

#311 285 E. 10th Ave, Vancouver

\$395,000

PLAN TOWER HOME

Junior 1 Bed + 1 Bath
Indoor: 487 Sq.Ft.
Outdoor: 192 Sq.Ft.
View: N

RIZEMODULAR
A storage solution with
space changing flexibility.



THE INDEPENDENT AT MAIN

The Independent at Main! This is an incredible opportunity to own at one of the best-selling developments in the Lower Mainland! This is INCREDIBLE VALUE for UNDER \$400,000 - and it is a BRAND NEW unit with high-end finishes IN VANCOUVER! Here are just a few details of this incredible home: - 1 bedroom + 1 bathroom - Approx. 487 SQ FT -3rd floor (Unit #311); Northwest exposure - 1 storage locker included in purchase price; no parking - Chef-inspired kitchen: Custom Italian cabinetry, Quartz counters, High-end Liebherr and Porter & Charles appliances (including induction cooktop!), Stainless steel undermount sink - Spa-like bathrooms: Quartz counters, tiled floors and shower surround, tons of storage options in custom wall mounted vanity - Laminate flooring throughout (except the bathroom) - Private 20,000 sqft backyard/park: Huge wooden deck with BBQs, hangout areas, play area for kids, private garden - 3,300 sqft indoor amenity space: First class fitness centre, multi-purpose lounge/meeting room, workshop that includes bike repair, work stations and tool lockers and a dog spa! -

Professionally managed car share program - Tons of bike storage (room for 300+ bikes!) - Location! Location!: Tons of restaurants, bars and shops all along Main St.; Steps to False Creek; Steps to the future Broadway Transit Line; 5-minute drive to Downtown! - ALL DEPOSITS HAVE BEEN PAID!!! - Buyer's Incentives: \$3099.00 CREDIT to be deducted off final purchase price on closing - Scheduled Completion Date: Late 2017 The entire development is now SOLD OUT and the presentation centre is closed! This is one of the best chances to buy into this amazing project The Independent at Main! Whether you're a first time home buyer or seasoned investor, this is the best value you will find! Act soon as this one won't last long! If you have any questions, concerns, or would like to...



- Architectural design by award-winning Mount Pleasant based Acton Orty Architects
- Five architecturally distinct buildings, inspired by the building palette of the Mount Pleasant neighbourhood
- Landscaping by award-winning PWL Partnership
- Curated public art
- Professionally managed car share program with three vehicles
- 200 bicycle parking stalls
- Secured parking with entrance system
- Car wash bay
- Concrete construction

LIVING

- State of the art hydronic heating and cooling system with European baseboards
- Modern interiors by Falco Creek Design Group
- Custom millwork, wardrobes in entry and bedrooms
- Contemporary laminate wood flooring in living areas
- Polished chrome hardware throughout
- 24" stacked, front-loading washer and dryer
- Robor blinds on exterior windows
- Built-in CAT-5 cable for home security and networking
- Fibre optic cable run to each suite
- Custom designed, cabinet network Rizemodular™ storage solution in many homes

KITCHEN

- Custom Italian cabinetry featuring:
 - Soft close durable wood-grained, or matte finish cabinet doors (finished on both sides)
 - Polished chrome door pulls
 - Under-cooktop drawers
 - Polished quartzite countertops
 - 22" single-level stainless steel undermount sink
 - Polished chrome kitchen faucet with pull-down spout
 - High-performance, Porter & Charles induction cooktop for faster heating, cooling and more counter space with:
 - Safety features (Cool touch & child safety lock)
 - Easy clean surface
 - High-performance stainless steel appliance package:
 - Porter & Charles wall oven
 - Stainless steel built-in, glide-out range hood

BATH

- Custom wall mounted Italian one-piece sink vanity featuring:
 - Soft close durable wood panel cabinet doors
 - European polished chrome door pulls
 - Walk-in closet under sink storage drawer
 - Recessed medicine cabinet in main bath
 - Porcelain tile floor and shower surround
 - Dual flush low consumption European styled toilet

AMENITY

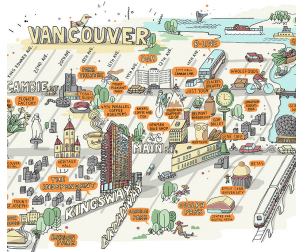
- Access to one of the largest private parks in Vancouver - a 20,000 sqft, "backyard" that includes:
 - Huge wood deck with two BBQs, harvest table and separate hang-out areas
 - Dog run space
 - Urban agriculture areas
 - Trills and hammocks
 - Children's play area
 - South exposure sun deck/patio areas
 - Open lawn areas
- 3,300 sqft. of indoor amenity space including:
 - Fitness room with a variety of exercise equipment
 - Workshop that includes bike repair area, work stations and tool lockers
 - Multi-purpose lounge/meeting and entertainment room with kitchen area
 - Dog spa to wash groom and pamper your pet
 - Strata Hospitality Suite owned by the Residential Strata and rented to owners for guest use

SAFETY AND SECURITY

- Risk controlled lobby, hallway and floor entry access
- All homes backed by the Travelers Guarantee Company of Canada for 5/5/10-year coverage
- All homes covered by BlackLine™ quality and service guarantee
- We are our own builder, which allows us to fully control the quality, efficiency and efficacy with which we can put our thoughts into action, realize our vision, and deliver enhanced quality to our homeowners. Every home is a true testament to our philosophy.



THE INDEPENDENT AT MAIN



Ryan Wong PREC*
604.551.7966
rwong@rennie.com
rennie.com/ryanwong

rennie