

GRANDVIEW CASCADES

WEST COAST MODERN LIVING



22 STUNNING 1, 2 & 3 BEDROOM TOWNHOMES

Sleek and stylish modern homes with open concept layouts, serene roof decks and patios, and innovative west coast modern architecture. Enjoy west coast living at its best, just steps from The Drive and 5 minutes from downtown Vancouver.

INDOOR	OUTDOOR	TYPE	FT ²	STARTING FROM
1 BEDROOM + DEN	PATIO	E, D, D1, D2	548-643	\$299,000
1 BEDROOM + DEN	ROOF DECK	E1	707-741	\$379,000
2 BEDROOM	PATIO	C, C1	749-834	\$399,000
2 BEDROOM + DEN	ROOF DECK + PATIO	B, B1, B2	988-1,146	\$515,000
3 BEDROOM + DEN	ROOF DECK	A2, A3	1,337-1,404	\$729,000
3 BEDROOM + DEN	ROOF DECK + PATIO	A, A1	1,403-1,505	\$758,000

PRICES DO NOT INCLUDE APPLICABLE TAXES, PRICES SUBJECT TO CHANGE WITHOUT PRIOR NOTICE

DEPOSIT STRUCTURE - 10% TOTAL*

Buy NOW with ONLY 10% DOWN

- Contract Signing Deposit - \$1,000 personal cheque at contract signing
- First Deposit - 5% bank draft at contract acceptance (includes contract signing deposit)
- Second Deposit - 5% bank draft 60 days after contract acceptance

AVAILABLE UPGRADES*

Hardwood Flooring Throughout

- 1 Bedrooms - \$3,000
- 2 Bedrooms - \$5,000
- 3 Bedrooms - \$8,000

West Coast Spectrum Colours

- SPECTRUM RED GREEN LEAF OCEAN BREEZE GRAY WHALE
- Kitchen base and fridge cabinets/Bathroom cabinets
- 1 Bedrooms - \$2,500
- 2 Bedrooms - \$3,000
- 3 Bedrooms - \$3,500

Call, text or email today to find out more: [Christian Chiappetta 778.388.1359](tel:778.388.1359) cchiappetta@sutton.com

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FEATURES

WEST COAST OASIS

- Warm and inviting modern design
- Expansive windows for an abundance of natural light
- Open plan great rooms, designed for easy entertaining
- Serene roof decks and garden patios for outdoor retreat
- Mature neighbourhood with large trees and a boulevard feel

CENTRAL LOCATION

- Located only a few blocks from Commercial drive and 5 minutes from downtown Vancouver
- Only 1 block from large area park
- Steps from eclectic shops, modern restaurants and cafes
- Street parking available for guests

INSPIRING INTERIORS

- Modern kitchens in glossy white and white oak colours or upgrade to one of available west coast colours
- White quartz countertops and backsplashes
- Fisher&Paykel and Whirlpool gourmet appliances with gas ranges or cooktops
- Engineered white oak hardwood flooring in main living area
- Stain proof carpet by Kraus or upgrade to engineered hardwood flooring throughout
- Luxurious rain-showers
- Dual flush toilets
- Front-load washer and dryer
- Large storage/flex spaces in many units
- Prewired for High-speed internet



UNCOMPROMISING QUALITY

- Distinctive architecture by Birmingham & Wood Architects and Planners
- Third party 2/5/10 year warranty provided by Pacific
- Home Warranty
- State-of-the art rainscreen technology
- Thermally engineered premium double glazed windows

SAFETY & SECURITY

- Secured private underground parking
- Locked underground bike storage
- Security system in every home



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AVAILABILITY

HOME ADDRESS	HOME TYPE	(SF) INTERIOR	(SF) PATIO	(SF) ROOF DECK	(SF) BALCONY	EXPOSURE	PRICE
1662 MCLEAN DR	A 3BED+3 ^{1/2} BATH +DEN+FLEX	1,505	41	125	34	N - W - E	\$829,000
1668 MCLEAN DR	A1 3BED+2 ^{1/2} BATH +DEN+FLEX	1,404	40	153	56	W - E	\$758,000
1672 MCLEAN DR	B 2BED+2 ^{1/2} BATH +DEN	1,146	40	153	34	W - E	\$649,000
1678 MCLEAN DR	B 2BED+2 ^{1/2} BATH +DEN	1,144	40	153	56	W - E	\$649,000
1682 MCLEAN DR	A1 3BED+2 ^{1/2} BATH +DEN+FLEX	1,403	40	153	34	W - E	\$758,000
1688 MCLEAN DR	A 3BED+3 ^{1/2} BATH +DEN+FLEX	1,447	40	153	56	W - E	\$779,000
1698 MCLEAN DR	B1 2BED+2BATH +DEN	1,006	277	209	JULIET	W - S	\$559,000
#4-1411 E 1ST AVE	E 1BED+1 ^{1/2} BATH +DEN	643	270	-	JULIET	N - E	\$329,000
#3-1411 E 1ST AVE	B2 2BED+2BATH +DEN	990	100	261	JULIET	E	\$515,000
#2-1411 E 1ST AVE	B2 2BED+2BATH +DEN	988	100	261	JULIET	E	\$515,000
#1-1411 E 1ST AVE	E 1BED+1 ^{1/2} BATH +DEN	634	100	-	JULIET	E	\$329,000

*D2 HOMES DO NOT COME WITH PARKING - PARKING STALL AVAILABLE FOR PURCHASE FOR \$25,000.
 PRICES DO NOT INCLUDE APPLICABLE TAXES. PRICES SUBJECT TO CHANGE AT ANY TIME WITHOUT PRIOR NOTICE.
 Square Footage (SF) is approximate. This is not intended to be an offering or solicitation for sale in any jurisdiction where the project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. E.&O.E.

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AVAILABILITY

HOME ADDRESS	HOME TYPE	(SF) INTERIOR	(SF) PATIO	(SF) ROOF DECK	(SF) BALCONY	EXPOSURE	PRICE
1407 E 1ST AVE	B1 2BED+2BATH +DEN	1,009	236	271	-	S - E	\$569,000
#11-1419 E 1ST AVE	D2 1BED+1BATH +DEN	548	169	-	-	N - W - E	\$299,000*
#10-1419 E 1ST AVE	D 1BED+1BATH +DEN	602	185	-	-	N - S	\$359,000
#9-1419 E 1ST AVE	D1 1BED+1BATH +DEN	625	434	-	-	N - E - S	\$378,000
#5-1415 E 1ST AVE	C 2BED+2BATH +FLEX	834	101	-	-	N - W - S	\$429,000
#8-1415 E 1ST AVE	C1 2BED+2BATH +FLEX	749	228	-	-	N - E - S	\$399,000
1421 E 1ST AVE	A2 3BED+2BATH +DEN+FLEX	1,367	-	353	45	N - W - E	\$749,000
1423 E 1ST AVE	A3 3BED+2BATH +DEN+FLEX	1,337	-	362	15	N - S	\$729,000
1425 E 1ST AVE	A3 3BED+2BATH +DEN+FLEX	1,404	-	255	15	N - E - S	\$739,000
#6-1415 E 1ST AVE	E1 1BED+1BATH +DEN	741	-	-	106	W - S	\$419,000
#7-1415 E 1ST AVE	E1 1BED+1BATH +DEN	707	-	-	JULIET	E - S	\$379,000

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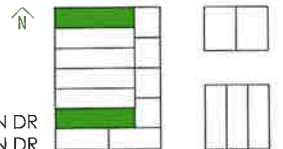
3 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1505 SF**
 OUTDOOR LIVING **200 SF**
 TOTAL LIVING **1705 SF**

PLAN A

3 BED + 3 1/2 BATH + DEN + FLEX

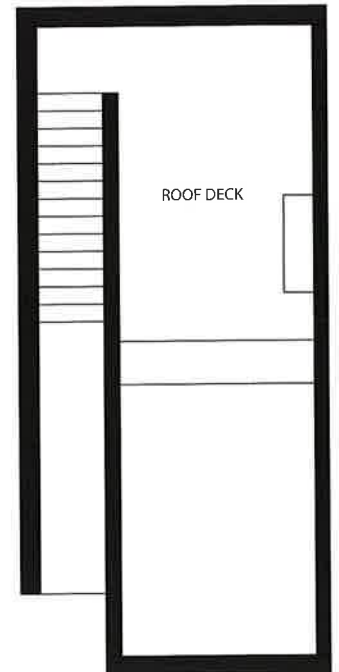
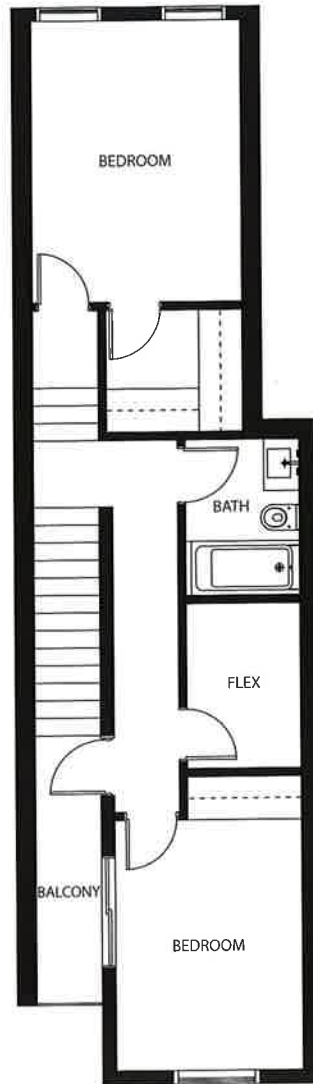
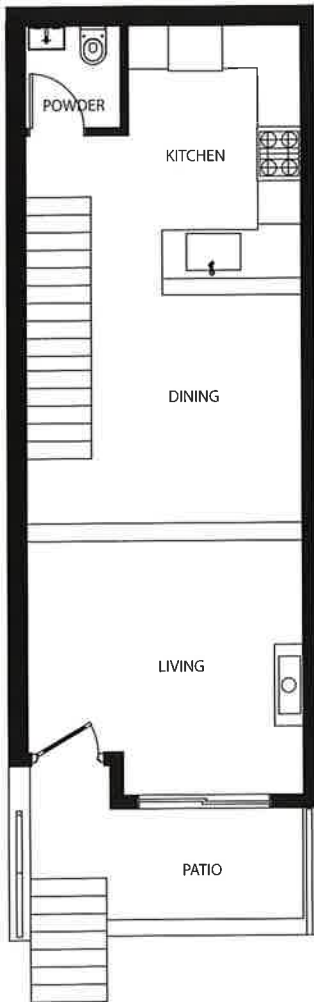
1662 MCLEAN DR
 1688 MCLEAN DR



FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

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3 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1404 SF**
 OUTDOOR LIVING **249 SF**
 TOTAL LIVING **1653 SF**

PLAN A1

3 BED + 2 1/2 BATH + DEN + FLEX

1668 MCLEAN DR
 1682 MCLEAN DR



FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP, E. & O. E.

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WEST COAST MODERN LIVING

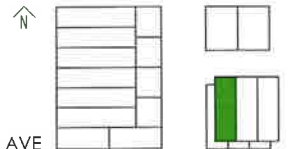


2 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1367 SF**
 OUTDOOR LIVING **398 SF**
 TOTAL LIVING **1765 SF**

PLAN A2

3 BED + 2 BATH + DEN + FLEX

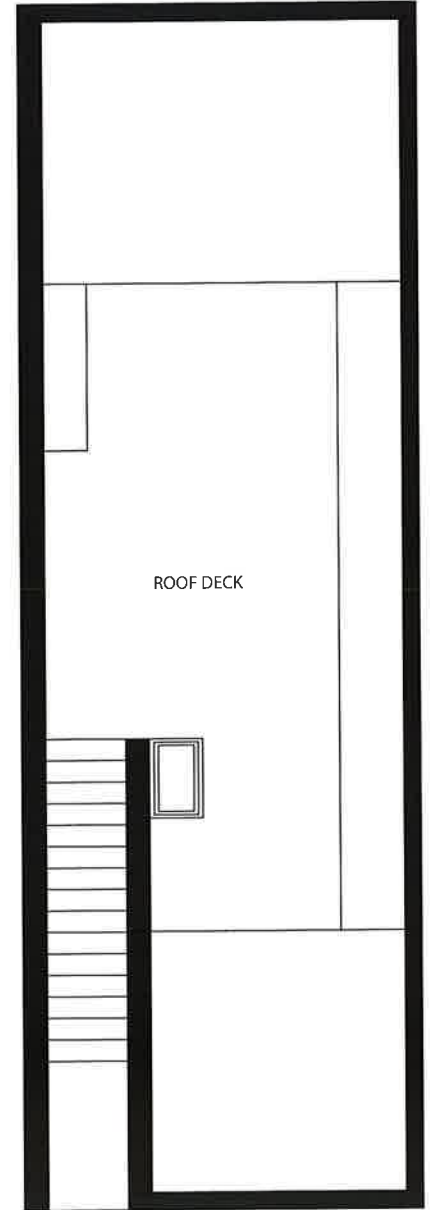
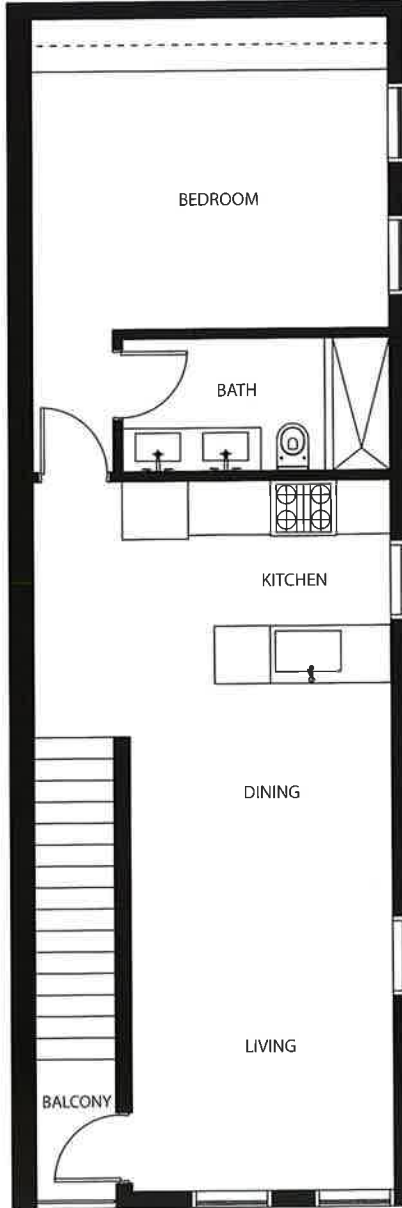


1421 E 1ST AVE

FLOORPLANS AND SIZES VARY. PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

GRANDVIEW CASCADES

WEST COAST MODERN LIVING

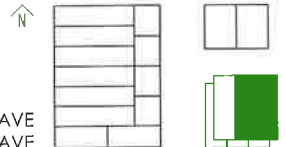


2 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1404 SF**
 OUTDOOR LIVING **270 SF**
 TOTAL LIVING **1674 SF**

PLAN A3

3 BED + 2 BATH + DEN + FLEX



1423 E 1ST AVE
 1425 E 1ST AVE

FLOORPLANS AND SIZES VARY. PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

GRANDVIEW CASCADES

WEST COAST MODERN LIVING



3 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1146 SF**
 OUTDOOR LIVING **227 SF**
 TOTAL LIVING **1373 SF**

PLAN B

2 BED + 2 1/2 BATH + DEN

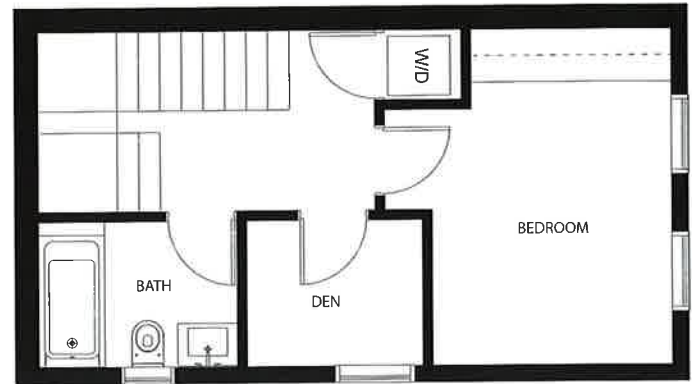
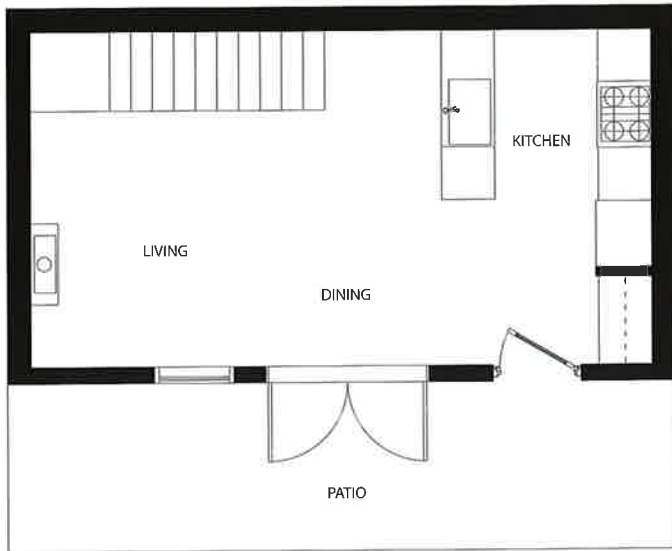
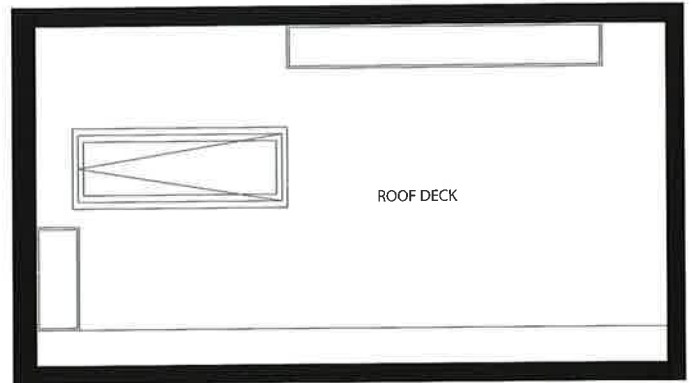
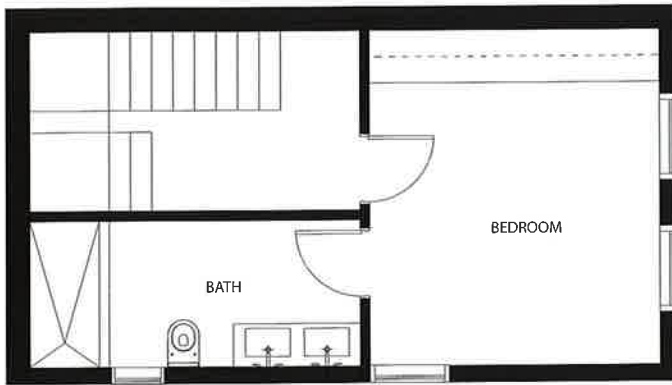
1672 MCLEAN DR
 1678 MCLEAN DR



FLOORPLANS AND SIZES VARY. PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP, E. & O. E.

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3 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **1009 SF**
 OUTDOOR LIVING **507 SF**
 TOTAL LIVING **1516 SF**

PLAN B1

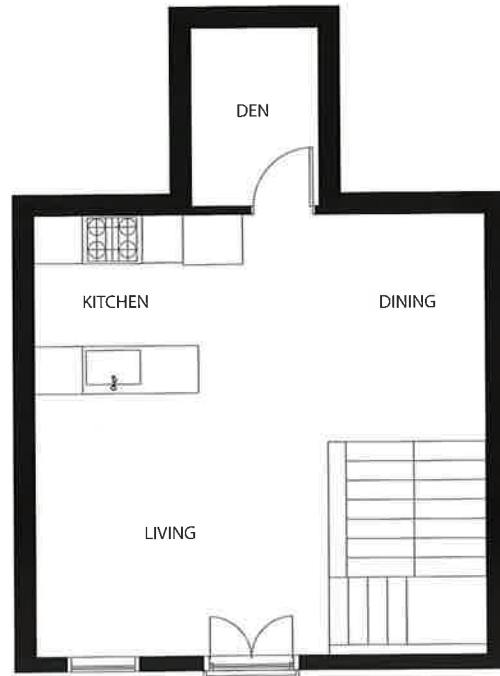
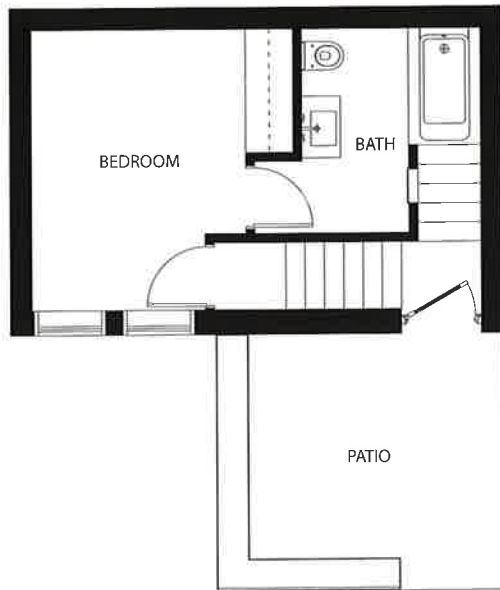
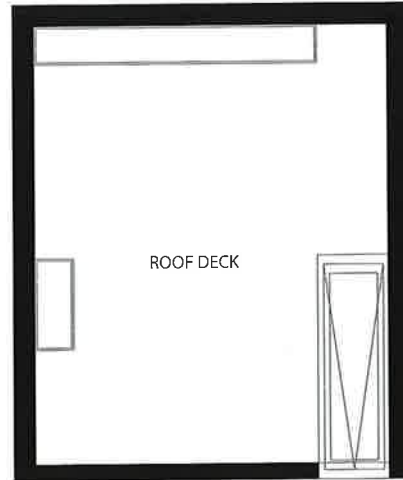
2 BED + 2 BATH + DEN



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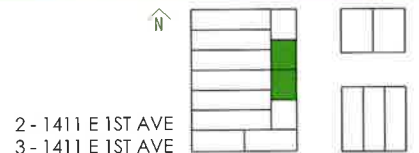


3 LEVEL HOMES WITH ROOF DECKS

INDOOR LIVING **988 SF**
 OUTDOOR LIVING **361 SF**
 TOTAL LIVING **1349 SF**

PLAN B2

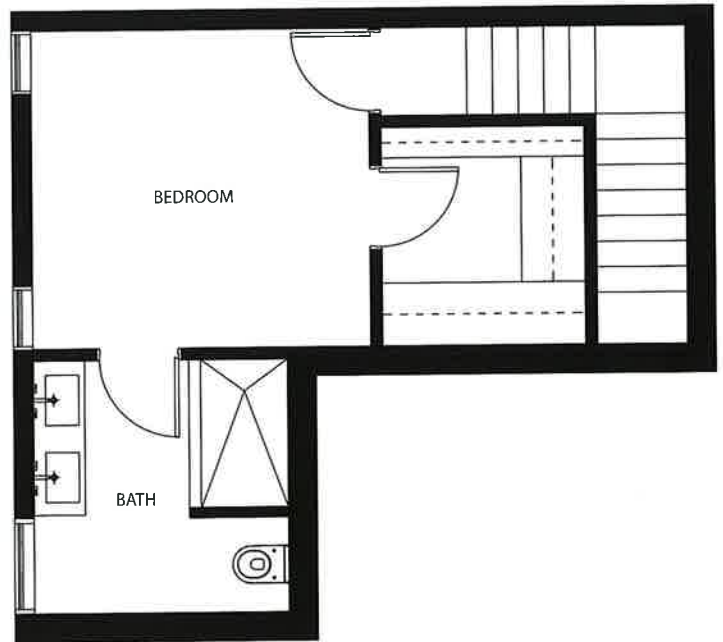
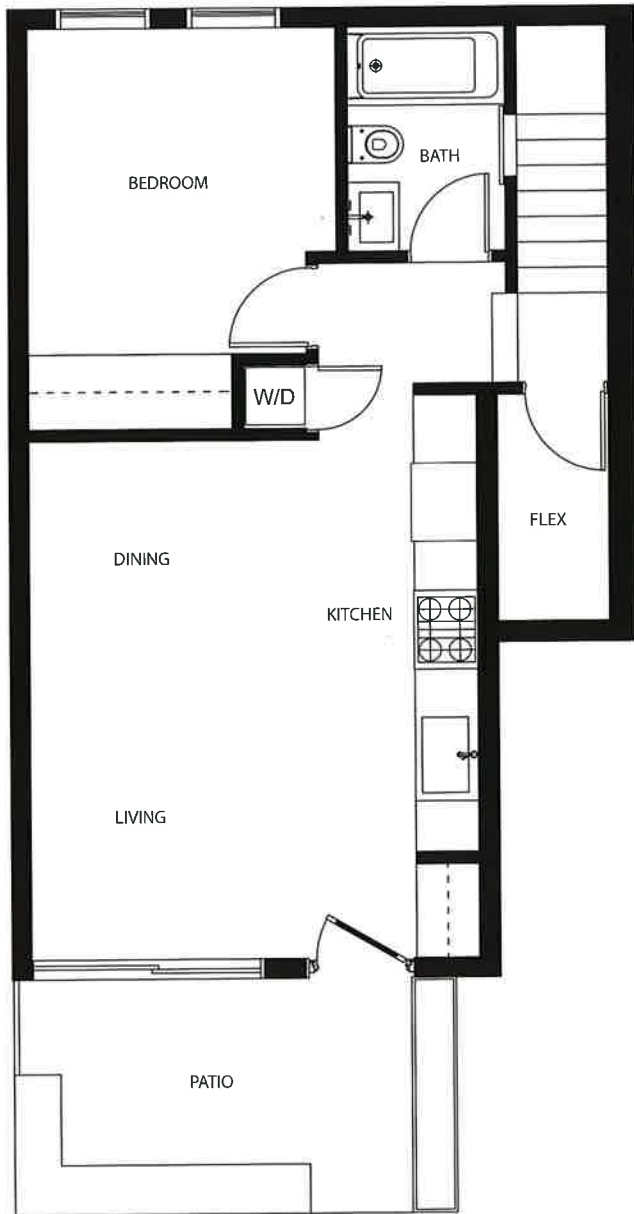
2 BED + 2 BATH + DEN



FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

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2 LEVEL HOMES WITH GARDEN PATIOS

INDOOR LIVING **834 SF**
 OUTDOOR LIVING **101 SF**
 TOTAL LIVING **935 SF**

PLAN C

2 BED + 2 BATH + FLEX

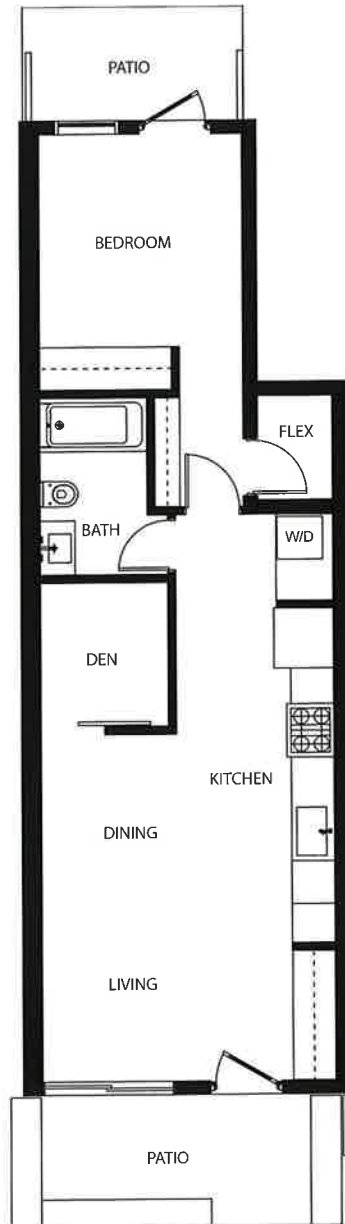


5 - 1415 E 1ST AVE

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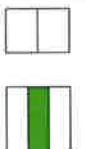


1 LEVEL HOMES WITH GARDEN PATIOS

INDOOR LIVING **602 SF**
 OUTDOOR LIVING **185 SF**
 TOTAL LIVING **787 SF**

PLAN D

1 BED + 1 BATH + DEN

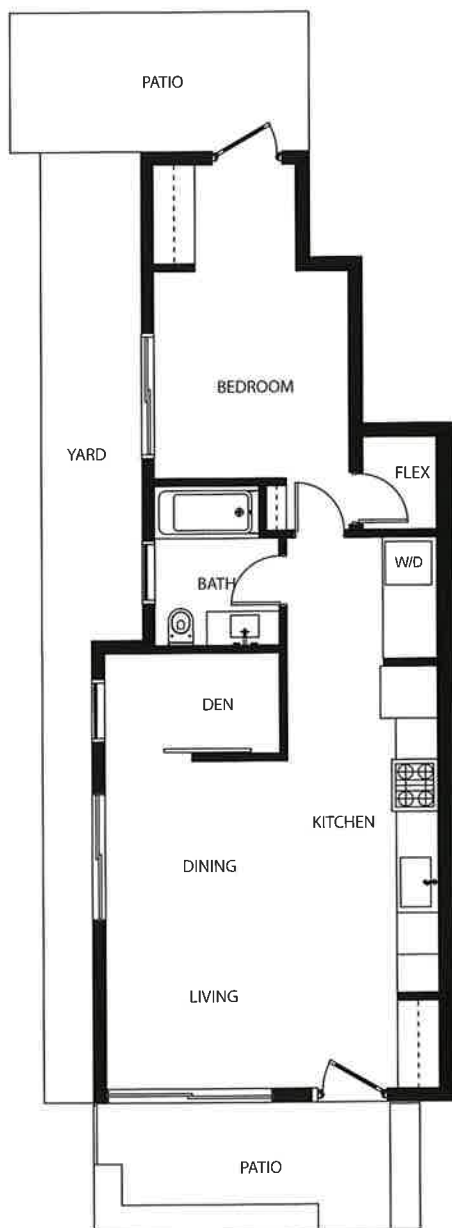


10 - 1419 E 1ST AVE

FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE, OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

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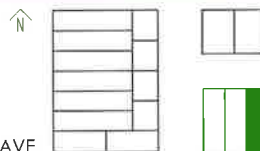


1 LEVEL HOMES WITH GARDEN PATIOS

INDOOR LIVING **625 SF**
OUTDOOR LIVING **434 SF**
TOTAL LIVING **1059 SF**

PLAN D1

1 BED + 1 BATH + DEN

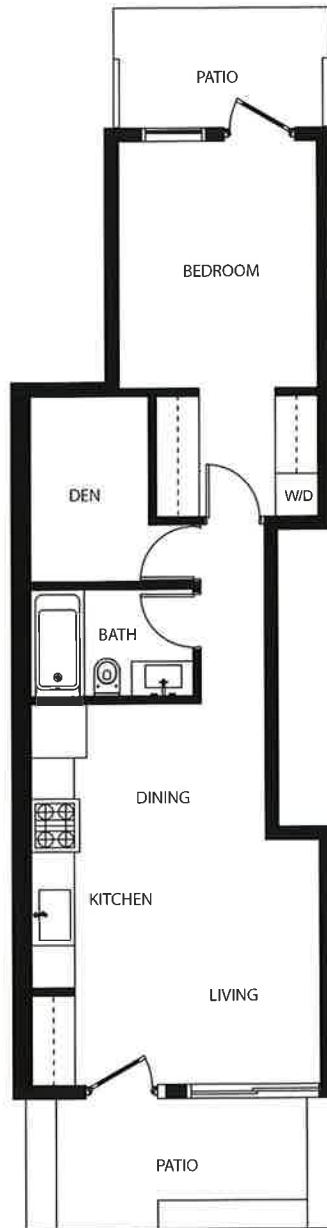


9 - 1419 E 1ST AVE

FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

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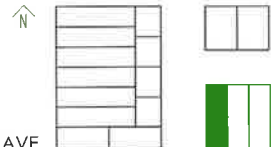


1 LEVEL HOMES WITH GARDEN PATIOS

INDOOR LIVING **548 SF**
 OUTDOOR LIVING **169 SF**
 TOTAL LIVING **717 SF**

PLAN D2

1 BED + 1 BATH + DEN

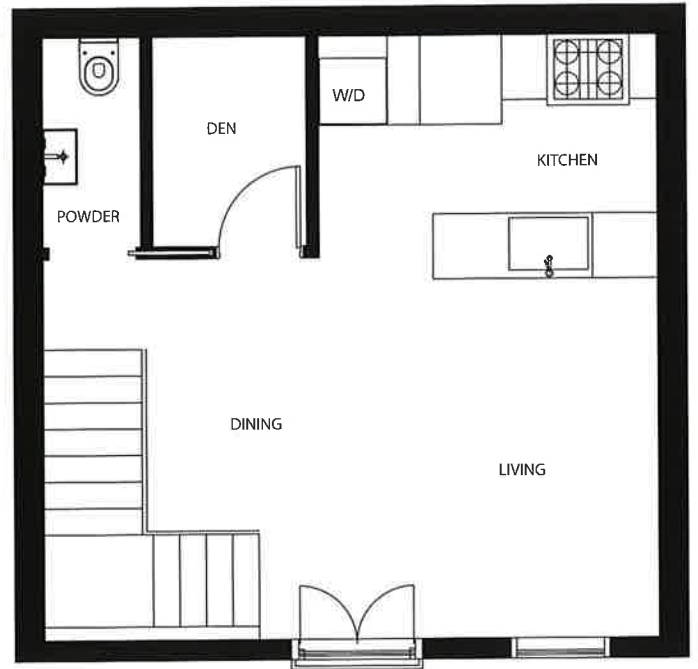
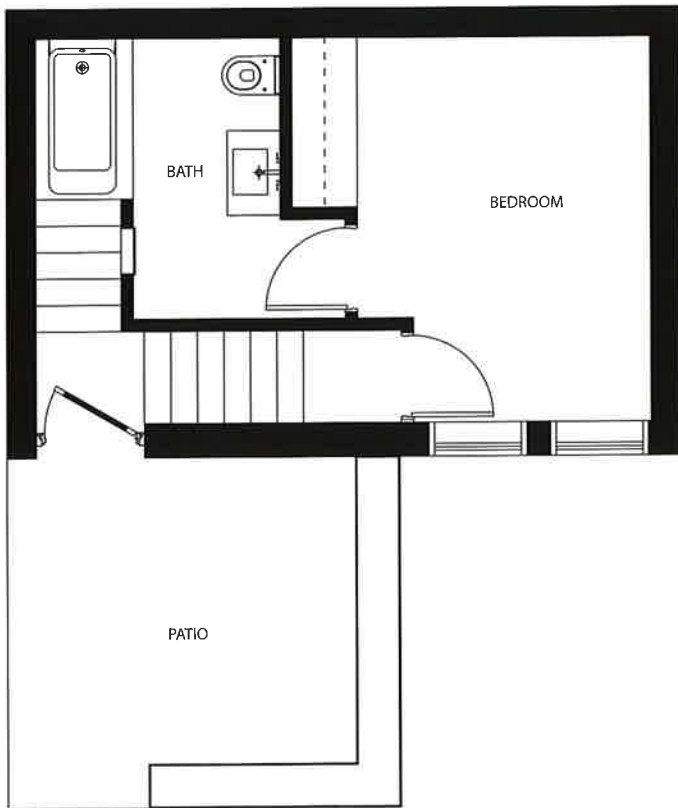


11 - 1419 E 1ST AVE

* D2 HOMES DO NOT COME WITH PARKING - PARKING STALL AVAILABLE FOR PURCHASE FOR \$25,000.
 FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT.
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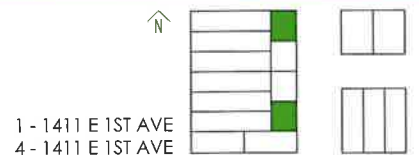


2 LEVEL HOMES WITH GARDEN PATIOS

INDOOR LIVING **634 SF**
 OUTDOOR LIVING **100 SF**
 TOTAL LIVING **734 SF**

PLAN E

1 BED + 1 1/2 BATH + DEN



FLOORPLANS AND SIZES VARY, PLEASE ASK A SALES REPRESENTATIVE FOR DETAILS. AS A PART OF A CONTINUING EFFORT TO IMPROVE THE PRODUCT, THE DEVELOPER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO SPECIFICATIONS, FEATURES AND FLOORPLANS WITHOUT NOTIFICATION. SIZE AND DIMENSIONS ARE APPROXIMATE. ALL RENDERINGS AND ILLUSTRATIONS REFLECT THE ARTIST'S INTERPRETATION AND MAY DIFFER FROM THE FINAL PRODUCT. THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY ONLY BE MADE WITH THE APPLICABLE DISCLOSURE STATEMENT AND AGREEMENT OF PURCHASE AND SALE. OPEN CONCEPT (1ST & MCLEAN) LIMITED PARTNERSHIP. E. & O. E.

GRANDVIEW CASCADES

WEST COAST MODERN LIVING



2 LEVEL HOMES WITH A BALCONY

INDOOR LIVING **741 SF**
 OUTDOOR LIVING **106 SF**
 TOTAL LIVING **847 SF**

PLAN E1

1 BED + 1 BATH + DEN



6 - 1415 E 1ST AVE
 7 - 1415 E 1ST AVE

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