



A new beginning.
Forever Kerrisdale.

Where generations unfold



A community you'll love to call home

A breath of fresh air

5656 Balaclava is an inviting new collection of 79 refined concrete residences in a quiet, established neighbourhood on Vancouver's West Side. The one-of-a-kind collection is unlike anything else in the area. It's an elegant presence on a serene street, with mature trees that stand softly between the building and its residential surroundings. With a unique sloping site, top-floor homes offer unobstructed views of the surrounding trees and lush greenery. These homes are beautifully curated and crafted for real families and real lives, featuring timeless design and complementary amenities that encourage connection, community and activity.

NOW THIS FEELS LIKE HOME.



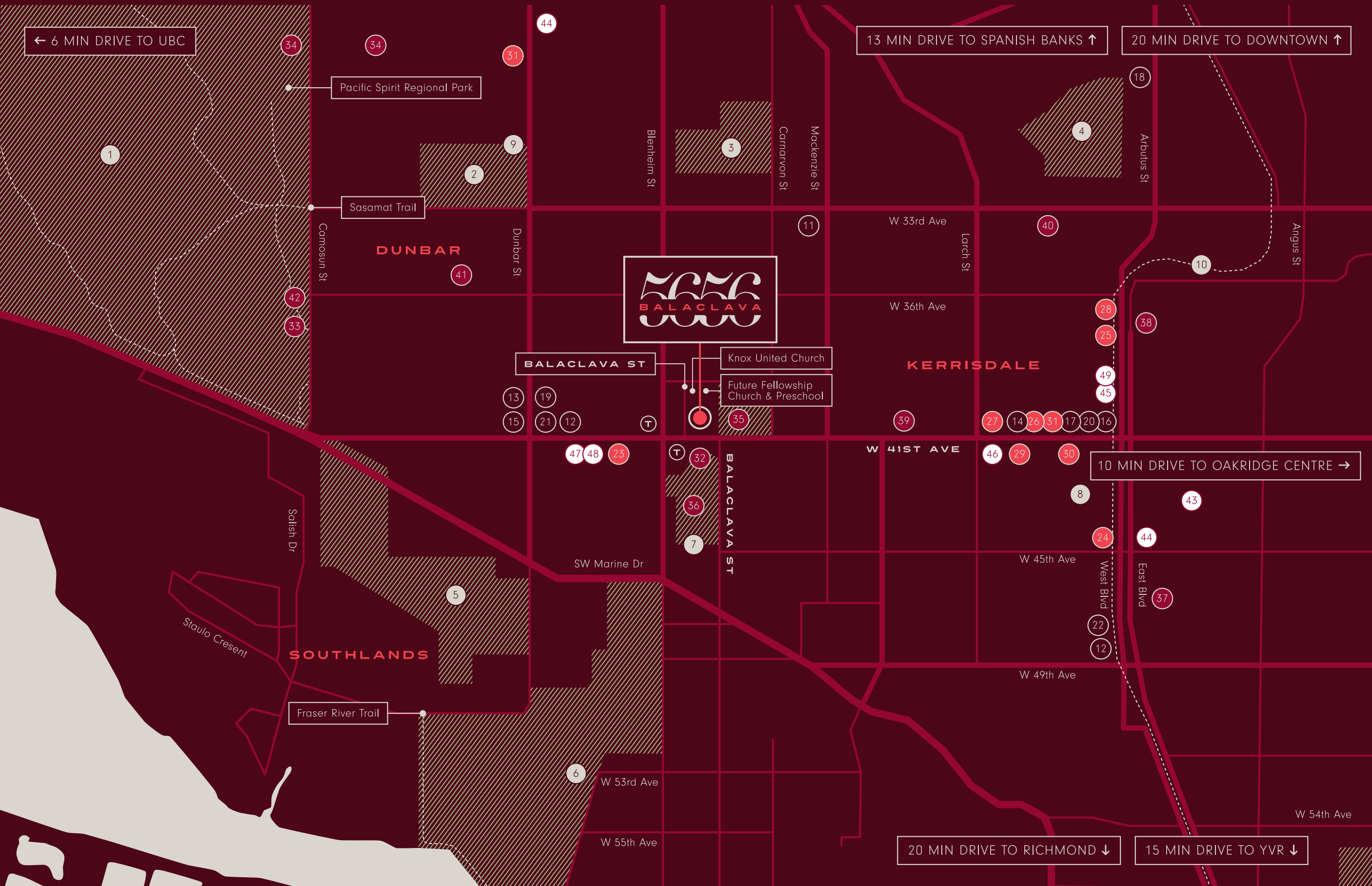
Timeless design with distinguished details

This intimate collection of residences is defined by well-planned design and architecture that fits seamlessly into the fabric of its leafy residential surroundings. The exterior features an engaging terracotta detail that draws the eye and invites interest. A serene street side entrance along Balaclava offers easy arrival and departure, while wide-open school grounds to the east ensure ongoing access to space, light and verdant views, which are enhanced by thoughtful perennial landscaping.



At the heart of prestige

In this peaceful enclave, residents will enjoy close access to everything they need for effortless daily living. Bordered by the well-established neighbourhoods of Kerrisdale, Dunbar and Southlands, the homes are just moments from quality schools, parks, shops, services, groceries, dining, cafes, community amenities and so much more. Those who have lived in this area will be able to maintain their local lifestyles without compromise, remaining close to everything that makes it truly special.



- PARKS & RECREATION**
- 1 Pacific Spirit Park
 - 2 Memorial West Park
 - 3 Balclava Park
 - 4 Prince of Wales Park
 - 5 Musqueam Park
 - 6 Point Grey Golf & Country Club
 - 7 Malkin Park
 - 8 Kerrisdale Community Centre
 - 9 Dunbar Community Centre
 - 10 Arbutus Greenway
- SHOPPING**
- 11 Butter Baked Goods
 - 12 Save-On Food
 - 13 H-Mart Dunbar
 - 14 Shoppers Drug Mart
 - 15 Celtic Treasure Chest British Imports & Deli Products
 - 16 Hills of Kerrisdale
 - 17 Market Meats
 - 18 Arbutus Shopping Centre
 - 19 New District Wine Beer Spirits
 - 20 Thomas Hobbs Florist
 - 21 Dunbar Gardenia Flowers
 - 22 Kerrisdale Lumber Home
- CAFÉS & RESTAURANTS**
- 23 Crepe & Café
 - 24 Michele Cake Shop
 - 25 Bufala Kerrisdale
 - 26 Jess' Restaurant
 - 27 Minerva Restaurant
 - 28 White Spot Kerrisdale
 - 29 ASA Sushi
 - 30 Baquette Vietnamese Bistro
 - 31 Starbucks
- EDUCATION**
- 32 Crofton House School
 - 33 Southland Elementary School
 - 34 St. George's School
 - 35 Kerrisdale Elementary School
 - 36 Kerrisdale School Annex
 - 37 Magee Secondary School
 - 38 Point Grey Secondary School
 - 39 Little People's Community Preschool
 - 40 ABC Magic Family Child Care
 - 41 Guppies Playhouse
 - 42 Creative Minds Early Learning
- MEDICAL & WELLNESS**
- 43 WELL Health Kerrisdale Medical Clinic
 - 44 Highroads Medical Clinic
 - 45 Revolution Medical Clinic
 - 46 Kerrisdale Dental Centre
 - 47 Dunbar Dental Centre
 - 48 Dunbar Physio
 - 49 Momentum Wellness Centre

Everywhere you love to be



KERRISDALE SHOPS



KERRISDALE ELEMENTARY SCHOOL



SOUTHLANDS STABLES



CROFTON HOUSE SCHOOL



STONG'S MARKET ON DUNBAR



An inviting first impression

Complementing the collection's thoughtful design and architecture, a unique porte-cochere style entrance located on a private drive offers an intimate point of arrival, leading into a tastefully designed lobby. Ample seating provides a comfortable and convenient space to greet guests and await deliveries, while a secure parcel storage locker ensures peace of mind for important packages. This is elegance without pretense.

ENTRANCE LOBBY ON PRIVATE DRIVE OFF BALACLAVA STREET

Sophisticated homes with thoughtful details

Curated by the local team at Insight Design Group, the interiors at 5656 BalACLAVA are a perfect pairing of elegance and functionality. The living spaces feature generous views from expansive windows that frame the lush surroundings, while 9-foot ceilings in main living areas enhance the bright, open atmosphere.

Well-planned layouts maximize every square foot, ensuring easy everyday living and ample space for memorable family events. Owners can choose from two designer-curated colour palettes, Dark and Light, to tailor the home to their unique sense of style.

Images shown are artist's renderings only. The developer reserves the right to make changes, modifications or substitutions to the building design, specifications and floor plans should they be necessary. E.A.O.E.



Welcoming, well-appointed kitchens

The spacious and carefully curated kitchens take centre stage. Custom imported Italian cabinetry is paired with refined kitchen pantry organizers to help you efficiently arrange every item and ingredient, ensuring each has its own special place. Premium Miele appliances are both attractive and efficient—including a convection oven, speed oven and five-burner gas cooktop that make any recipe possible. Under-counter wine storage ensures the ideal pairing is always within reach. Sleek quartz counters and full-slab porcelain backsplashes are both stunning and simple to clean.



Soothing and serene bathrooms

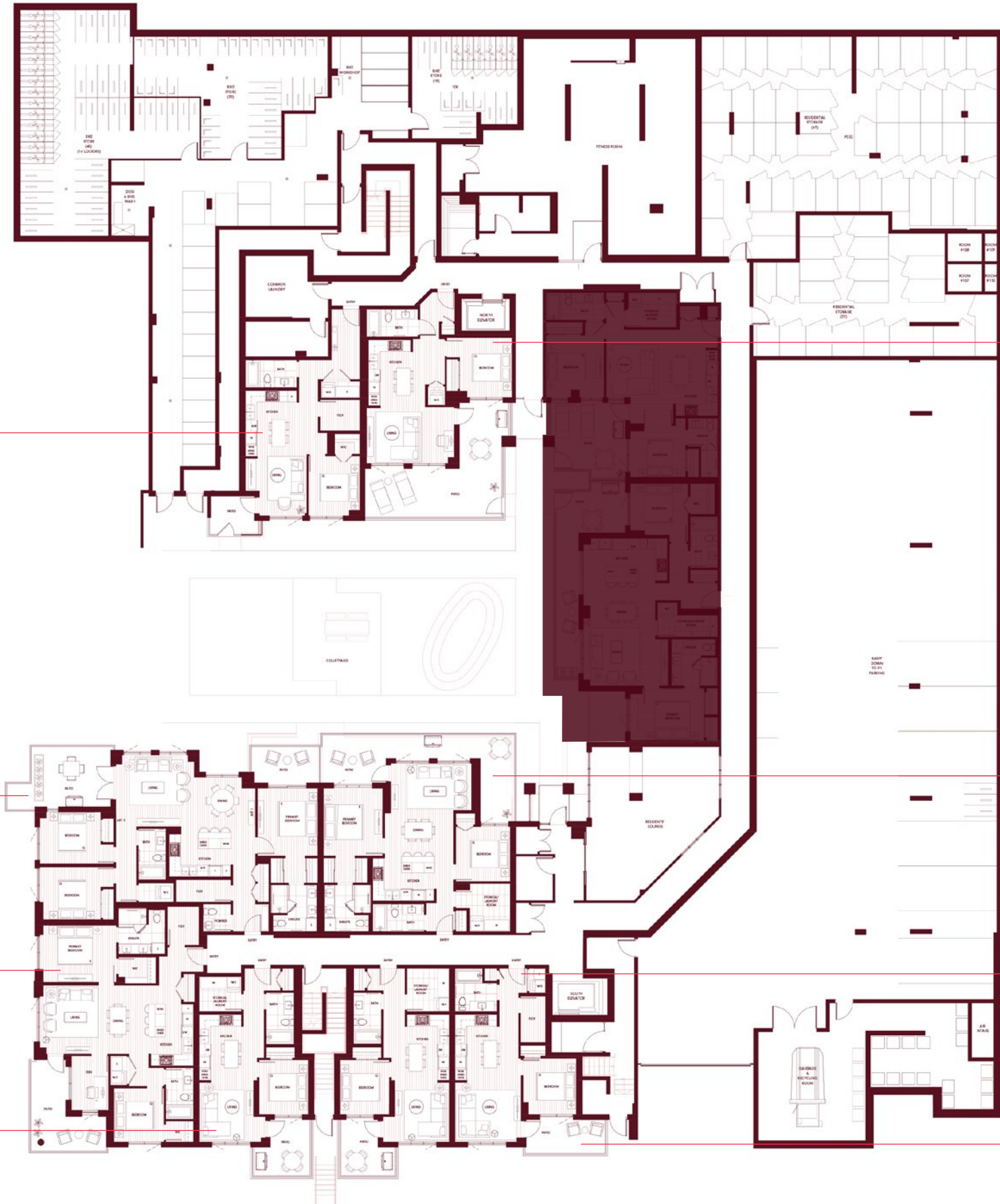
Bathrooms are sophisticated and stylish, featuring thoughtful details such as floating millwork vanity by Cellini, curbless showers and contemporary Kohler fixtures. Rich quartz counters and oversized porcelain tile flooring enhance the elevated atmosphere, while in-floor heating in ensuites provide a refined comfort.



Floorplates

LEVEL 1

BALACLAVA ST



102
Plan B4
1 BEDROOM & FLEX
Interior SQ FT: 702
Exterior SQ FT: 55
Total SQ FT: 757

101
Plan A5
1 BEDROOM
Interior SQ FT: 648
Exterior SQ FT: 320
Total SQ FT: 968

107
Plan E2
3 BEDROOM & FLEX
Interior SQ FT: 1,344
Exterior SQ FT: 195
Total SQ FT: 1,539

106
Plan C1
2 BEDROOM
Interior SQ FT: 983
Exterior SQ FT: 268
Total SQ FT: 1,251

108
Plan D
2 BEDROOM & DEN
Interior SQ FT: 1,117
Exterior SQ FT: 145
Total SQ FT: 1,262

111
Plan B
1 BEDROOM & FLEX
Interior SQ FT: 621
Exterior SQ FT: 85
Total SQ FT: 706

109
Plan A1
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 596
Exterior SQ FT: 87
Total SQ FT: 683

110
Plan A2
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 610
Exterior SQ FT: 87
Total SQ FT: 697



W. 41ST AVE

Developer reserves the right to modify or change plans, unit numbers, and/or features without notice. Floorplans, elevations, views, room sizes, decks, and square footages may vary from the actual built home. Floorplans may be oriented differently than displayed. Refer to the disclosure statement for specific details. Members of our Sales Team are licensed Real Estate professionals and cannot provide representation to potential buyers of 5656 Balaclava. This is not an offering for sale. Any such offering can only be made with the applicable Disclosure Statement. Sales and marketing by Magnum Projects. E.&O.E.

Floorplates

LEVEL 2

220
Plan B2
1 BEDROOM & FLEX
Interior SQ FT: 684
Exterior SQ FT: 64
Total SQ FT: 748

221
Plan E3
3 BEDROOM & FLEX
Interior SQ FT: 1,352
Exterior SQ FT: 130
Total SQ FT: 1,482

214
Plan E2
3 BEDROOM & FLEX
Interior SQ FT: 1,344
Exterior SQ FT: 237
Total SQ FT: 1,581

213
Plan D
2 BEDROOM & DEN
Interior SQ FT: 1,117
Exterior SQ FT: 152
Total SQ FT: 1,269

212
Plan A3
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 624
Exterior SQ FT: 65
Total SQ FT: 689

211
Plan A4
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 637
Exterior SQ FT: 65
Total SQ FT: 702



202
Plan C2
2 BEDROOM
Interior SQ FT: 997
Exterior SQ FT: 107
Total SQ FT: 1,167

203
Plan D2
2 BEDROOM & DEN
Interior SQ FT: 1,314
Exterior SQ FT: 128
Total SQ FT: 1,442

204
Plan C3
2 BEDROOM
Interior SQ FT: 995
Exterior SQ FT: 184
Total SQ FT: 1,179

205
Plan C1
2 BEDROOM
Interior SQ FT: 981
Exterior SQ FT: 184
Total SQ FT: 1,165

206
Plan C1
2 BEDROOM
Interior SQ FT: 984
Exterior SQ FT: 184
Total SQ FT: 1,168

207
Plan E
3 BEDROOM
Interior SQ FT: 1,308
Exterior SQ FT: 128
Total SQ FT: 1,436

208
Plan A6
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 710
Exterior SQ FT: 103
Total SQ FT: 813

209
Plan B1
1 BEDROOM & FLEX
Interior SQ FT: 658
Exterior SQ FT: 65
Total SQ FT: 723

215
Plan C1
2 BEDROOM
Interior SQ FT: 983
Exterior SQ FT: 134
Total SQ FT: 1,117

216
Plan C8
2 BEDROOM
Interior SQ FT: 1,189
Exterior SQ FT: 162
Total SQ FT: 1,351

210
Plan B1
1 BEDROOM & FLEX
Interior SQ FT: 658
Exterior SQ FT: 65
Total SQ FT: 723

BALACLAVA ST

PARK



W. 41ST AVE

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Floorplates

LEVEL 3

BALACLAVA ST

PARK



301
Plan B2
1 BEDROOM & FLEX
Interior SQ FT: 684
Exterior SQ FT: 64
Total SQ FT: 748

302
Plan E3
3 BEDROOM & FLEX
Interior SQ FT: 1,352
Exterior SQ FT: 130
Total SQ FT: 1,482

317
Plan E2
3 BEDROOM & FLEX
Interior SQ FT: 1,344
Exterior SQ FT: 156
Total SQ FT: 1,500

316
Plan D
2 BEDROOM & DEN
Interior SQ FT: 1,117
Exterior SQ FT: 152
Total SQ FT: 1,269

315
Plan A3
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 624
Exterior SQ FT: 65
Total SQ FT: 689

314
Plan A4
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 637
Exterior SQ FT: 65
Total SQ FT: 702

303
Plan E5
3 BEDROOM & FLEX
Interior SQ FT: 1,519
Exterior SQ FT: 144
Total SQ FT: 1,663

304
Plan C2
2 BEDROOM
Interior SQ FT: 984
Exterior SQ FT: 100
Total SQ FT: 1,084

305
Plan C2
2 BEDROOM
Interior SQ FT: 983
Exterior SQ FT: 77
Total SQ FT: 1,060

306
Plan D2
2 BEDROOM & DEN
Interior SQ FT: 1,314
Exterior SQ FT: 87
Total SQ FT: 1,401

307
Plan C3
2 BEDROOM
Interior SQ FT: 995
Exterior SQ FT: 79
Total SQ FT: 1,074

308
Plan C1
2 BEDROOM
Interior SQ FT: 981
Exterior SQ FT: 79
Total SQ FT: 1,060

309
Plan C1
2 BEDROOM
Interior SQ FT: 984
Exterior SQ FT: 79
Total SQ FT: 1,063

310
Plan E
3 BEDROOM
Interior SQ FT: 1,308
Exterior SQ FT: 79
Total SQ FT: 1,387

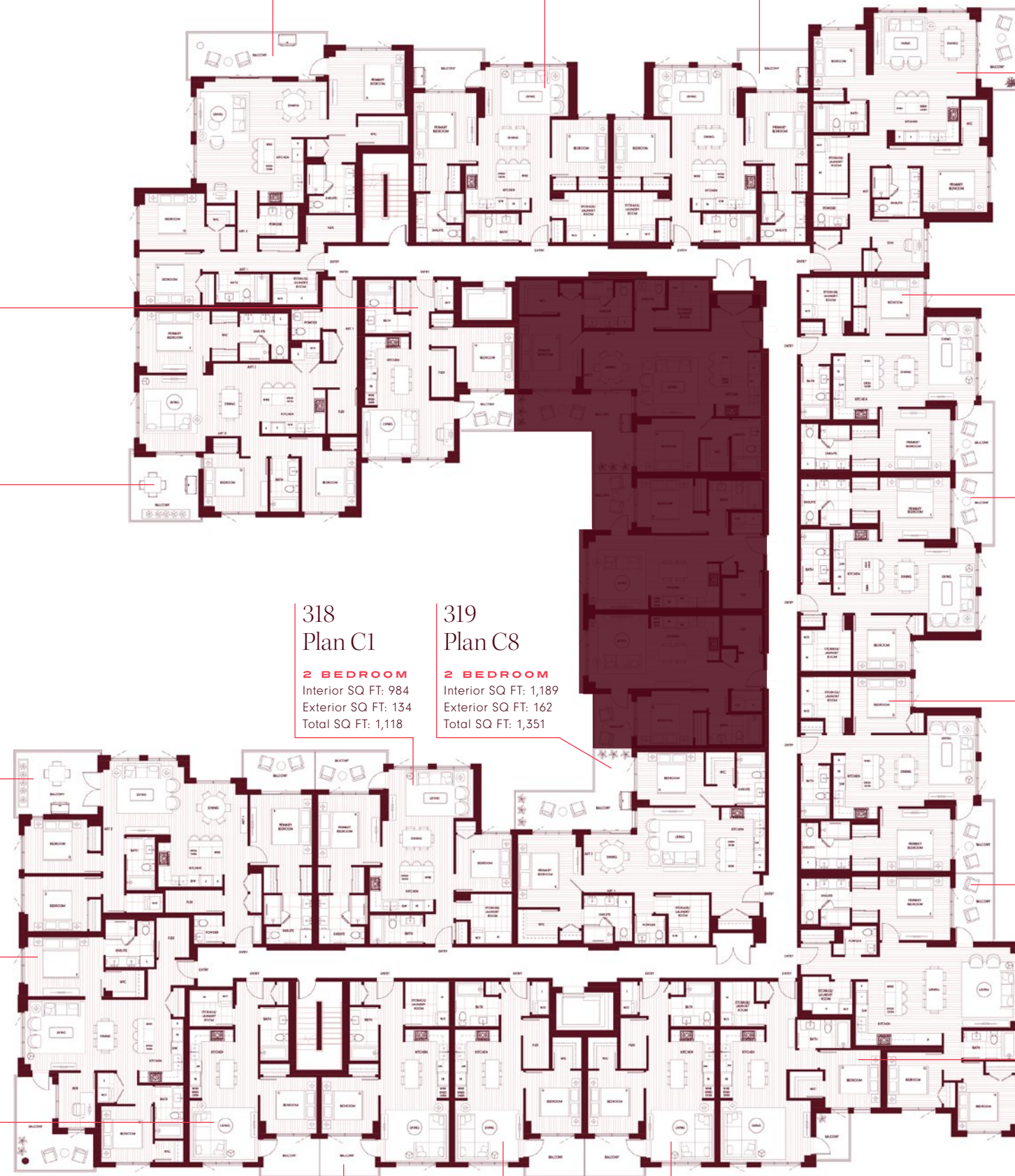
311
Plan A6
1 BEDROOM & STORAGE/LAUNDRY
Interior SQ FT: 710
Exterior SQ FT: 59
Total SQ FT: 769

312
Plan B1
1 BEDROOM & FLEX
Interior SQ FT: 658
Exterior SQ FT: 65
Total SQ FT: 723

318
Plan C1
2 BEDROOM
Interior SQ FT: 984
Exterior SQ FT: 134
Total SQ FT: 1,118

319
Plan C8
2 BEDROOM
Interior SQ FT: 1,189
Exterior SQ FT: 162
Total SQ FT: 1,351

313
Plan B1
1 BEDROOM & FLEX
Interior SQ FT: 658
Exterior SQ FT: 65
Total SQ FT: 723



W. 41ST AVE

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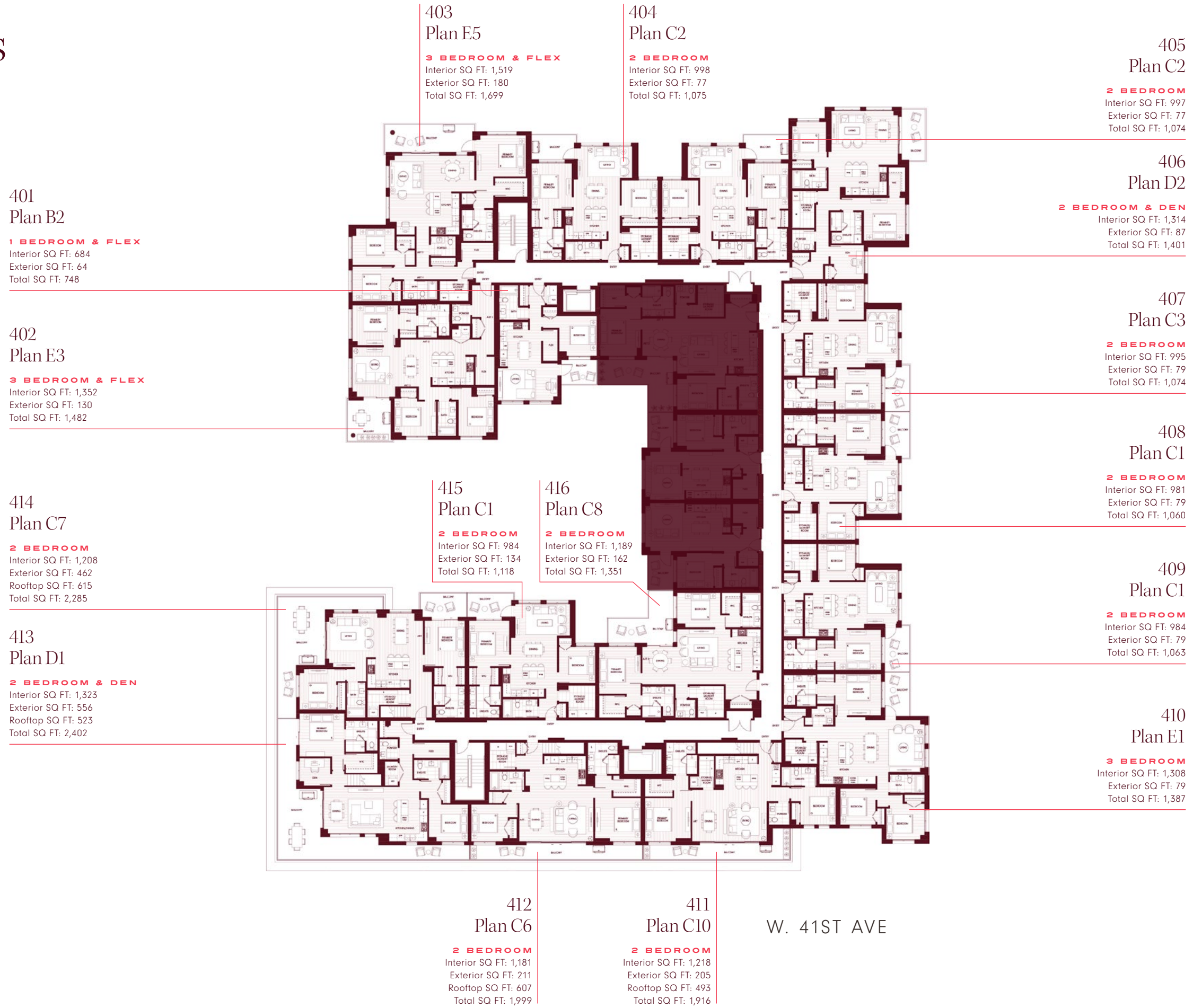
Floorplates

LEVEL 4

BALACLAVA ST

PARK

W. 41ST AVE



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Floorplates

LEVEL 5

BALACLAVA ST

PARK

W. 41ST AVE



501
Plan E4

3 BEDROOM
Interior SQ FT: 1,508
Exterior SQ FT: 786
Rooftop SQ FT: 776
Total SQ FT: 3,070

508
Plan D4

2 BEDROOM & DEN
Interior SQ FT: 1,460
Exterior SQ FT: 613
Rooftop SQ FT: 847
Total SQ FT: 2,920

414
Plan C7

Rooftop SQ FT: 615

413
Plan D1

Rooftop SQ FT: 523

502
Plan C9

2 BEDROOM
Interior SQ FT: 1,405
Exterior SQ FT: 414
Rooftop SQ FT: 792
Total SQ FT: 2,611

503
Plan C2

2 BEDROOM
Interior SQ FT: 998
Exterior SQ FT: 77
Total SQ FT: 1,075

504
Plan C2

2 BEDROOM
Interior SQ FT: 997
Exterior SQ FT: 77
Total SQ FT: 1,074

505
Plan D3

2 BEDROOM & DEN
Interior SQ FT: 1,373
Exterior SQ FT: 90
Rooftop SQ FT: 814
Total SQ FT: 2,277

506
Plan C3

2 BEDROOM
Interior SQ FT: 995
Exterior SQ FT: 79
Total SQ FT: 1,074

507
Plan C4

2 BEDROOM
Interior SQ FT: 995
Exterior SQ FT: 235
Total SQ FT: 1,230

411
Plan C10

Rooftop SQ FT: 493

412
Plan C6

Rooftop SQ FT: 607





Breathe the
fresh air

The homes feature spacious outdoor balconies, and select residences include a private rooftop terrace with easy access from within your home, for a permanent connection to the outdoors, fresh coastal air and spectacular sunsets.

Amenities tailored to the way you live

The amenities at 5656 Balaclava are designed to complement owners' active and social lifestyles, featuring a mix of indoor, outdoor and hybrid spaces that encourage connection and community. Amenities include a workshop and bike repair room, sauna and fitness centre with space for yoga, rooftop terrace with a community garden, indoor dog wash station, owners' utility room with a commercial washer-dryer and so much more.



All homes include easy access to a unique and expansive common rooftop gathering space. Featuring a community garden, custom seating and plenty of room to relax, it's the perfect place to catch up with friends and neighbours while enjoying unobstructed views over the lush green surroundings.

5656 BALACLAVA



The entrance lobby offers an inviting first impression, with a comfortable and well-appointed seating area, filtered water station and ample space for greeting guests and awaiting deliveries.

AMENITIES

An exclusive homeowners' social lounge, connected to the courtyard, expands owners' living areas, providing space for holiday gatherings, birthday celebrations and other important life milestones. Featuring comfortable seating, a kitchenette, flat-screen TV and more, it's ideal as a meeting space by day and for entertaining guests and spending time with loved ones in the evening.



Features & Finishes

THE NEIGHBOURHOOD YOU NEVER WANT TO LEAVE

- An intimate collection of 79 considerately-designed 1-, 2- & 3-bedroom concrete residences where Kerrisdale, Southlands and Dunbar connect
- A landmark address on Vancouver's westside, 5656 Balaclava is located on a mature tree-lined side street where Balaclava and W. 41st intersect

HOMES

- Quality Concrete construction for quiet, timeless living
- 9' ceilings in main living areas in most homes
- Imported-Italian cabinetry by Cellini with under-cabinet LED lighting and soft-close hardware
- Expansive windows to maximize the natural light from the east, south and west
- Spacious outdoor balconies, terraces and roof-top patios
- Double sliding balcony doors to seamlessly expand your living space to the outdoors in select homes on the 4th and 5th floors
- Private rooftop terraces on select homes equipped with water and gas bibs and private access to your home
- 12' vaulted ceiling in select homes
- All homes come pre-wired for motorized blinds in the main living area
- All operable windows come with insect screens

INTERIORS

- Thoughtfully designed interiors and carefully curated finishes by Vancouver award winning Interior Designers – Insight Design Group
- Tailor your home to your style with choice of two classic colour palettes: Light and Dark
- Sleek roller shade window coverings throughout, with blackout shades fitted in the bedrooms
- Entry closet with custom millwork and linear LED lighting
- Solid core 7' interior doors
- Cutting edge high-efficiency air conditioning and heating for all year-round comfort

- Custom millwork storage in laundry room in most homes
- Wide plank engineered hardwood flooring throughout
- Framed glass sliding closet doors with motion sensor lights and custom built-in millwork for the primary bedroom
- Soft glow LED pot lights throughout the home with dimmable dining lights
- Full-size Wi-Fi enabled 27" front-loading LG washer and dryer

KITCHENS

- Imported Italian cabinetry by Cellini with under-cabinet LED lighting and soft-close hardware
- Durable 1.2" polished quartz countertops and island
- Full slab porcelain backsplash for a sleek contemporary look and easy clean up
- Full height pantry with slide out shelving in most homes
- Each home comes with a generous complement of custom accessories:
 - Cutlery and utensil organizers and drawer dividers by Cellini
 - Pull-out magic corner cabinet storage system
 - Waste bin organizers for easy recycling and green waste sorting
- Full suite of Premium European Miele appliances:
 - 30" Integrated fridge with double bottom freezer
 - 30" 5-Burner gas cooktop
 - 30" convection oven
 - 30" slide-out hood fan
 - 24" combination convection microwave speed oven
 - 24" integrated dishwasher
 - 24" under-counter wine storage unit with dual temperature zones and touch-to-open handle-less design
 - 24" built-in coffee maker in select homes
 - 24" combi steam oven in select homes
- Kohler Stainless steel under-mount double-bowl sink
- Kohler polished chrome faucet with pull-out spray

PRIMARY & ENSUITE BATHROOMS

- Timeless quartz countertops
- Sophisticated floating millwork vanity by Cellini with pull out shelving, soft-close hardware and linear under vanity lighting
- Elegant framed vanity mirror in polished chrome with wall mounted LED sconce in ensuite
- Custom millwork linen closet for added storage in select homes
- Large format 12" x 24" ceramic with feature tiled wall
- Large format porcelain floor tiles
- Relaxing soaker tub
- Continuous tiled showers with curbless base, shower niche and linear drain
- Chrome Kohler shower head with handheld and accessories throughout
- Undermount sinks by Kohler
- Elongated, comfort-height soft-close toilet by Kohler
- Soothing Nu-heat underfloor heating in ensuite

AMENITIES

- Lobby equipped with a water station and soft seating area to welcome guests
- Mail room with secure parcel locker storage
- Elegant, well-manicured rooftop lounge featuring seating and raised communal garden planters
- Lushly landscaped private courtyard offers access to nature right at your doorstep
- An intimate Homeowner's Lounge with a kitchenette, seating, couches, and a flat screen TV perfect for relaxing or entertaining guests
- A shared activity centre with its own private entrance for residents, equipped with a chef's kitchen, harvest table, open seating, a large outdoor area and BBQ
- Fitness and wellness centre with weights, cardio machines, water station, and yoga area for a healthy lifestyle
- 4-person cedar-clad sauna

- Workshop and bike repair stations
- Indoor car and dog wash stations
- High-capacity commercial laundry ideal for everything from dog beds to duvets
- Convenient car sharing home stalls

PEACE OF MIND

- Secure keyless entry system to elevators with enterphone at lobby
- Secure underground parking garage with EV-ready stalls
- Private storage and bike storage included with each home
- Comprehensive 2-5-10 New Home Warranty by WBI Home Warranty

OPTIONAL

- 8 enclosed private garages featuring 2 parking stalls with storage area. Contact your sales associate for pricing and availability

HON

Hon Developments

Hon Developments has established a reputation as a forward-thinking developer with a focus on innovative urban projects with careful attention to detail and amenities that complement the lives of residents. For Hon Developments, design is more than just an aesthetic consideration. It's a problem-solving tool to improve the lives of those that live, work and play within its developments.



The Guardian, Calgary

MAKE

PROJECTS

Make Projects

Make Projects is a project management service provider based in Vancouver. As experienced, professional leaders and managers, Make Projects provide creative vision for project development and construction across the Residential, Commercial, Education, Health Care, Municipal, and Industrial sectors. Make Projects have over 100 years of combined work experience, and have led over \$2 billion in combined project value.

RHA

Rositch Hemphill Architects

RH Architects Inc. is a Vancouver-based architectural firm that has been active for more than 30 years and consistently ranks among the top firms in the city. Taking the lead role in coordinating all the myriad components that go into a project, RHA help their clients develop their vision, guide them through the design and manage them in their decision making. Numerous awards for many projects attest to the influence of RHA, but the continued ongoing success of their clients says even more. RHA strive to create successful developments by creating vibrant, rich, and rewarding communities.

IDG

Insight Design Group

Insight Design Group is an award-winning Vancouver based Interior Design firm with a focus on Residential, Commercial and Hospitality Projects. Insight Design is a dynamic group committed to an enthusiastic approach in everything they do. Since 1995, Insight has been involved with some of the most successful developments and projects in Vancouver and throughout Canada. Each project is handled individually with the personalized attention it deserves.

magnum
projects Ltd.

Magnum Projects Ltd.

Magnum has been at the forefront of Vancouver luxury condo marketing since 1991, operating with a disciplined approach that ensures every home matches the needs and desires of today's most discerning buyers. Led by George Wong and Lily Korstanje, Magnum's rigorous attention to detail, efficient and effective communication campaigns, and highly personalized sales programs appeal to a broad range of buyers, resulting in consistently strong sales and service.



Presentation Centre

3130 Arbutus St, Vancouver, BC V6J 3Z2

ZOT

MAKE
PROJECTS

magnum
projects ltd

5656BALACLAVA.CA