

the
HEIRLOOM





The
HEIRLOOM

4 Unique Homes

Four heritage suites in the heart of Vancouver.
Vibrant city life only steps away from this peaceful neighbourhood.

MARKETED BY
Lee + Pete
Vancouver Real Estate Group

SET IN THE HEART OF MT. PLEASANT

The Neighbourhood

Central Vancouver location in the most sought after neighbourhood
Situated in excellent school catchment area for all levels of education
Everything you need is within 5-20 minutes away

Restaurants

- Vijs
- Tractor
- Chipotle
- Cactus Club
- Kirin Restaurant
- Yolks
- Sushi California

Green Spaces

- Kits Beach
- English Bay
- Van Dusen Garden
- Mount Pleasant Park
- Major Matthews Park
- Queen Elizabeth Park
- Jonathan Rogers Park

Recreation

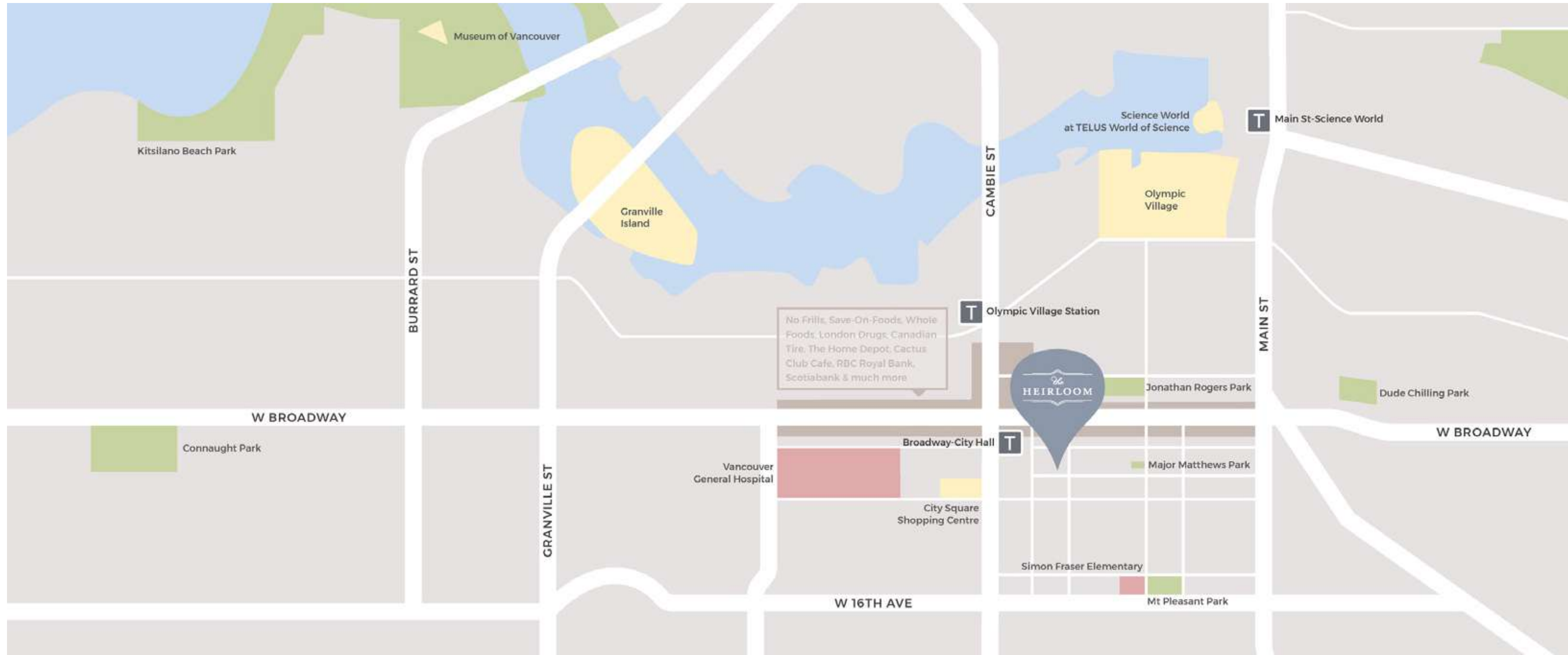
- Science World
- Granville Island
- Olympic Village

Shopping

- Save On Foods
- Whole Foods
- No Frills
- Pacific Centre
- Oakridge Centre

Schools

- Simon Fraser Elementary
- Eric Hamber Secondary
- General Gordon Elementary
- Kitsilano Secondary



THE HOME

Features

Exterior

- Heritage style solid wood entry doors with matte black locks + levers
- Heritage style double pane casement windows
- Heritage painted cedar shake and wood lap siding
- Secure + dry bike storage dedicated to each suite

Interior General

- Warm wide plank knotty white oak engineered hardwood throughout living, dining + kitchen areas
- Soft, high quality 100% New Zealand wool carpet in bedrooms, stairs and upper levels
- 8"-10" high ceilings on main floors, + lofted upper floors add generous sense of space
- Gas fireplace with patterned concrete tile surround in 2 + 3 bedroom suites
- Shaker interior doors with matte black door hardware
- Distinctive and clean lined flat panel baseboards, door + window trim
- Energy efficient front-loading Samsung washer and dryer

Kitchens

- Dual tone custom shaker style cabinetry
- Soft close doors + drawers
- Premium Stainless Steel appliances package
- Gold cabinet knobs + pulls
- Sleek matte black kitchen faucet
- Solid white quartz countertops
- Tiled backsplash
- Gold + black accent lighting
- Sleek + slim SS Pyramid Chimney Hood Fan by Venmar

Bathrooms

- Powder rooms features heritage style patterned floor tile
- Ensuite features penny round floor tile + matte Carrara marble looking shower wall tile
- Custom painted shaker style cabinetry with soft close doors
- Gold cabinet knobs & pulls
- Solid quartz countertops
- Glass shower enclosures
- Sleek matte black plumbing fixtures
- Gold + black accent lighting

Extras

- Entry alarm system per suite
- Sound transmission class rating between suites
- HRV fresh air intake in each suite
- Hardwired smoke detectors in all homes
- Comprehensive 2 / 5 / 10 Home Warranty
 - 2-year materials and workmanship protection
 - 5-year building envelope protection
 - 10-year structural protection



Bathrooms

- Soft close doors + drawers
- Custom painted shaker style cabinetry
- Gold cabinet knobs + sleek black fixtures

Kitchens

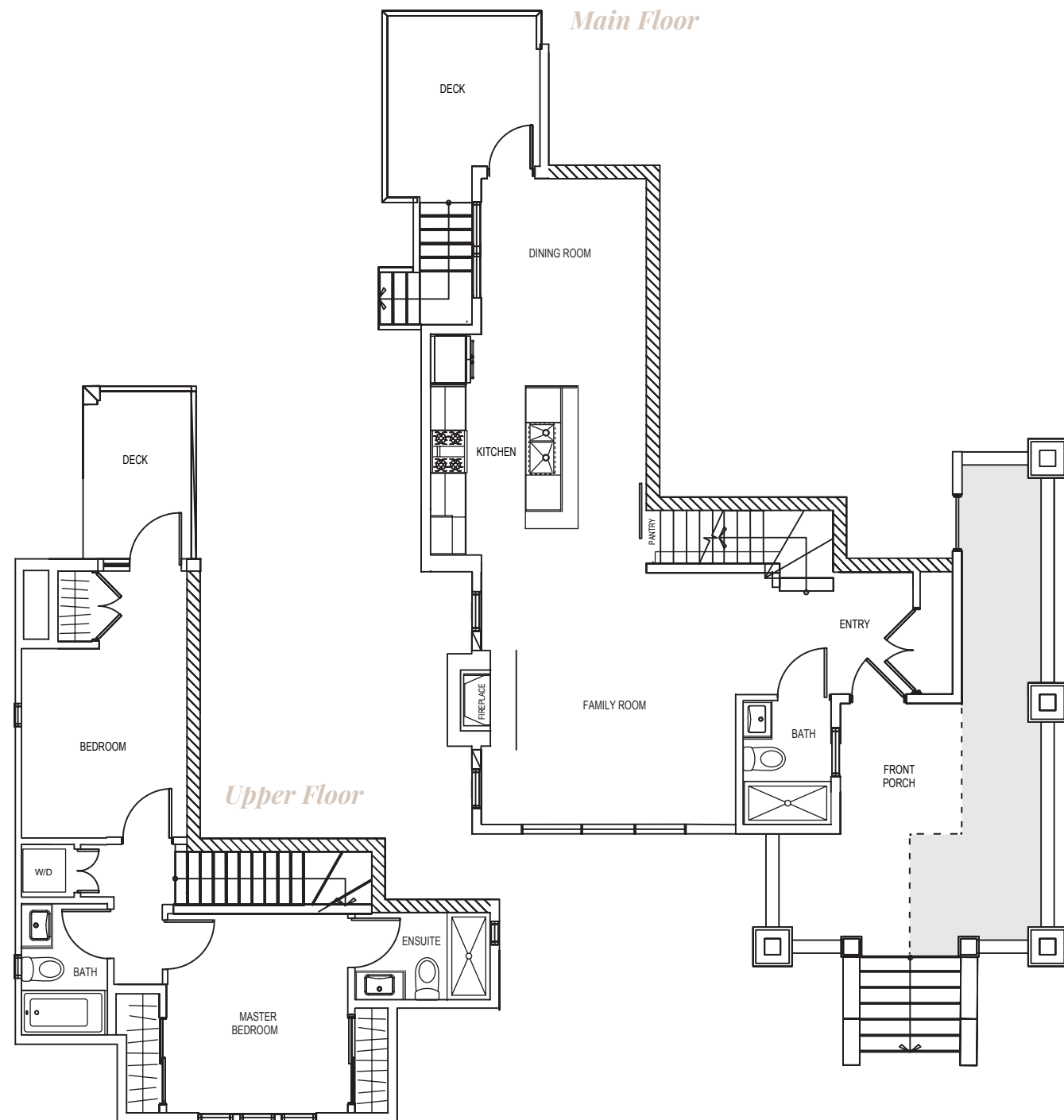
- Gold & black accents
- Solid quartz countertops
- Premium Stainless Steel appliances including:
 - Samsung 5-burner gas stove
 - Samsung dishwasher with StormWash
 - Samsung fridge / freezer
 - Samsung convection wall oven



Main House : Suite 1

2 BEDROOMS | 3 BATHS

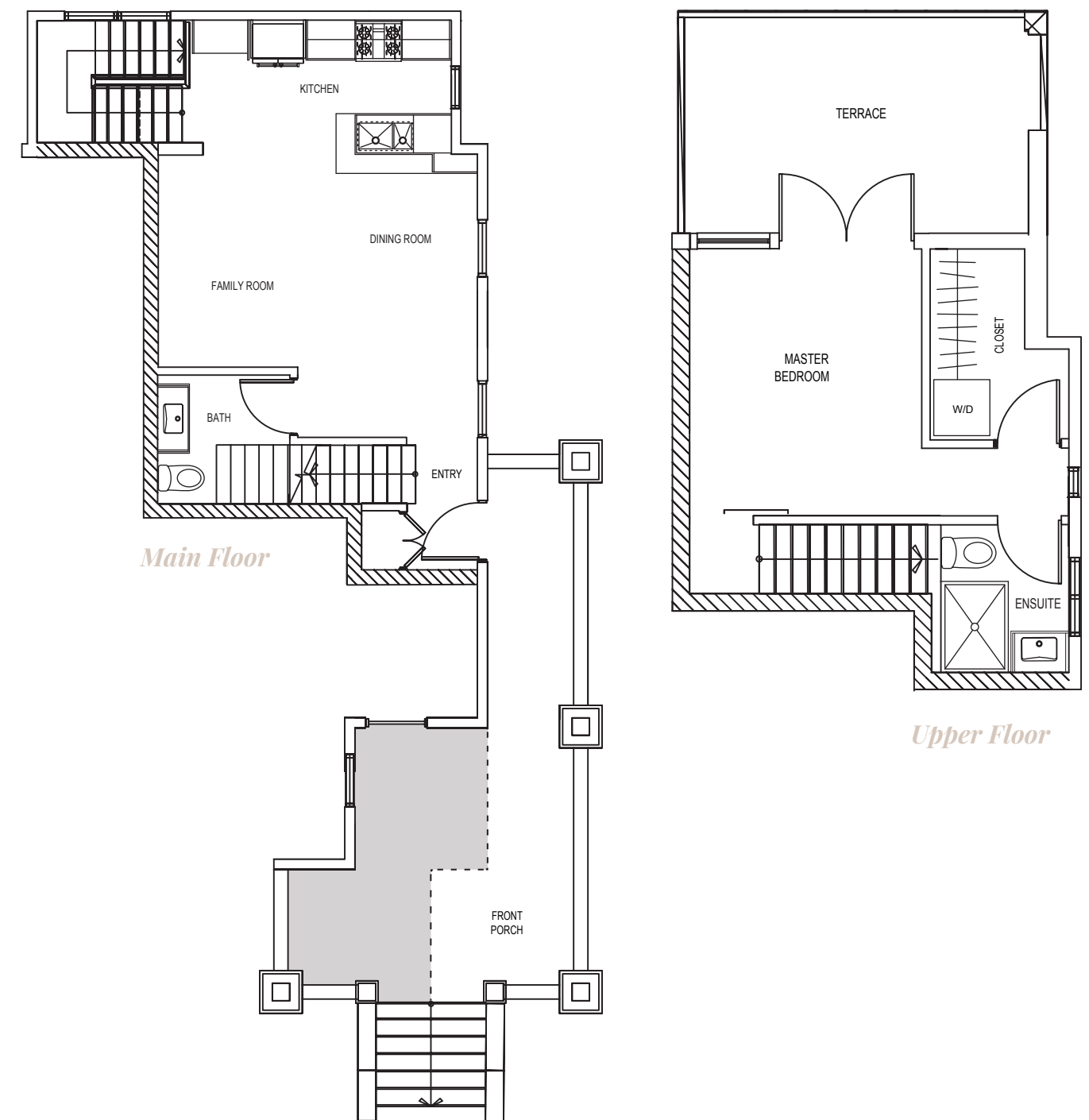
INTERIOR: 1,223 sq. ft | EXTERIOR: 253 sq. ft | TOTAL: 1,476 sq. ft



Main House : Suite 2

1 BEDROOM | 2 BATHS

INTERIOR: 836 sq. ft | EXTERIOR: 427 sq. ft | TOTAL: 1,263 sq. ft

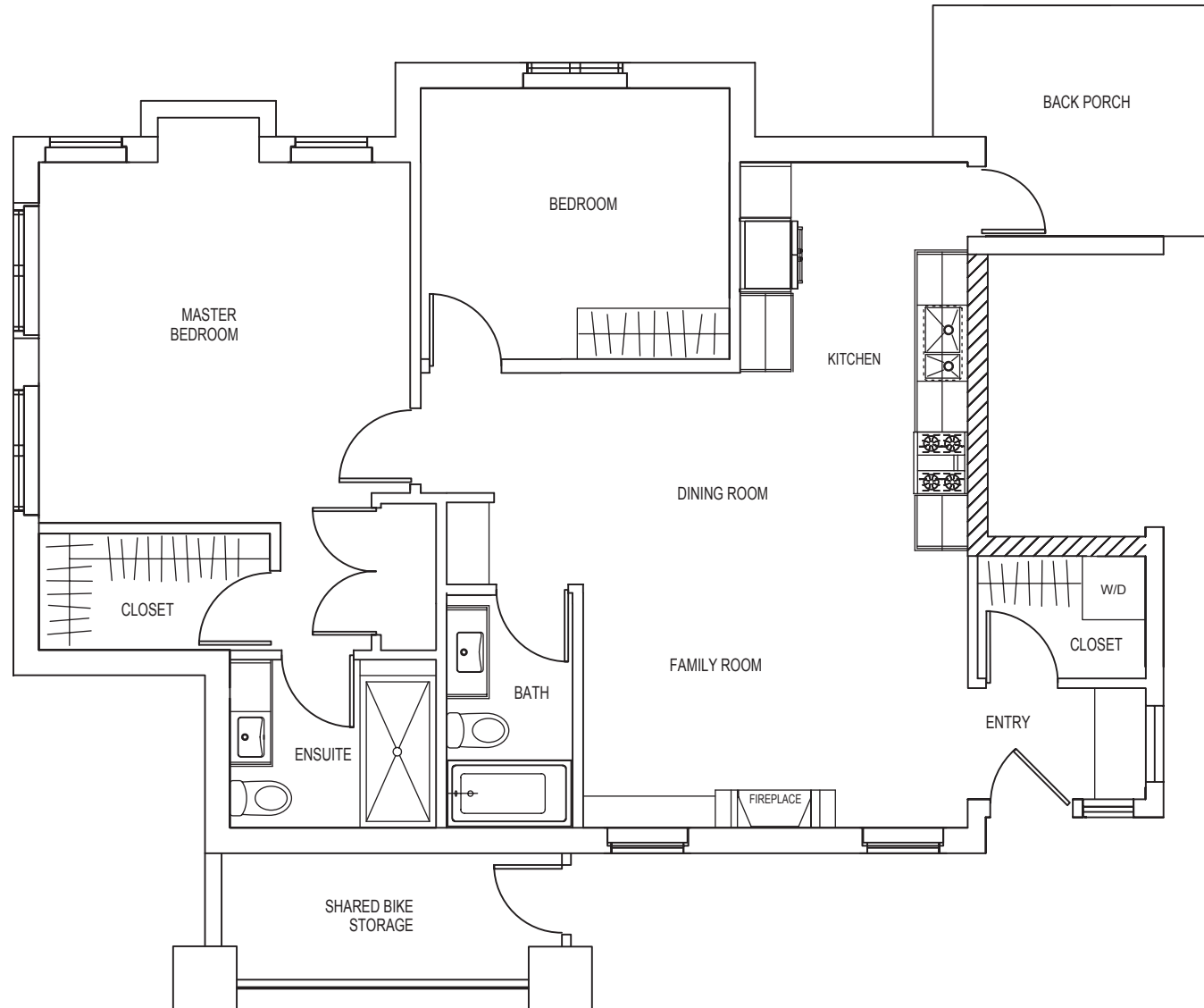


The Garden Suite

2 BEDROOMS | 2 BATHS

INTERIOR: 1,151 sq. ft | EXTERIOR: 183 sq. ft | TOTAL: 1,334 sq. ft

Main Floor



Coach House

3 BEDROOMS | 2 BATHS

INTERIOR: 1,336 sq. ft | EXTERIOR: 216 sq. ft | TOTAL: 1,552 sq. ft

Main Floor

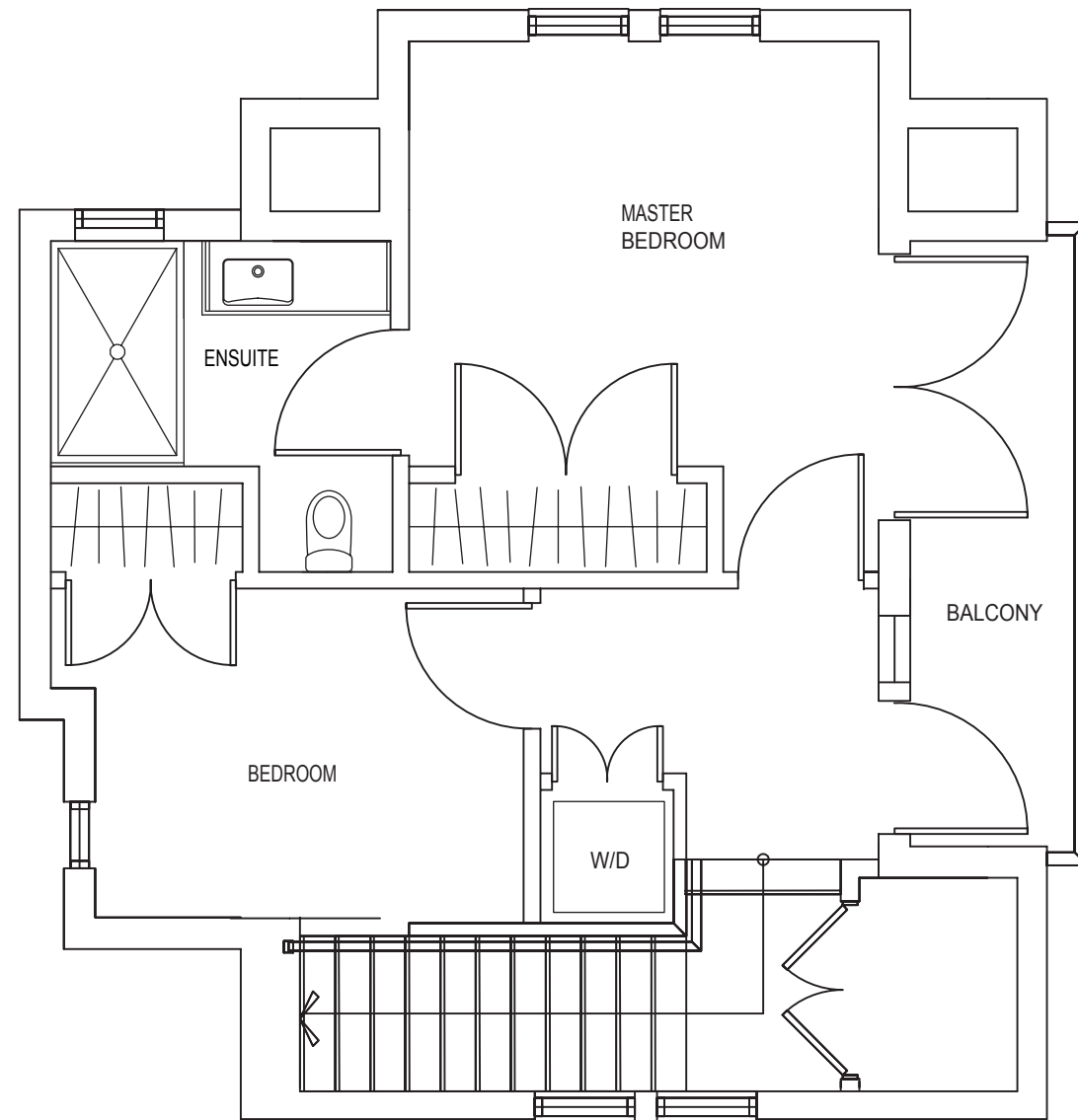


Coach House

3 BEDROOMS | 2 BATHS

INTERIOR: 1,336 sq. ft | EXTERIOR: 216 sq. ft | TOTAL: 1,552 sq. ft

Upper Floor

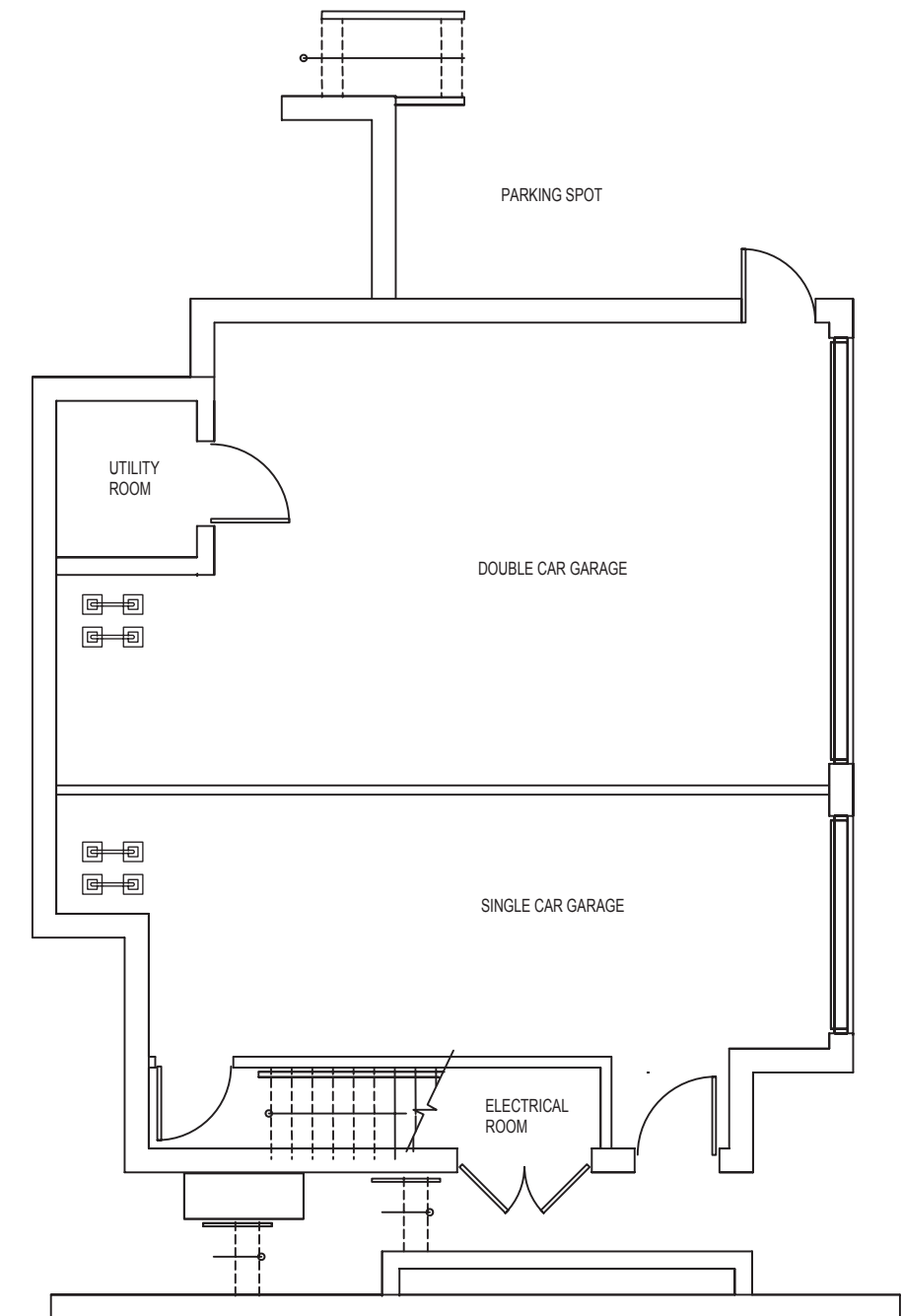


Coach House

3 BEDROOMS | 2 BATHS

INTERIOR: 1,336 sq. ft | EXTERIOR: 216 sq. ft | TOTAL: 1,552 sq. ft

Lower Garage



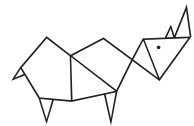
THE DEVELOPERS



As a developer of multi-family projects, we create design-focused homes specific to the community you live in.

We strive for excellence and construct homes to the highest standard, from superior craftsmanship and quality materials to interior finishings and attention to detail. We build homes in neighbourhoods we ourselves would want to live in.

THE REALTORS



LEE + PETE

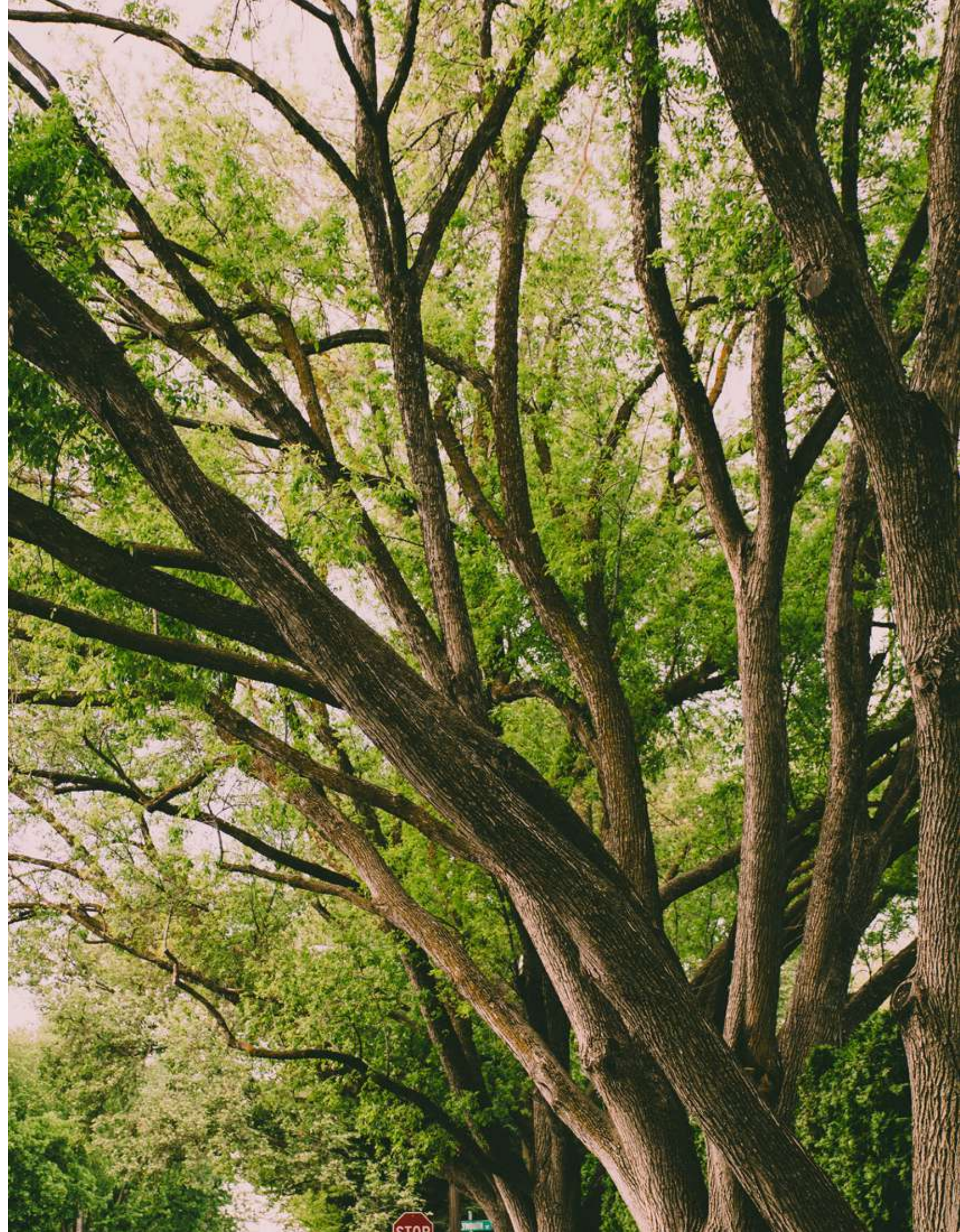
VANCOUVER REAL ESTATE GROUP

leeandpete.com

Lee + Pete Vancouver Real Estate Group is a team of Vancouver's top agents, providing exceptional short and long term real estate investment and lifestyle advice to local professionals and global investors.

We take pride in our exceptional customer service, strong ethics, hard work and unrivalled knowledge of Vancouver's neighbourhoods.

With over 10 years working in the Vancouver Real Estate market and winning several awards including Top 1% of Greater Vancouver Realtors, we have a proven record of success that results in a long list of happy clients.



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Schedule an Appointment

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