



GRACE

WESTSIDE

ADVANCED PREVIEW KIT

WELCOME TO
A PORTRAIT IN
WESTSIDE LIVING



Grace exemplifies beauty and strength both inside and out, like these homes. Long-lasting and designed to be the heart of your lifestyle, we have taken care to blend a strong home experience with this well-established westside community.

- Purposefully Developed by Vicini Homes



PERFECTLY PLACED

Grace is ideally situated on a leafy, tree-lined street in a mature, westside neighbourhood. From its central site, Grace offers easy, walkable access to 130 acres of westside green space at Queen Elizabeth Park. Downtown is a short 10-minute drive, and the newly revitalized and energized Oakridge is 10 minutes by foot – less if you choose to drive. An ideal home starts with an enviable location.

Hillcrest
Community Centre

Olympic Village

Queen Elizabeth Park

Cambie Shops

King Edward Station

Yaletown

Downtown

Granville Island

GRACE
WESTSIDE

Granville Shops

Kits Beach



SURROUNDED BY CHOICE

It's a neighbourhood with so much to explore and discover. Grace is centrally located to three shopping districts – Cambie Village, Main Street and Granville Street – each with its own distinct character.

Vancouver's botanical gem VanDusen Gardens and parks like Queen Elizabeth and Douglas provide an almost-instant connection to green space.

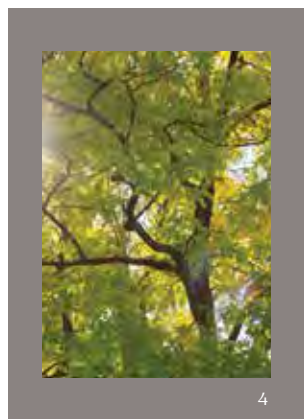
Schools, both public and private, are conveniently nearby, and a Canada Line station connects you to Downtown, the airport and all of Metro Vancouver.



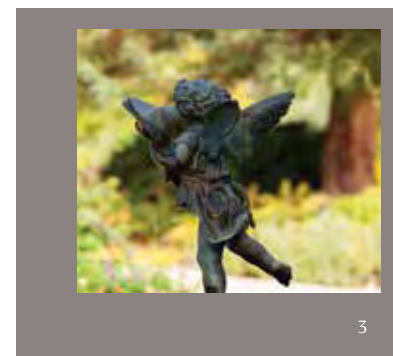
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3

1 CAMBIE VILLAGE SHOPS & RESTAURANTS

Choices Market
Walrus Design
Shiro Japanese
Cadine Boutique
Rain or Shine Ice Cream
Lemonade Bakery
BierCraft Bistro
Vij's
Shoppers Drugmart

2 GRANVILLE STREET SHOPS & RESTAURANTS

Max Mara
Anthropologie
Meinhardt Fine Foods
Suki's Salons
Williams-Sonoma
West Elm
Restoration Hardware
Heirloom Restaurant
Small Victory Bakery

3 MAIN STREET SHOPS & RESTAURANTS

Bodega On Main
Liberty Bakery
Anh and Chi
Longs Noodle House
Vancouver Special
Still Life Boutique
Autostrada Osteria
Nineteen Ten
Sun Sui Wah Seafood

1. QUEEN ELIZABETH PARK CLOCK
2. QUEEN ELIZABETH PARK BENCH
3. VANDUSEN BOTANICAL GARDEN STATUE
4. NEIGHBOURHOOD TREES



GARDENS,
PONDS & BOTANICALS



- 1. VANDUSEN BOTANICAL GARDEN BENCH
- 2. QUEEN ELIZABETH PARK
- 3. WESTSIDE STREET MURAL

- 4. VANDUSEN BOTANICAL GARDEN POND
- 5. QUEEN ELIZABETH PARK QUARRY GARDENS
- 6. MAIN STREET SHOPS

ARTFUL
INSPIRATION

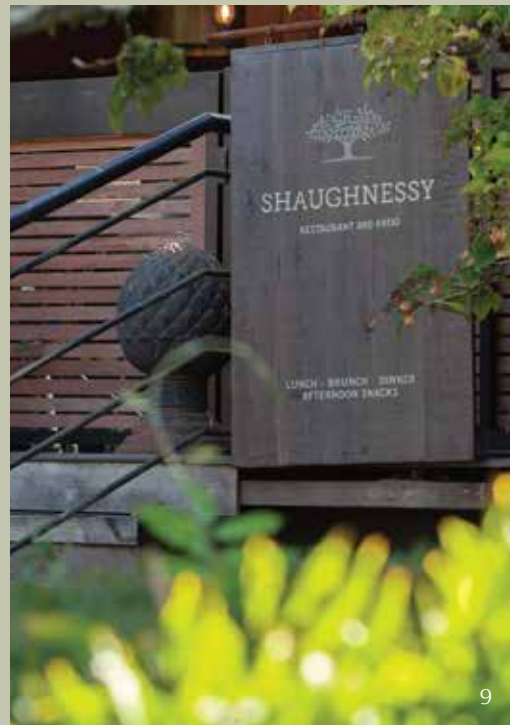
PLENTIFUL
RETAIL & RESTAURANTS



7



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- 7. COFFEE SHOPS ON CAMBIE
- 8. KING EDWARD CANADA LINE STATION
- 9. SHAUGHNESSY RESTAURANT AND PATIO
- 10. GRANVILLE STREET SHOPS



11



12



13

- 11. CROFTON HOUSE SCHOOL
- 12. UNIVERSITY OF BRITISH COLUMBIA
- 13. YORK HOUSE SCHOOL

UNMATCHED
SCHOOLS, EDUCATION & ACTIVITIES

ASH COLOUR PALETTE



THOUGHTFULLY APPOINTED

The kitchen is the heart of the home. A space that brings everyone together and can be used and enjoyed by all. Modern tone-on-tone colour palettes allow for the designer in you to customize the kitchen to suit your needs. Elevated appliances make meals at home feel like a night eating out. And we've added enough hidden organizers, dividers, and pull-outs to bring a smile to even the pickiest chef.



CALM & COMFORTABLE

It feels like a quiet retreat. Floor to ceiling tiles create a peaceful sense of unity throughout. The glass enclosed shower and floating vanity provide a greater sense of airy, open spaciousness. The elegant wall-mount sink fixtures add a contemporary touch and under-floor heating keeps toes toasty.

ASH COLOUR PALETTE



LIVING REFINED

The main living area has nine-foot ceilings with natural light that fills the area from oversized windows at either end. Bay window seats provide a spot to read a book on a sunny day while an energy efficient heat pump system warms, cools and creates a comfortable living environment.

Direct access to your home from the street or courtyard, as well as the parkade gives homes at Grace that single-family feeling.

HEATHER COLOUR PALETTE



HEATHER COLOUR PALETTE

HEATHER COLOUR PALETTE

HOMES ARE OFFERED IN A CHOICE OF TWO PALETTES. THE HEATHER PALETTE IS A RICH, WARM ALTERNATIVE TO THE LIGHT, BREEZY ASH PALETTE.





PURPOSEFULLY GREEN

Beautifully landscaped, the central courtyard provides a place for neighbours to meet, chat and interact. Seating areas are designed to create opportunities for you to connect with your neighbours.

Thoughtful design also helps sustainably manage the stormwater flow and there is built-in irrigation throughout, keeping the courtyard green and pristine all-year round.



BREATHTAKING VIEWS

Quiet, private places away from it all with spectacular views in all directions, and plenty of space for peaceful moments above the trees. Roof top decks extend your living space to the outdoors and enhance your quality of life.

3 BEDROOM + DEN 2.5 BATH

The primary bedroom patio extends the main bedroom living space outdoors in this layout. As in all configurations, entrance is directly through your front door with convenient parkade, walk-up access.



1. Direct access from parkade to your home
2. Private storage room
3. Private roof top deck and rear patio for entertaining
4. Den on second floor for an office space, or nursery space for a growing family
5. Primary bedroom patio extends the living space outdoors
6. Primary bedroom walk-in-closet with organizers
7. Space enough for a king bed in the primary bedroom and queen bed in secondary bedroom
8. Powder room on main level
9. EV parking stall

GRACE

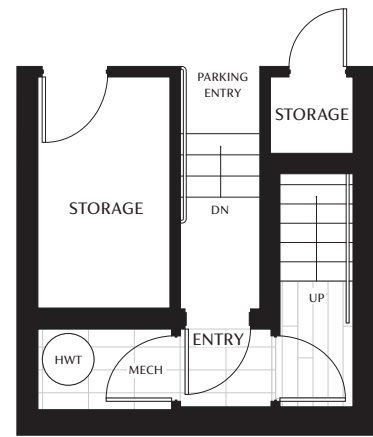
WESTSIDE

A1 PLAN

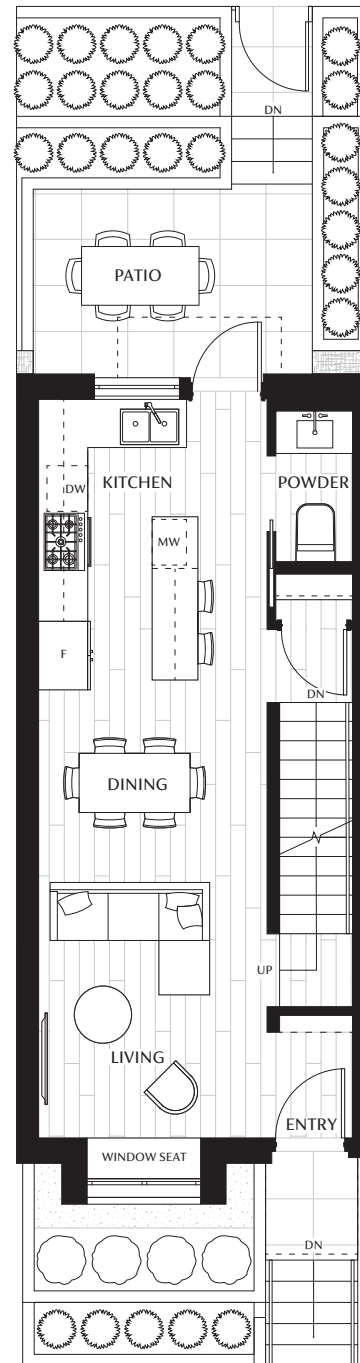
3 Bedroom + Den
2.5 Bath

Interior: 1,548 - 1,558 SF
Exterior: 478 - 501 SF
Storage: 72 SF

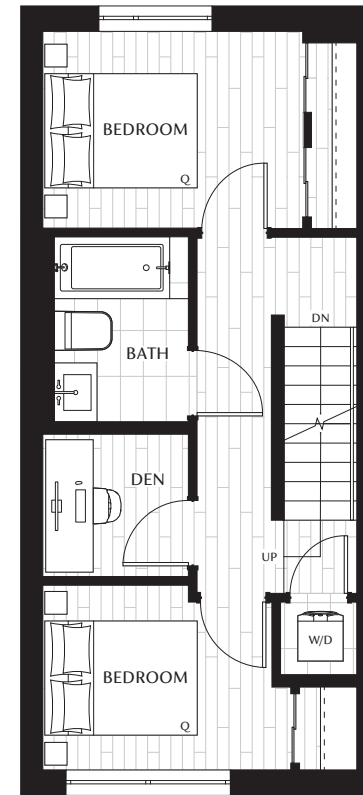
TOTAL: 2,102 - 2,120 SF



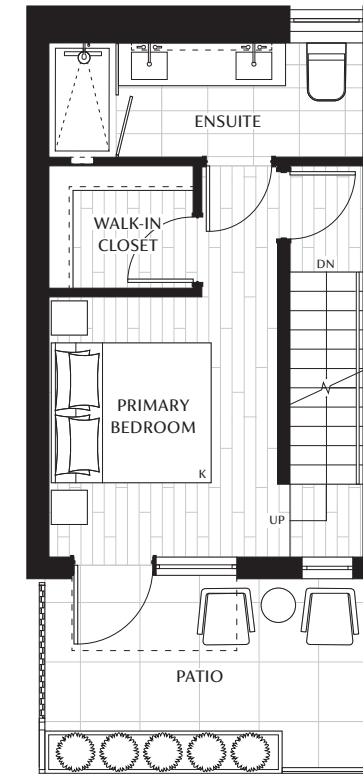
LOWER LEVEL



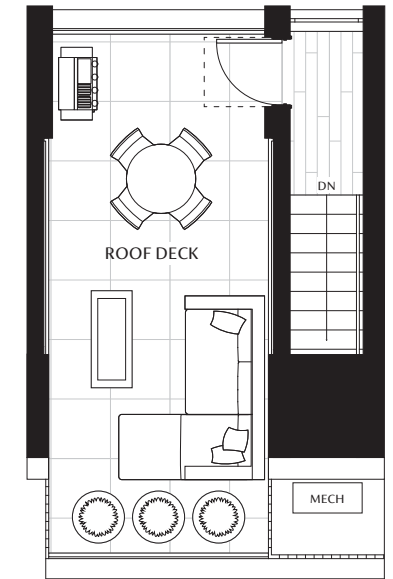
MAIN FLOOR



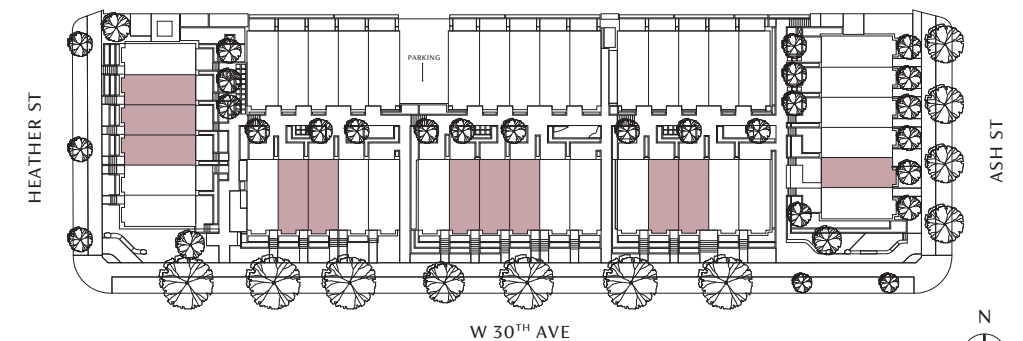
SECOND FLOOR



THIRD FLOOR



ROOFTOP



*LOWER LEVEL STAIRS ARE APPROXIMATE. SEE PARKING PLAN FOR STAIR DETAILS.



This is not an offering for sale. Any such offering can only be made with a disclosure statement. Interior and exterior furniture are not included. Size and dimensions may vary. In the event of any discrepancy, the final strata plan will prevail, as provided in the disclosure statement. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

2 BEDROOM + FLEX 2 BATH

Live large with an expansive rooftop patio and endless views. This layout features a more compact floor plan inspired by single family living for open spaces and more room to move and live.



1. Direct access from parkade to your home
2. Private storage room
3. Private roof top deck and rear patio for entertaining
4. Elevated rear patios above street level
5. Flex room on main floor for additional space for storage, pantry or office
6. Space enough for a king bed in the primary bedroom and queen bed in secondary bedroom
7. EV parking stall

GRACE

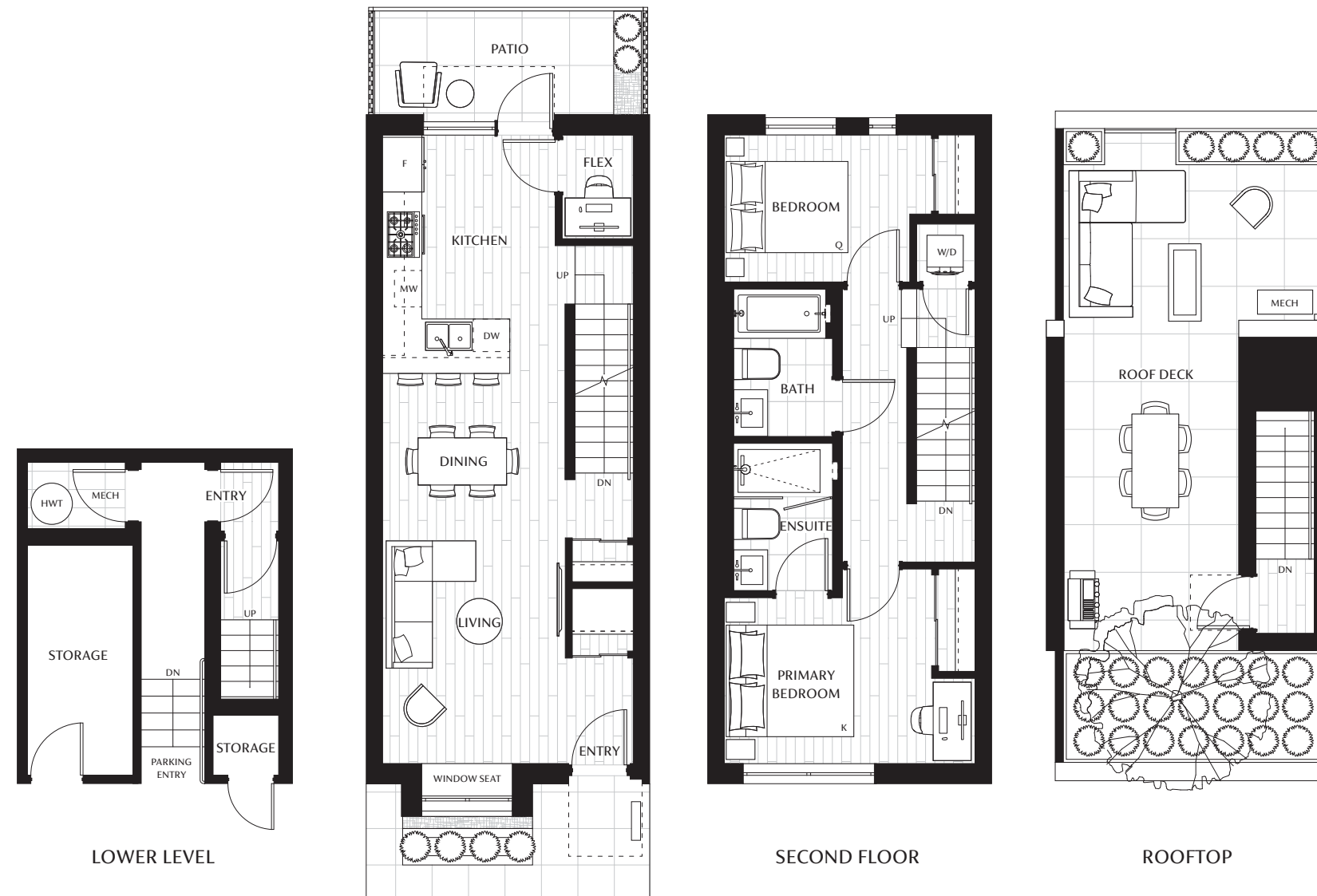
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B1 PLAN

2 Bedroom + Flex
2 Bath

Interior: 1,243 - 1,252 SF
Exterior: 503 - 509 SF
Storage: 82 SF

TOTAL: 1,828 - 1,843 SF

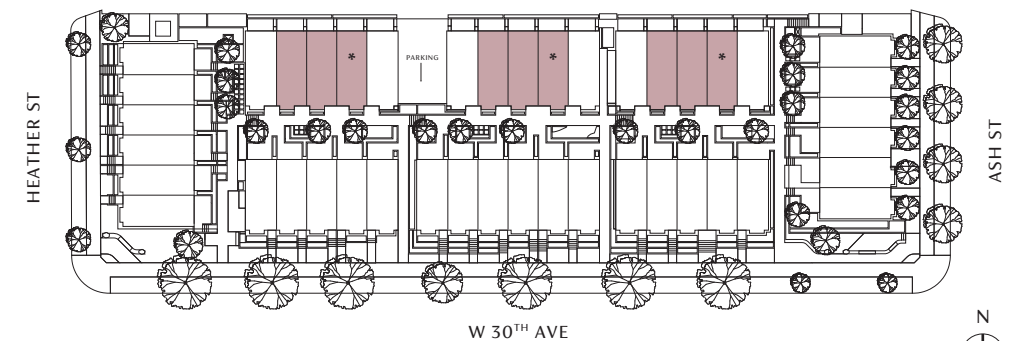


LOWER LEVEL

MAIN FLOOR

SECOND FLOOR

ROOFTOP



*SOME PLANS ARE MIRRORED. LOWER LEVEL STAIRS ARE APPROXIMATE. SEE PARKING PLAN FOR STAIR DETAILS.



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SITE PLAN

Legend

- A1**
3 Bedroom + Den
2.5 Bath
- A2**
3 Bedroom + Nursery
2.5 Bath
- B1 B2 B3**
2 Bedroom + Flex
2 Bath



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FEATURES



SINGLE FAMILY-INSPIRED LIVING ON VANCOUVER'S WESTSIDE

- 43 westside townhomes in Vancouver's Queen Elizabeth neighbourhood
- Ideally located on a quiet tree-lined side-street in a mature single-family neighbourhood
- A perfect balance of 3 Bedroom + Nursery, 3 Bedroom + Den, and 2 Bedroom + Flex classic townhomes where neighbours are side by side and not above or below
- Convenient direct access to your home from the street or courtyard
- Individual street addresses
- Timeless brick exterior with dark contemporary window frames mirror the single-family architecture of this storied neighbourhood
- Direct access to all homes from the parkade with adjacent storage rooms for each home
- Manicured courtyard landscaping creates a seamless transition between private and public spaces

SINGLE FAMILY-INSPIRED INTERIORS

- Large format front door with contemporary vertical window
- Energy efficient air-conditioning and HRV for year-round comfort and enhanced air quality
- Choice of two elegant colour palettes: Ash and Heather
- Ceiling Heights:
 - 3 Bedroom + Den/Nursery - 9' on main and third floor and 8' on second floor
 - 2 Bedroom + Flex - 9' on main and second floor
- Warm recessed pot lights in the ceiling on each level
- Wide plank engineered hardwood floors throughout each home including the bedroom and stairs

- Ground floor patio directly adjacent to kitchen to maximize indoor-outdoor living
- Bay window seat in the living room in each home
- Ample storage opportunities in every home so that everything has its place
- Sleek roller blinds for each exterior window, including black-out roller blinds in the bedrooms
- Family-sized LG Front load washer and dryer on the second level
- 3-bedroom homes each have a walk-in closet in the primary suite, complete with closet organizers and motion activated lighting

KITCHENS

- Modern quartz countertop and backsplash
- Flat panel kitchen cabinets with wood grain lowers and white uppers
- Fisher & Paykel full size appliance package:
 - 36" integrated French door fridge with bottom freezer
 - 30" 5 burner gas cooktop
 - 24" integrated dishwasher
 - 30" built-in oven
- Panasonic microwave with stainless steel trim kit
- Convenient Faber pull-out hood fan
- Grohe pull-down kitchen faucet with dual function stream and spray
- Modern double bowl Blanco Silgranit undermount sink
- Handy kitchen organizers:
 - Cutlery and utensil organizer and divider
 - Sliding pantry pull-out with spice rack and storage baskets
 - Corner two tier pull-out storage optimizer
 - Under-sink waste and recycling organizer

BATHS

Ensuite Bathroom

- Floor to ceiling tile including tiled shower base with linear drain
- Expansive ensuite shower with glass enclosure and built-in niche
- Grohe brushed nickel hand-held shower wand and rain-head
- Stunning quartz countertops
- Contemporary wall-mounted two handle faucet in brushed nickel finish
- Floating vanity with side-by-side undermount sinks with lower shelving and motion-controlled recessed lighting
- Mirrored backlit medicine cabinet
- Grohe elongated toilet with soft close seat and cover
- NuHeat underfloor heating

Shared Bathroom

- Deep contemporary bathtub with glass partition featuring a tiled bathtub skirt and tiled surround
- Grohe brushed nickel single-handle vanity faucet
- Grohe brushed nickel adjustable shower wand
- Grohe elongated toilet with soft close seat and cover

Powder Room

- Grohe elongated toilet with soft close seat and cover
- Continuous hardwood flooring for seamless transition from living area
- Statement feature wall with floor to ceiling tile

PEACE OF MIND

Exterior & Interior

- Secure NEST smart video doorbell for front door
- Satin nickel Taymor mortise lock set with integrated lever and deadbolt
- Finished monitor-ready security system for every home
- Advanced temperature and humidity control
 - Split system air source heat pump to both heat and cool
 - Heat recovery unit to minimize energy consumption while heating the home
 - Zone-control thermostats
- Individual hybrid electric heat pump hot water tanks in each home
- EV-ready parking spots

Landscaping and Plantings

- Elegant, well-manicured landscape plan
- Convenient seating areas within the courtyard for interacting with friends and neighbours
- On-site children's play area
- Built-in irrigation system
- Thoughtful plantings located along the street front, courtyard, and rooftops help with environmentally friendly stormwater management system

Green Building Standards

- Built to Vancouver's Green Building Policy, Low Emissions Green Buildings Pathway which requires a high level of insulation, air tightness, and energy efficiency, and also increases the comfort level of the home

QUALITY

- Proudly developed by locally owned Vicini Homes
- Industry leading warranty coverage with a Traveler's 2-5-10 Warranty



KAI, VANCOUVER WEST

Vicini means “neighbour” in Italian, and we believe in being a good neighbour. Like any good neighbour, we care about contributing to our community in a positive way. Vicini Homes represents the residential development arm within Conwest. We pride ourselves on being a focused and passionate group driven to build market-leading communities throughout the Lower Mainland.



Our parent company, Conwest, is locally owned with over 35 years delivering industrial, commercial and residential projects, including social purpose development. Committed to delivering quality, innovation, and value, Conwest is built on a foundation of long-term relationships, superior customer experience, and integrity in everything we do.

SHAPE Architecture Inc.

“Contemporary architecture with elegant proportions and timeless materials create an engaging rhythm along the streetscape and courtyard. With a welcoming feel achieved by layering building design with landscape, we wanted to create a beautiful community with a sense of permanence.”

- Thoughtfully Crafted
by Shape Architecture

HOUSE OF BOHN

“GRACE - Elegance and Beauty of Form. Ash and Heather are two finely curated colour palettes with the perfect balance. Modern tone on tone elements with contemporary interior architecture make the homes feel undeniable graceful.”

- Professionally Designed
by House of Bohn

GRACE

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GraceWestside.com



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