


A decorative border consisting of a repeating pattern of teal leaves on a white background, framing the central text.

**W**  
**63**  
MANSION



*Boutique living off Cambie—the gateway  
to Vancouver & Richmond*

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**SMART DESIGN. SMART LIVING.**

Live beautifully on South Cambie's  
most charming streetscape.

*A blossom-filled  
neighbourhood. Intelligently  
designed homes.*

A quiet, blossom-filled  
neighbourhood. ↓



↑  
Modern, west coast  
architecture.

*An intimate building  
surrounded by tranquility.*

## **BOUTIQUE LIVING ON SOUTH CAMBIE'S MOST BEAUTIFUL BLOCK.**

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Live life on Vancouver's west side on a cherry tree-lined street. W63 Mansion is a four storey boutique collection of 29 homes tucked away just off Cambie street. Whether it be taking a stroll in Winona Park around the corner, catching a movie at Marine Gateway Cineplex, picking up some groceries at T&T Supermarket, or taking the SkyTrain from Marine Drive Station to Oakridge Centre, your options are unlimited.



Richmond City Centre  
/ 10 min by train

Richmond Olympic Oval  
/ 10 min by car

YVR Airport  
/ 10 min by car

Iona Beach Regional Park  
/ 13 min by car

Kwantlen Polytechnic University  
/ 20 min by train, 11 min by car

McArthurGlen Designer Outlet  
Outlet / 8 min by car

Sir Winston Churchill Secondary  
& Sir Wilfrid Laurier  
Elementary School / 3 min by car

Marine Gateway: Cineplex Cinemas,  
T & T Supermarket, Steve Nash Fitness World  
/ 5 min walk

Marine Gateway SkyTrain Station &  
South Vancouver Bus Loop / 5 min walk

Superstore, Sports Check,  
Canadian Tire, Best Buy / 3 min by car

**W  
63**  
MANSION

Cambie Bike Lane / 40 min cycle Downtown Vancouver,  
27 min cycle Richmond City Centre

Oakridge Centre / 4 min by car  
or 8 min by train

Langara College & Langara Golf Course  
/ 9 min by bus, 3 min by car

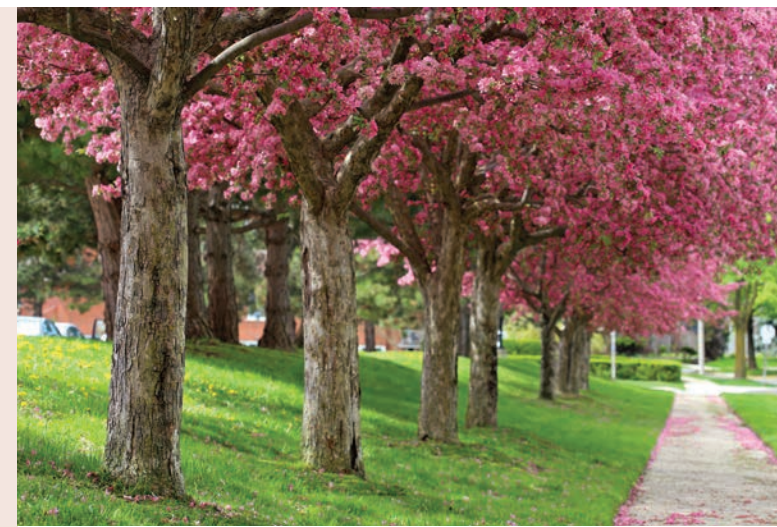
Winona Park  
/ 2 min walk

*Centrally located  
for all your needs.*

**A CENTRAL, UNCOMPROMISING  
WEST SIDE ADDRESS.**

Parks. Shopping. Schools. YVR. Downtown. W63 Mansion is located centrally for access to whatever you might need; by car, foot, bike or transit. Marine Gateway is just a five minute walk and offers every amenity; including access to the Canada Line SkyTrain and transit hub, which can take you downtown or to Richmond in minutes. Oakridge Centre and McArthurGlen Designer Outlet are both short trips for superb shopping and services. School options include primary, secondary, college and university within ten minutes; truly an uncompromising location.

# EVERY AMENITY IMAGINABLE. SHOPS, PARKS, SCHOOLS AND RESTAURANTS.



# STEPS TO PEACE AND TRANQUILITY.



↑  
*Winona Park,  
1 block away.*

→  
*Play a round at Langara  
Golf Course.*



↑  
*Enjoy the Sunset at  
Iona Beach.*



←  
*Enjoy relaxing  
in the park.*

*Parks, beaches and green  
space to call your own.*

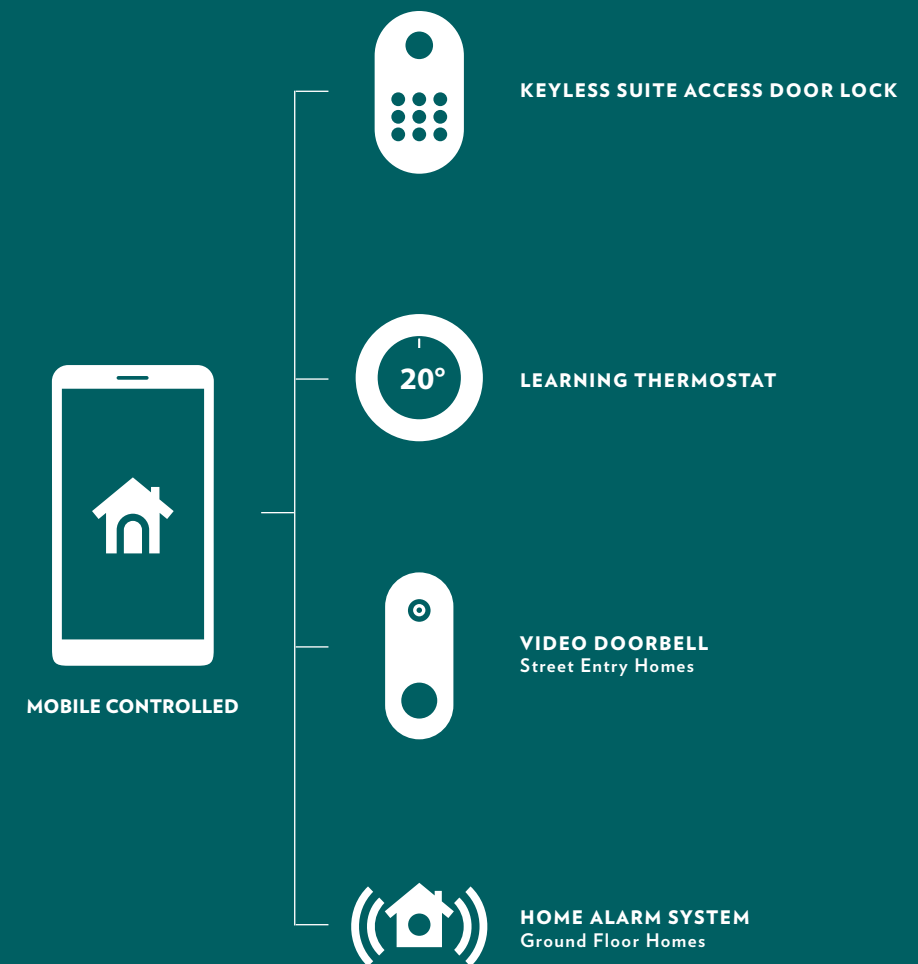
As much as W63 Mansion is close to the city and amenities, it offers equal access to green space and quiet parks. Winona Park's walking paths are one block away. Iona Beach Regional Park is one of the city's best kept secrets, and only a ten minute drive. Langara Golf Course is just a few blocks north, and a perfect place to play nine holes on a warm summer evening.

*Thoughtfully integrated technology  
in a quality-built home.*

## Intelligently Designed. With Even Smarter Features.

Nest Smart Home System integration in W63 Mansion suites puts control of your home on your smartphone any where any time. Nest's Learning Thermostat knows when you like it warm, or cool, and adjusts accordingly. Nest x Yale Smart Lock gives you keyless entry to your home and allows you to provide remote access to your friends and family. Nest Hello Video Doorbell lets you know who's knocking, and Nest Secure alarms your home and gives you peace of mind when you're away.

## nest Smart Home System



## WIDE OPEN SPACES. EXPANSIVE BALCONIES.



↑ *Beautiful vistas  
from spacious terraces.*

*Elegant design for  
bright, airy homes.*

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W63 Mansion's homes are designed to feel open and airy with elegant, laminate hardwood floor throughout. Overheight nine-foot ceilings in main living areas create a grand sense of space, while floor-to-ceiling windows allow maximum light to fill the room. Spacious patios create real flow between indoor and outdoor living areas, and make entertaining a real joy.



# REFINED KITCHENS. ELEGANT BATHS. BEAUTIFUL LIVING.



↑ Spacious, chef-sized kitchens.

Soothing, modern baths. ↑

*Designer touches create sleek, inviting spaces.*

Modern designs come in your choice of two colour schemes and feature exquisite European-made kitchens. Appliances are by Bosch with fixtures, including extra convenient foot control taps, by Grohe. Both kitchens and baths feature undermount sinks with sleek quartz countertops and backsplash. Baths include rainshower heads in a tiled shower surround with a striking accent wall.

## A WELL-APPOINTED AMENITY SPACE.

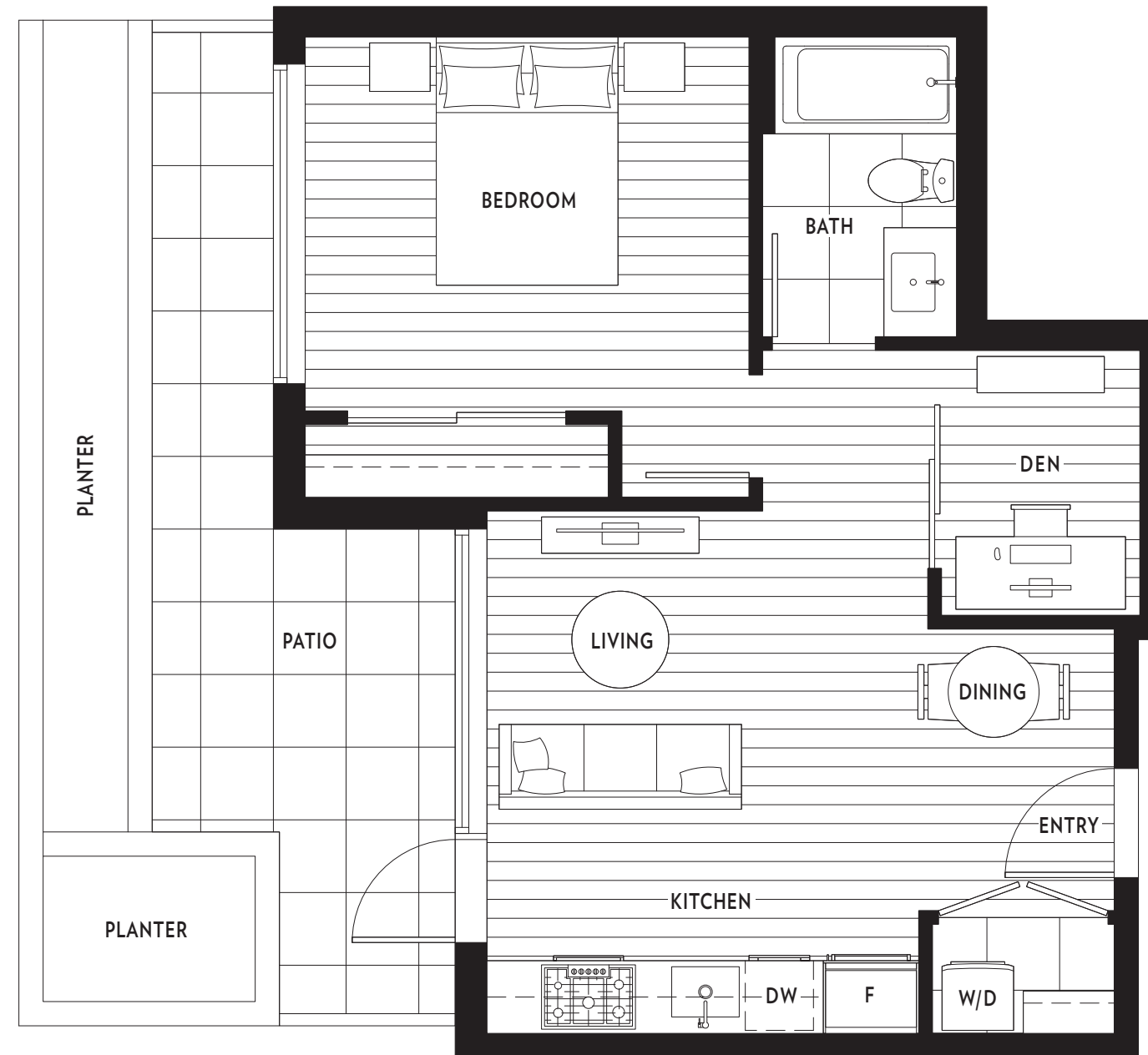


*An extra room for when  
you need some.*

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Sometimes you need a little extra room for entertaining, or just socializing with friends. The amenity space at W63 Mansion becomes an extension of your own home, offering more formal seating for a large group as well as a more casual lounge area. The compact entertaining kitchen with ample counter space makes playing host a breeze.

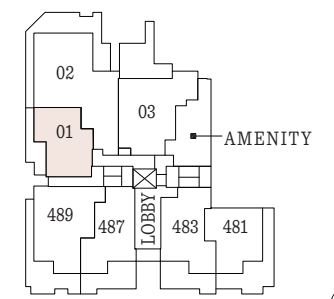
← *An elegant room  
to host in.*



**A1** 1 BEDROOM + DEN / 1 BATH  
INTERIOR 543 SF / EXTERIOR 141 SF / **TOTAL 684 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

HANSEN PACIFIC MARKETING BY magnum projects inc.



WEST 63<sup>RD</sup> AVE.



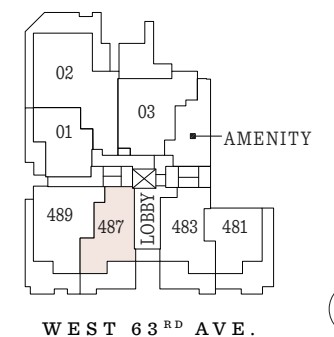
**GROUND LEVEL**



**A2** 1 BEDROOM + DEN / 1 BATH  
INTERIOR 562 SF / EXTERIOR 233 SF / **TOTAL 795 SF**

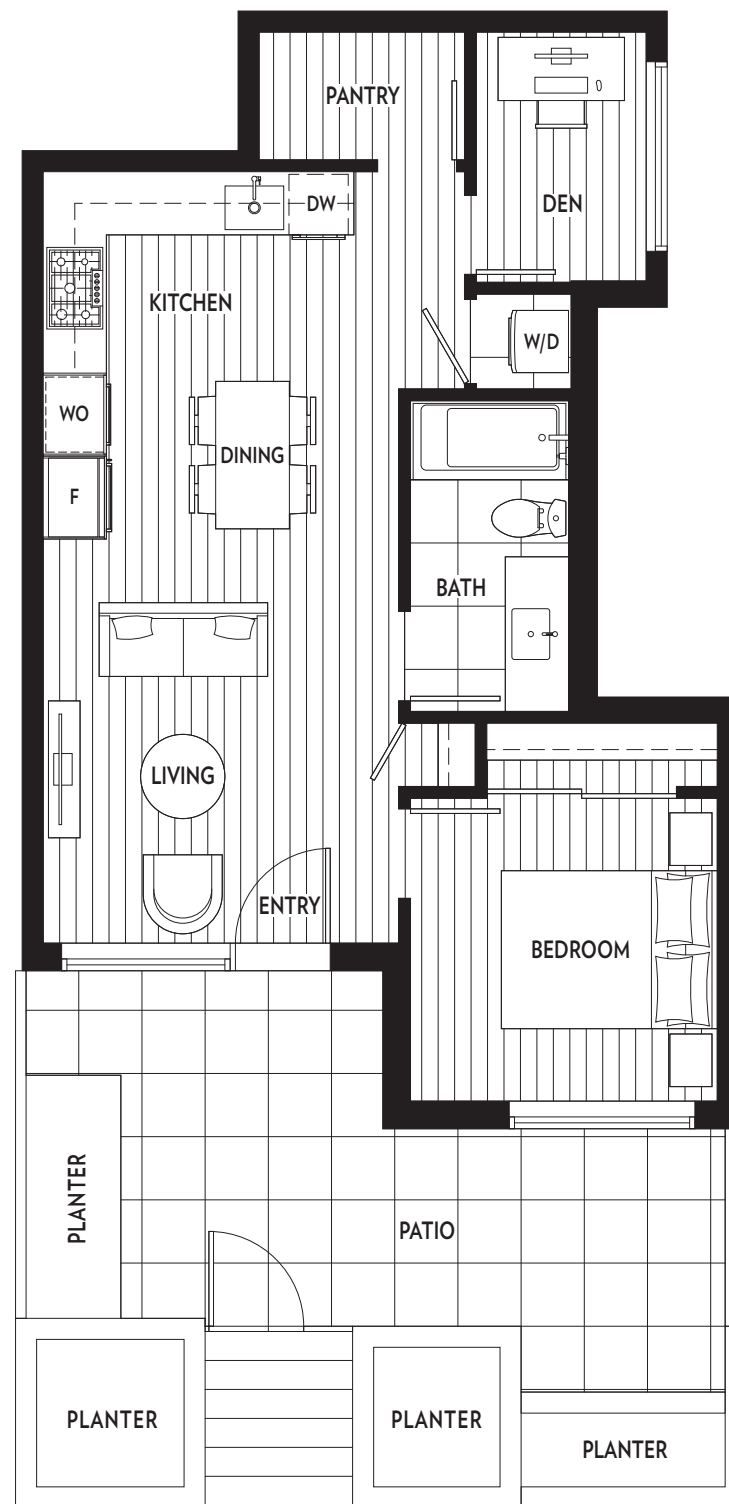
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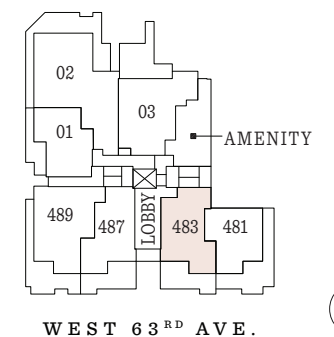
**GROUND LEVEL**



**A3** 1 BEDROOM + DEN / 1 BATH  
 INTERIOR 594 SF / EXTERIOR 233 SF / **TOTAL 827 SF**

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WEST 63<sup>RD</sup> AVE.

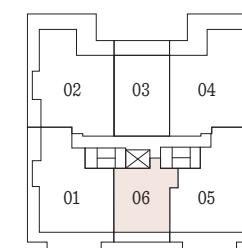
**GROUND LEVEL**



**A4** 1 BEDROOM + DEN / 1 BATH  
INTERIOR 630 SF / EXTERIOR 91 SF / **TOTAL 721 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

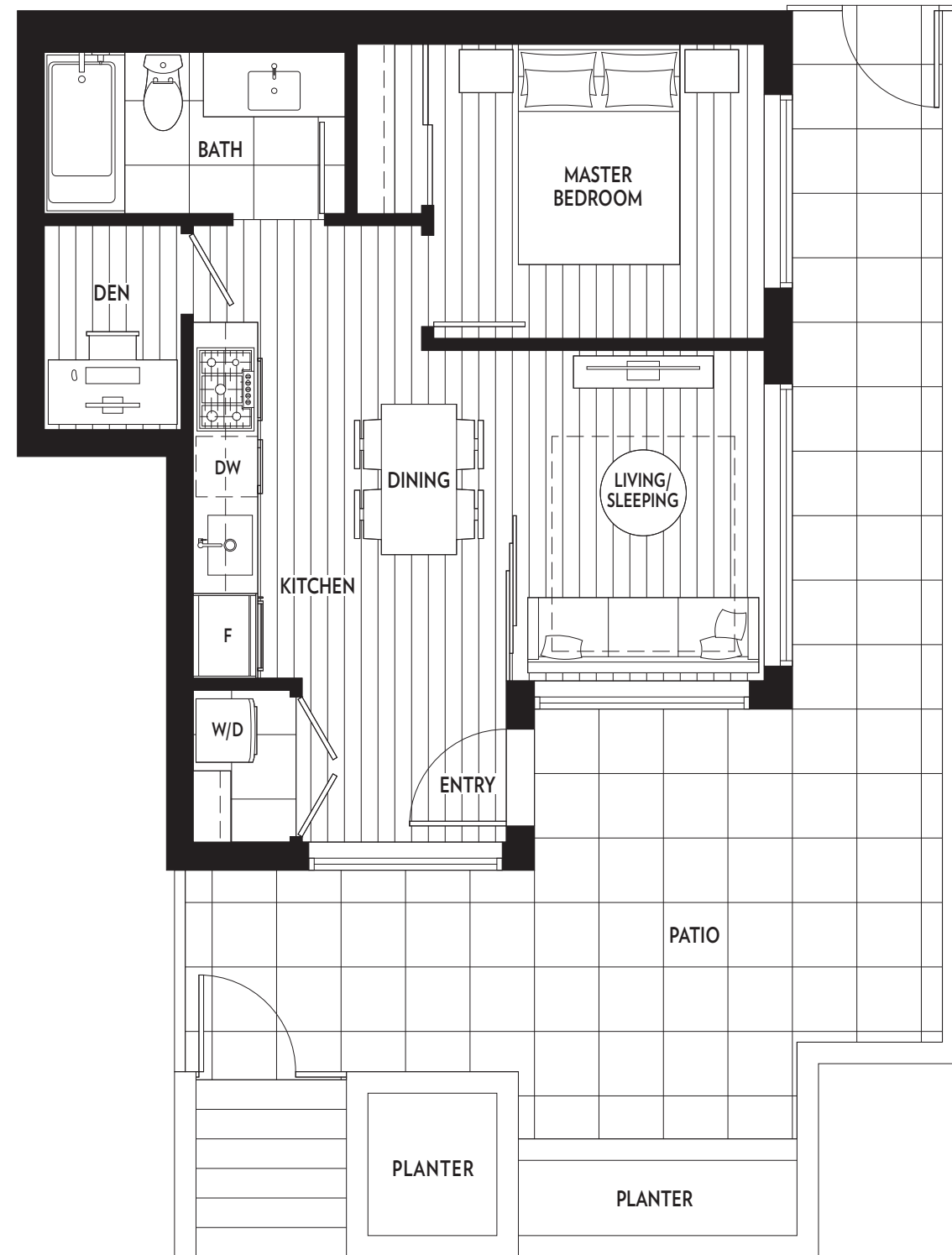
HANSEN PACIFIC MARKETING BY magnum PROJECTS LLC



WEST 63<sup>RD</sup> AVE.



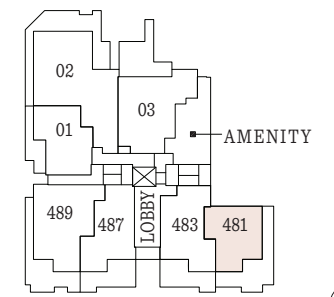
**PENTHOUSE LEVEL**



**B1** URBAN 2 BEDROOM + DEN / 1 BATH  
INTERIOR 498 SF / EXTERIOR 354 SF / **TOTAL 852 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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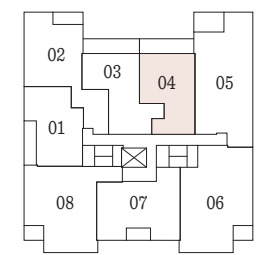
WEST 63<sup>RD</sup> AVE.

**GROUND LEVEL**



**B2** URBAN 2 BEDROOM + DEN / 1 BATH  
 INTERIOR 631 SF / EXTERIOR 133 SF / **TOTAL 764 SF**

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WEST 63<sup>RD</sup> AVE.



**LEVEL 2-3**



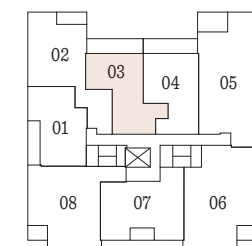


**B3** URBAN 2 BEDROOM + DEN / 1 BATH  
INTERIOR 629 SF / EXTERIOR 139 SF / **TOTAL 768 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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WEST 63<sup>RD</sup> AVE.



**LEVEL 2-3**

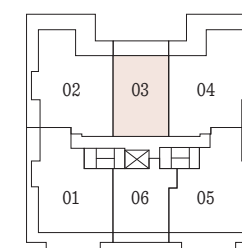


**B4** URBAN 2 BEDROOM + DEN / 1 BATH  
INTERIOR 703 SF / EXTERIOR 136 SF / **TOTAL 839 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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PACIFIC

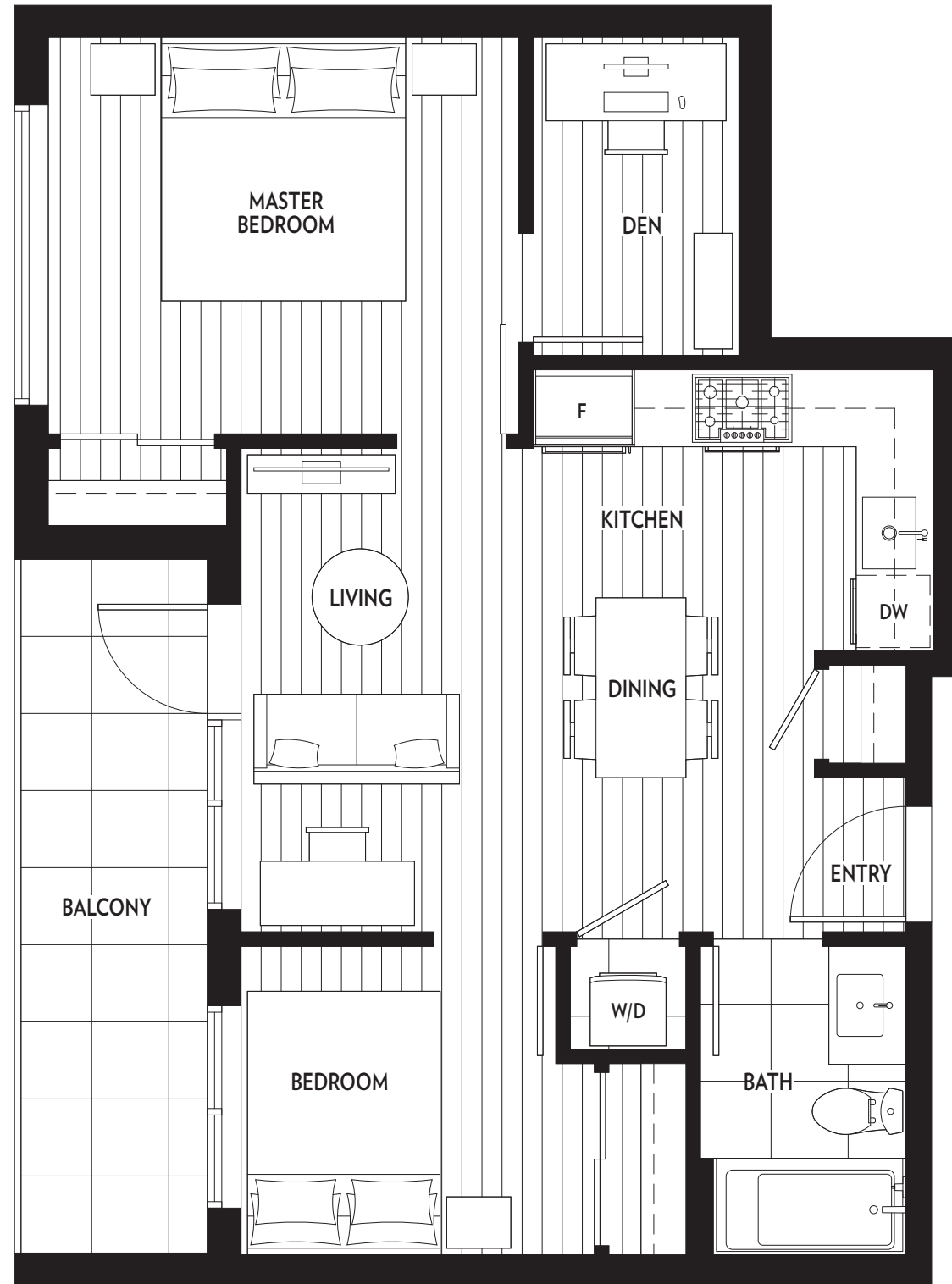
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**PENTHOUSE LEVEL**

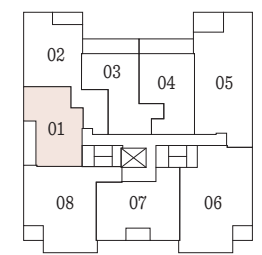


**C1** JR 2 BEDROOM + DEN / 1 BATH  
INTERIOR 619 SF / EXTERIOR 90 SF / **TOTAL 709 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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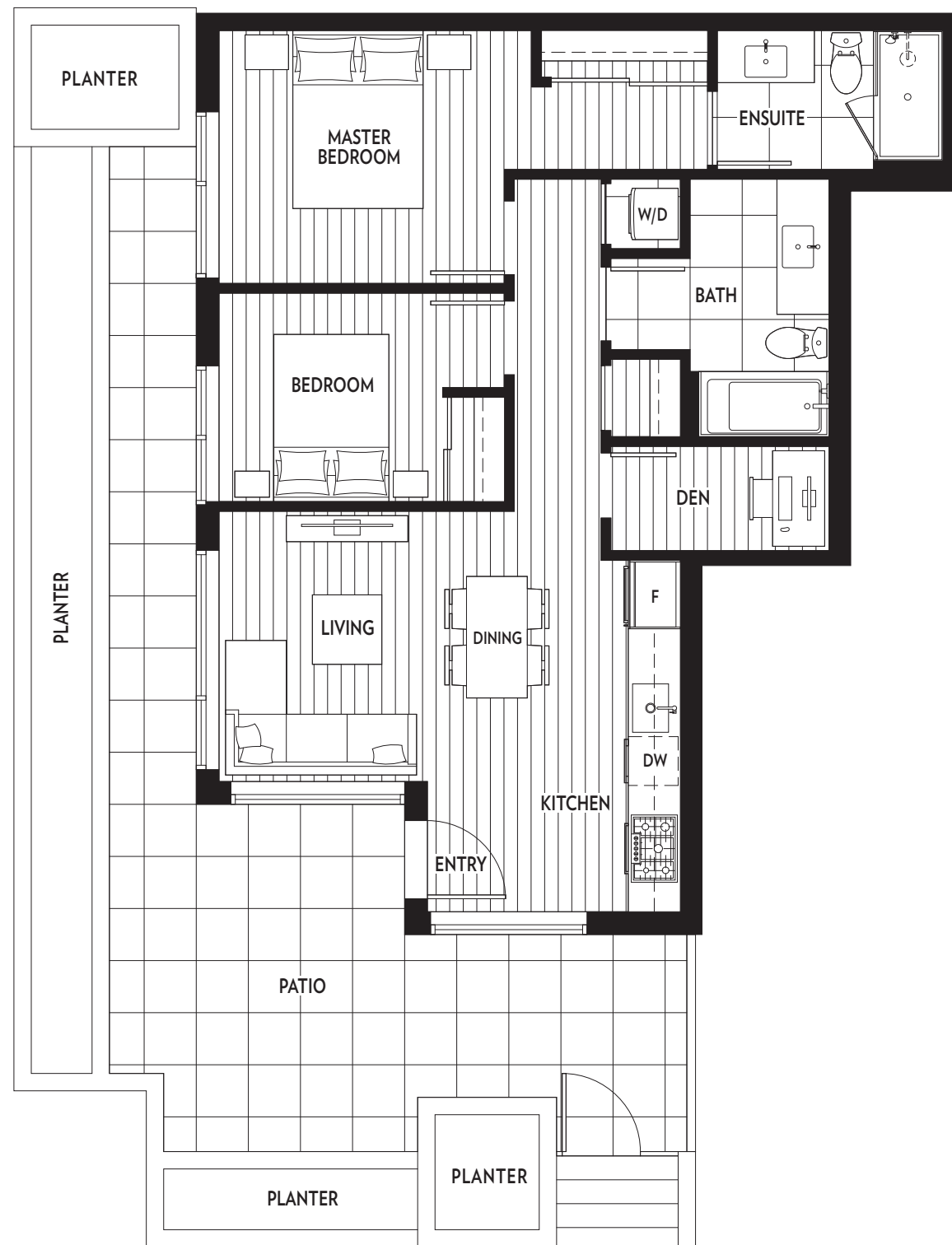
MARKETING BY  
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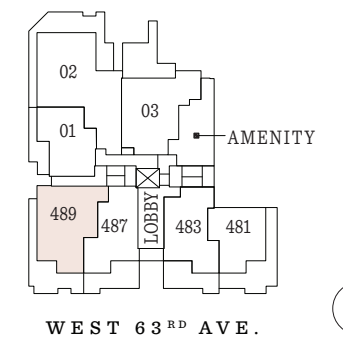
**LEVEL 2-3**



**C2** 2 BEDROOM + DEN / 2 BATH  
INTERIOR 743 SF / EXTERIOR 325 SF / **TOTAL 1,068 SF**

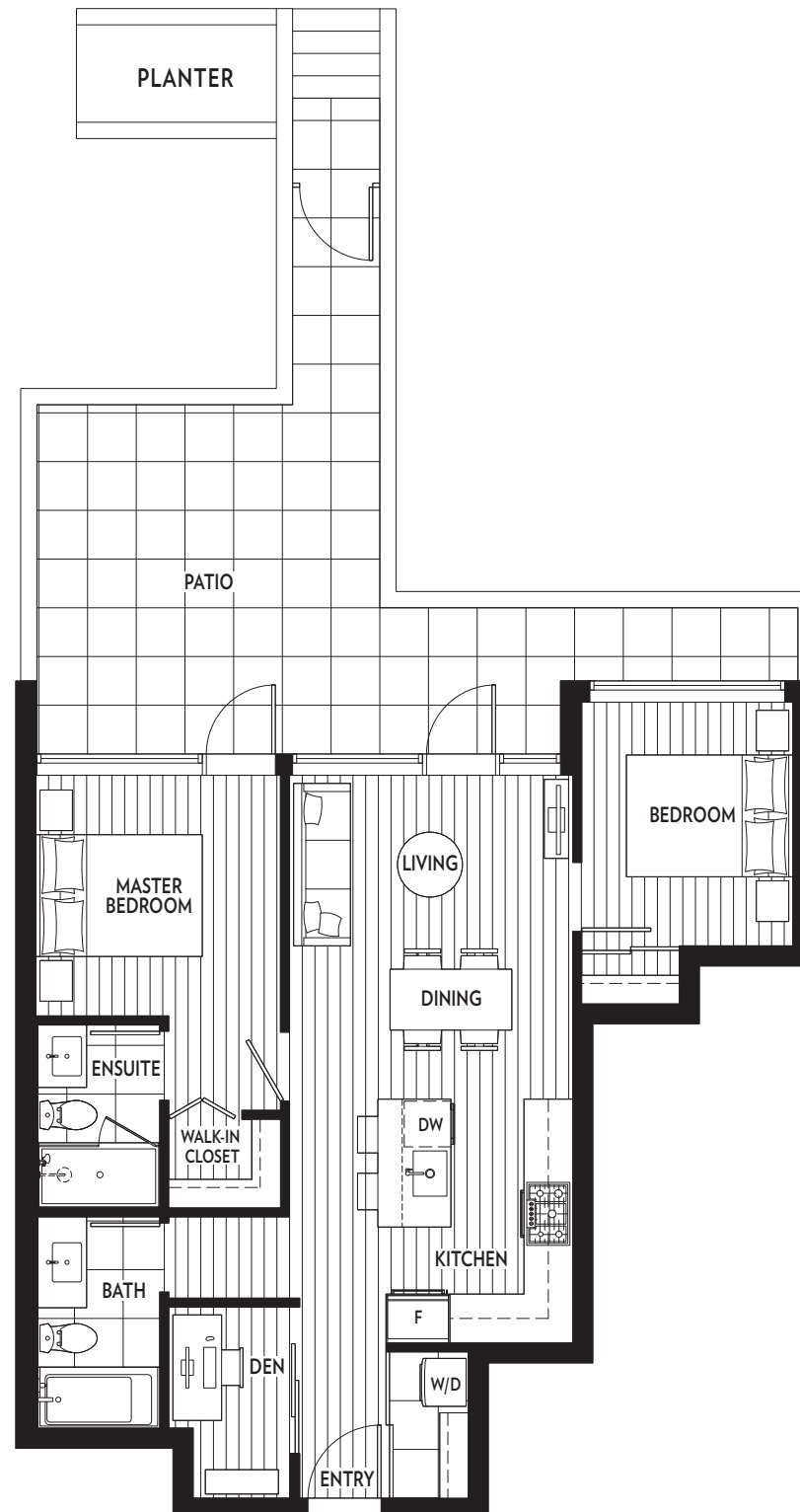
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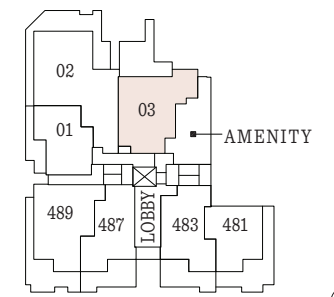
**GROUND LEVEL**



**C3** 2 BEDROOM + DEN / 2 BATH  
INTERIOR 758 SF / EXTERIOR 334 SF / **TOTAL 1,092 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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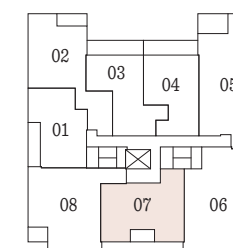
**GROUND LEVEL**



**C4** 2 BEDROOM + DEN / 2 BATH  
INTERIOR 793 SF / EXTERIOR 49 SF / **TOTAL 842 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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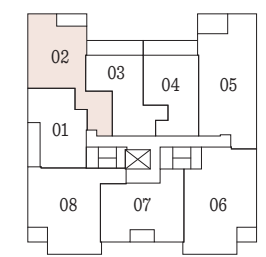
**LEVEL 2-3**



**C5** 2 BEDROOM + DEN / 2 BATH  
 INTERIOR 839 SF / EXTERIOR 61 SF / **TOTAL 900 SF**

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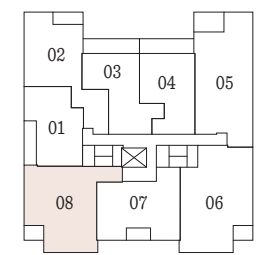
**LEVEL 2-3**



**D1** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 983 SF / EXTERIOR 48 SF / **TOTAL 1,031 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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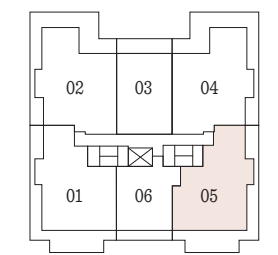
**LEVEL 2-3**





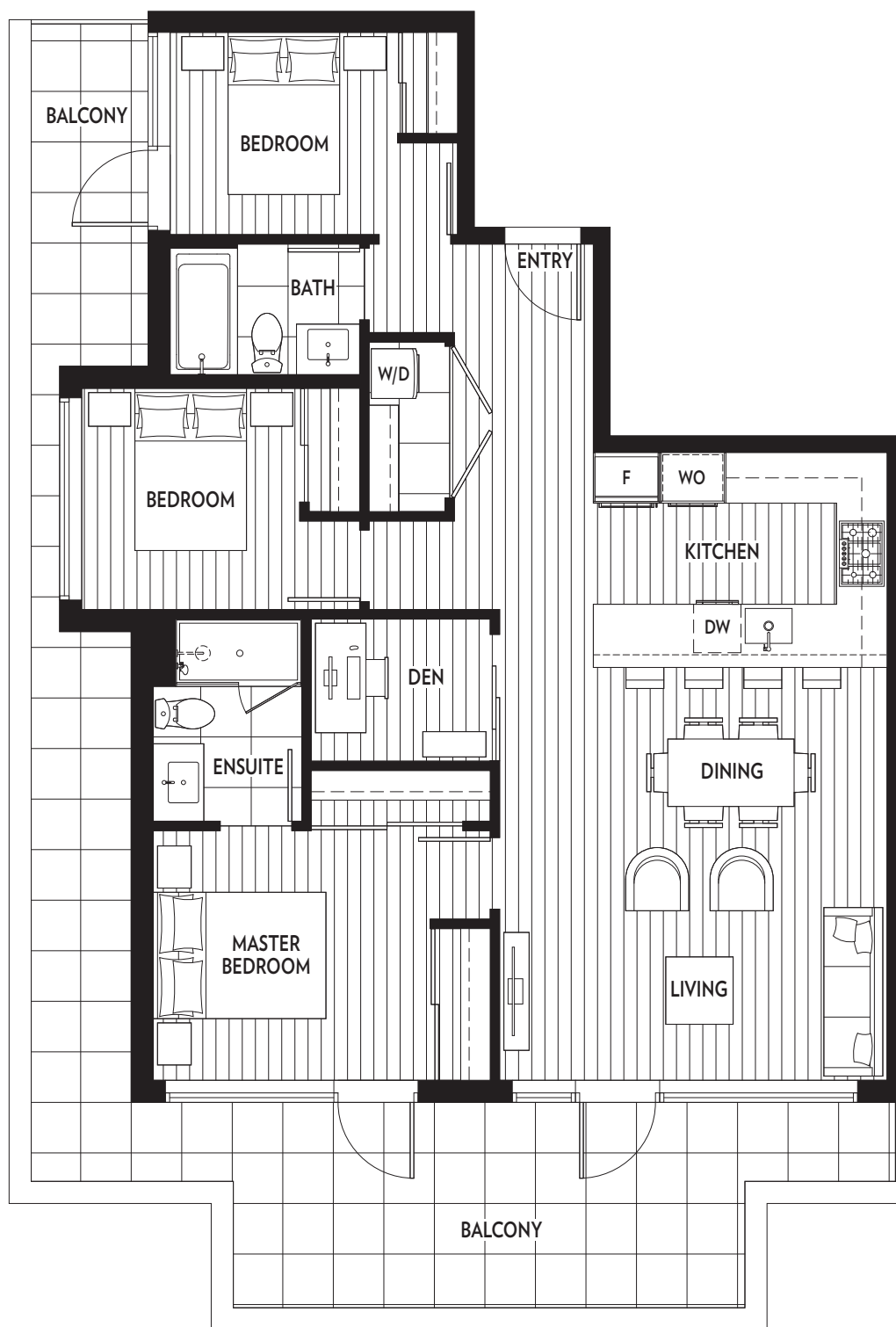
**D2** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,005 SF / EXTERIOR 231 SF / **TOTAL 1,236 SF**

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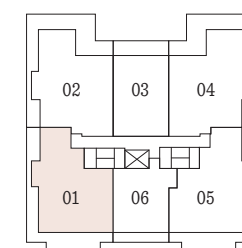
**PENTHOUSE LEVEL**



**D3** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,038 SF / EXTERIOR 437 SF / **TOTAL 1,475 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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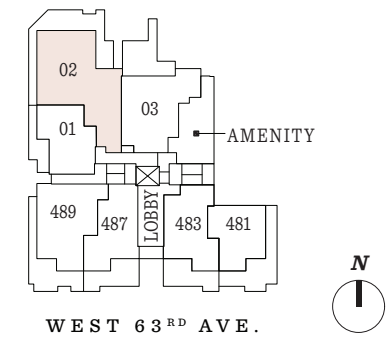
**PENTHOUSE LEVEL**



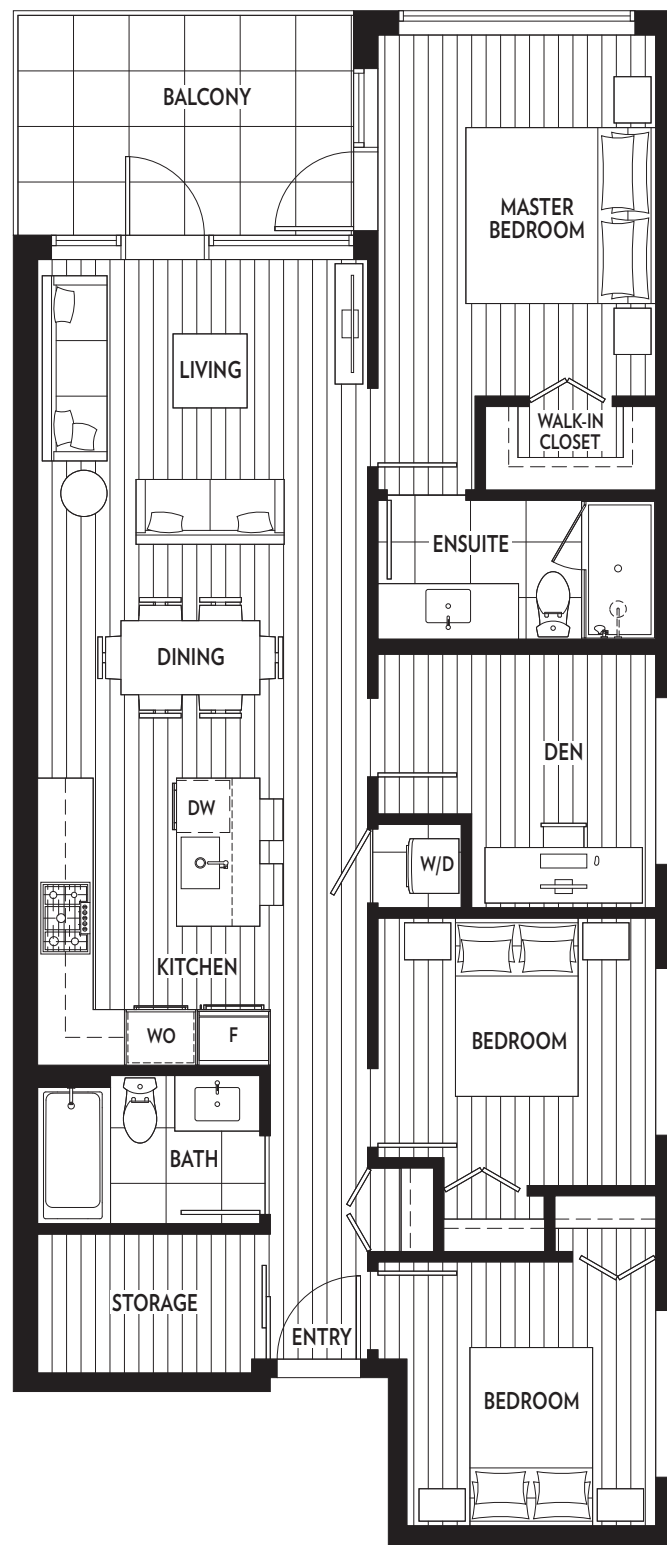
**D4** 3 BEDROOM + DEN / 2 BATH  
 INTERIOR 1,066 SF / EXTERIOR 431 SF / **TOTAL 1,497 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

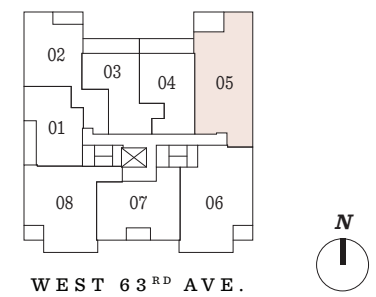
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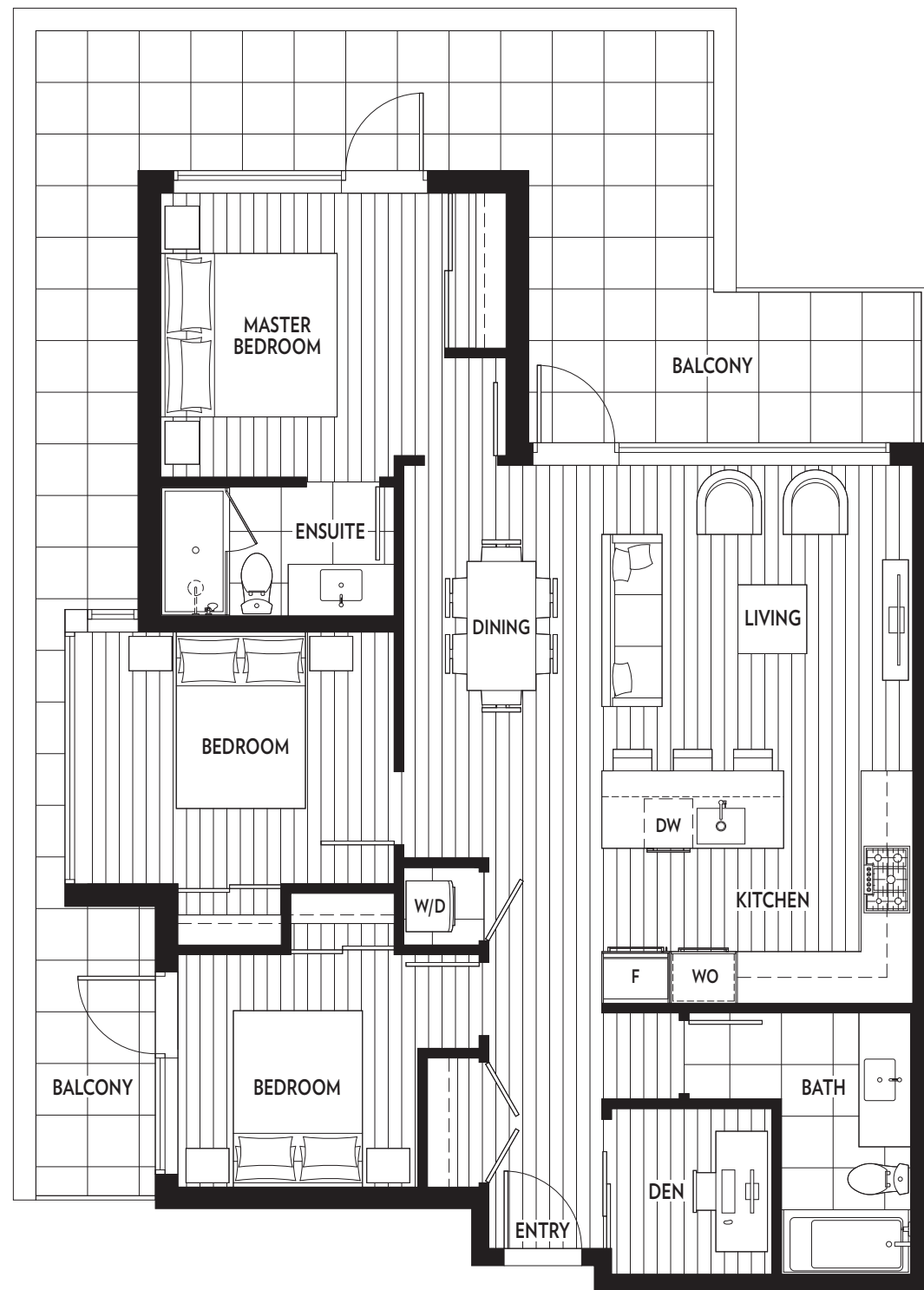
**GROUND LEVEL**



**D5** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,079 SF / EXTERIOR 99 SF / **TOTAL 1,178 SF**



**LEVEL 2-3**

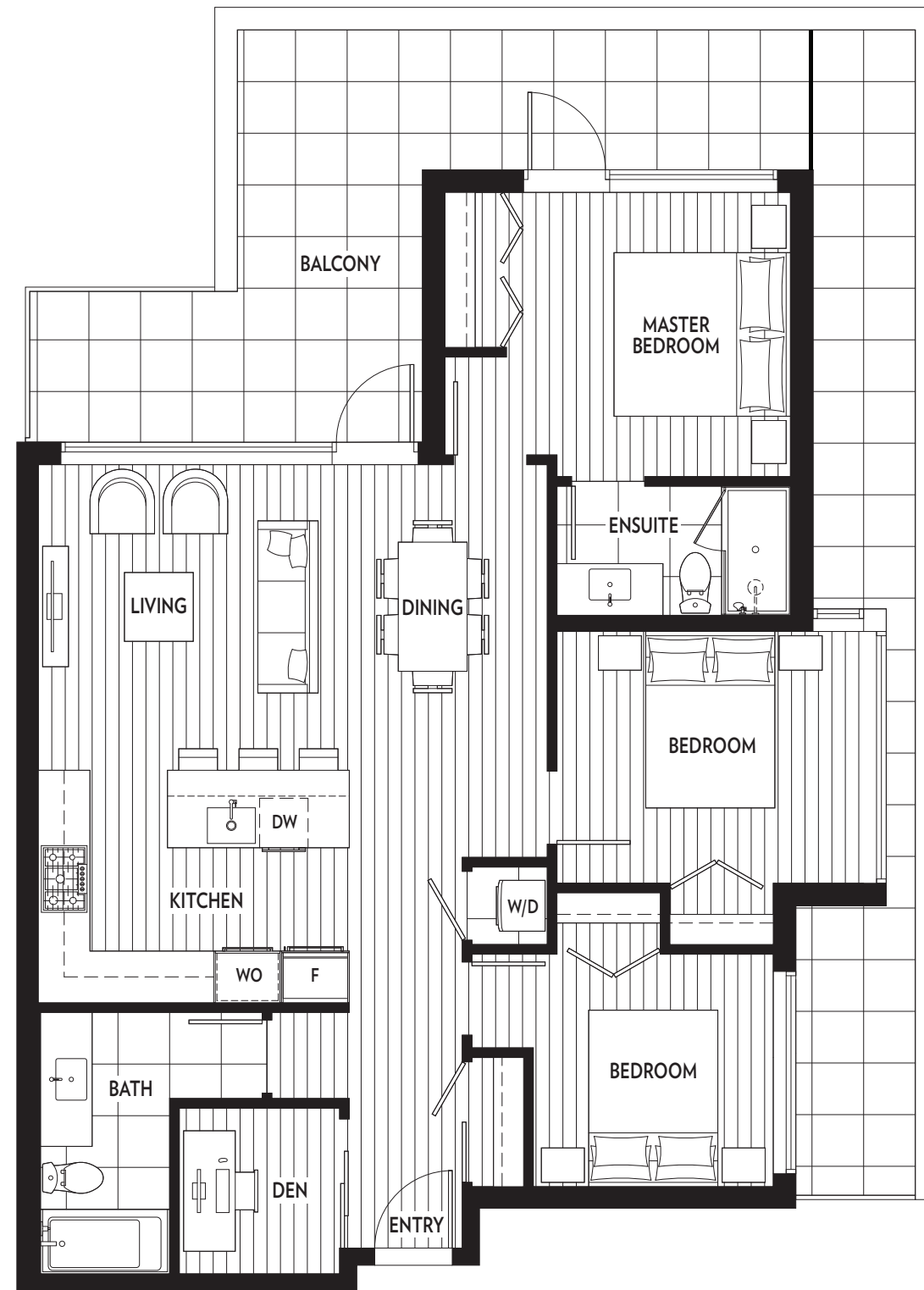


**D6** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,083 SF / EXTERIOR 472 SF / **TOTAL 1,555 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E. **HANSEN PACIFIC** MARKETING BY **MAGNUM PROJECTS INC.**

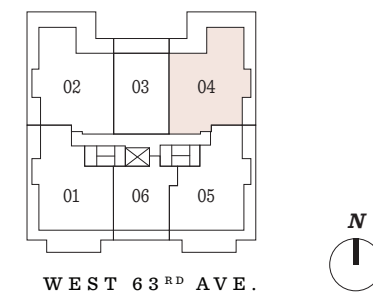


**PENTHOUSE LEVEL**



**D7** 3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,083 SF / EXTERIOR 274 SF / **TOTAL 1,357 SF**

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**PENTHOUSE LEVEL**



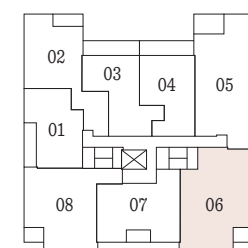
# D8

3 BEDROOM + DEN / 2 BATH  
INTERIOR 1,095 SF / EXTERIOR 48 SF / **TOTAL 1,143 SF**

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

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WEST 63<sup>RD</sup> AVE.



**LEVEL 2-3**

## FEATURES & FINISHES

### BUILDING DETAILS

- Cozy, boutique collection of homes.
- Spacious communal entertainment room with kitchenette, dining and lounge areas.
- Beautiful, cherry tree-lined block on Vancouver's west side.
- Quiet, just-off-Cambie location.
- Conveniently located 2 blocks to Marine Gateway and Canada Line SkyTrain.
- Ample residential parking with an electrical outlet for each stall.
- Secure bike storage for residents and guests.

### LIVING SPACE

- Airy nine foot ceilings in main living areas.
- Heating and cooling system throughout.
- Convenient in-suite storage in all homes.
- Spacious balconies built with entertaining in mind.
- Durable, European-made laminate hardwood flooring.
- In-suite ENERGY STAR\* 24" Blomberg washer and dryer.

### KITCHENS

- Two designer-selected colour schemes.
- Exquisite European-made Porecelanosa kitchens.
- Elegant and modern integrated cabinet pulls.
- *Appliances Package:*
  - 30" ENERGY STAR\* Integrated Bosch fridge with bottom freezer
  - 30" Bosch 5 Burner Gas Cook Top
  - 36" Bosch Pull-Out Hood Fan
  - 30" Bosch Wall Oven
  - 30" Bosch Microwave\*
  - 24" ENERGY STAR\* Integrated Bosch Dishwasher
- Grohe FootControl taps kitchen faucet with pull-out spray for easy cleaning.
- Grohe soap dispenser.
- Wide undermount sink.
- Large island kitchen.\* Designed with cooks in mind.
- Sleek quartz countertop and full height backsplash.
- Subtle undercabinet lighting.
- Smart cabinet/drawer organizers with smart living in mind.

### BATHROOM

- Sleek quartz countertop and backsplash.
- Kohler faucets.
- Clean-line undermount sink.
- Kohler shower hardware: luxurious rain shower head with handheld shower wand.
- Modern Kohler toilets with rough-in for electric toilet seat.
- Elegant floating vanity.
- Tiled shower surround with 24"x48" accent wall.

### SMART FEATURES

- *All Suites:*
  - Nest Learning Thermostat
  - Nest x Yale Smart Keyless Lock
- *Ground Floor Suites only:*
  - Nest Hello: doorbell and video camera
  - Nest Secure: alarm system

\* Select Homes. The developer reserves the right to change plans or information without notice. E.&O.E.



# SMART TEAM. SMART CHOICE.



## DEVELOPER

At Hansen Pacific Group, the approach starts with the simple notion to create something different. The latest smart technology, green solutions and energy-efficient options that aren't just an upgrade, but fully integrated in each home. United by principles of architectural excellence, design innovation and superior craftsmanship, the homes built are reflected by the great care and consideration of Hansen Pacific Group' core value to create a new standard in elevated design for Metro Vancouver's residents.



## CONSTRUCTION

The Cape Group is a three-generation development company operating since 1956. They are known within the industry as a group you can count on. Developing high-quality projects that complement the vibrancy of neighbourhoods, whether it is working with landowners, institutions, or home buyers. From high-rises to warehouses, office buildings to master planned communities, the Cape Group's dedication to building quality and building relationships is at the forefront of everything they do.



## ARCHITECT & INTERIOR DESIGN

Established in 1992, Andrew Cheung Architects Inc. has designed and completed thousands of residential homes in Greater Vancouver. The firm also has in-depth experiences in urban design and interior design, creating unique shopping malls, hotels and offices, as well as high-end custom home interiors.



## SALES & MARKETING

Since 1991, George Wong and the Magnum Projects team have established an impeccable track record. A rigorous, market-driven approach, efficient, effective marketing programs and highly personalized sales techniques combine to create demand and maximize return on marketing investment. From waterfront luxury to first time home buyers, Magnum Projects sets the standard for project marketing success.



63Mansion.com

**HANSEN**  
PACIFIC

MARKETING BY  
**magnum**  
projects llc

The developer reserves the right without notice to make modifications to floorplans, landscaping design, project design, materials and specifications to maintain the high standard of this development. Renderings are an artist's illustration only. This is not an offering for sale. No such offer can be made without a disclosure statement. E.&O.E.