



SHANNON

-18 TOWNHOMES-



WELCOME TO SHANNON 18

Introducing Shannon 18 by Azora. A collection of 18 contemporary 3 bedroom townhomes located on the West Side of Vancouver. Shannon 18 aims to set a new standard of luxury, comfort and elegance with its captivating streetside presence. Modern and sophisticated exteriors, private balconies with sweeping views of Vancouver, beautifully landscaped entry way patios and an open common space courtyard, provide a strong sense of community in this unparalleled Vancouver neighbourhood.



QUEEN ELIZABETH PARK & BLOEDEL CONSERVATORY



PACIFIC SPIRIT REGIONAL PARK



VAN DUSEN GARDENS



SHAUGHNESSY GOLF & COUNTRY CLUB

IMMERSE YOURSELF IN THE OUTDOORS

Shannon 18's neighbouring parks and green spaces make it one of the most inviting and sought-after locations on the West Side of Vancouver. Shannon Park offers a wonderful place for an afternoon walk or relaxing summer picnic while watching a game of neighbourly soccer or baseball. Within a short drive from Shannon 18, you will have access to some of the most lush green-spaces in all of Vancouver. Mature forest trails and extensive ocean views from Pacific Spirit Regional Park, world class golfing at the Shaughnessy Golf and Country Club and the the stunning natural beauty of the VanDusen Botanical Gardens and Queen Elizabeth Park provide endless opportunities for outdoor activity and exploration.



DAVID LLOYD GEORGE ELEMENTARY



SAFEWAY MARPOLE

URBAN CONVENIENCES AT YOUR DOORSTEP

While living at Shannon 18, you will have access to all of the urban conveniences this community has to offer. The incredible 9 km Arbutus Greenway runs all the way from the Fraser River to Granville island, offering an accessible pathway for walking, running and biking. A short distance from your front door, you will find yourself in the middle of historic Marpole where neighbourhood businesses intermingle. Safeway, Starbucks, major banks, local cafes and restaurants offer everything you could need.

Marpole, Oakridge & Kerrisdale Community Centres are all within a short driving distance and offer a variety of programs for adults and children. Take an afternoon stroll along Granville Street and experience a diverse selection of ethnic cuisine or head over to the West Boulevard strip in Kerrisdale and browse your favourite boutique shops. Top ranked schools such as David Lloyd George Elementary, Sir Wilfred Laurier Elementary and Sir Winston Churchill Secondary are all located within the Shannon 18 school catchment.

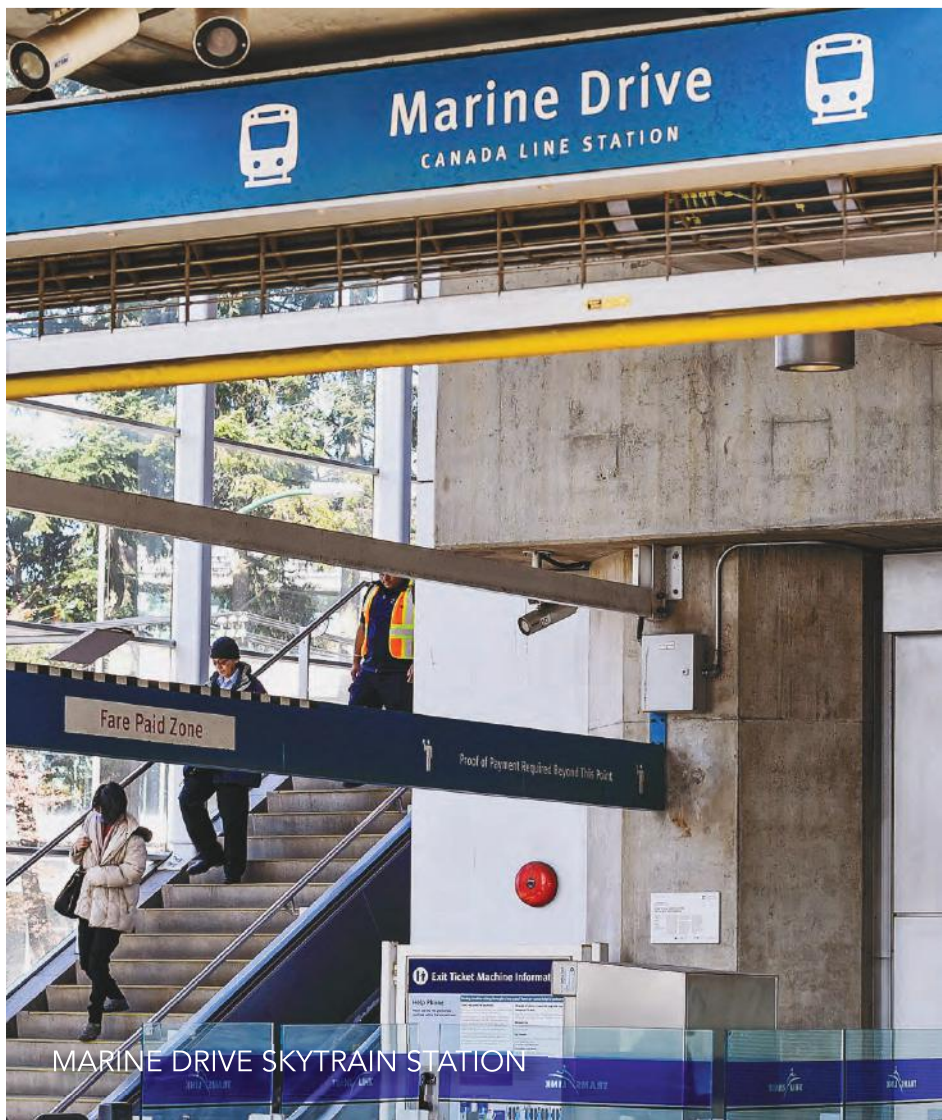


RED STAR SEAFOOD





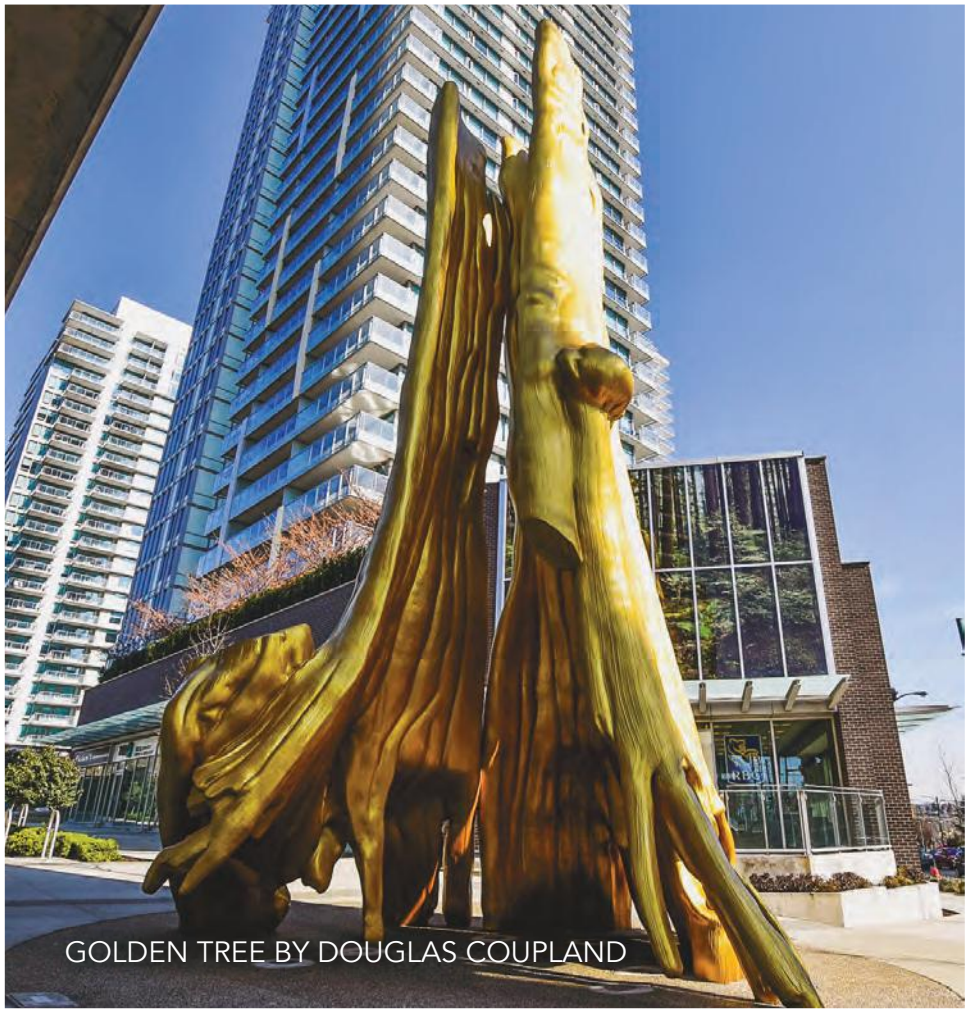
MCARTHUR GLEN DESIGNER OUTLET



MARINE DRIVE SKYTRAIN STATION



VANCOUVER INTERNATIONAL AIRPORT



GOLDEN TREE BY DOUGLAS COUPLAND

A GATEWAY TO THE HEART OF VANCOUVER

Three bridges and the Marine Drive Skytrain Station make Marpole a bustling gateway that allows quick and easy access to the heart of Downtown Vancouver, Richmond City Centre, and the Vancouver International Airport. The ideal location of Shannon 18 makes this Vancouver community a commuter's paradise. A short transit commute along Marine Drive will get you to the Marine Gateway Complex offering a large selection of eateries, shops and entertainment. Catch a movie at the Cineplex VIP Cinemas, shop at Winners for the latest fashion trends and enjoy dinner out at the Pink Elephant Thai Restaurant.



RECREATION

- 1 Shannon Park
- 2 Oak Park
- 3 Riverview Park
- 4 Fraser River Park
- 5 Marine Drive Golf Club
- 6 Marpole Community Centre
- 7 VanDusen Botanical Garden
- 8 Queen Elizabeth Park
- 9 Kerrisdale Community Centre
- 10 Shaugnessy Golf Club

RESTAURANTS

- 1 Red Star Seafood
- 2 Mirchi Indian Restaurant
- 3 Starbucks
- 4 Café De L'Orangrie
- 5 Gigi Blin Market
- 6 Sushi Bar Shu

SCHOOLS

- 1 Langara College
- 2 Sir Winston Churchill Secondary School
- 3 Sir Wilfrid Laurier Elementary School
- 4 Dr. R. E. McKechnie Elementary School
- 5 St. Anthony of Padua Catholic Elementary
- 6 David Lloyd George Elementary School
- 7 Vancouver Montessori School
- 8 University of British Columbia

SHOPPING

- 1 Safeway
- 2 Oakridge Center
- 3 Real Canadian Superstore
- 4 Marine Gateway Shops & Services
- 5 McArthurGlen Designer Outlet Vancouver

HEALTH

- 1 BC Children's Hospital



MODERN & ELEGANT ARCHITECTURE

Shannon 18's modern exterior architecture is designed by Gradual Architecture Inc. and provides a captivating street side presence. The finishes are made up of Hardie 2.0 Boards, combined with fine grade stucco and metal accents for a clean and sophisticated look that blends seamlessly into this vibrant community.

These contemporary townhomes include inviting landscaped entrances, private balconies with sweeping views of Vancouver and an open common space courtyard. Most homes have secure storage rooms on the lower levels with direct access from the underground parking garage.







All renderings and depictions are conceptual and are for the convenience of reference. They should not be relied upon as representations or warranties of the final details of the units. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.



LUXURY INTERIORS

The townhomes at Shannon 18 have spacious 9’ ceilings and modern wide-plank hardwood floors throughout the main floor. Polished quartz countertops with adjoining backsplashes and sleek white cabinetry in the kitchens make these open concept layouts the perfect spaces for entertaining.

On the upper floors, you will find lavish waffle pattern carpets throughout all bedrooms and on the stairs. Modern frameless glass shower enclosures, his and hers double vanities (in select homes) with quartz countertops and undermount sinks, large porcelain tiles and modern soaker-style bathtubs in the bath-rooms provide a spa like tranquility.





EXQUISITE DETAILS

- 1 Multi-purpose lower level storage rooms throughout most homes. Some homes with washer & dryer on this floor.
- 2 Private and secure parking spaces with direct access from underground parking garage to most homes.
- 3 Beautifully landscaped private entrances off of Granville Street or common courtyard.
- 4 Modern wide-plank hardwood floors all throughout the main floor.
- 5 Sleek & contemporary white cabinetry available in your choice of grey or wood accents with a fully integrated Fisher & Paykel refrigerator. Polished quartz countertops with adjoining backsplashes with a Bosch 30" 5 Burner Gas cooktop and wall oven complete the kitchen.
- 6 Large porcelain floor and wall tiles in bathrooms with Riobel bath and shower fixtures and flat skirt modern soaker-style bathtubs.
- 7 Quartz vanities with under mount sinks.
- 8 Lavish waffle pattern carpet on stairs and throughout all bedrooms on the upper floors.
- 9 Modern frameless glass shower enclosures and his and hers double vanities in select homes.
- 10 Private 3rd floor balconies off of master bedrooms with beautiful views of the surrounding neighbourhood.



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ABOUT AZORA



About

Azora is a family-owned development and construction company. Our values, long term vision have enabled us to thrive throughout the economic ups and downs. We are always exploring new ways for the construction industry to work together on issues such as reducing waste and improving skills. Our distinctive culture celebrates people, partnerships and sustainability. An uncompromising focus on our customers and a total commitment to safe delivery are the hallmarks of our business.

Our Values

Being the best means upholding the fantastic reputation we have built over the years. Our integrity has been with us throughout our development as an organization and make a difference to the way we think, act and do business with our customers and suppliers. The Azora way is established by the values that our family brings to the business.

Teamwork

We are committed to realizing our vision through teamwork. Our people and our processes work together in a connected and seamless way. We take an intelligent approach to everything we do. We pool our skills in pursuit of the best solutions.

www.azoragroup.ca

Integrity

Our relationships are all built on trust. Those who work for us, and with us, have a right to be treated fairly. We will not compromise on maintaining the highest safety standards. Our reputation matters to us. We are here for the long term. Delivering value for our customers, partners and shareholder is our focus. We work hard to consistently generate excellent results.

Respect for People & Communities

We strive for an inclusive culture based on mutual respect. We respect each other, our suppliers, our customers, our partners and our communities. We communicate openly with each other and we are always willing to listen.

PROJECT PARTNERS



West One Real Estate Team | Oakwyn Realty Ltd.

The West One Real Estate Team with Oakwyn Realty Ltd. are your local Greater Vancouver real estate experts committed to achieving your real estate goals. We have a long-term commitment to setting new real estate industry standards and we have developed our own unique team formula to deliver the best service, specific to your needs. The heart of our business is built on our repeat and referral clients. Our clients rely heavily on our team to interpret market trends, understand market objectives and execute a succession plan.

www.westonerealestate.ca



Gradual Architecture Inc.

Gradual Architecture Inc is an experienced Vancouver based architectural design firm focused on custom-designed homes, multi-residential projects, commercial developments and light industrial complexes. Teamed up with a group of creative architects, designers, and skilled technicians, we are capable of providing full range of architectural services to our clients.

www.gradualarchitecture.com

THE AZORA FAMILY



BROCK HOUSE

2310 Brock Street, Vancouver
8 Duplexes & 2 Single Family Homes

Brock House is a collection of 10 exclusive homes in the Kensington-Cedar Cottage neighbourhood of East Vancouver. Built by Azora, Brock House consists of 8 luxury duplexes and 2 single family homes. These 2 and 3 storey homes offer strong, classic architectural elements and contemporary materials.



ARIIA

2757 Horley Street, Vancouver
10 Townhomes

Ariia consists of a collection of 10 beautiful townhomes for the modern family, situated in a serene tree-lined setting. Located in the Norquay Village area of Vancouver, this area is becoming increasingly popular, combining a mature and progressive community with a diverse atmosphere rich in culture.



AVIIDA

2717 Horley Street, Vancouver
10 Townhomes

Aviida consists of 10 beautiful 2 & 3 bedroom, modern townhomes, located on the peaceful and lush tree-lined Horley Street. This neighbourhood is constantly evolving, attracting fresh new amenities including coffee shops and trendy restaurants to compliment the nearby parks schools and community facilities nearby.



COLUMBIA MEWS

167 West 14th Street, Vancouver
4 Townhomes

Columbia Mews was built in 2015 and is located near the intersection of Cambie and 14th Avenue in the Mount Pleasant neighbourhood in Vancouver. A charming micro-community offering a selection of 4 beautiful and elegant townhomes on an established street with old world charm.



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DEVELOPED BY



SALES & MARKETING BY

