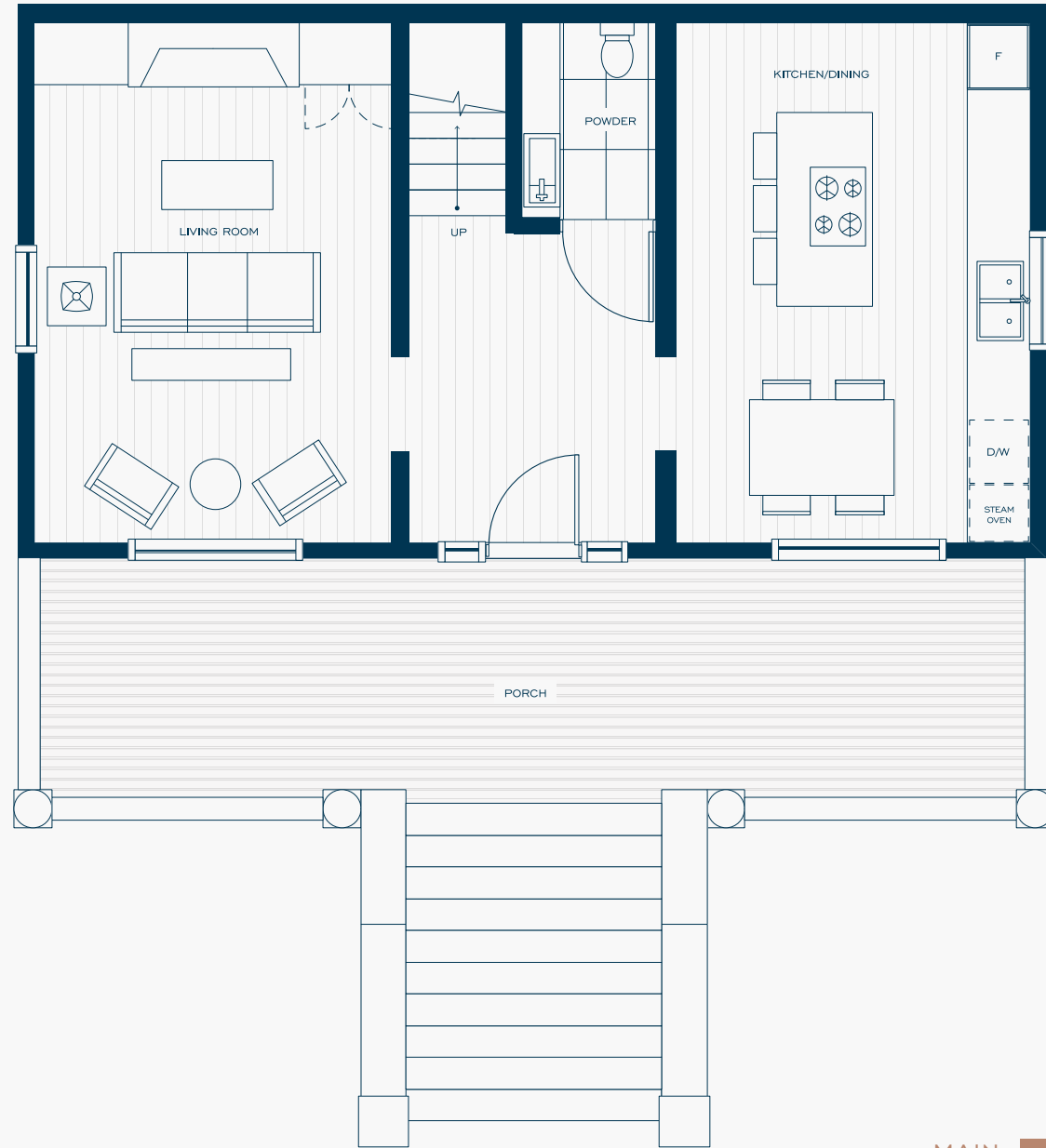
Total 1416 ft²



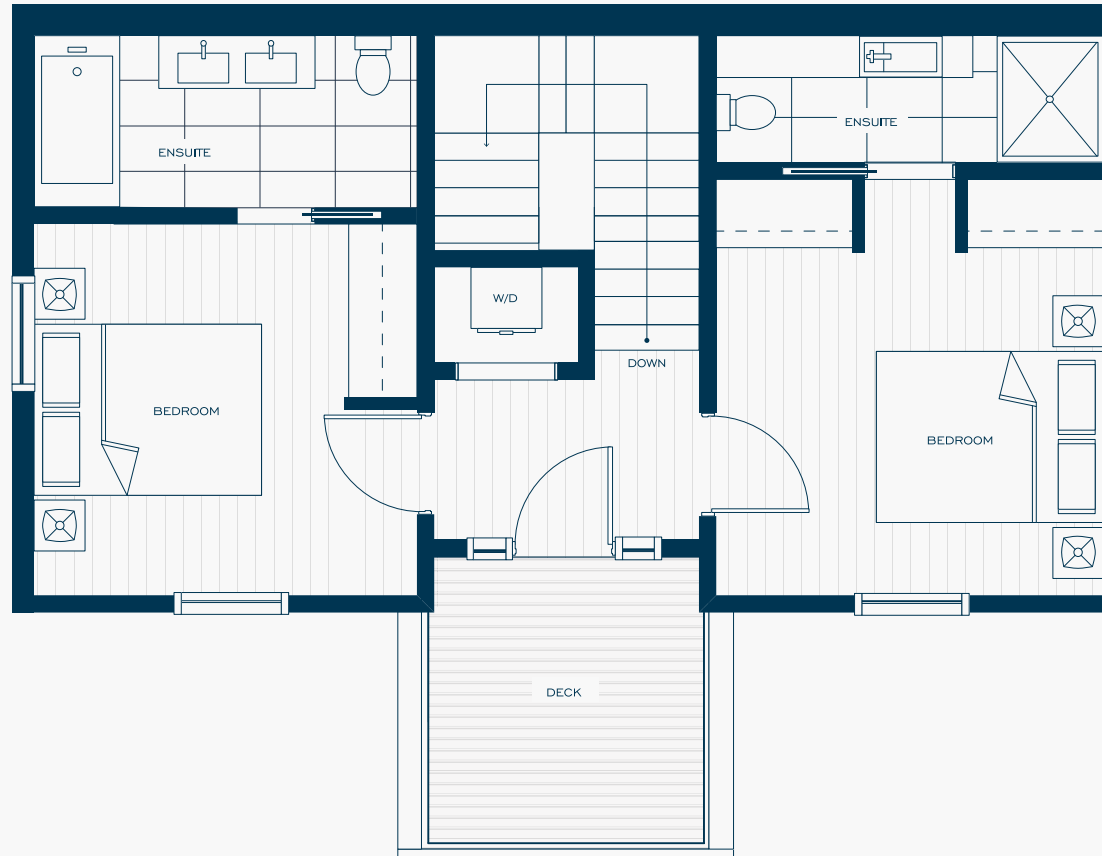
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UNIT FOUR

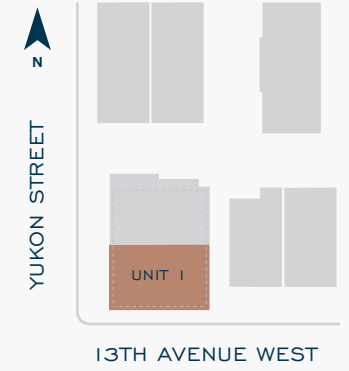
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MAIN ■



■ SECOND FLOOR



Total 1327 ft²

Exterior 250 ft²

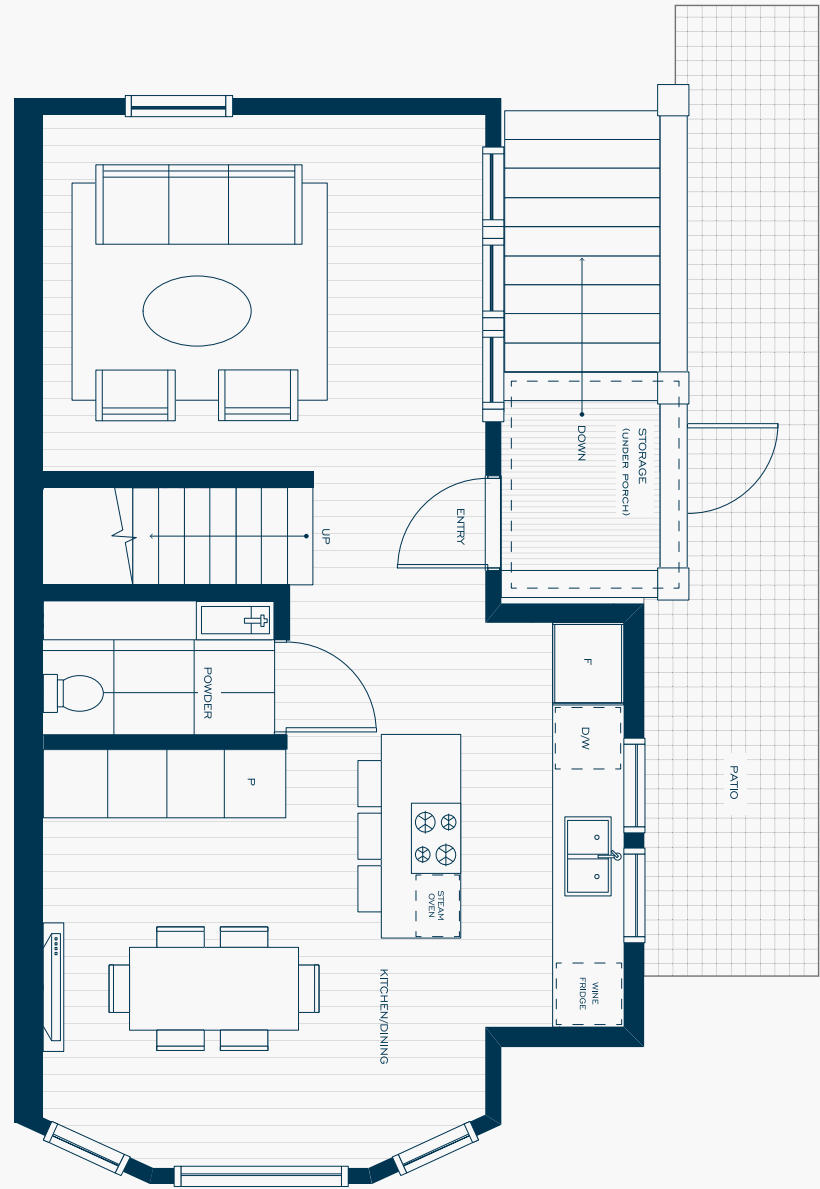
Interior 1077 ft²

02 Bedroom + 2.5 Bathroom

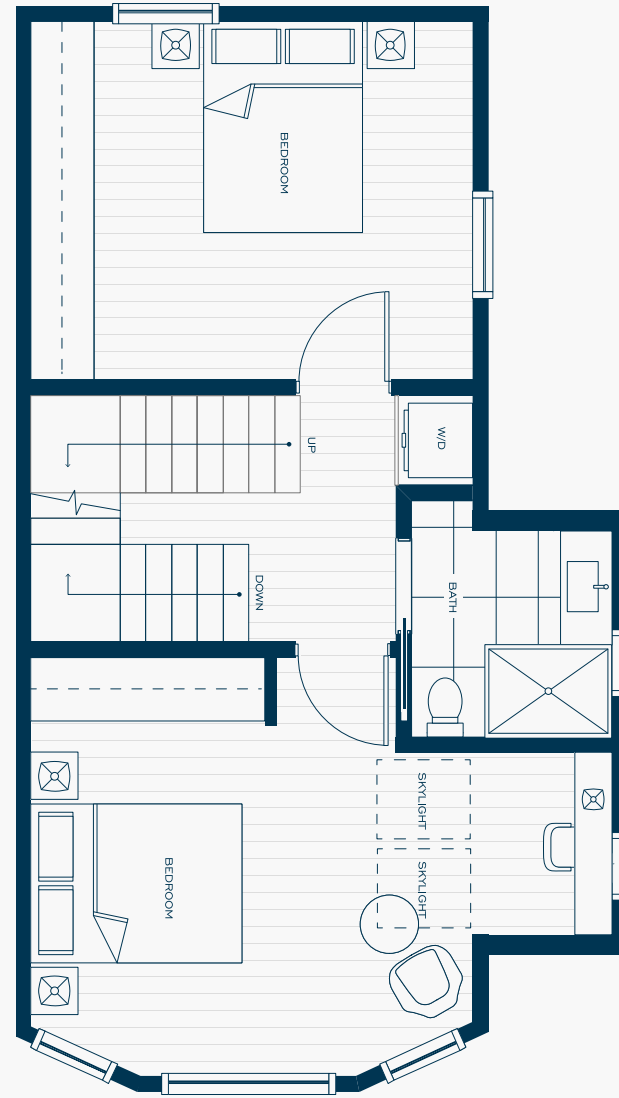


UNIT TWO

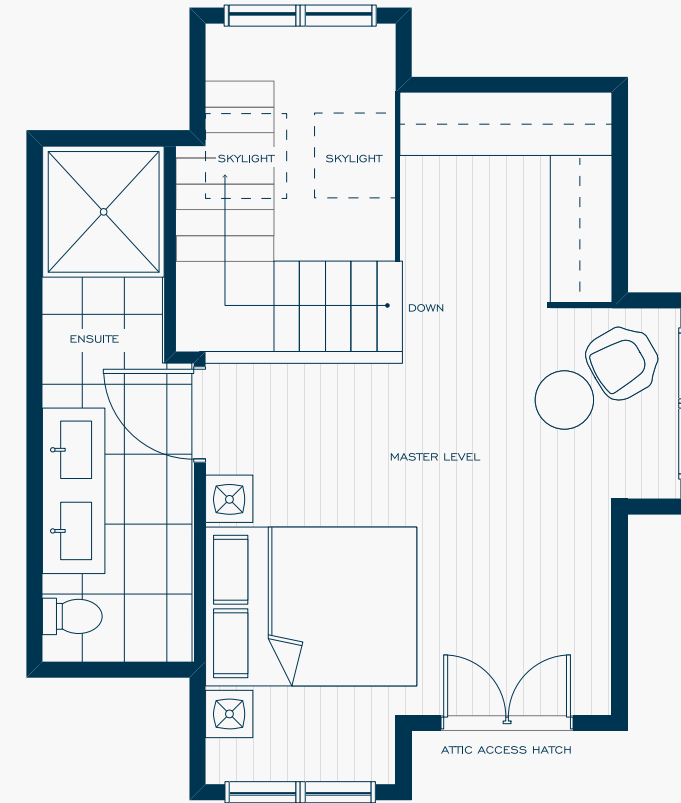
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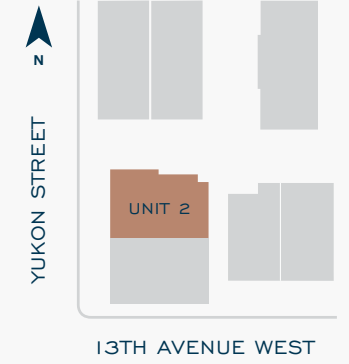
■ MAIN



■ SECOND FLOOR



■ ATTIC



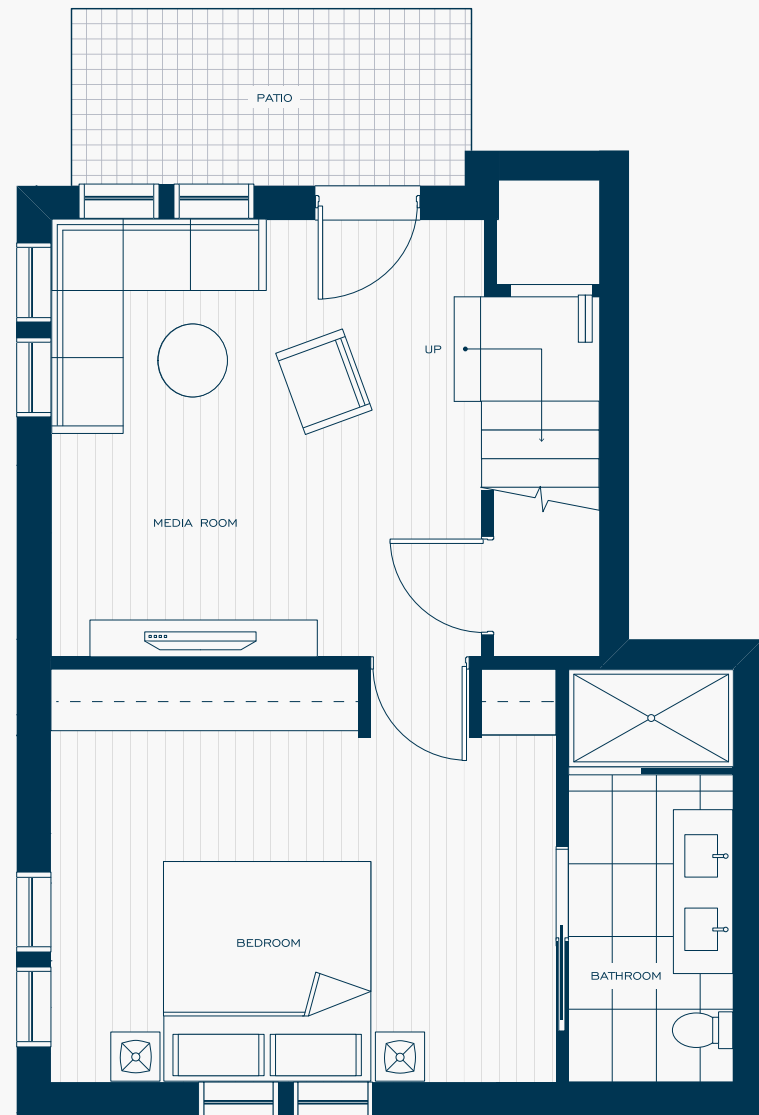
Total 1565 ft² Exterior 72 ft² Interior 1493 ft² 03 Bedroom + 2.5 Bathroom + Attic + Garage



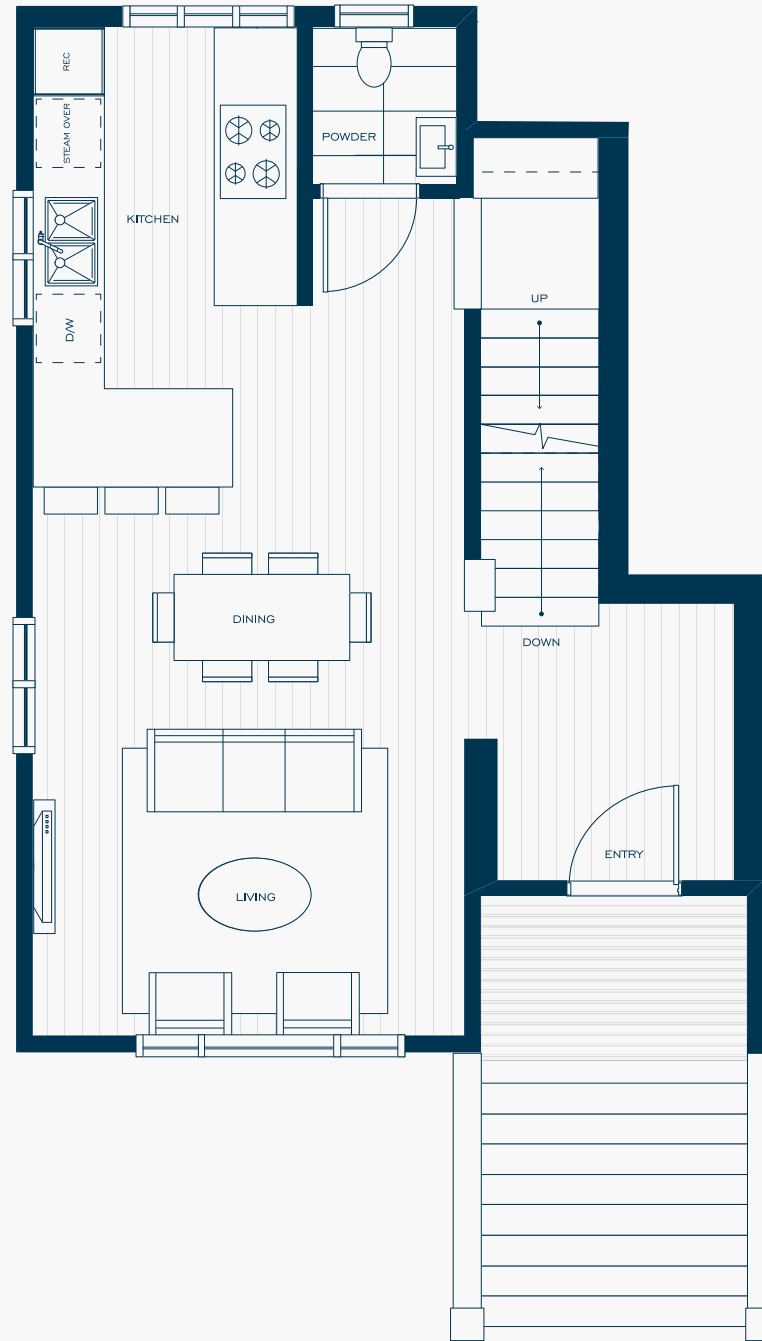
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UNIT SIX

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■ LOWER



■ MAIN



■ SECOND FLOOR



Total 1656 ft² **Exterior** 60 ft² **Interior** 1596 ft² **03 Bedroom + 2.5 Bathroom + Attic + Garage**



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UNIT SEVEN

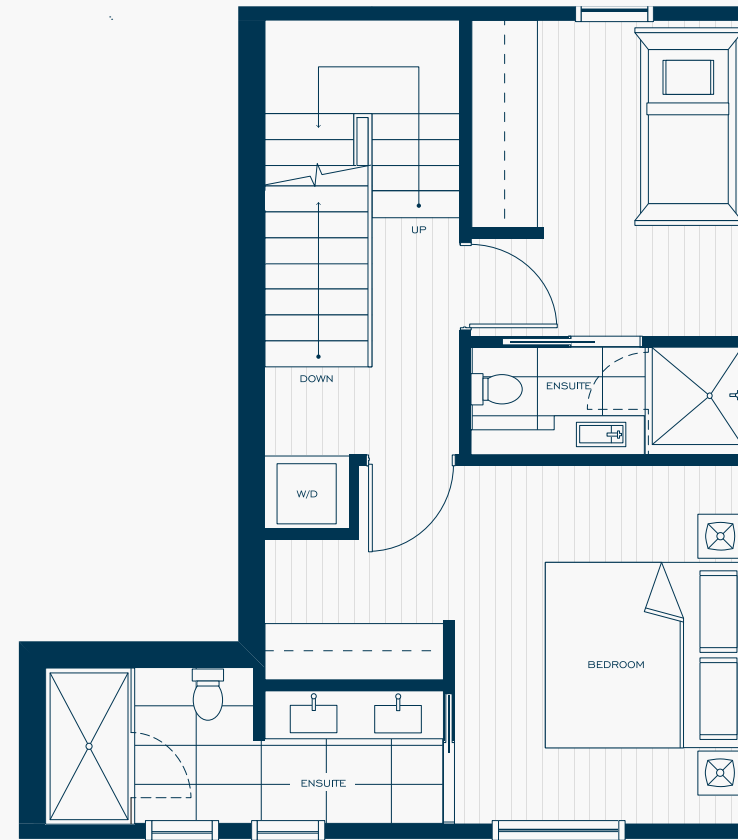
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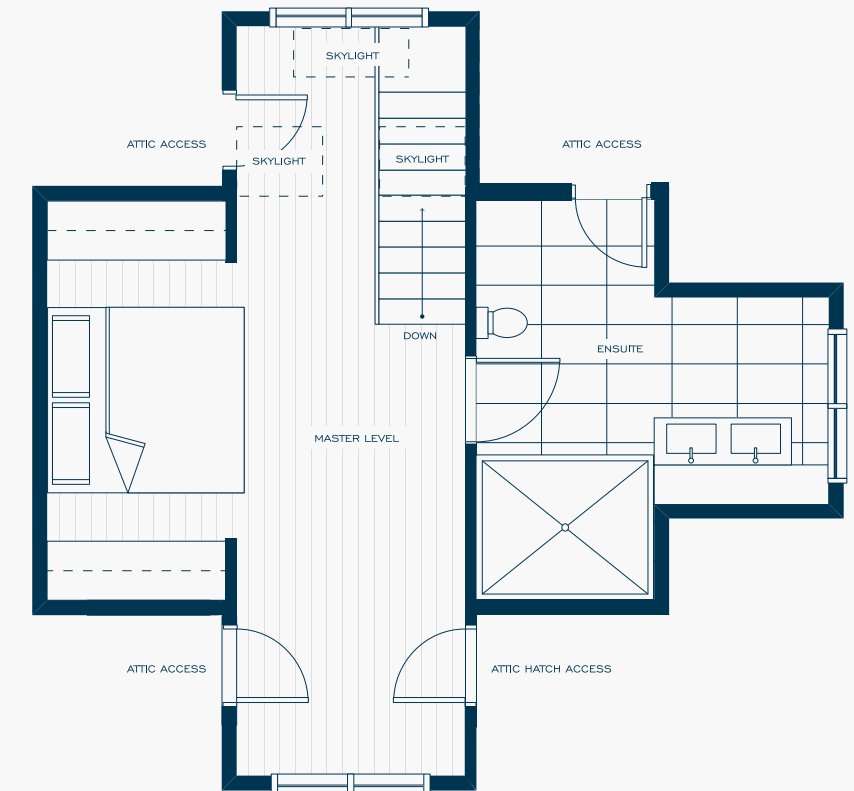
■ LOWER



■ MAIN



■ SECOND FLOOR



■ MASTER LEVEL

03 Bedroom + 3.5 Bathroom + Media Room + Garage + Attic

Interior 1784 ft²

Exterior 90 ft²

Total 1874 ft²



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A Brilliant, Bustling, Neighbourhood

In an area awash with life and colour there really is something unexpected and interesting around every corner. Historic sites, peppered with cafés, restaurants, bars and specialty shops. This special community is truly at the heart of Cambie Village, the hub of the city.

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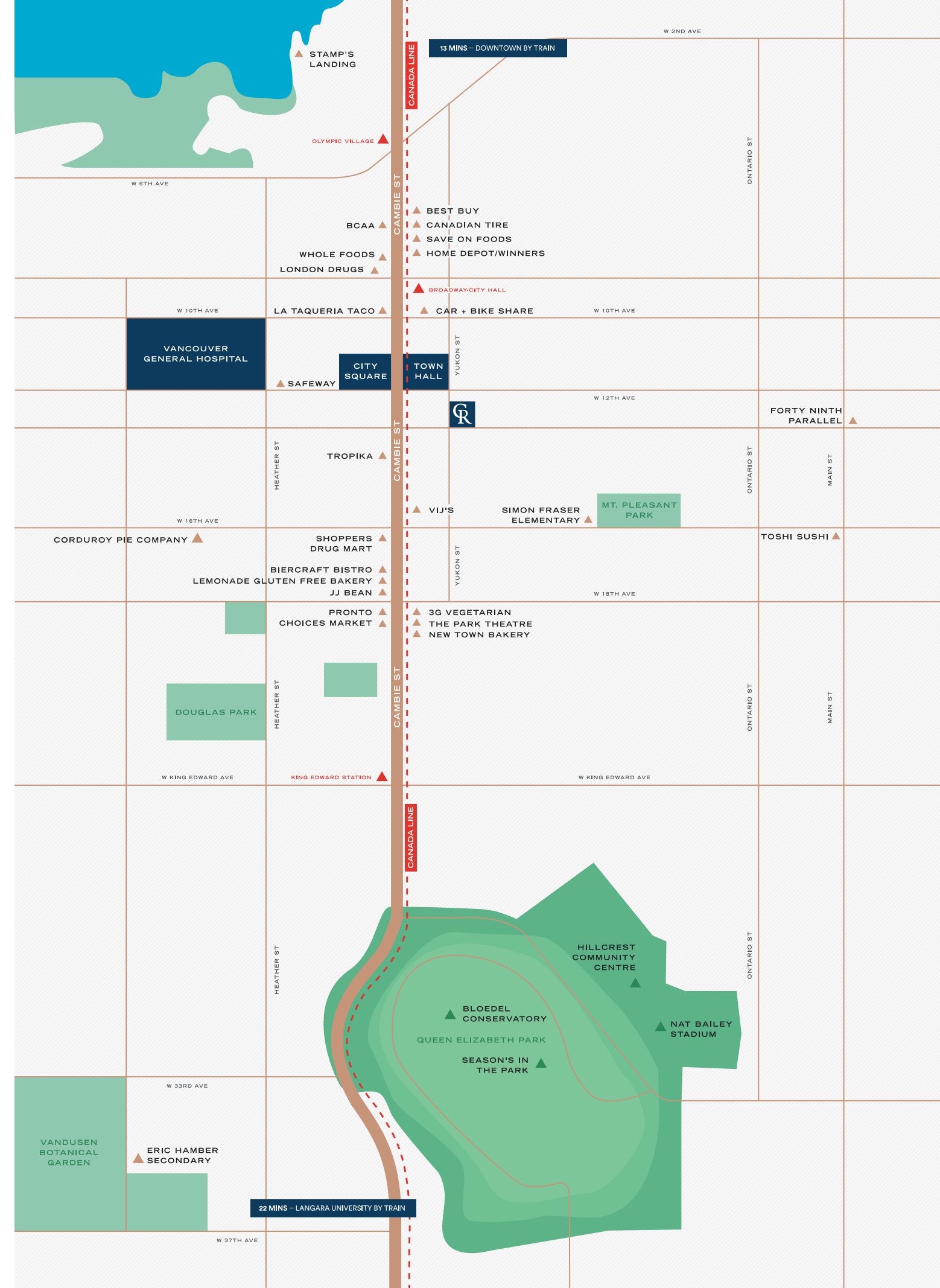


CAMBIE VILLAGE

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Rare opportunity. Exclusive location.

Situated in one of Vancouver’s most sought-after neighbourhoods, Campbell Residences is a walker’s paradise with a Walk-Score of 95. Access to light-rail rapid transit, both current and future expansion, is a key benefit to our residents. Along with a plethora of bike lanes and close proximity to bike and car share programs, the convenience of this superb location shines. Imagine a life where car-free days are the norm.



The Collaborative Approach

L I V E A T C A M B I E V I L L A G E . C O M

Vision

With a relentless pursuit of quality and a focused attention to sustainability, award-winning South Street Development Group has established itself over the past 30 years as one of Metro Vancouver's most respected and trusted real estate development and management companies. South Street's love of Cambie Village and passion for developing boutique developments that leave a positive legacy with Vancouver communities is the driving force behind Campbell Residences.

Build

ETRO Construction Limited is Vancouver's fastest growing construction management and general contracting firm. Built on a foundation of quality and rooted in a commitment to creating exceptional projects and experiences, ETRO adds value to lives and communities through their people, their expertise, and their passion for thinking outside the box. With over 17 years in the construction industry, Founder + Principal Mike Maierle's experience and leadership has been expressed across international landmark projects totalling over \$900M.

Marketing

Propel is a fully integrated boutique project marketing firm specializing in providing sales and marketing solutions for developments in Metro Vancouver. Backed by over 25 years of high-performance real estate sales experience, Propel's market knowledge and expertise has resulted in the success of Vancouver's most notable boutique communities. The Principals of Propel have an authentic enthusiasm for showcasing value and a passion for collaborating on projects that complement the surrounding neighbourhood. Propel strives to redefine the home buying experience.

Architecture

Birmingham & Wood, Architects and Planners was established in Vancouver in the 1930s. The firm's original partners were key in the development of West Coast Modernist architecture. Current partners, Sandra Moore Architect AIBC and James Burton Architect AIBC are committed to continuing the legacy of Birmingham & Wood.

Inspiration

I.D. Lab Inc. is a full service interior design firm with an impressive track record. Specializing in multi-unit residential design, they are renowned for creating progressive, resourceful and functional design solutions.

