

An aerial photograph of Vancouver, British Columbia, showing the city skyline, the False Creek waterway, and the mountains in the background. A new, modern building is highlighted with a bright, glowing effect in the foreground, situated near the water and a large green park area. The building has a curved, multi-story design with a mix of glass and solid panels.

# *avenue* ONE

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THE ESSENCE OF SEASIDE LIVING

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PACIFIC

CANADA'S LARGEST COMMUNITY BUILDER



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## EXPANDED INDOOR/OUTDOOR LIVING:

1. Outdoor Solar Shades
2. Wood-look soffit ceiling with radiant heaters & recessed potlights
3. Gas Outlet & Hose Bib
4. Alfresco sliding door
5. Porcelain tile flooring

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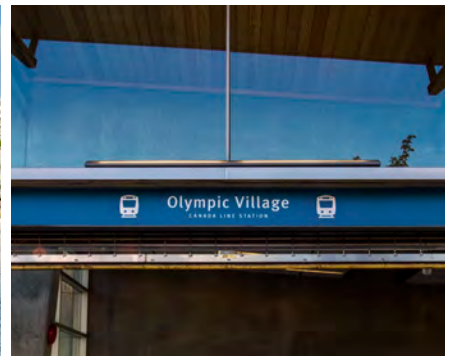




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False Creek Paddling Centre



Main Street Skytrain Station



Hinge Park



# 1 BEDROOM + DEN (SAMPLE)

WITH BALCONETTE / JULIET BALCONY

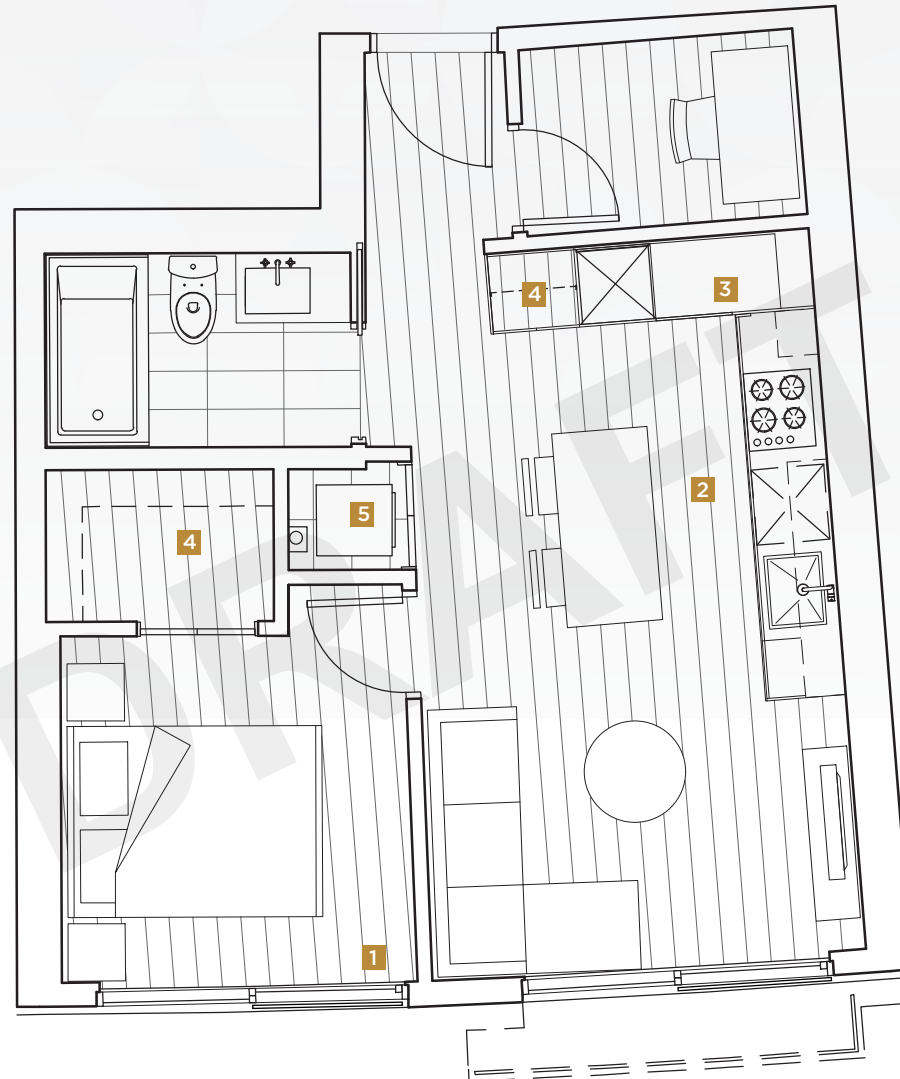
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ENCLOSED AREA	JULIET BALCONY	TOTAL AREA
495 SQ. FT.	17 SQ. FT.	495 - 502 SQ. FT.

\*Juliet balcony areas are calculated from the outside face of exterior walls to the outside face of balcony railings.

## INTERIOR FEATURES:

- 1** BALCONETTE SLIDING DOORS
- 2** MIELE STAINLESS STEEL 24" KITCHEN APPLIANCES PACKAGE:
  - WALL OVEN & PANASONIC MICROWAVE
  - DISHWASHER
  - BOTTOM MOUNT FRIDGE
  - GAS COOKTOP WITH CHIMEY FAN
- 3** MAGIC CORNER STORAGE SYSTEM
- 4** CLOSET ORGANIZER SYSTEM
- 5** MIELE WASHER DRYER



Dotted lines represent the extent of balcony area for certain units only.  
Please ask our Concord Pacific Sales Executives for more details.



# 1 BEDROOM + DEN (SAMPLE)

WITH JULIET BALCONY

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ENCLOSED AREA	JULIET BALCONY	TOTAL AREA
495 SQ. FT.	35 SQ. FT.	530 SQ. FT.

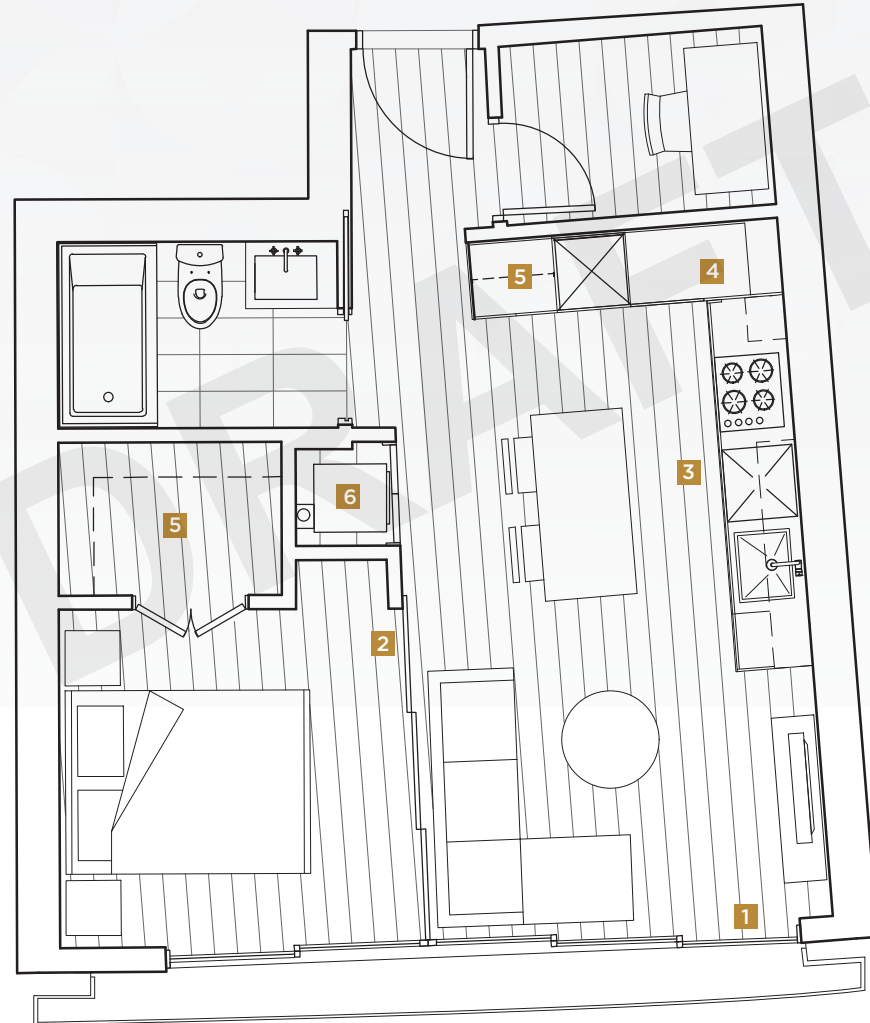
\*Juliet balcony areas are calculated from the outside face of exterior walls to the outside face of balcony railings.

## EXPANDED INDOOR / OUTDOOR LIVING:

- 1 ALFRESCO SLIDING DOORS
- 2 FLEX WALL TO BEDROOM

## INDOOR FEATURES:

- 3 MIELE STAINLESS STEEL 24" KITCHEN APPLIANCES PACKAGE:
  - WALL OVEN & PANASONIC MICROWAVE
  - DISHWASHER
  - BOTTOM MOUNT FRIDGE
  - GAS COOKTOP WITH CHIMEY FAN
- 4 MAGIC CORNER STORAGE SYSTEM
- 5 CLOSET ORGANIZER SYSTEM
- 6 MIELE WASHER DRYER

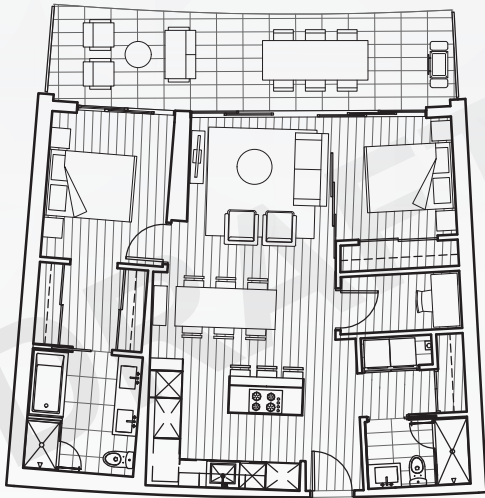


## 2 BEDROOM + DEN (SAMPLE)

# ENLARGE THE SPACE. ENRICH THE EXPERIENCE

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ENCLOSED AREA	OUTDOOR LIVING SPACE	TOTAL AREA
967 SQ. FT.	248 SQ. FT.	1,215 SQ. FT.



### ENCLOSED 2<sup>ND</sup> BEDROOM

#### INDOOR FEATURES:

- 6** MIELE STAINLESS STEEL 30" KITCHEN APPLIANCES PACKAGE:
  - SPEED OVEN & WALL OVEN
  - 24" DISHWASHER
  - 36" BOTTOM MOUNT FRIDGE
  - 24" FULL HEIGHT WINE COOLER STORAGE SYSTEM
  - GAS COOKTOP WITH DOWNDRAFT EXTRACTOR
- 7** MAGIC CORNER STORAGE SYSTEM
- 8** BUILT IN OPEN SHELVING
- 9** CLOSET ORGANIZER SYSTEM
- 10** MIELE WASHER DRYER WITH UPPER ORGANIZER

### ENTERTAIN IN STYLE

**THE EXPANDED INDOOR / OUTDOOR LIVING** OFFERS A TOTAL LIVING, DINING & ENTERTAINING SPACE OF APPROXIMATELY OVER 700 SQ. FT.

- 1** ALFRESCO SLIDING DOORS
- 2** OUTDOOR SOLAR SHADES
- 3** GAS OUTLET & HOSE BIB
- 4** WOOD-LOOK SOFFIT WITH RADIANT CEILING HEATING & RECESSED POT LIGHTS
- 5** FLEX WALL TO SECOND BEDROOM





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## DEVELOPMENT

Avenue One

## LOCATION

1768 Cook St, Vancouver

## ESTIMATED COMPLETION

Estimated Summer 2019

## ARCHITECT

GBL Architects & IBI Group Inc.

## LANDSCAPE ARCHITECT

PWL Partnership Landscape Architect

## INTERIOR DESIGNER

LIV Interiors

## BUILDING FEATURES

247 Suites

17 Architectural Stories

Central Cooling & Heating System

Intelligent Thermostats in all Homes

Underground Touchless Car Wash

EV Residential Parking

## SUITE MIX:

SUITE TYPE	SQUARE FOOTAGE	NUMBER OF SUITES
1 Bedroom	Approx. 448 sf – 645 sf	139
2 Bedroom	Approx. 967 sf - 1,109 sf	96
3 Bedroom Penthouse + Sub Penthouse	Approx 1,332 sf	2
2 Bedroom Townhomes	Approx 1,032 sf – 1,129 sf	10
	TOTAL	247



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## AMENITIES

- Concierge Services
- Indoor / Outdoor Party Lounge
- Pet Grooming Room
- 24/7 wifi access in all common areas
- Card room / library
- Private Podium Garden on level 3 including outdoor fitness facility, child's play area and off leash dog park
- State-of-the-art fitness facility
- Automatic Touchless Car Wash
- Ground level water feature garden with seating area

## INTERIOR FINISHES

- Marble Tile Tub/Shower Surround
- Marble Tile Bathroom Flooring
- Marble Tile Apron Tub
- Kohler / Grohe hardware
- Marble Slab Kitchen Backsplash
- Integrated Stainless Steel Miele Appliances
- Engineered Quartz Countertops
- Laminate Flooring throughout
- Wood grain laminate finish cabinetry, closet organizer, door trim + interior suite doors

