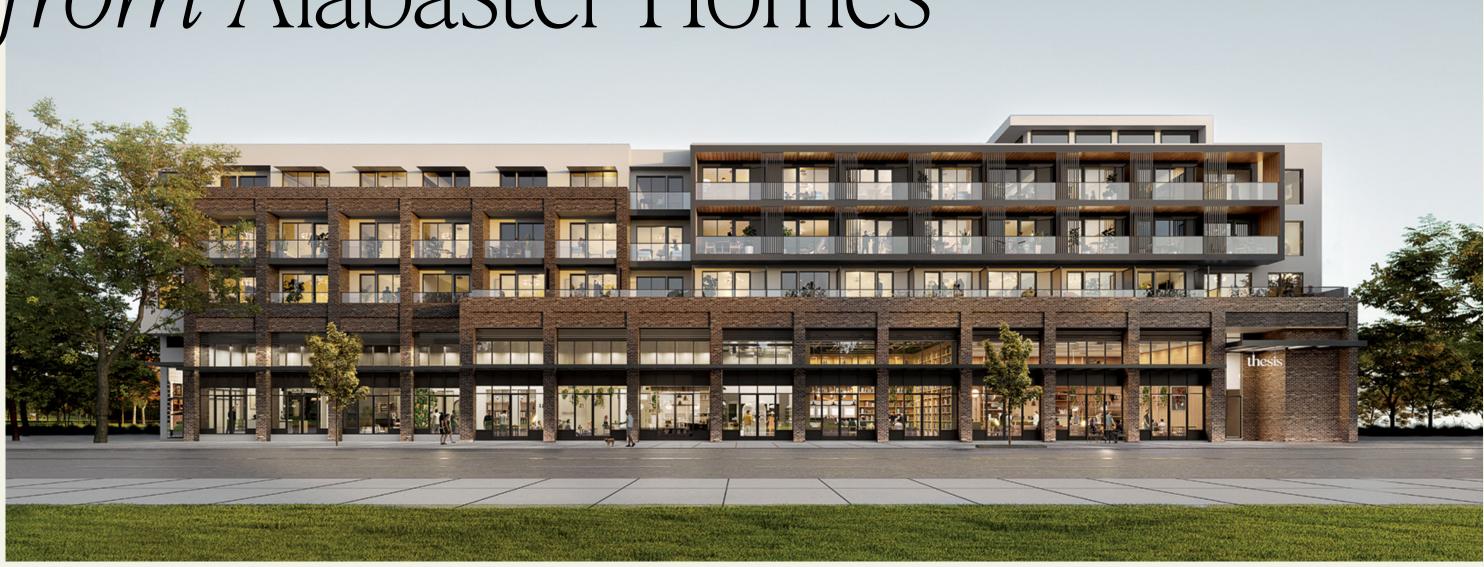
A Unified Neighbourhood Concept *from* Alabaster Homes



thesis

Thesis proves that a home is more than four walls it's all the elements that make up a connected life. In the heart of Vancouver, carefully selected retailers, premium residential amenities, and discerning design unite in a beautiful mix. Thesis offers a new kind of living experience: one where <u>culture</u>⁰¹, <u>location</u>⁰², and <u>form</u>⁰³ come together to enrich the way you live.

INTRODUCTION -01

01 CULTURE CUL

At Thesis, we're not just celebrating culture; we're creating culture from the ground floor to the rooftop. The retailers below and the residential amenities above are deliberately designed to encourage connection. These are vibrant spaces for work, leisure, and unexpected encounters.



thesis



culture -02





when you the middle.

> Thesis sits in the heart of Vancouver, squarely between the storied west side and the lively east side. This central location offers seamless convenience-exceptional shopping, dining, green spaces, access to transit, and educational opportunities are all close at hand.

thesis

02 Life is better meetin

LOCATION -04

A New Chapter for a Cherished Neighbourhood

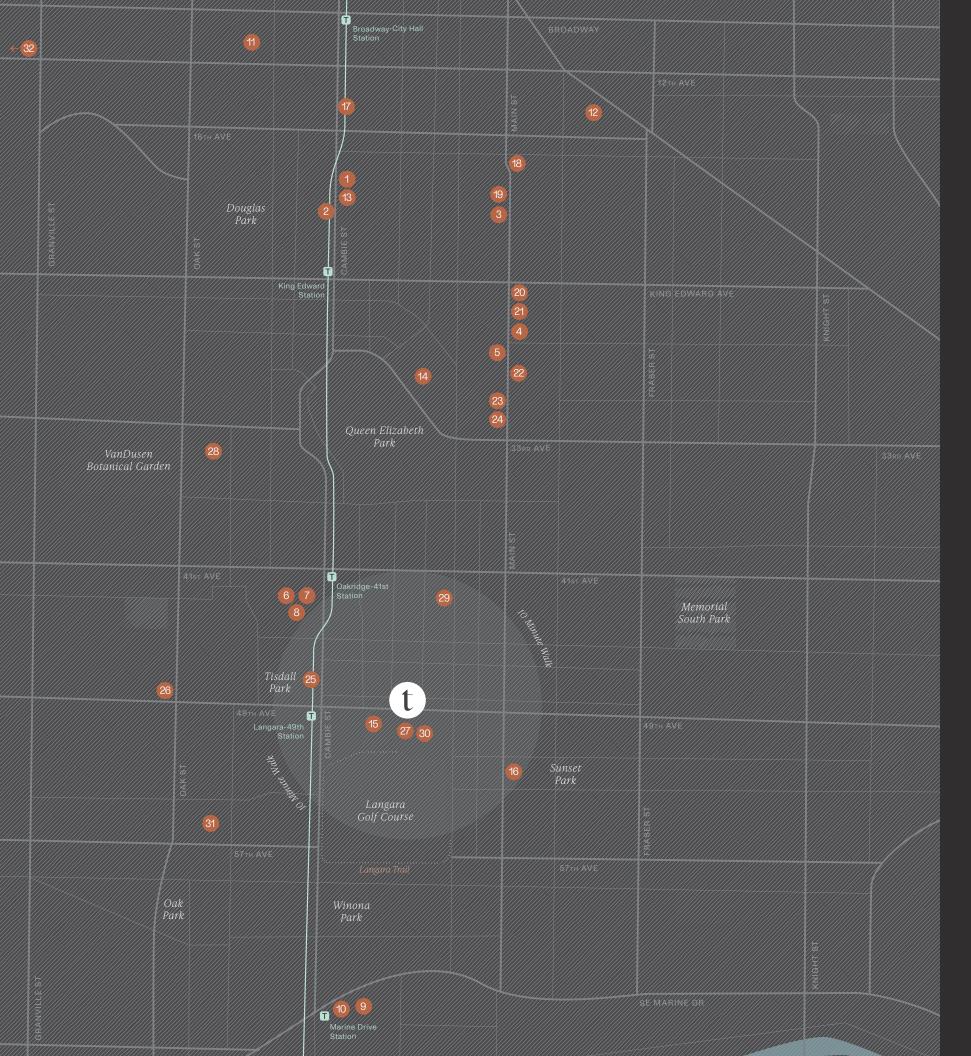
The area surrounding Thesis is alive with newfound energy. Anticipated shops and cafés will transform 49th Avenue, alongside the revitalization of Langara College and the YMCA. Meanwhile, Cambie Street is evolving with more neighbourhood amenities, including new retail stores, a community centre, and the world's largest Time Out Market food hall, coming soon to Oakridge Park.



Hillcrest Aquatic Centre

Main Street

W 49th Redevelopment



Perfectly Placed Between West and East

Thesis is surrounded by the parks, schools, and neighbourhood character that sets the west side apart. Yet the cultural vitality of the east side is equally accessible, with Main Street's independent boutiques and exceptional dining only minutes away.

& MARKETS

1 Walrus Home

- 2 Choices Market 3 Organic Acres Market 4 Nineteen Ten 5 Nesters Market 6 Oakridge Park 7 Crate & Barrel 8 Time Out Market Food Hall 9 T&T Supermarket 10 Marine Gateway 11 Vancouver General Hos 12 Mount Saint Joseph Hos 13 The Park Theatre
- 14 Hillcrest Aquatic Centre
- 15 YMCA
- 16 Sunset Community Cer

& CAFÉS

- 17 Shiro Japanese
- 18 Anh and Chi
- **19** Published on Main
- 20 Aperture Coffee Bar
- 21 The Juice Truck
- 22 Breka Bakery & Café
- 23 Matchstick Riley Park
- 24 Autostrada Osteria
- 25 Chatime Langara
- 26 Sushi Mura
- 27 Starbucks

oital		UCATION NSTITUTES
pital	28	Eric Hamber Secondary
	29	Sir William Van Horne Elementary
	30	Langara College
	31	Sir Winston Churchill Secondary
tre	32	UBC Vancouver Campus

LOCATION -06

O3 Great design is equal parts intelligent and inspired.

We believe successful design requires purposeful thinking and creative inspiration. That's why we've partnered with award-winning designers, including architect Taizo Yamamoto and interior design firm Studio Roslyn. Celebrated for their stylish contemporary aesthetic, these creative leaders brought our vision of refined livability to life.



thesis

Form -07

With custom-built, Italian-made cabinetry in collaboration with Inform Projects, as well as premium integrated appliances, the kitchen is both an appealing everyday space and an environment for family and friends to gather.

thesis

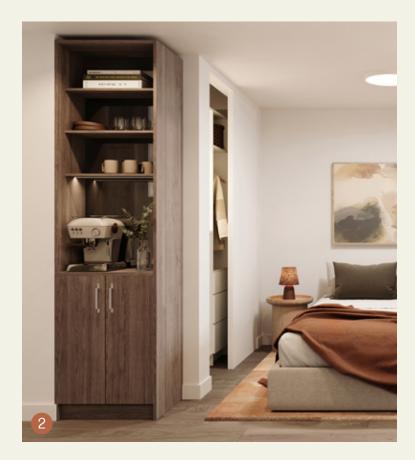
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The award-winning interior design firm Studio Roslyn is known for impeccable style and the ability to blend the boundaries between art, design, and architecture.





Interior Spaces *that* Reflect How You Live

Shaped by our focus on livable design, the interiors at Thesis make each day more enjoyable. From front entries with custom bench seats to kitchens with builtin coffee bars in collaboration with Inform Projects, we thought about the details that make a tangible impact.

thesis



- 1 Calming bathroom palette
- 2 Integrated coffee bar
- **3** Built-in entry bench



FORM -09

High ceilings, generous windows, and natural materials create an atmosphere of unobtrusive elegance—and give you free rein to make your space your own.





Modernism *with* Warmth

Anchored in rich, warm-toned brick, the exterior embodies welcoming contemporary design. Natural wood soffits and dark steel offer bold textural contrast. Ground-level retailers invite you to discover what's inside their lofty interiors.



Inspired and Driven by the Sacredness of the Home



- 1 SHAUGHNESSY RESIDENCES Vancouver, BC
- 2 ROWEN W47 Vancouver, BC
- 3 SPIRES GATE Richmond, BC





ALABASTER

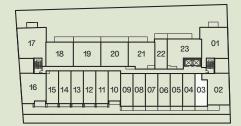
Alabaster Homes is a premier builder of homes. We draw our inspiration from meaningful design that spans centuries and nations, from the balance and harmony found in nature, and from the communities that these homes serve.

AlabasterHomes.ca

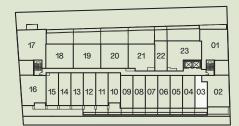
A1 Jr. 1 Bedroom + Den

Interior 473 saft Exterior 65-69 saft Total 538-542 saft

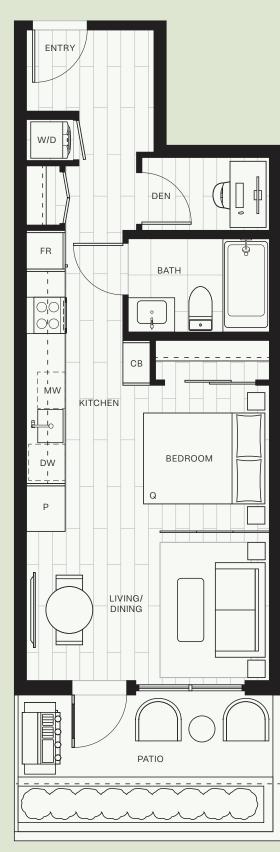
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LEVELS 4-5



LEVEL 3



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floorplans – 13

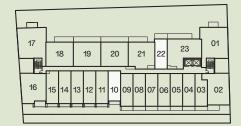
← 403 & 503 PATIO

← 303 PATIO

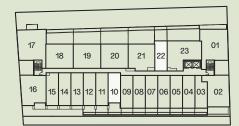
A2 Jr. 1 Bedroom

Interior 476–478 sqft Exterior 48–177 sqft Total 524–655 sqft

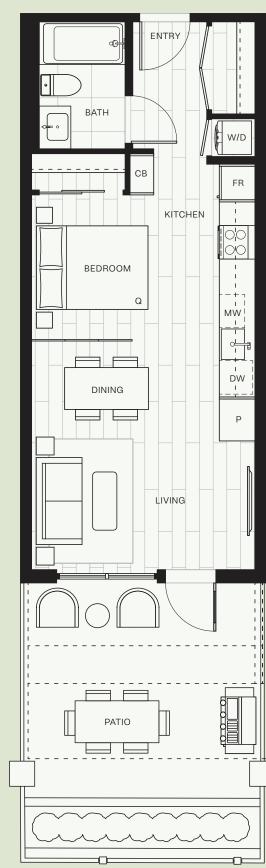
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LEVELS 4-5



LEVEL 3



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floorplans – 14

← 322 PATIO

- ← 422 & 522 PATIO

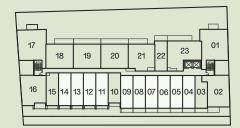
A3 Jr. 1 Bedroom + Den

 Interior
 518–521 soft

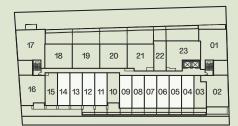
 Exterior
 44–96 soft

 Total
 562–615 soft





LEVELS 4-5



LEVEL 3



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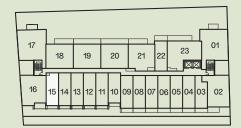
← 313-314, 411-414, 511-514 PATIO ← 304-309, 404-409, 504-509 PATIO

← 311-312 PATIO

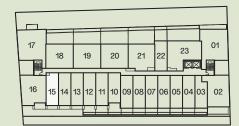
A4 Jr. 1 Bedroom + Den

Interior 507 sqft Exterior 44–53 sqft Total 551–560 sqft





LEVELS 4-5



LEVEL 3



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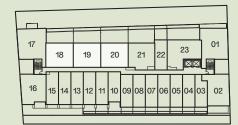
C1 2 Bedroom + Den

Interior 850 saft Exterior 125-444 saft Total 975-1,294 saft



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2 Bedroom + Den

 Interior
 855 saft

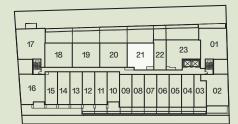
 Exterior
 125-450 saft

 Total
 980-1,305 saft



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LEVELS 4-5



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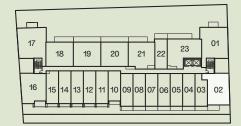
CS 2 Bedroom + Den

 Interior
 919 sqft

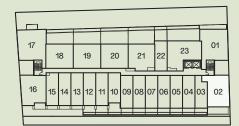
 Exterior
 79–164 sqft

 Total
 998–1,083 sqft

N



LEVELS 4-5



LEVEL 3



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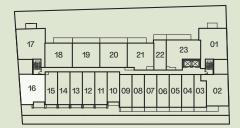
C4 2 Bedroom + Den

 Interior
 918 saft

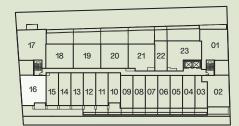
 Exterior
 81-88 saft

 Total
 999-1,006 saft





LEVELS 4-5



LEVEL 3

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floorplans -20

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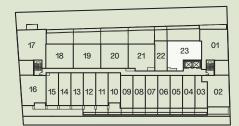
3 Bedroom + Den

Interior 1,031 sqft Exterior 163–479 sqft Total 1,194–1,510 sqft



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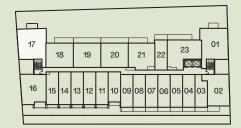
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floorplans – 21

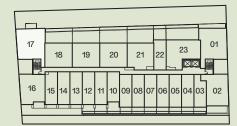
D2 3 Bedroom + Den

Interior1,128 softExterior72 softTotal1,200 soft





LEVELS 4-5



LEVEL 3



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D3 3 Bedroom + Den

 Interior
 1,112 sqft

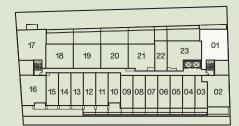
 Exterior
 66–163 sqft

 Total
 1,178–1,275 sqft



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LEVELS 4-5



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Features and Finishes

BUILT BY ALABASTER

- Alabaster is an award-winning premier builder of homes. We draw our inspiration from meaningful design that spans centuries and nations, from the balance and harmony found in nature, and from the communities for which these homes serve
- Our team brings decades of local development experience to Metro Vancouver. We have long collaborated with leading architects and designers to establish a new approach to home building
- In everything that we do, we aim to serve. From our in-house construction team to our homeowner care team, we take great care to create serene spaces that will grow with you

LOCATION

- A residential reprieve located within Vancouver's connected and transforming Oakridge community
- Walking distance to bike lanes, transit, and the Langara 49th Canada Line Station
- Direct access to Downtown, Richmond, YVR, Marine Gateway, and UBC via W 49th TransLink bus route
- Among some of Vancouver's greenest parks, walking trails, and golf courses
- Minutes away from evolving neighbourhood amenities along Cambie Street, including new retail stores, a future community centre, and the world's largest Time Out Market food hall coming soon to Oakridge Park
- Anticipated shops and cafés will transform 49th Avenue, alongside the revitalization of Langara College and the YMCA

DESIGN

- Effortlessly modern exteriors designed by award-winning Yamamoto Architecture
- Interiors by award-winning interior design firm Studio Roslyn
- Inviting, contemporary exterior design with rich, warm-toned brick, and balcony soffits
- Two colour schemes: Grey and White
- Wide plank laminate flooring throughout main living areas and bedrooms
- 9" over-height ceilings
- Full-size front-loading washer and dryer*
- Efficient centralized Variable Refrigerant Flow system for warming and cooling fresh air into your home
- High-efficiency double-glazed windows for maximum sound attenuation and energy efficiency
- Roller shades to control privacy from large expansive windows
- Italian-made entry bench with custom-built storage in collaboration with Inform Projects*

KITCHENS

- Custom-built, Italian-made kitchens in collaboration with Inform Projects with two-toned flat panel cabinetry
- Italian-made coffee bar with integrated lighting, floating shelves, and custom-built cabinetry in collaboration with Inform Projects
- Engineered stone countertops with a continuous backsplash that complement upper accent cabinetry
- Premium Fisher & Paykel appliances:
- 24" induction cooktop and oven with integrated hood fan (for Jr. 1 beds)
- 30" induction cooktop and oven with integrated hood fan (for 2 and 3 beds)
- Integrated Fulgor fridges:
- 24" fridge (for Jr. 1 beds)
- 30" fridge (for 2 and 3 beds)
- 24" Fulgor integrated dishwasher
- Built-in Panasonic microwave
- Polished chrome Kohler faucet with pull-out sprayer and three-function touch control
- Nested stainless-steel kitchen sink

*In select homes **Some limits apply

thesis

BATHROOMS

- Custom wood-framed vanities in collaboration with Inform Projects with open shelving for added storage
- Porcelain floor and wall tile with engineered stone countertops and backsplash
- Contemporary undermount sinks by Kohler
- Polished chrome faucets and fixtures by Kohler
- Relaxing soaker tubs
- Frameless glass surround with a rain head and a hand-held shower in all ensuites

AMENITIES

- Premium ground-level retailers invite you to discover what's inside their lofty interiors
- Spacious rooftop lounge and patio equipped with a communal kitchen and outdoor barbecue
- Pavilion *at Home*: an exclusive partnership with award-winning coworking space, Pavilion Cowork, to bring private coworking space to the lounge for residents
- Separate entrance lobby and floor access for offices
- · Elegant residential lobby with doubleheight ceilings
- Secured underground parkade with FOB entry
- High-security FOB access to building for peace of mind
- Electric vehicle rough-in for every residential parking stall
- Secure storage and bike lockers
- Comprehensive 2-5-10 Warranty by WBI New Home Warranty
- 2-year warranty for labour and materials**
- 5-year warranty for building envelope
- 10-year warranty for structural defects

FEATURES -24

LiveAtThesis.com

Photos and renderings are representational and may not be accurate. Dimensions, sizes, areas, specifications, layouts, pricing, and availability are approximate only, and subject to change without notice. The developer reserves the right to make modifications to the information contained herein. This is not an offering for sale. Any such offering may only be made of disclosure statement. E.&O.E.

