

Features

lilibet
HOMES AT QUEEN ELIZABETH PARK

The developer makes no representations or warranties and reserves the right to make changes and modifications to the information contained herein, including, without limitation, maps, views, photography, development model and digital renderings of architecture and interiors are for illustration purposes only and may not be relied upon. Floorplans, layouts and finishes are subject to change. This is not an offering for sale. Only such offering can be made by way of Disclosure Statement E&E. Virani Real Estate Advisors is a division of Virani Holdings Ltd.

THE DETAILS:

- 59 residences
- 8 low-density buildings
- 1-, 2- and 3-bedroom townhome and garden homes to fit your lifestyle needs
- Strata fees: approx. \$0.37 per sq. ft.
- Estimated completion: Spring 2023

AN INTIMATE WESTSIDE COMMUNITY:

- With only five to twelve homes per building, residents enjoy privacy and an intimate neighbourhood experience
- Intelligently developed by local, family-owned Intergulf and in collaboration with Gateway Architecture, BAM Interior and Virani Real Estate Advisors
- Built with carefully selected premium, durable materials
- Individual and private off-street entrances into every home
- Homes are arranged to receive ample daylight from oversized outdoor living spaces
- Expansive private outdoor living spaces, with integrated BBQ gas hookup and water bibs*
- Direct entry to the inner courtyard*
- Stunning views towards Downtown Vancouver and the North Shore Mountains
- Extensively landscaped central courtyard with nearly 50 trees invites residents to gather, and includes:
 - Children's play area
 - Open lawn
 - Urban garden plots
 - Lounge and fire pit seating
 - Recreational space for the whole family

INSPIRED INTERIORS:

- Select from two designer colour schemes:
 - Contemporary: contemporary colours with elements of contrast
 - Westcoast: light tones and materiality
- Engineered white oak hardwood flooring throughout
- Airy over-height ceilings up to 9'+
- Open design concept with large windows welcoming an abundance of natural light
- Roller blinds for privacy and natural light control
- Heating and air conditioning in every unit to ensure year-round comfort
- Blomberg 24" front-load washer and electric air-vented dryer
- Pot lights throughout living spaces, bedrooms, and bathrooms
- Integrated entryway bench seating with storage space above and below
- Staircases with engineered hardwood, contrasting black metal spindles and wooden handrails*
- Contemporary matte black fixtures and window frames

GOUREMET KITCHENS:

- Premium appliance package by Miele in every home
 - 30-inch oven
 - 30-inch 5-burner gas cooktop
 - Energy-efficient dishwasher with control panel
 - 30-inch full-size freestanding refrigerator with bottom-mount freezer
 - 30-inch built-under hood fan with LED lighting and sliding switch
 - Naturally anti-microbial quartz countertops
 - European-inspired, soft-touch cabinetry
 - European-designed double sink with Riobel chrome faucet
 - Cantilevered island with space for bar seating
 - Integrated storage solutions, including pull-out waste bins, and under-stair storage

BROUGHT TO YOU BY



Features

lilibet
HOMES AT QUEEN ELIZABETH PARK

The developer makes no representations or warranties and reserves the right to make changes and modifications to the information contained herein, including, without limitation, maps, views, photography, development model and digital renderings of architecture and interiors are for illustration purposes only and may not be reflected upon. Floorplans, layouts and finishes are subject to change. This is not an offering for sale. Only such offering can be made by way of Disclosure Statement E&E. Virani Real Estate Advisors is a division of Virani Holdings Ltd.

BATHROOM SANCTUARIES:

- Light grey porcelain tile wall and flooring
- Pot, pendant, and under-cabinet mood lighting
- Duravit washbowl with Kohler wall-mounted faucet
- Wood veneer mirror frame with shelving ledge
- Integrated under-cabinet and under-sink storage
- Tiled bathtub with glass door, porcelain tile surround and detachable showerhead
- Kohler toilet

PEACE OF MIND:

- Secure underground parkade with electric fob entry, designated visitor parking space and designated loading zone
- 30A EV outlet in every resident parking stall
- Enclosed bicycle storage rooms and E-bike charging stations
- Secure storage spaces in the parkade
- Direct access to home from the parkade*
- Intergulf in-house new homeowners warranty program:
 - 2-year materials & labour
 - 5-year building envelope (including water penetration)
 - 10 year structural

UPGRADES & CUSTOMIZATION:

1) Custom Millwork

- Living room window bench seating with pull-out drawer
- Living room millwork to accommodate wall-mounted TV
- Kitchen window bench seating with a pull-out drawer
- Kitchen open shelving with back-lit display feature

2) En-suite and secondary bathroom wall tiling

- White terrazzo vanity wall and flooring in all bathrooms

3) EV enabled parking stalls & private bike storage

NEIGHBOURHOOD AMENITIES:

- Located close to amenities, nature, and transportation corridors
- 2-5 minute walk:
 - Queen Elizabeth Park
 - Hillcrest Community Centre
 - King Edward Skytrain Station
- 10-20 minute walk:
 - South Main Street shopping and dining
 - VanDusen Botanical Garden
 - New Oakridge Shopping Centre
- 5-10 minute drive:
 - Granville Island and False Creek Seawall
 - South Granville Street shopping and dining
 - Downtown Vancouver

INTERGULF DEVELOPMENT GROUP

- Family-owned, Vancouver-based developer
- 35 years of experience in new construction
- 10,000+ homes built
- Notable recent past projects include: Terraces at the Peak, Hunter at Lynn Creek and 27 North

*Select homes

BROUGHT TO YOU BY

