

1351

AMBLESIDE RESIDENCES

1331

1331



16 Concrete Residences At The Gateway
To Ambleside Village



The Endearing Nature Of Ambleside Village

Stretching across a few blocks on vibrant Marine Drive, Ambleside Village is a quaint shopping district in West Vancouver's heart, where the tranquil shoreline is only steps away. Stroll the main street, popping into a diverse assortment of boutiques, specialty food markets, cafes, and restaurants; lounge peacefully on the grass or sand at Ambleside Beach; and wander the seawall that softly winds from Ambleside to Dundarave against a stunning ocean vista.

In the midst of all this convenience and scenery, 1331 Ambleside sits at the very entrance to Ambleside Village, where a recent renaissance has elevated the community to new heights.

Whether you stay close to home or venture a little farther to Park Royal, the mountain slopes, or the forest trails, a balanced and fulfilling lifestyle comes naturally.

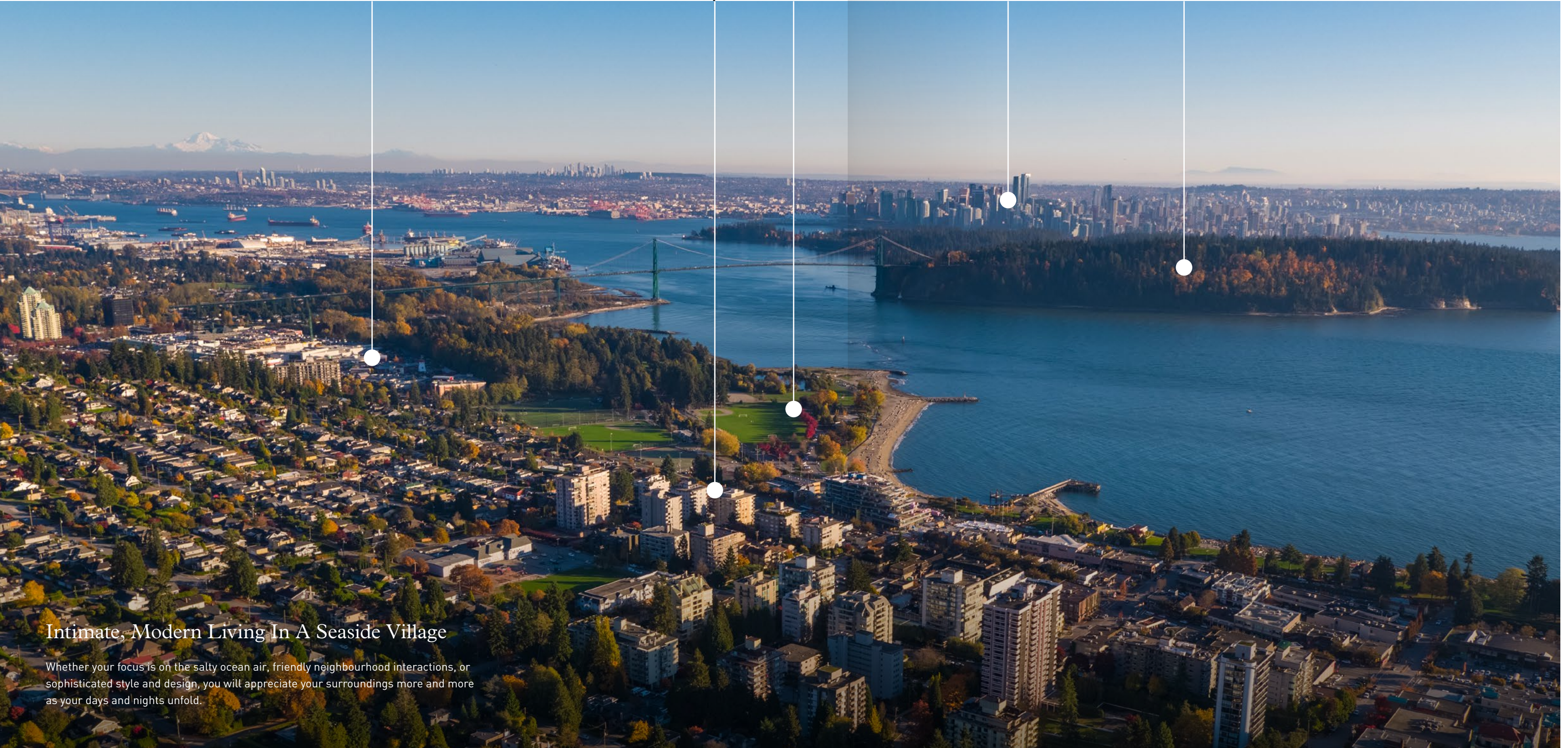
1331

Park Royal

Ambleside Park

Downtown Vancouver

Stanley Park



Intimate, Modern Living In A Seaside Village

Whether your focus is on the salty ocean air, friendly neighbourhood interactions, or sophisticated style and design, you will appreciate your surroundings more and more as your days and nights unfold.

1331

Restaurants & Cafes

1. Cactus Club Cafe
2. Earls Kitchen + Bar
3. Delany's Coffee House
4. Mangia E Bevi Ristorante
5. Crema Cafe Bar
6. Bene Sushi Lounge
7. Savary Island Pie Company
8. The Village Taphouse
9. Chez Michel
10. Ancora Waterfront Dining and Patio

Recreation

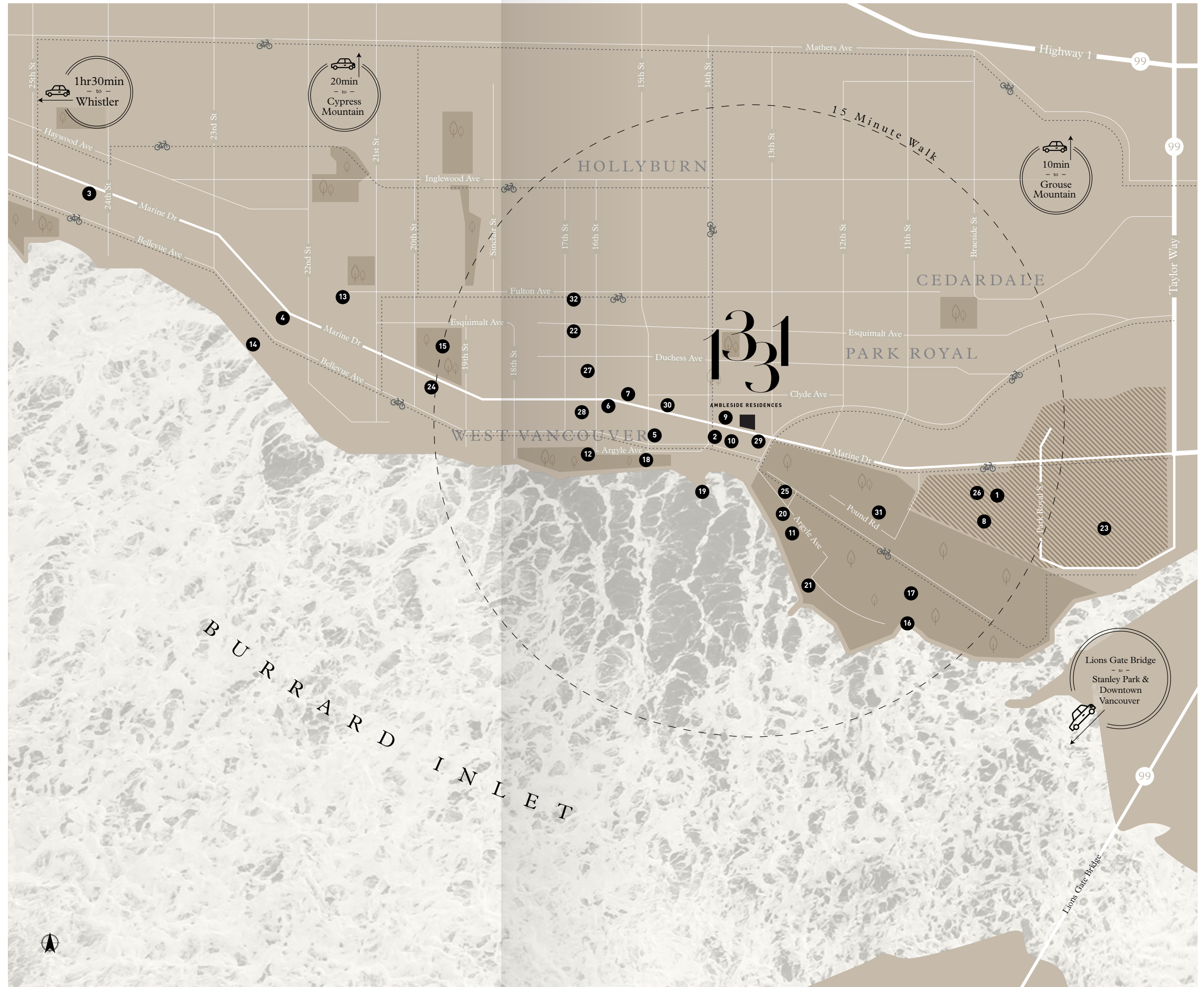
11. Ambleside Park
12. John Lawson Park
13. West Vancouver Community Centre
14. West Vancouver Centennial Seawalk
15. Memorial Park
16. Ambleside Dog Beach
17. Ambleside Par 3
18. Millenium Park
19. Ambleside Fishing Pier
20. Ambleside Park Playground
21. Ambleside Beach

Shopping & Entertainment

22. West Vancouver Art Museum
23. Park Royal
24. West Vancouver Memorial Library

Convenience

25. Ambleside Artisan Farmer's Market
26. Whole Foods Market
27. LifeLabs
28. Fresh St. Market
29. West Vancouve Orca Medical Clinic
30. Perisia Foods Produce Markets
31. BC SPCA West Vancouver
32. West Vancouver Municipal Hall



1331



An Exclusive West Vancouver Living Experience

This intimate collection of 16 residences adds elegance to an evolving streetscape at the gateway to a charming neighbourhood. The modern one, two, and three bedroom residences invite you to continue or begin your West Vancouver legacy, with everything you desire easily accessible.



A Refined Welcome Home

1331 Ambleside complements the neighbourhood aesthetic, while successfully exuding its own personality. Arrive through a sophisticated lobby, beneath a pair of spectacular chandeliers. Continue your journey home across a refreshing open-air walkway protected from the elements and illuminated by a glass canopy. Thoughtful landscaping leads you to your front door. Coming and going is an engaging and effortless experience.



Livability Is Accentuated

There's an elegant ease to life at 1331 Ambleside. Interiors are designed to be functional and accessible as life moves forward. Experience contemporary style throughout, with bright spaces thoughtfully crafted by award-winning designer Cristina Oberti. Indoor living seamlessly transitions to the outdoors, where patios invite lively entertaining or peaceful solitude.



Spacious Scavolini kitchens offer an abundance of storage options behind beautiful Italian cabinetry, and feature luxurious Gaggenau appliances for flawless gourmet meals. Bathrooms are tailored for comfort with refined marble-like tiles sweeping across floors and a convenient seat and niche in showers. It's the finely curated details that elevate every space.



Features

An Exclusive Community

- Located in the heart of West Vancouver, sitting at the very entrance of Ambleside Village, where the tranquil shoreline of Ambleside Beach is just steps away
- An exclusive collection of 16 modern one, two and three bedroom residences
- Elevator access from parkade to all levels of homes to provide the utmost convenience
- Private courtyard under the cover of a glass canopy provides an expansive and open front door experience

Sophisticated Interiors

- Designed in collaboration with award-winning Interior Designer, Cristina Oberti Interior Design Inc
- Luxurious wide-plank engineered wood flooring throughout in brushed oak
- Built-in roller blinds to provide privacy in every space
 - Automated roller blinds in living rooms
 - Blackout roller blinds in bedrooms
- Thoughtfully placed recessed lighting in living and dining areas to set the perfect atmosphere
- Solid core doors throughout for additional sound attenuation
- Sleek LG washer and dryer

Statement Kitchens

- Rich Italian soft-close cabinetry with integrated under-cabinet LED lighting by Scavolini
- Luxurious kitchen island with waterfall edges
- Generous pantry with sliding doors for additional storage solutions (select homes)
- Premium Kitchen Appliance Package:
 - **1 Bedroom Residences**
 - 30" Gaggenau integrated panel refrigerator and freezer
 - 30" Bosch integrated hood fan
 - 30" Gaggenau 4-burner gas cooktop

- 30" Gaggenau wall oven
- 30" Sharp microwave drawer
- 24" Gaggenau dishwasher
- **2 and 3 Bedroom Residences**
 - 30"-36" Gaggenau integrated panel refrigerator and freezer
 - 30"-36" Bosch/Gaggenau integrated hood fan
 - 30"-36" Gaggenau 5-burner gas cooktop
 - 30"-36" Gaggenau wall oven
 - 30" Sharp microwave drawer
 - 24" Gaggenau dishwasher
- Marbled quartz countertops with full-height, matching backsplash
- Stainless steel Kohler sink with polished chrome pull-out Kohler faucet

Refined Bathrooms

- Rich Italian soft-close cabinetry with integrated LED lighting by Scavolini
- Sleek white quartz countertops with a square eased edge detail in the main bathrooms
- Marble-like quartz countertops with a square eased edge detail in ensuites
- Porcelain floor and wall tiles in ensuites, bathrooms, and the tub front for a seamless look throughout
- Sliding, glass-enclosed shower by Kalia with marble mosaic floor tiles
- Built-in seat with recessed wall niche in ensuite showers for everyday convenience
- Polished chrome Kohler rainshower with hand-held shower in ensuites and bathrooms
- Under-counter Kohler vanity basin with elegant, widespread Kohler faucets to match
- Wall-mounted, Veil Kohler toilet with soft-close seat in ensuites
- Persuade Curv Kohler toilet with soft-close seat in bathrooms

Effortless Technology

- Enter effortlessly with automated, smart building technology
- Air conditioning throughout for year-round comfort
- EV-ready (240V) access for all parking stalls

Accessible By Design

- **Common Areas**
 - 5ft turning radius in lobby elevator that carries through to entry doors to every residence
 - Automatic door openers included in lobby entry
 - Height accessible mailboxes
- **Residences**
 - 5ft turning radius on both sides of entry doors with rough-ins available for automatic door openers
 - 5ft turning radius with height adjustable shower head in ensuites (with removable vanity for select homes)
 - Continuous countertop between cooktop and sink with pull-out workboard seamlessly integrated with the kitchen cabinetry
 - 5ft turning radius throughout primary bedrooms
 - 5ft turning radius with accessible threshold in balconies

Peace Of Mind

- Secure residential underground parking
- Comprehensive warranty protection:
 - 2 year warranty for materials
 - 5 year warranty for building envelope
 - 10 year warranty for structural defects
- Storage lockers included with every home



Design & Development Excellence

Pacific Lyte

From single-family homes and multi-family developments to hospitality and hotel projects, Pacific Lyte Development is driven by luxury and excellence. Established in 2009, the firm has a long history of transforming the real estate landscape in West Vancouver, working with some of the most knowledgeable experts in the industry. With more projects in the planning stages, the firm's future is just as exciting as its past.

DA Architects

Vancouver-based DA Architects + Planners is dedicated to craftsmanship, design, collaboration, and community building. At the core of their values, they strive for architecture that is design forward and community minded, and always maintains the best of the natural environment.

Cristina Oberti Interior Design

Favouring an approach of simplicity, Cristina Oberti Interior Design creates spaces with the essence of timelessness. The firm offers leading industry experience, extensive knowledge, and an eye for style. Working in tandem with the developer and architect, they produce homes that are easy to call home.

Mirage Management

Mirage Management Group has contributed their rich development management experience to world-class projects in North and West Vancouver over the past 10 years. The firm's award-winning portfolio includes modern single-family homes, townhomes, condos, and high-rises, with acknowledgements and awards from UDI Awards for Excellence, the District of North Vancouver, and IDIBC.

rennie

For more than 40 years, rennie's full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on thoughtful collaboration, rennie offers a depth of experience and a level of service that sets them apart.

1331

1331

AMBLESIDE RESIDENCES

16 Concrete Residences At The Gateway To Ambleside Village

1331Ambleside.com



MARKETING BY
rennie

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. Artist's renderings and maps are representations only and may not be accurate. Prices are subject to change without notice. See staff for details. E.&O.E.