



5203-1480 Howe Street - \$5,978,000

[Home Details](#)

[Floorplan](#)

[Vancouver House Specifications](#)

[Estate Specifications](#)

[Vancouver House World Class Amenities](#)



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VANCOUVER HOUSE

Estate Series

5203

Purchase Details

Upgrades:

2 Car Private Garage
Electric Parking Plug
Storage Locker

Finishing Options:

Flooring: Light
Flooring Pattern: Herringbone
Kitchen Cabinet: Light
Kitchen Countertop Island: Light
Kitchen Countertop: Light
Kitchen Backsplash: Copper
Bathroom Marble: Light

\$5,978,000



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\$5,978,000
ESTATE
5203

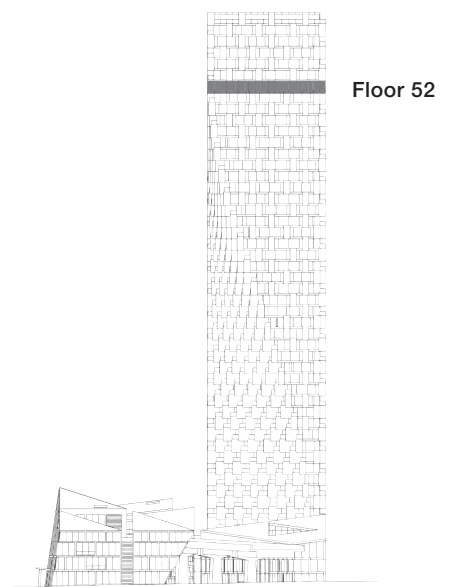
THREE BEDROOM & LIBRARY

TOTAL LIVING 2582 SQ FT

Indoor Living 2393 sq ft

Outdoor Living 189 sq ft

- Spanning the entire North façade with unobstructed views from English Bay to False Creek including Stanley Park and Downtown
- Boffi chef's kitchen featuring Miele appliances and custom BIG-designed Corian island
- Spacious master bedroom in separate wing with five-piece ensuite, dressing room and private balcony
- Secluded library for use as home theatre or additional guest bedroom



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Floors
47 – 59

SPECIFICATIONS



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VANCOUVER HOUSE

At the summit of luxury, taking advantage of the voluptuous and expanding architecture at the very top floors, we have created a limited collection of large homes that we call the Estates. Their every feature offers residents the ability to take full advantage of living on top of one of Vancouver's tallest and best-located residential towers. The Estates offer forever views and incredible outdoor terraces, but luxuriate in the living space of a single family home.

Vancouver House Overview

Number of Homes	388	Number of Floors	59
Architect Series (Floors 2 - 46)		Overall height	515 feet
Studio/One Bedroom Flex	52	Lockers (Approximately 40 sf)	389
One Bedroom	121	Cellars (200 sf)	64
Two Bedrooms	143	Bicycle Stalls	485
Three Bedrooms	17	Bicycle Lockers	92
Estates (Floors 47 - 57)		Parking	7 levels 440 stalls*
Two Bedrooms	20		
Three Bedrooms	28		
Four Bedrooms	2		
Penthouses (Floors 58 - 59)	5		

*Including a double garage for each subpenthouse and penthouse home

Beach District

Applying the "Total Design" philosophy to an entire district and building on the success of Granville Island across False Creek, Vancouver House is not just an architectural breakthrough, but the active core of a new waterfront neighbourhood called the "Beach District". The concept is to create a diverse and lively zone for living and shopping with a new retail, hospitality, workspace, and cultural community. The Beach District will directly connect with a proposed greenway on top of the Granville Bridge, a panoramic walking and bike pathway to Granville Island and the retail and entertainment district along South Granville.

Year-round destination with restaurants and cafes, one-of-a-kind shops and services, food carts, street celebrations and craft & farmers markets

60,000 sf of Retail

80,000 sf of Office / Workspace

Public Art

"Spinning Chandelier," by Vancouver artist Rodney Graham is a kinetic sculpture that will transform the vast, cathedral-like spaces under the Granville Bridge.

A second installation of public art will also reside on the underside of the bridge, helping to enliven the nighttime streetscape of lower Granville Street – these are called 'light boxes.'

Exterior

High performance, triple-glazed curtain wall glazing system which reduces heating demand by approximately 34% and cooling by 28%, and drops noise transmissions by approximately 50%

Anodized aluminum balconies with copper-cladded wall and soffit accents

Structural Design

High strength cast-in-place concrete structure

Horizontal post-tension cables, and vertical post-tension rods to reduce the internal and external forces of the tower

Wind design based on specialized wind tunnel study

Building Systems & Sustainability

Vancouver House will be a showcase for leading edge sustainability features. The plan is to achieve LEED Platinum, the first for a residential highrise of this scale, including a linkage to Creative Energy's district energy system.

Active Building Technologies

Heat recovery ventilation

Low temperature hydronic heating and cooling

Standby generator set for base building backup

Water conservation plumbing fixtures

Highly efficient LED Lighting

Passive Building Features

Vacuum-insulated composite wall panels custom-produced by Dow Corning, ensuring a comfortable living environment while reducing energy costs

Comfort & Wellness

UV treated and carbon-filtered air purifiers

Drinking water faucet with reverse osmosis water filtration system which eliminates contaminants found in standard City water

Elevators

Five centre opening elevators that use premium high-efficiency gearless traction technology offering ultra-high speeds, reduced power consumption, and smooth acceleration

The high-rise elevators are the fastest in Canada, with speeds up to 1,600 ft per minute

Security

Advanced biometric security systems

24-hour digital video recording surveillance of building entry points

Restricted floor access

Underground parkade panic buttons

Rough in for security system for each home

Technology

Vancouver House will offer its residents a complimentary consultation to select a state-of-the-art technology package from the project's technology consultant one year prior to closing*. *Packages will be at an additional cost

One year free TV, phone and internet services

"One-Touch" master switch at front entry to conveniently turn off all lighting

Roller blinds with electric rough-in



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Interiors

Designed by Bjarke Ingels Group (BIG)

Vancouver House's interiors are conceived in deep relation to the overall architecture and materiality. The combination of cool and warm – created by the gray tones of the exterior panels coupled with copper dotting the balconies on the balconies of the South, West and East facades – imbues the project with a depth and personality that infiltrates the interior.

Entrance door to homes are custom designed by BIG with hidden door handle (similar to a luxury car) created as a distinctive element. The door represents, for residents, a metallic vault, there to shut out the world beyond.

Residential LED-lit corridors lined with Corian and framed by mirrored ceilings

Overheight 8'10" ceilings in homes (7'6" in areas with drop ceilings)

Retractable electrical outlets hidden under upper cabinetry in kitchens

Generous balconies and terraces – twice as large as is typically allowed in Vancouver – double as outdoor living rooms. Many are lined with a copper feature wall or soffit that defines a jewel box in the sky. Terraces boast ceramic tiled flooring, rather than bare concrete

Furniture packages will be available within one year of the purchase of a home at Vancouver House

Kitchen

Countertops	Corian (choice of white or dark grey) Bianco Statuario marble optional upgrade
Backsplash	Copper Bianco Statuario marble optional upgrade
Cabinets	Boffi matte-lacquer cabinets (choice of white or dark grey) Integrated lighting above and below upper cabinets, as well as below lower cabinets
Appliances	Miele PureLine SensorTronic 36" gas cooktop, 24" wall oven, 24" speed oven, 24" dishwasher and 36" fridge/freezer Panasonic microwave European integrated hoodfan Miele wine fridge
Floor	Engineered wood in herringbone pattern (choice of white oak or grey oak)
Kitchen Island	Custom BIG-designed Corian island (choice of white or dark grey) Bianco Statuario marble countertop inset optional upgrade

Bathrooms

Countertops	One piece custom Corian countertop and sink
Vanity	Boffi white matte-lacquer vanity
Floor	Large format marble (choice of Bianco Statuario or Nuvolato Grigio)
Walls	Marble wet walls, staggered marble feature wall (choice of Nuvolato Grigio and Bianco Statuario)
Plumbing Fixtures	Wall-hung Duravit toilet, BIG-designed custom plumbing fixtures by Kohler in chrome finish
Mirror	Mirrored wall with integrated medicine cabinet, TV and surface mounted light fixtures

Amenities & Services

The Art Gallery Lobby establishes a clear material hierarchy beginning with the relationship to the exterior and architectural materiality – the cool colors of the exterior glazing frame inverts to the warm colors on the inside. The concrete structure is left exposed as an expression of the impressive structure. Within this simple yet expressive space are several sculptural inventions – the reception desk, the monumental stair, and the mailboxes – expressed as abstract black objects floating in space.

Library and resident's lounge with custom BIG-designed furniture

Golf simulator

Landscaped terrace with outdoor seating, water feature and urban agriculture

25m heated outdoor pool with lounge area perfect for sunbathing

Access to a 10,000 sf state-of-the-art fitness facility

Access to a fleet of BMW vehicles including the latest i3 and i8 models

24-Hour concierge services trained by Fairmont Pacific Rim Hotel, ensuring a 5-star level of service

Two years of asset and rental management services

World Housing

World Housing specializes in finding and supporting families who make a living near the garbage dumps around cities in developing countries such as Cambodia.

Westbank has partnered with World Housing for the world's first one-to-one real estate gifting model. For every home purchased at Vancouver House, a home will be built for a family in need in some of the world's most deserving areas.

Deposit Structure

10% of the Purchase Price upon execution of Contract of Purchase and Sale

5% of the Purchase Price payable upon the later of (i) 30-days following receipt of an Amendment confirming the issuance of a building permit and a financing commitment, and (ii) the date that is 6-months after the Contract date

5% of the Purchase Price payable 1-year after the Contract Date, provided the Amendment has been delivered

5% of the Purchase Price payable 6-months after the date on which the sum above is payable, provided the Amendment has been delivered to the Purchaser



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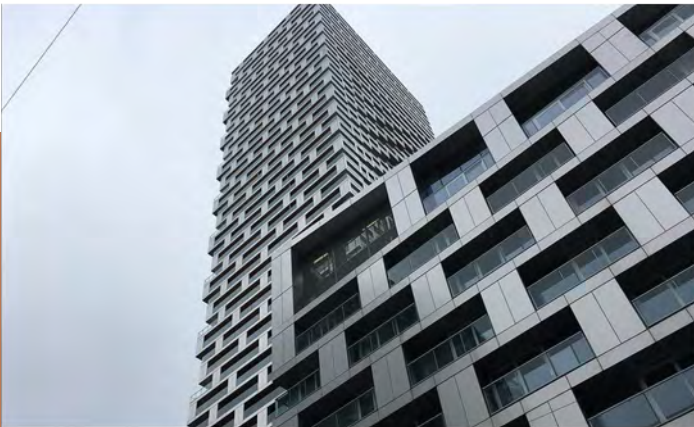
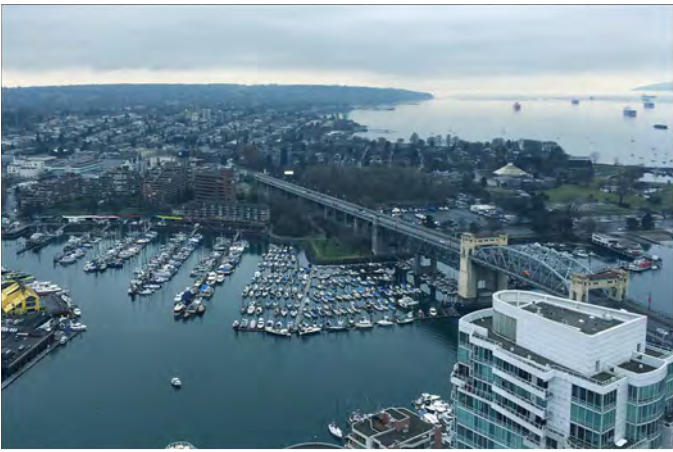




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Waterfront Living

Vancouver House's 55 Estates will boast views of either dynamic False Creek, the maritime heart of the city, or English Bay with its sublime vistas of open ocean, the Gulf Islands, and Stanley Park. This is the perfect location for waterfront access, including the 22 kilometre Seawall, Aquabus service to Granville Island, nearby yacht clubs, and the English Bay beaches. The urban sophistication of downtown on one side, the best of Pacific coast scenery and outdoor recreation on the other – what could be better?

Beach District

60,000 sf of Retail • 80,000 sf of Office & Workspace • Restaurants & Cafés • One of a Kind Shops & Services • Street Celebrations • Food Carts • Craft & Farmer's Markets

Applying the "Total Design" philosophy to an entire district and building on the success of Granville Island across False Creek, Vancouver House is not just an architectural breakthrough, but the active core of a new waterfront neighbourhood called the "Beach District". The concept is to create a diverse and lively zone for living and shopping with a new retail, hospitality, workspace, and cultural development. The Beach District will directly connect with a proposed Greenway on top of the bridge, a panoramic walking and bike pathway to Granville Island, and the retail and entertainment district along South Granville.



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Westbank Building Artistry

Established in 1992, Westbank is one of North America's leading developers, with over \$12 billion of real estate projects constructed or currently under development. Westbank projects have consistently led their markets because of design innovation – the creation of value through ideas. Westbank is active across Canada and in the United States, and applies its expertise to a variety of markets: luxury residential, Five Star hotels, retail, office, rental suites, and even district energy systems. The core of Westbank's mission is to create a body of work with a high degree of artistry that improves the cities where we practice.

Luxury Hotels

Over the last few years, Westbank has developed Canada's three leading hotels. Rather than taking a typical formulaic approach, Westbank has forged a new path to the luxury hotel business, from designing uniforms to curating the music, to customizing the Fazioli pianos, and the integration of commissioned art by some of the world's most accomplished artists. Each hotel has its own identity and continues to constantly change and delight its guests. In 2013, Wallpaper Magazine chose Shangri-La Toronto as the Best Urban Hotel in the world, and Travel + Leisure ranked Fairmont Pacific Rim as the Top City Hotel in Canada.



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A Total Work of Art

Vancouver House is the perfect manifestation of the philosophy of total design creating the total work of art – gesamtkunstwerk. The idea is to take total design thinking to a whole new scale. Every aspect of Vancouver House contributes to an integrated holistic vision, the practical and the sublime. Gesamtkunstwerk has become the comprehensive guiding philosophy for all Westbank projects, current and future.

Super Prime



Vancouver House belongs to a unique cohort of residential buildings. Super Prime is a rarified strata of buildings which typically feature some combination of the following: breathtaking architecture, extremely high quality of execution, a key location in one of the world's most desirable cities, a context rich in amenities, and unforgettable views. All of this is pulled together by a talented development team. Vancouver House displays all of these features and more, becoming the Canadian exemplar of Super Prime real estate.



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Every Home a Bjarke Ingels Original

In a world where too much is cloned and un-original, Vancouver House stands out. Opportunities in urban living abound because the architects have found a way to build in subtle variations in their floor plans. The unique structural scheme transitioning from simple triangle to fully rectangular floor plans over 59 floors is the theme in suite layouts here. Consider the possibilities, think of how to use that extra deck or intriguing nook, as Bjarke Ingels Group (BIG) has built in what others only imagine – custom homes. At Vancouver House, you are buying an original – a work of art.

Kitchen & Bathroom Design by BIG

The Estate kitchens are manufactured by Boffi – Italy's leading luxury kitchen manufacturer, and designed in conjunction with BIG, with subtle ways to pick up the architectural language of the building. Westbank deals exclusively with Miele, the world's leading high-end appliance manufacturer, who have curated an appliance lineup in keeping with a building of this quality.

BIG has collaborated with distinguished manufacturer Kohler to design a series of plumbing fixtures that are standard in every home. Vancouver House's bathroom will be the first anywhere to feature these sleek and sumptuous designs, art-works for everyday use, complementing the artistry of the building.

 **Boffi** 



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“ Storage space in homes downtown are at a premium and I am seeing a growing trend with buyers looking for additional storage in the resale market. The cellars at Vancouver House are a rare solution for any storage need that a homeowner may have and see these being a key differentiator in the resale market. ”

Karim Virani Founder of VIRANI REAL ESTATE ADVISORS



Seasonal Wardrobe



Wine Cellar



Workshop

PRIVATE CELLAR

Vancouver House Cellars

At Vancouver House we are pleased to introduce cellars. Each cellar is located on the parking levels in a 200 square foot or larger secure private storage room with power and water connections, which is the perfect place to store a wine collection, seasonal wardrobe, tools, luggage, and any other items that one needs to stow out of view and to reduce clutter in their home.



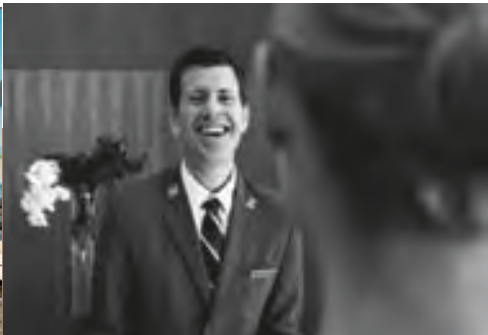
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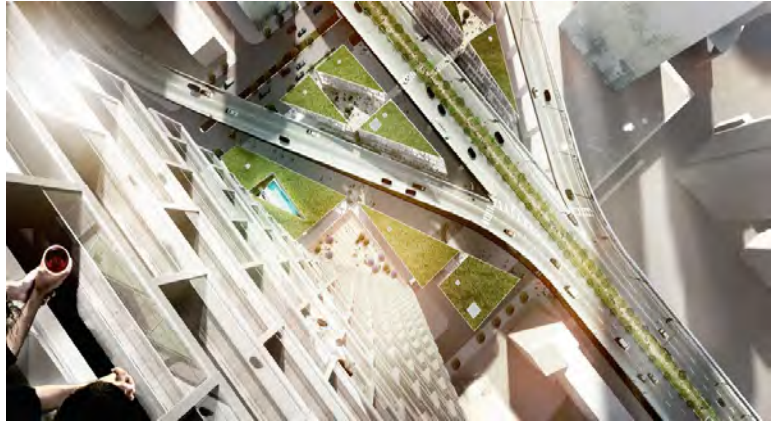
Amenities & Services

25m heated outdoor pool with lounge area perfect for sunbathing
Access to a 10,000 sf state-of-the-art fitness facility
Access to a fleet of BMW vehicles including the latest i3 and i8 models
24-Hour concierge services trained by Fairmont Pacific Rim Hotel, ensuring
a 5-star level of service
Two years of asset and rental management services
200 sf Cellars with power and water connections



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