

GRACE

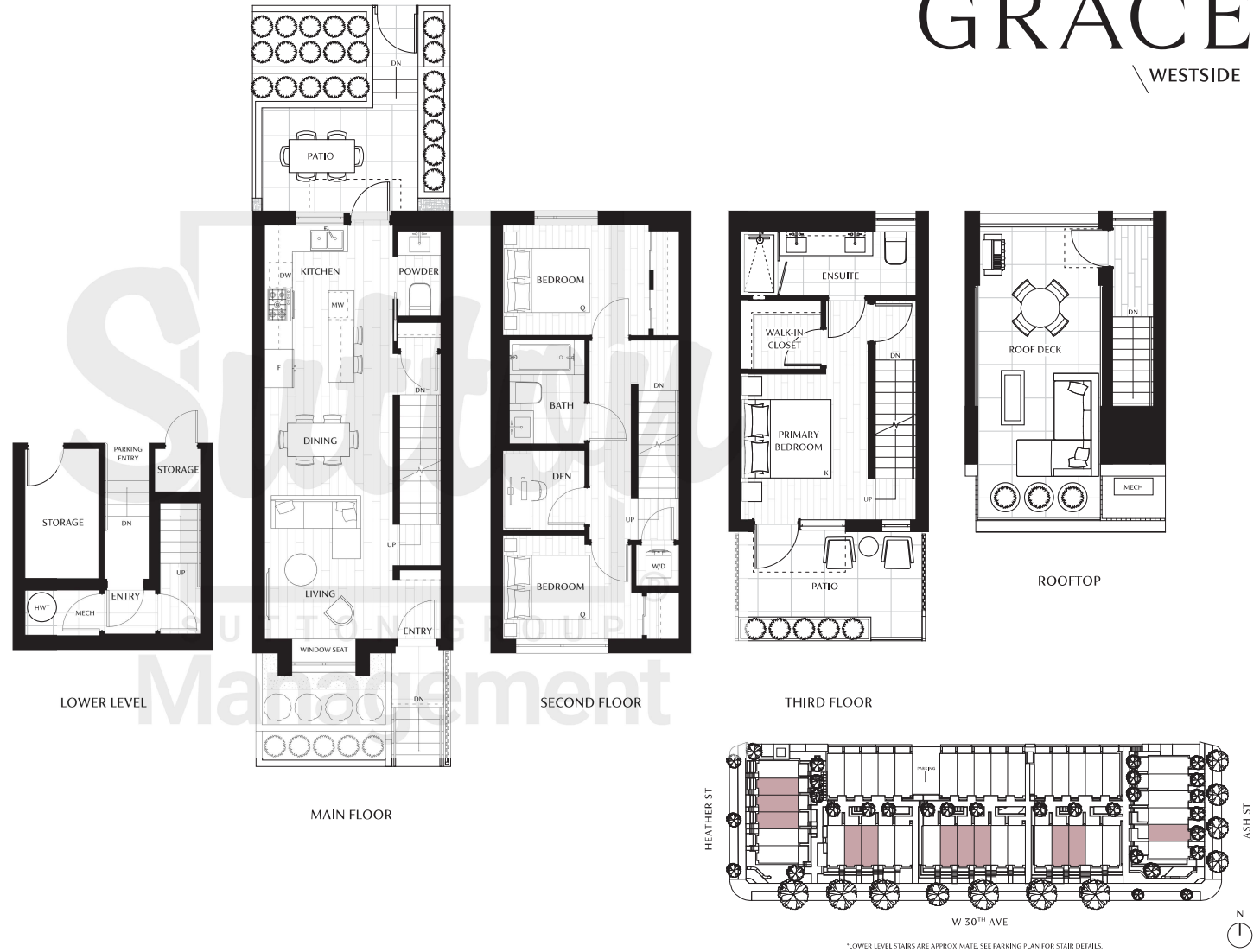
WESTSIDE

A1 PLAN

3 Bedroom + Den
2.5 Bath

Interior: 1,548 - 1,558 SF
Exterior: 478 - 501 SF
Storage: 72 SF

TOTAL: 2,102 - 2,120 SF



*LOWER LEVEL STAIRS ARE APPROXIMATE. SEE PARKING PLAN FOR STAIR DETAILS.



This is not an offering for sale. Any such offering can only be made with a disclosure statement. Interior and exterior furniture are not included. Size and dimensions may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. F.&O.E.

VICINI
LIFE URBAN

MADE POSSIBLE BY
magnum
COMMERCIAL

GRACE

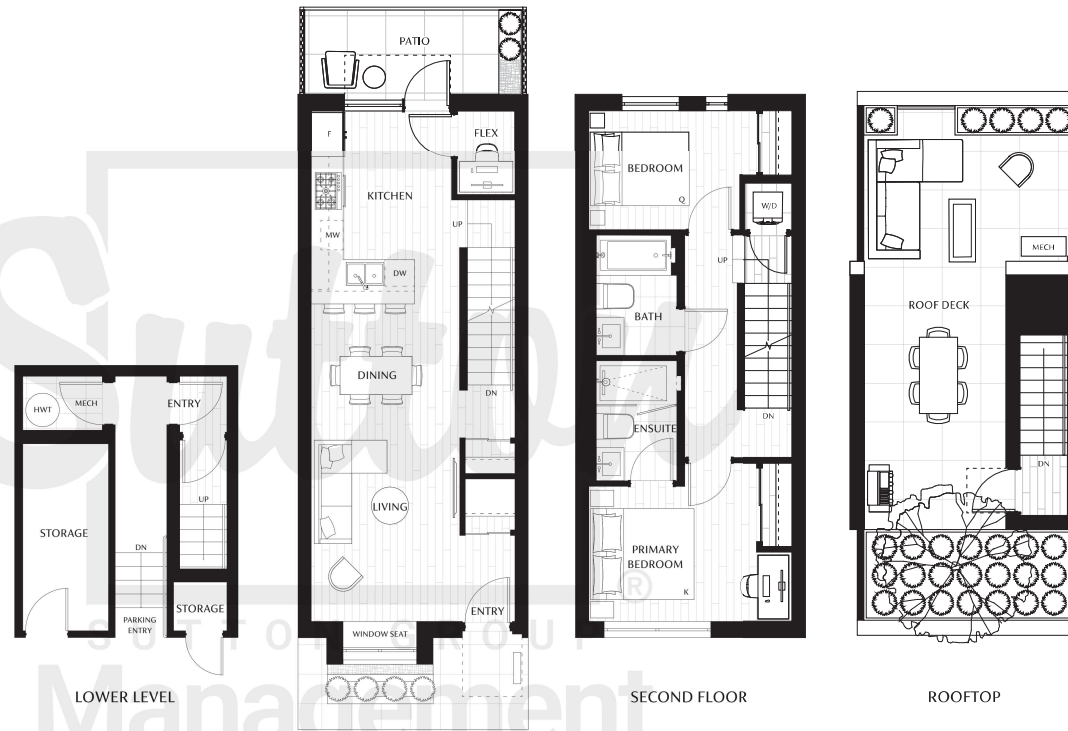
WESTSIDE

B1 PLAN

2 Bedroom + Flex
2 Bath

Interior: 1,243 - 1,252 SF
Exterior: 503 - 509 SF
Storage: 82 SF

TOTAL: 1,828 - 1,843 SF

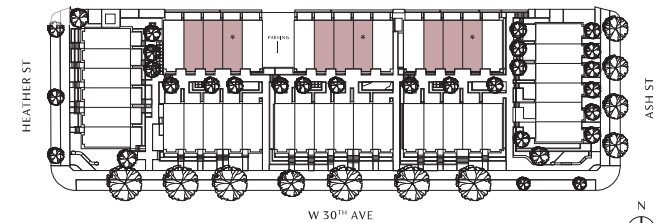


LOWER LEVEL

MAIN FLOOR

SECOND FLOOR

ROOFTOP



*SOME PLANS ARE MIRRORED. LOWER LEVEL STAIRS ARE APPROXIMATE. SEE PARKING PLAN FOR STAIR DETAILS.



This is not an offering for sale. Any such offering can only be made with a disclosure statement. Interior and exterior furniture are not included. Size and dimensions may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.



GRACE

WESTSIDE

SITE PLAN

Legend

A1

3 Bedroom + Den
2.5 Bath

A2

3 Bedroom + Nursery
2.5 Bath

B1 B2 B3

2 Bedroom + Flex
2 Bath



This is not an offering for sale. Any such offering can only be made with a disclosure statement. Interior and exterior furniture are not included. Size and dimensions may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.A.O.E.

FEATURES



SINGLE FAMILY-INSPIRED LIVING ON VANCOUVER'S WESTSIDE

- 43 westside townhomes in Vancouver's Queen Elizabeth neighbourhood
- Ideally located on a quiet tree-lined side-street in a mature single-family neighbourhood
- A perfect balance of 3 Bedroom + Nursery, 3 Bedroom + Den, and 2 Bedroom + Flex classic townhomes where neighbours are side by side and not above or below
- Convenient direct access to your home from the street or courtyard
- Individual street addresses
- Timeless brick exterior with dark contemporary window frames mirror the single-family architecture of this storied neighbourhood
- Direct access to all homes from the parkade with adjacent storage rooms for each home
- Manicured courtyard landscaping creates a seamless transition between private and public spaces

SINGLE FAMILY-INSPIRED INTERIORS

- Large format front door with contemporary vertical window
- Energy efficient air-conditioning and HRV for year-round comfort and enhanced air quality
- Choice of two elegant colour palettes: Ash and Heather
- Ceiling Heights:
 - 3 Bedroom + Den/Nursery - 9' on main and third floor and 8' on second floor
 - 2 Bedroom + Flex - 9' on main and second floor
- Warm recessed pot lights in the ceiling on each level
- Wide plank engineered hardwood floors throughout each home including the bedroom and stairs

- Ground floor patio directly adjacent to kitchen to maximize indoor-outdoor living
- Bay window seat in the living room in each home
- Ample storage opportunities in every home so that everything has its place
- Sleek roller blinds for each exterior window, including black-out roller blinds in the bedrooms
- Family-sized LG Front load washer and dryer on the second level
- 3-bedroom homes each have a walk-in closet in the primary suite, complete with closet organizers and motion activated lighting

KITCHENS

- Modern quartz countertop and backsplash
- Flat panel kitchen cabinets with wood grain lowers and white uppers
- Fisher & Paykel full size appliance package:
 - 36" integrated French door fridge with bottom freezer
 - 30" 5 burner gas cooktop
 - 24" integrated dishwasher
 - 30" built-in oven
- Panasonic microwave with stainless steel trim kit
- Convenient Faber pull-out hood fan
- Grohe pull-down kitchen faucet with dual function stream and spray
- Modern double bowl Blanco Silgranit undermount sink
- Handy kitchen organizers:
 - Cutlery and utensil organizer and divider
 - Sliding pantry pull-out with spice rack and storage baskets
 - Corner two tier pull-out storage optimizer
 - Under-sink waste and recycling organizer

BATHS

Ensuite Bathroom

- Floor to ceiling tile including tiled shower base with linear drain
- Expansive ensuite shower with glass enclosure and built-in niche
- Grohe brushed nickel hand-held shower wand and rain-head
- Stunning quartz countertops
- Contemporary wall-mounted two handle faucet in brushed nickel finish
- Floating vanity with side-by-side undermount sinks with lower shelving and motion-controlled recessed lighting
- Mirrored backlit medicine cabinet
- Grohe elongated toilet with soft close seat and cover
- NuHeat underfloor heating

Shared Bathroom

- Deep contemporary bathtub with glass partition featuring a tiled bathtub skirt and tiled surround
- Grohe brushed nickel single-handle vanity faucet
- Grohe brushed nickel adjustable shower wand
- Grohe elongated toilet with soft close seat and cover

Powder Room

- Grohe elongated toilet with soft close seat and cover
- Continuous hardwood flooring for seamless transition from living area
- Statement feature wall with floor to ceiling tile

GRACE

WESTSIDE

PEACE OF MIND

Exterior & Interior

- Secure NEST smart video doorbell for front door
- Satin nickel Taymor mortise lock set with integrated lever and deadbolt
- Finished monitor-ready security system for every home
- Advanced temperature and humidity control
 - Split system air source heat pump to both heat and cool
 - Heat recovery unit to minimize energy consumption while heating the home
 - Zone-control thermostats
- Individual hybrid electric heat pump hot water tanks in each home
- EV-ready parking spots

Landscaping and Plantings

- Elegant, well-manicured landscape plan
- Convenient seating areas within the courtyard for interacting with friends and neighbours
- On-site children's play area
- Built-in irrigation system
- Thoughtful plantings located along the street front, courtyard, and rooftops help with environmentally friendly stormwater management system

Green Building Standards

- Built to Vancouver's Green Building Policy, Low Emissions Green Buildings Pathway which requires a high level of insulation, air tightness, and energy efficiency, and also increases the comfort level of the home

QUALITY

- Proudly developed by locally owned Vicini Homes
- Industry leading warranty coverage with a Traveler's 2-5-10 Warranty

This is not an offering for sale. Any such offering can only be made with a disclosure statement. Prices, layouts, unit numbers/addresses, features and finishes, and internal and external areas are subject to change without notice. Development Sales Team members provided by the listing agent are licensed Real Estate professionals and cannot provide representation to potential buyers of Grace. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E. Sales and marketing by Magnum Projects.

