

FOR SALE & for living

INDEPENDENT ON MAIN
#309 - 285 East 10th Avenue
Vancouver

THE INDEPENDENT

#309 - 285 East 10th Avenue, Vancouver

The Independent - located in the heart of Mount Pleasant, a highly walkable neighbourhood, steps from vibrant Main St, shopping, dining & major public transit routes (10 min walk to skytrain). This South facing 1 bedroom plus flex home offers a great open concept floorplan with a large 95 square foot balcony which faces the QUIET side of the building away from the major streets. Modern interiors include custom millwork wardrobes in entry & bedrooms, laminate flooring throughout, custom designed, crafted millwork Rize modular storage solution in many homes. Kitchens include Italian cabinetry, stainless steel appliance package with Porter & Charles induction cook-tops. With a half acre 'backyard' and 3,300 sq ft of indoor amenity space, this will be a fabulous place to call home. Assignment of Contract. Estimated completion late 2017.

INFORMATION YOU NEED TO KNOW:

PRICE	\$449,900
ADDRESS	#309 - 285 East 10th Avenue, Vancouver
AREA	Mount Pleasant
TYPE	1 Bedroom + Flex + Balcony
BATHS	1
SQ FT	534
STRATA FEES	\$212.40
PARKING	1
STORAGE	Insuite
YEAR BUILT	Late 2017
VIEW	South
PETS	Yes - 2 Dog or 2 Cats or 1 of each
RENTALS	Yes

INFORMATION YOU **want** TO KNOW:



Transit

0.1 km



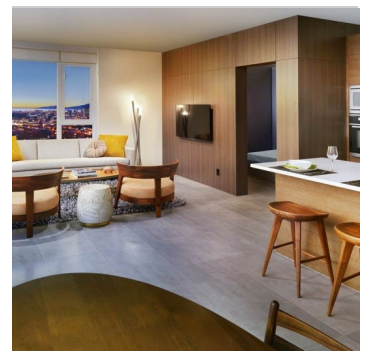
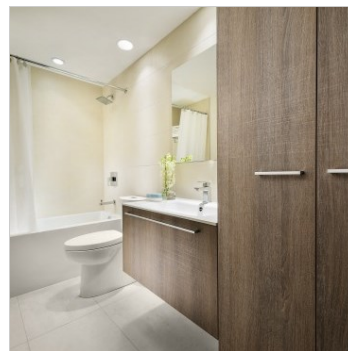
Nearest Park
Guelph Park



Schools nearby:
Florence Nightingale



Coffee shops within 1 km:
25+



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RENNIE
&
ASSOCIATES
REALTY

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FEATURES

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

LIVING

- State of the art hydronic heating and cooling system with European baseboards
- Modern interiors by False 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
- Roller blinds on exterior windows
- Built-in CAT-5 cable for home security and networking
- Fibre optic cable run to each suite
- Custom designed, crafted millwork 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 drawer
- Polished quartzite countertops
- 23" single-bowl stainless steel undermount sink
- Polished chrome kitchen faucet with pulldown 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
 - Full-size integrated dishwasher
 - Stainless steel microwave oven with trim kit
- Liebherr integrated refrigerator with bottom-mount integrated freezer (9.5 cu.ft. to 19 cu.ft.)

BATH

- Custom wall mounted Italian one-piece sink vanity featuring:
 - Soft close durable wood panel cabinet doors
 - European polished chrome door pulls
 - Voluminous 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 sq.ft. "backyard" that includes:
 - Huge wood deck with two BBQs, harvest table and separate hang out areas
 - Dog run space
 - Urban agriculture areas
 - Trellis and hammocks
 - Children's play area
 - South exposure sun deck/patio areas
 - Open lawn areas
- 3,300 sq.ft. 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

- Fob controlled lobby, parkade and floor entry access
- All homes backed by the Travelers Guarantee Company of Canada for 2/5/10-year coverage
- All homes covered by RizeCare™ 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.

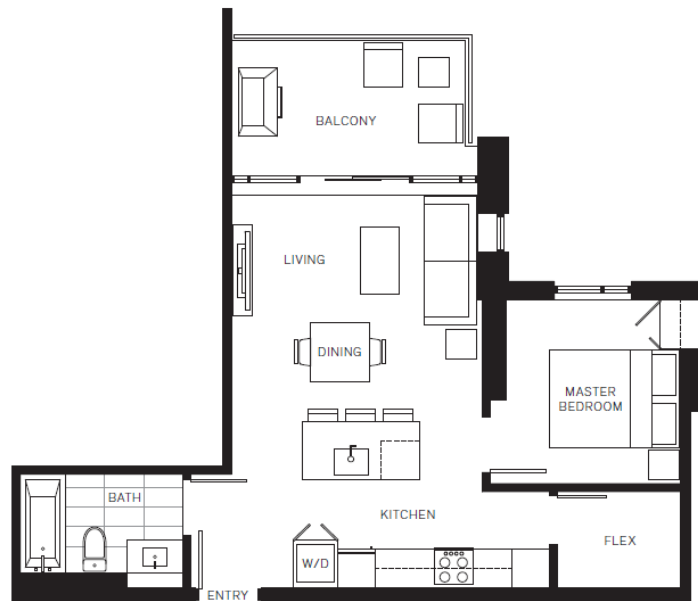
THE INDEPENDENT
AT MAIN

C2

PLAN

TOWER HOME

1 Bed + 1 Bath + Flex
Indoor: 534 Sq.Ft.
Outdoor: 95 Sq.Ft.
View: S



THE INDEPENDENT

AT MAIN



FLOOR 3 - 22

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

