

*avenue*  
**ONE**



**AVENUEONE.CA**

**CONCORD**  
PACIFIC

CANADA'S LARGEST COMMUNITY BUILDER

# *avenue* **ONE**

Front Row Seats to Downtown Vancouver



Actual suite interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications, substitutions, change brands, sizes, colours, layouts, materials, ceiling heights, features, finishes and other specifications without prior notification. Such details are governed by the applicable offer to purchase and agreement of sale, and disclosure statement. This is not an offering for sale. Any such offering can only be made with the applicable offer to purchase and agreement of sale, and disclosure statement. Concord Avenue One Limited Partnership. E. & O.E.



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The Essence of Seaside Living



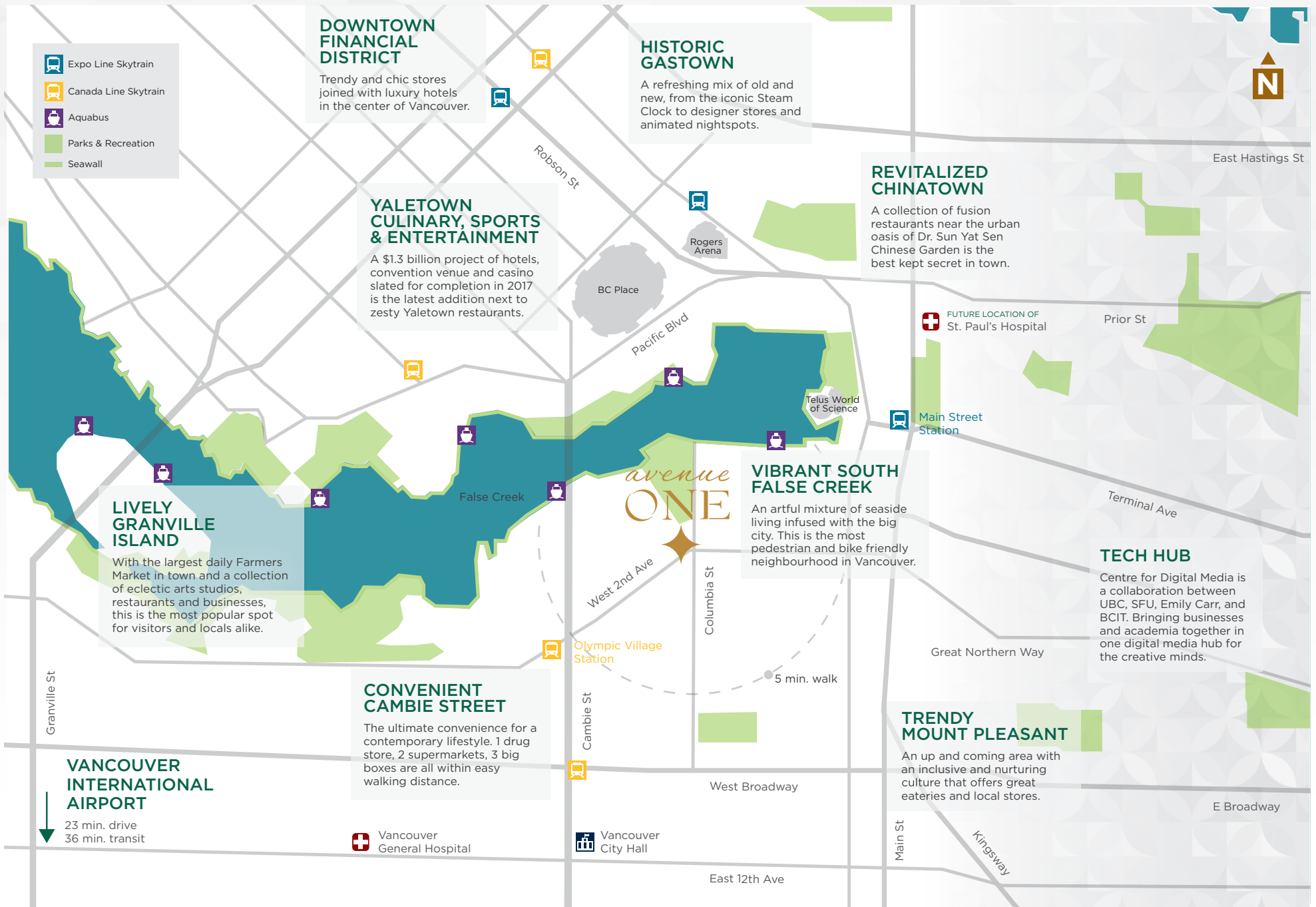
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### EXPANDED INDOOR/OUTDOOR LIVING:

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



### DOWNTOWN FINANCIAL DISTRICT

Trendy and chic stores joined with luxury hotels in the center of Vancouver.

### HISTORIC GASTOWN

A refreshing mix of old and new, from the iconic Steam Clock to designer stores and animated nightspots.

### YALETOWN CULINARY, SPORTS & ENTERTAINMENT

A \$1.3 billion project of hotels, convention venue and casino slated for completion in 2017 is the latest addition next to zesty Yaletown restaurants.

### REVITALIZED CHINATOWN

A collection of fusion restaurants near the urban oasis of Dr. Sun Yat Sen Chinese Garden is the best kept secret in town.

### VIBRANT SOUTH FALSE CREEK

An artful mixture of seaside living infused with the big city. This is the most pedestrian and bike friendly neighbourhood in Vancouver.

### TECH HUB

Centre for Digital Media is a collaboration between UBC, SFU, Emily Carr, and BCIT. Bringing businesses and academia together in one digital media hub for the creative minds.

### TRENDY MOUNT PLEASANT

An up and coming area with an inclusive and nurturing culture that offers great eateries and local stores.

### CONVENIENT CAMBIE STREET

The ultimate convenience for a contemporary lifestyle. 1 drug store, 2 supermarkets, 3 big boxes are all within easy walking distance.

### LIVELY GRANVILLE ISLAND

With the largest daily Farmers Market in town and a collection of eclectic arts studios, restaurants and businesses, this is the most popular spot for visitors and locals alike.

### VANCOUVER INTERNATIONAL AIRPORT

23 min. drive  
36 min. transit



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Walk, bike and transit. The healthiest and greenest modes of transportation are at your disposal.



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Passive or active, land or water based, abundant recreation options at your doorsteps.



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Plentiful dine out and eat in options.



# 1 BEDROOM + DEN (SAMPLE)

WITH FULL JULIET BALCONY

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

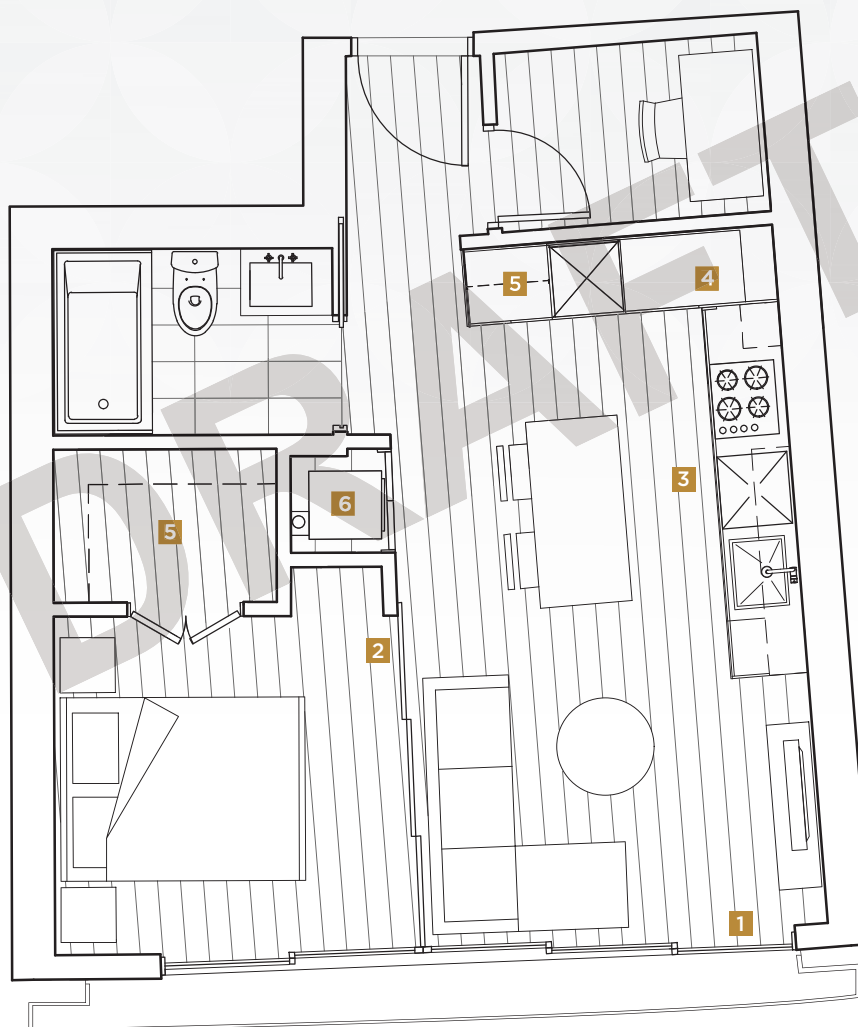
\*Juliet balcony areas are calculated from the outside face of exterior walls to the outside face of balcony railings.

## 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





# 1 BEDROOM + DEN (SAMPLE)

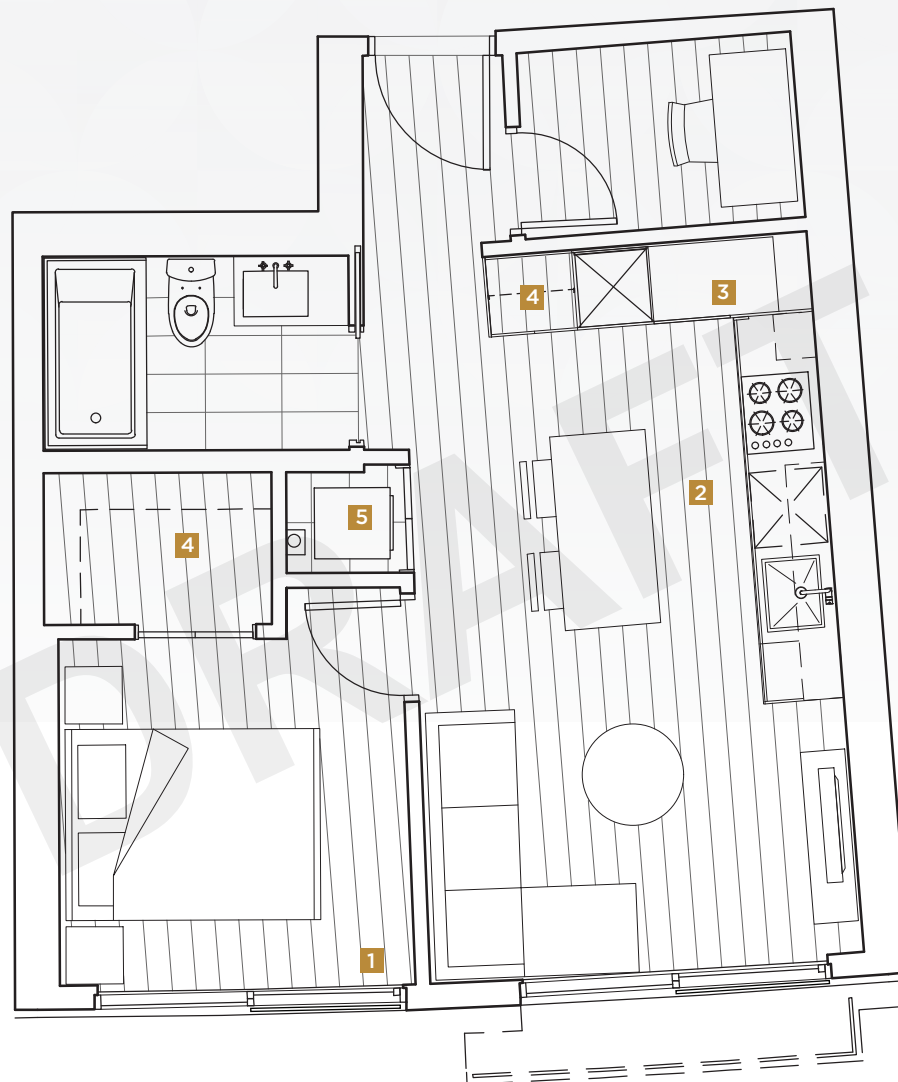
WITH BALCONETTE / HALF JULIET BALCONY

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



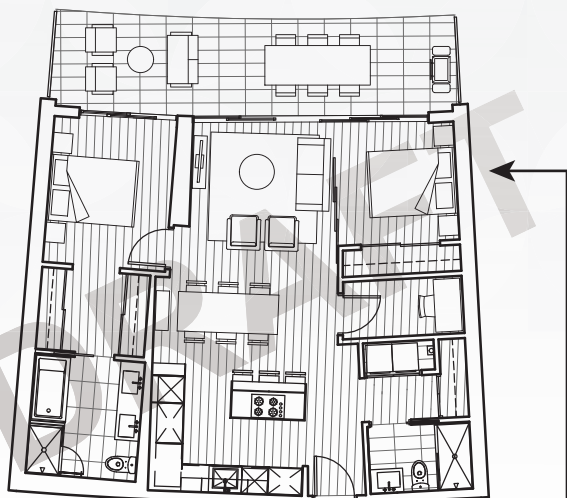
Dotted lines represent the extent of balcony area for certain units only. Please ask our Concord Pacific Sales Executives for more details.



## 2 BEDROOM + DEN (SAMPLE) ENLARGE THE SPACE. ENRICH THE EXPERIENCE

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

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

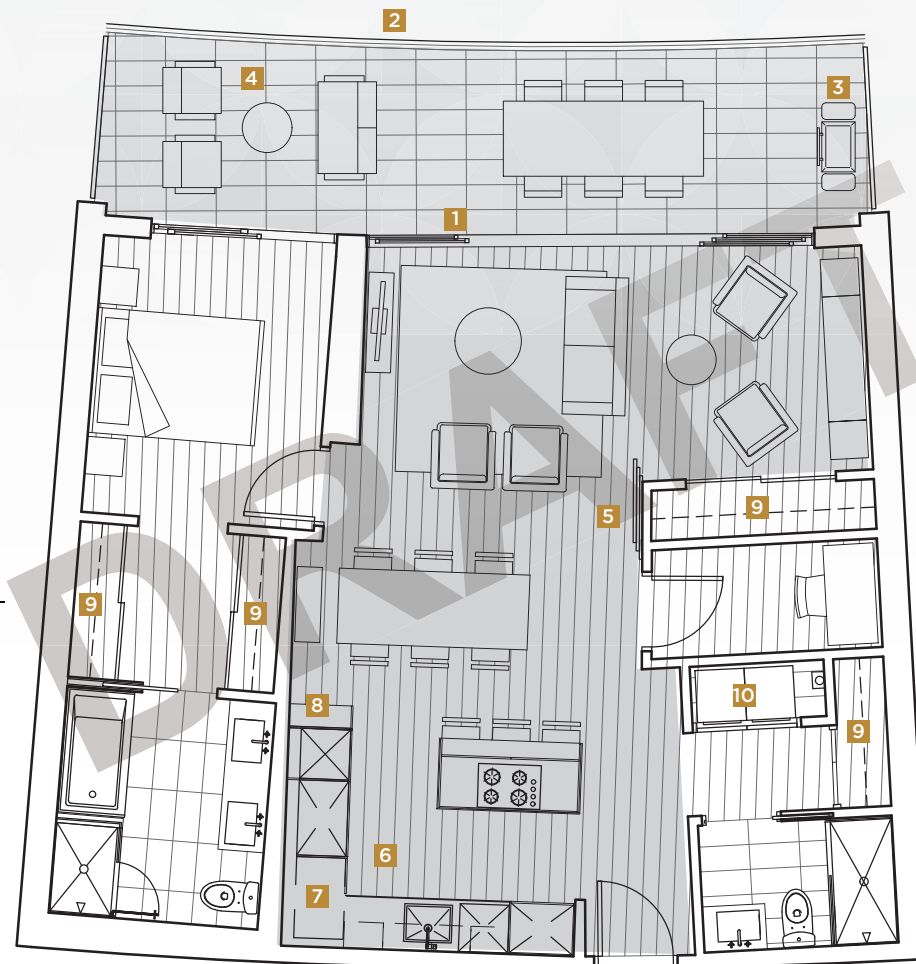
#### INDOOR FEATURES:

- 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 HOOD FAN
- 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** PORCELAIN TILE FLOOR; 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

Summer 2019

## ARCHITECT

GBL Architects & IBI Group Inc.

## LANDSCAPE ARCHITECT

PWL Partnership Landscape Architect

## INTERIOR DESIGNER

LIV Interiors

## BUILDING FEATURES

247 Suites  
17 storey high-rise concrete tower  
Central Cooling & Heating System  
Intelligent Thermostats in all Homes  
EV Residential Parking

## SUITE MIX:

SUITE TYPE	SQUARE FOOTAGE
1 Bedroom	Approx. 448 sf - 645 sf
2 Bedroom	Approx. 967 sf
2 & 3 Bedroom Pent-house + Sub Penthouse	Approx. 1,109 sf - 1,332 sf
2 Bedroom Townhomes	Approx 1,032 sf - 1,129 sf

## DEPOSIT PAYABLE TO:

Stikeman Elliott LLP in Trust

## DEPOSIT STRUCTURE:

10% / 10% / 5% (Total 25%)\*



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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





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