



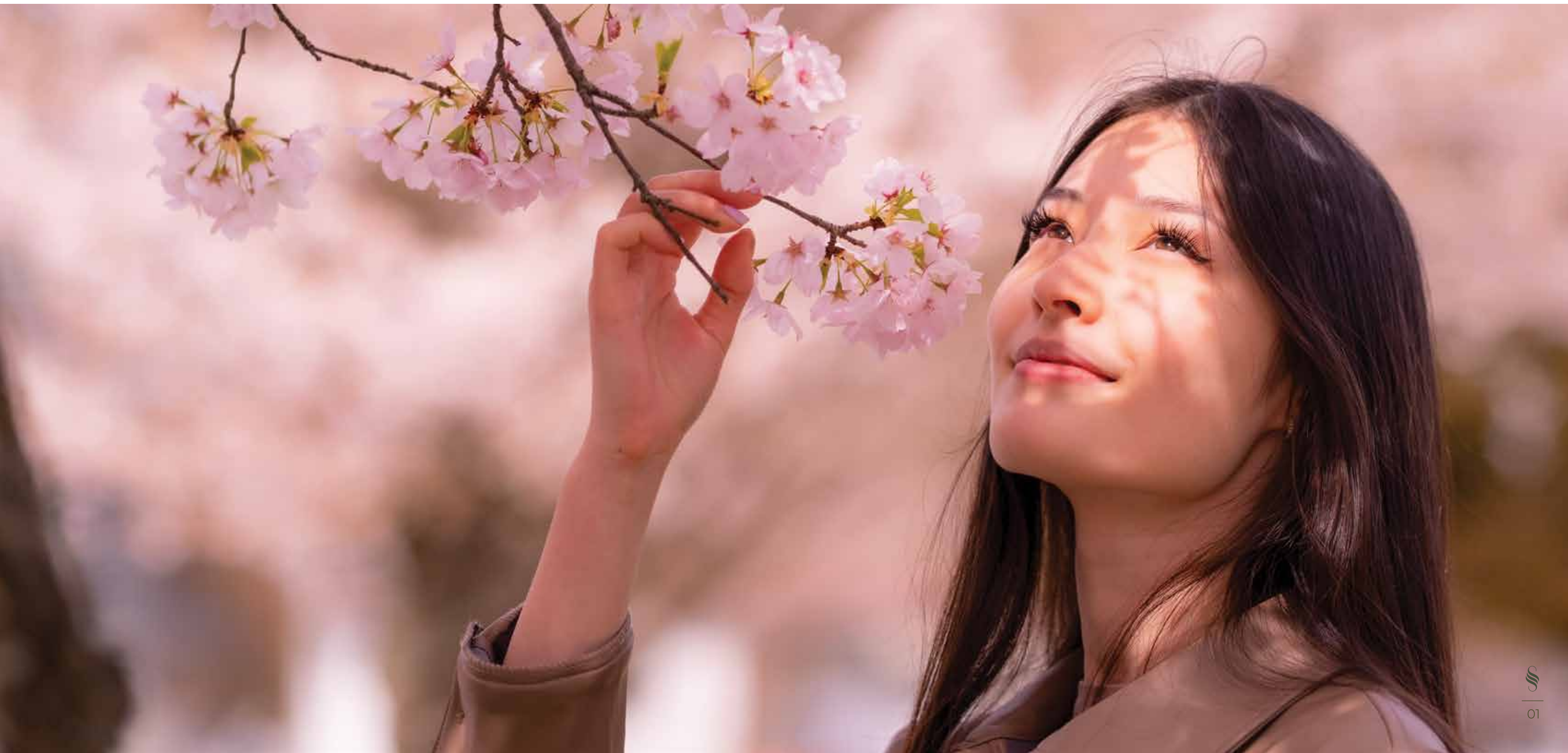
SAVANNAH  
ON WINONA PARK

*Exclusive Preview Package*

Home at Savannah.

*Time Feels Different Here.*

**S**avannah is a sanctuary. It's a place where you can have the best of both worlds: urban vibrancy and reflective retreat. It's steps away from everything that will enrich your world and keep you connected to what matters. It's a place of charm, elegance and peace, together with everything that you'll love about Westside living. Savannah invites you to slow down and breathe in the blossoms.





Preferred Realtor Partner Offering

## *Congratulations, You Are One Of Our Preferred Realtors.*

As a reward you will receive the following benefits:

- Priority access for your clients
- Private preview at the Presentation Centre before the public opening
- Priority pricing
- Priority home selection

Savannah Offering

## *36 Georgian Inspired Parkside Townhomes.*

- Located 1-block off Cambie on a quiet tree-lined street overlooking scenic Winona Park
- A 7-minute walk to Marine Gateway Plaza and Canada Line Station offering easy access to downtown Vancouver, Richmond and everything in between
- A short stroll to Langara Golf Course and walking trails
- Access to Vancouver's best schools – Sir Winston Churchill Secondary and Sexsmith Elementary
- A home for every buyer: 1, 2 and 3 bedroom townhomes and garden flats
- Designed and built to green building standards

Westside Living.

# South Cambie Convenience.



Outside your door  
*Winona Park*

7 minute walk  
*Marine Gateway Plaza  
& Skytrain Station*

10 minute drive  
*Richmond  
Centre*

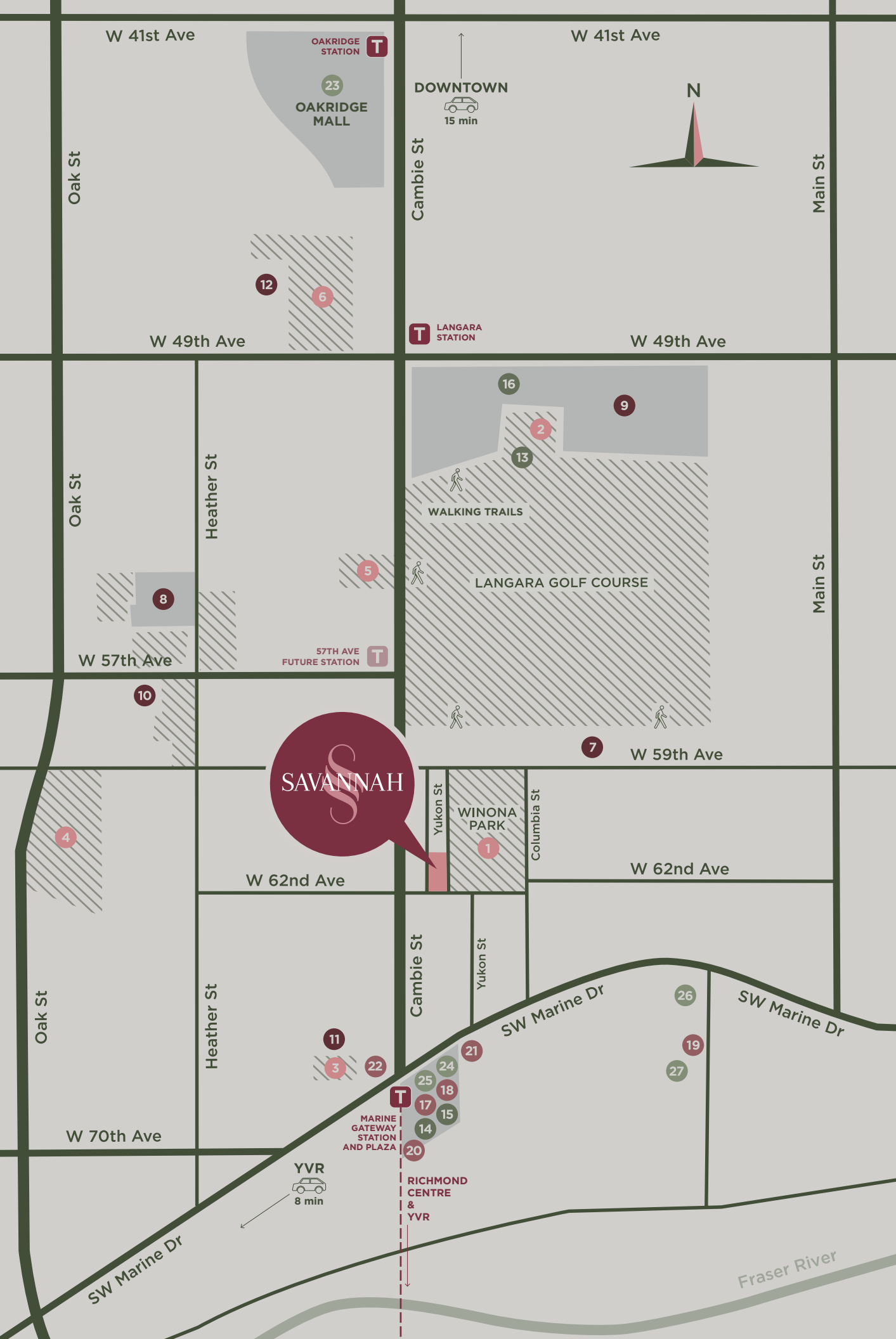
3 minute walk  
*Langara  
Walking Trails*

5 minute walk  
*Langara  
Golf Course*

8 minute drive  
*YVR*

7 minute walk  
*Future Skytrain  
Station*





Connected to what matters most.

## Parkside Living With Urban Amenities.

**T** Canada Line Stop

**T** Future Canada Line Skytrain Station

● **Parks**

- 1 Winona Park
- 2 Langara Park
- 3 Ash Park
- 4 Oak Park
- 5 Cambie Park
- 6 Tisdall Park

● **Schools**

- 7 Sexsmith Community Elementary and Pre-School
- 8 Sir Winston Churchill Secondary School
- 9 Langara College
- 10 Sir Wilfred Laurier Elementary School
- 11 École des Colibris
- 12 Annie B. Jamieson Elementary

● **Entertainment**

- 13 Langara Golf Course
- 14 Cineplex Cinema
- 15 Fitness World
- 16 YMCA

● **Restaurants**

- 17 Dublin Crossing
- 18 Pink Elephant Thai
- 19 Starbucks
- 20 Tim Hortons
- 21 Neptune Palace Seafood Restaurant
- 22 Joy Cafe

● **Shopping**

- 23 Oakridge Centre
- 24 T&T Supermarket
- 25 Liquor Store
- 26 Winners
- 27 Best Buy

	Outside your door <i>Winona Park</i>	3 minutes <i>Langara Walking Trails</i>	7 minutes <i>Marine Gateway Plaza &amp; Skytrain Station</i>
	5 minutes <i>Oakridge</i>	10 minutes <i>Richmond Centre</i>	15 minutes <i>Downtown Vancouver</i>
	2 minutes <i>Langara Golf Course</i>	8 minutes <i>YVR</i>	15 minutes <i>Downtown Vancouver</i>



01

Here are just a few of the South Cambie neighbourhood highlights, with Marine Gateway Plaza being only a 7 minute walk away. Choose between an idyllic 15 minute trail walk around Langara Golf Course, or a short scenic stroll to the SkyTrain station that connects you to downtown Vancouver, Richmond Centre and YVR. Be close to shopping, restaurants, the best schools, convenient public transit and the serenity and playgrounds of the surrounding parks.



02



03



04



05



06

- 01 *Marine Gateway Plaza*
- 02 *Winona Park*
- 03 *Winona Park Playground*
- 04 *Langara Walking Trails*
- 05 *Marine Gateway Skytrain*
- 06 *Sexsmith Community Elementary and Pre-School*

Room to relax and play.

## *Nature At Your Doorstep.*

**L**ocated directly across from Winona Park, Savannah's doors open to spectacular parkside views. Mature trees line these streets, providing shade and tranquility. Enjoy playing in the park or simply taking in the unique beauty of each season, especially the spectacular cherry blossoms each spring.



Unique architecture.

## *Georgian Inspired.*

*E*legant, beautiful and charming, Savannah brings contemporary Georgian architecture to this established Vancouver neighbourhood. Modern finishes and thoughtful details make Savannah a pleasure to behold. A mix of multi-level townhomes and garden flats are adorned with unique colours, window treatments, porches and doorways that allow for each home to have its own distinct personality, while still working together as one.







Function and privacy.

## *Every Home Is A Haven.*

Each 1, 2 and 3 bedroom home is designed to maximize interaction with its natural surroundings and to create a peaceful, private sanctuary.

### TOWNHOMES

- 01 *Private front door leading in from a secure courtyard*
- 02 *Integrated Fisher & Paykel appliances (includes 36" fridge/freezer)*
- 03 *Overheight ceilings*
- 04 *Overlooking quiet, tree-lined Winona Park*
- 05 *Individually controlled air-conditioning and heating*
- 06 *Flex space*
- 07 *Rooftop deck with gas bib*
- 08 *Private primary bedroom that fits a king bed*
- 09 *Large walk-in closet*
- 10 *5-piece ensuite with shower and soaker tub*

### GARDEN FLATS

- 01 *Expansive patio overlooking scenic Winona Park*
- 02 *Private parkside front door off quiet Yukon street*
- 03 *Overheight ceilings*
- 04 *Integrated Fisher & Paykel appliances (1-bed 24" package, 2-bed 30" package)*
- 05 *Individually controlled air-conditioning and heating*

Elegant Interiors.

## *Modern Classic.*

Whether you choose to customize your interior in the light or dark colour palette, the clean, contemporary design of the living spaces exude elegance. Each home has overhead 9' ceilings in the main living area to add a generous sense of space, and oversized double-pane windows to bring in natural light and fresh air. There is durable, engineered wood flooring throughout the kitchen, living and dining area, plus recessed lighting, satin brass hardware and crown mouldings to add to the charm of the space. Spacious patios or decks expand your living area and provide contact with the serene neighbourhood setting.



Modern luxuries.

## *Attention To Detail.*

**L**uxuriate in the beauty of the modern bathroom. Enjoy hand-picked details like quartz countertops, wood grain cabinets and brushed-brass accessories. Style meets practicality with easy-to-clean porcelain floors and a walk-in shower base. Relax in the soaker-style tub, while the under-cabinet lighting creates just the right ambiance for rejuvenation and relaxation.



Wake up to a charming vista.

## *Sleeping Quarters.*

**W**ake up to start your day refreshed in the clean, cosy comfort of a Savannah bedroom. Step out of bed in style to welcome the day. Each townhome primary bedroom features a sliding door to a private roof deck, large walk-in closet and 5 piece ensuite with double sink, soaker tub and porcelain tiled shower.



Savannah cares about details.

## Beauty and Function.

### South Cambie Charm

- Located 1-block off Cambie on a quiet tree-lined street overlooking the scenic Winona Park
- A 5-minute walk to Marine Gateway Plaza and Canada Line Station offering easy access to downtown Vancouver, Richmond and everything in between
- A short stroll to Langara Golf Course and walking trails
- Access to Vancouver's best schools – Sir Winston Churchill Secondary and J.W. Sexsmith Elementary

### Designed To Stand Out

- A charming collection of 36 parkside townhomes and garden flats
- Georgian inspired architecture by award-winning firm, Formwerks
- Adorned with unique colours, window treatments, porches and doorways that allow for each home to have its own distinct personality
- Timeless interior designed spaces with clean and elevated materials

### Considered Living Spaces

- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- High efficiency air ventilation system in each home
- Spacious patios or decks expand your living space
- Overheight 9' ceilings on main living area adding to the generous sense of space
- Clean, contemporary interiors by More Design
- Customize your home with one of two colour palettes: Light and Dark
- Oversized double-pane windows bring the outside light and fresh air into your home.
- Durable and contemporary engineered wood flooring throughout kitchen, living and dining
- High quality wool blend carpeting in bedrooms
- Crown moulding adding to the elevated living experience
- Timeless satin nickel door hardware throughout
- Flex spaces for working from home (applicable in most townhomes)
- Recessed lighting in the kitchen, bathroom and hallways
- Contemporary roller shades for natural light control
- Custom MDF shelf with rod in all closets ensures plenty of storage

- Solid-core home entry door with privacy lock
- Energy efficient front-loading washer and dryer
- Gas bibs on all patios and decks

### Intelligently Designed Kitchens

- Premium Fisher & Paykel stainless steel appliance package including:
  - 1 Bedroom Homes:
    - 24" refrigerator / freezer with fully-integrated panel to match cabinetry
    - 24" 4-burner gas cooktop
    - 24" self clean convection wall oven
    - 24" fully integrated dishwasher to match cabinetry
  - 2 Bedroom Homes:
    - 30" refrigerator / freezer with fully-integrated panel to match cabinetry
    - 30" 5-burner gas cooktop
    - 30" self clean convection wall oven
    - 24" fully integrated dishwasher to match cabinetry
  - 3 Bedroom Homes:
    - 36" refrigerator / freezer with fully-integrated panel to match cabinetry
    - 30" 5-burner gas cooktop
    - 30" self clean convection wall oven
    - 24" fully integrated dishwasher to match cabinetry
- AEG concealed hood fan with LED lighting
- Panasonic microwave with built-in trim kit
- European-inspired low profile shaker cabinetry complete with soft-close drawers
- Beautiful and durable calacatta quartz countertop and backsplash
- Under-cabinet LED lighting for well-lit kitchen prep
- Large undermount single bowl sink in 1 bedroom homes
- Large undermount double bowl sinks in 2 bedroom homes and townhomes
- Sleek Kohler Purist dual spray, pull-out faucet for easy clean up
- Satin brass hardware throughout

### A Better Bathroom

- Beautiful and durable quartz countertop
- Porcelain floor and wall tiles for easy cleaning in primary bath and ensuite

- Wood grain cabinetry with soft-close doors
- Kohler brushed modern brass faucets and accessories in all bathrooms
- Kohler undermount rectangular sink for a sleek modern look
- Kohler modern wall-mount sink in all powder rooms
- Relaxing soaker-style bathtub in main bathrooms
- Frameless glass shower door and enclosure in ensuite
- Convenient tiled niche in ensuite shower
- Kohler brushed modern brass rain shower head and handheld wand in ensuite
- Easy-to-clean walk-in shower base in ensuite
- Kohler soft-close, dual-flush, eco-friendly toilet in all bathrooms
- Under cabinet lighting to ensure just the right ambiance
- Mirrored medicine cabinet providing extra storage

### Exemplary Extras

- Landscaped courtyard with wood benches for socializing with your neighbours
- Intercom at entrance with secure FOB access system
- Gated underground parking with secure FOB access
- Easily accessible and secure bike storage rooms
- Future electric car charging capabilities for all residential parking stalls (upgrade available)
- Hardwired smoke detectors in all homes
- Fully sprinklered, fire-protected building with annunciator panel
- Convenient recycling and garbage disposal room

### New Home Warranty (Two + Five + Ten)

- Comprehensive Home Warranty
  - 2-Year Coverage: materials and workmanship
  - 5-Year Coverage: high-efficiency building envelope
  - 10-Year Coverage: structural materials and labour

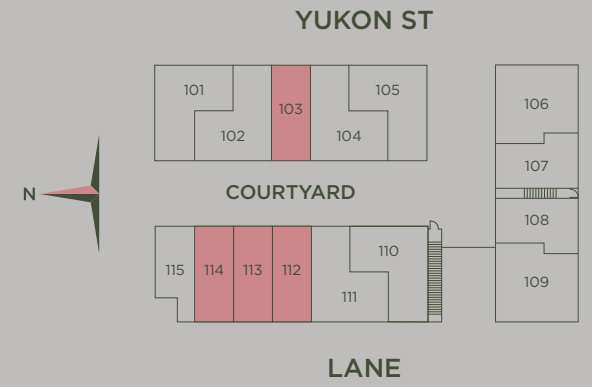
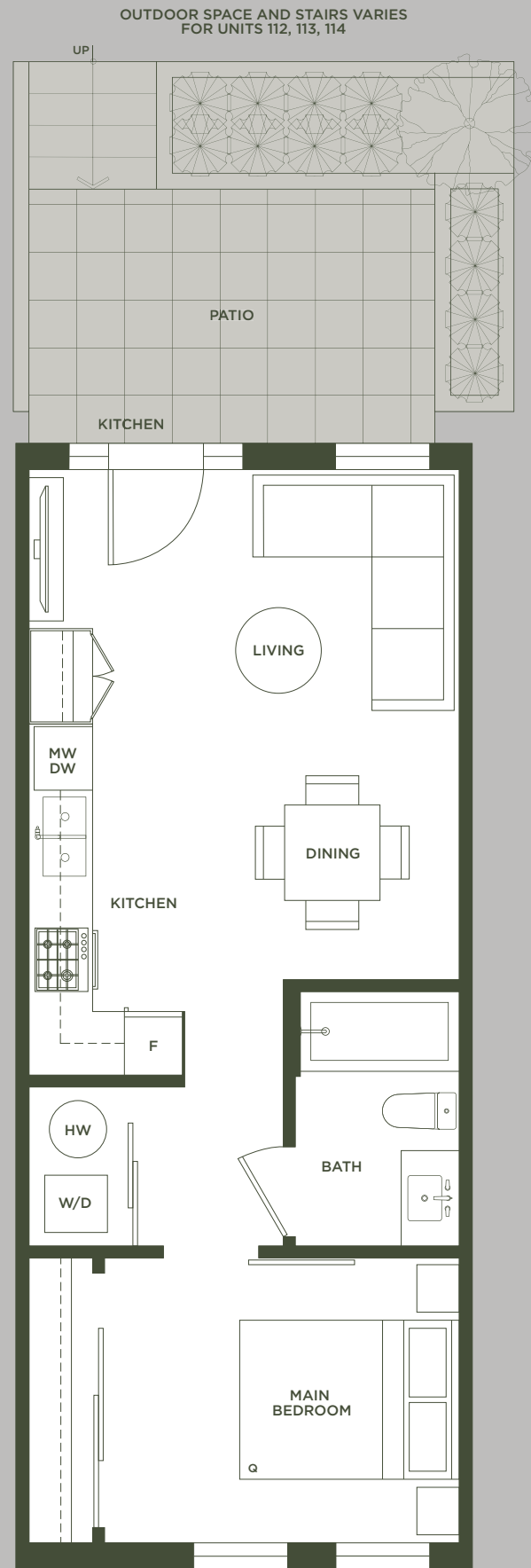
### Green Building Initiatives

- Savannah has been designed to green building standards with numerous sustainability features, increasing the comfort and energy efficiency of every home.

# A2

## GARDEN FLAT 1 BEDROOM | 1 BATHROOM

INTERIOR: 500 SQ FT  
EXTERIOR: 90 - 100 SQ FT  
TOTAL: 590 - 600 SQ FT



FLOORPLANS | GARDEN FLAT

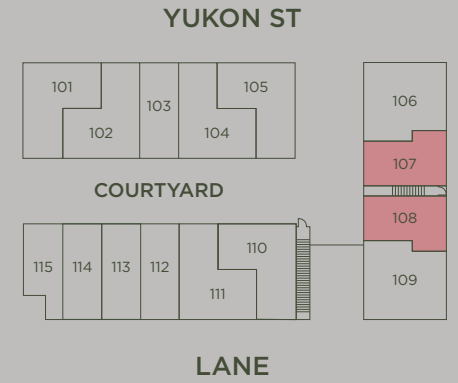


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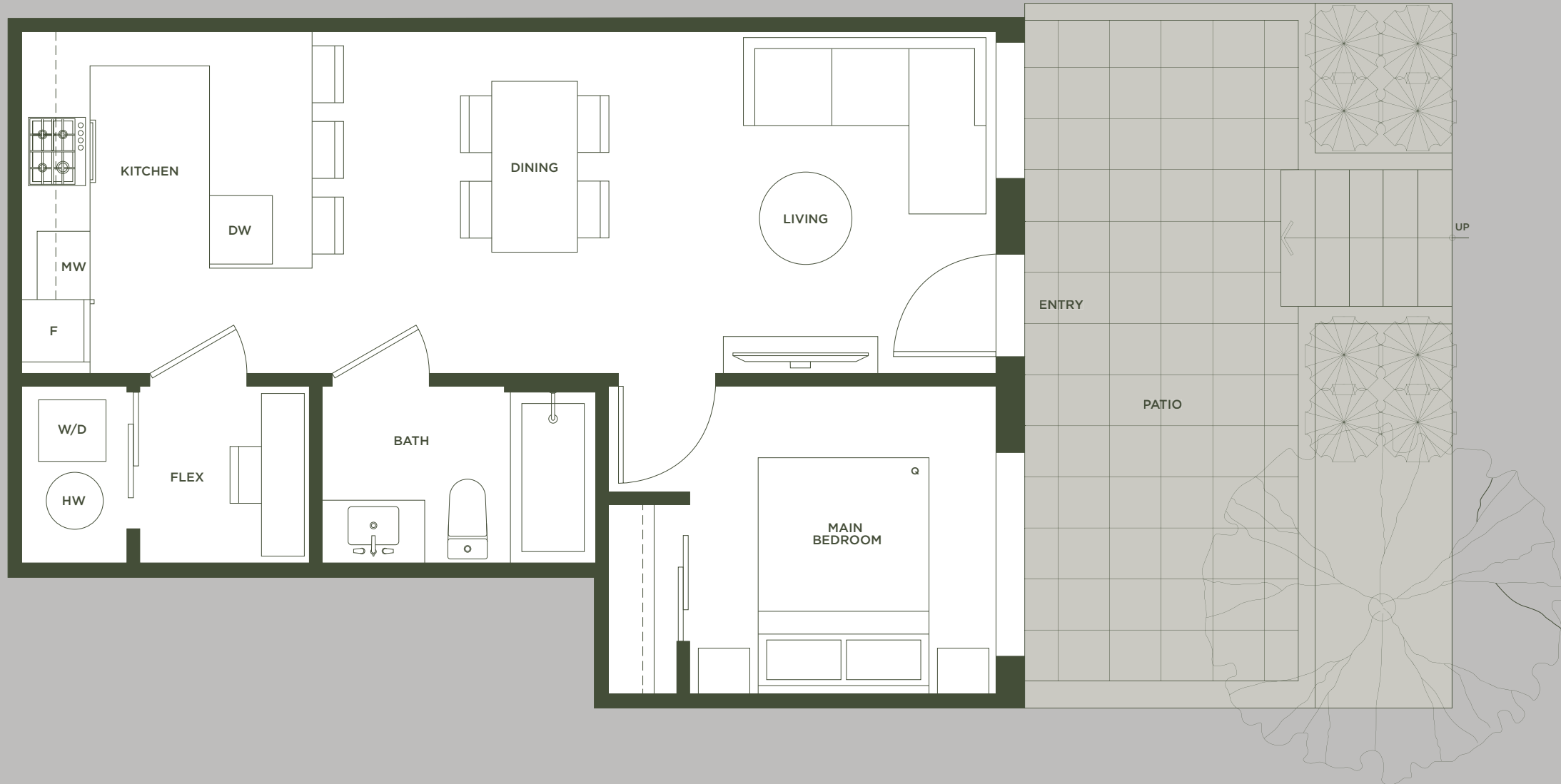
# A3

## GARDEN FLAT 1 BEDROOM + FLEX | 1 BATHROOM

INTERIOR: 540 SQ FT  
EXTERIOR: 140 SQ FT  
TOTAL: 680 SQ FT



FLOORPLANS | GARDEN FLAT



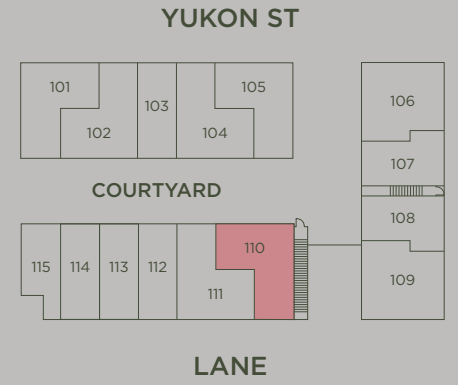
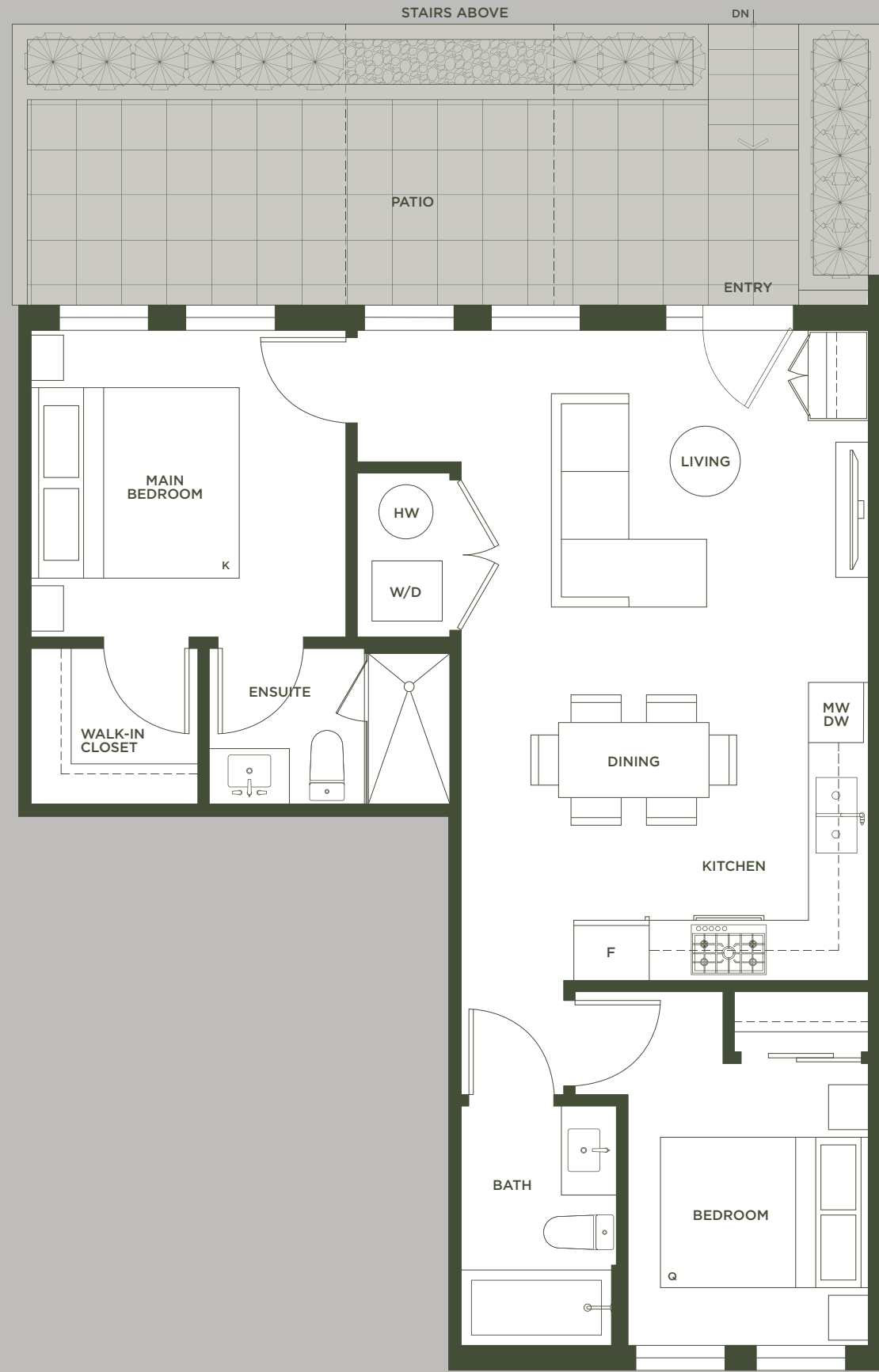
# DRAFT



# B1

## GARDEN FLAT 2 BEDROOM | 2.5 BATHROOM

INTERIOR: 750 SQ FT  
EXTERIOR: 170 SQ FT  
TOTAL: 920 SQ FT



DRAFT

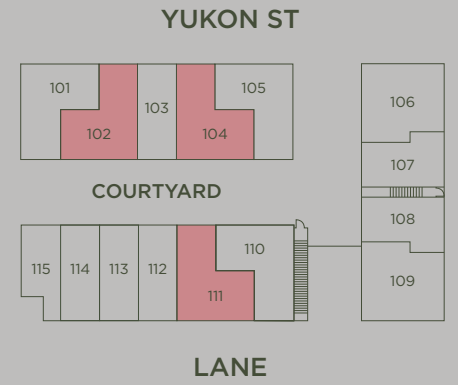
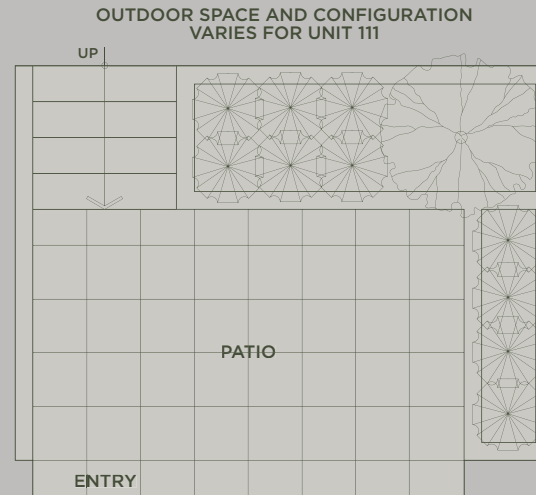




# B3

**GARDEN FLAT**  
2 BEDROOM | 2 BATHROOM

INTERIOR: 760 SQ FT  
EXTERIOR: 85 - 100 SQ FT  
TOTAL: 845 - 860 SQ FT



FLOORPLANS | GARDEN FLAT  
W 62ND AVE



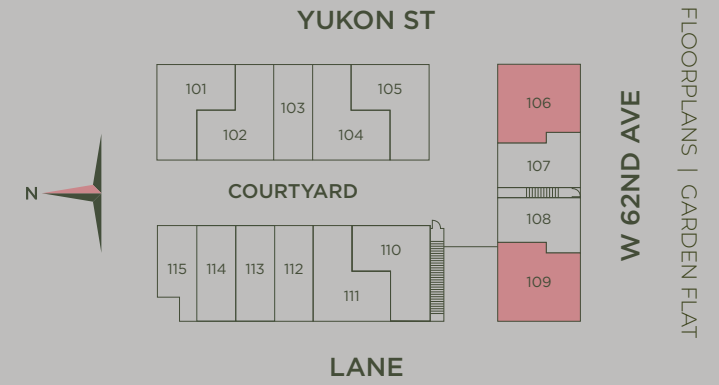
DRAFT



# B4

## GARDEN FLAT 2 BEDROOM + FLEX | 2 BATHROOM

INTERIOR: 815 SQ FT  
EXTERIOR: 140 - 155 SQ FT  
TOTAL: 955 - 970 SQ FT



# C1

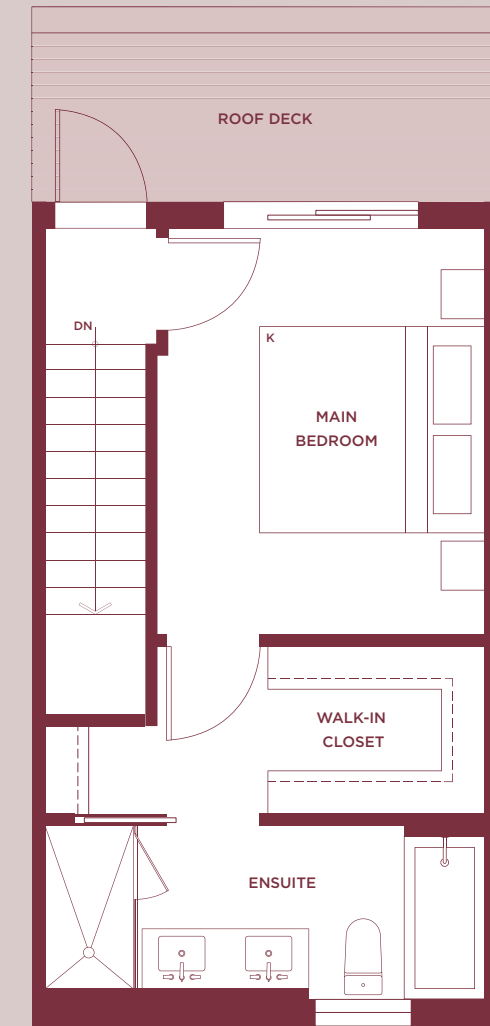
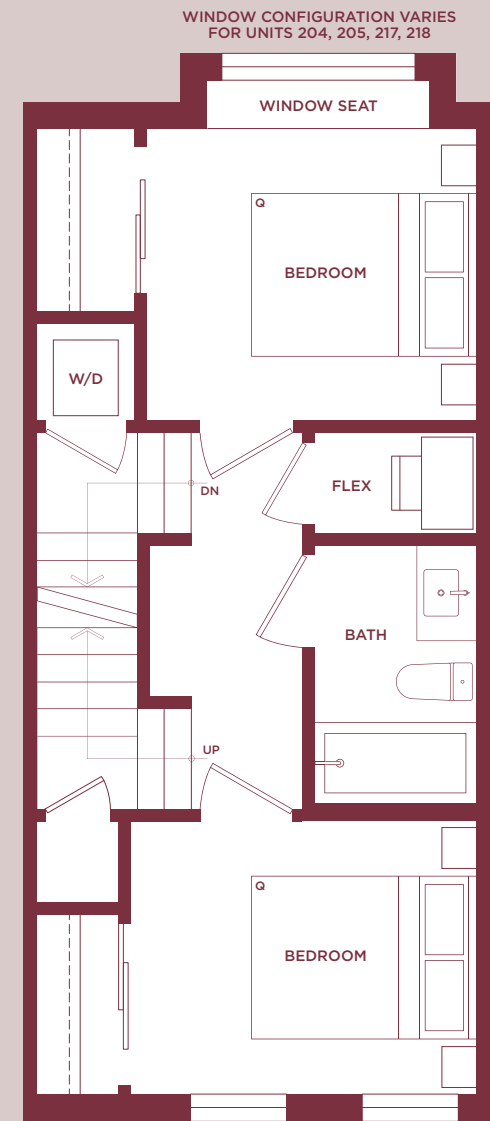
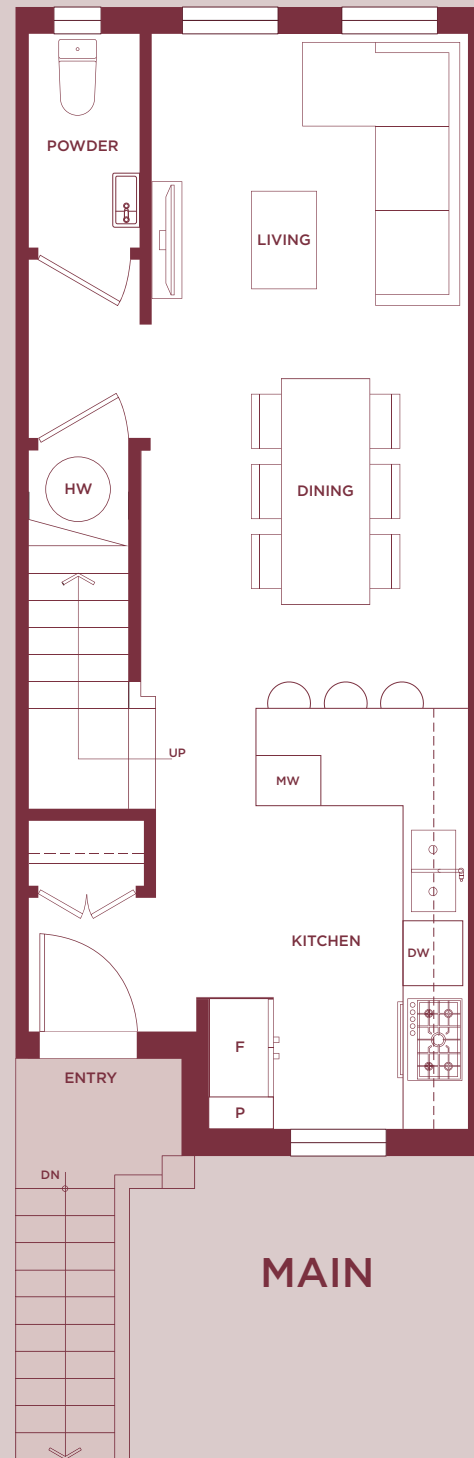
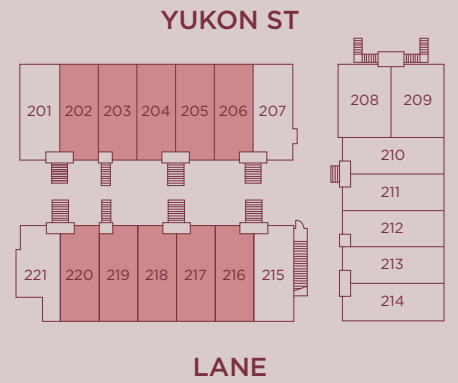
## TOWNHOME

3 BEDROOM + FLEX | 2.5 BATHROOM

INTERIOR: 1,285 - 1,300 SQ FT

EXTERIOR: 70 SQ FT

TOTAL: 1,355 - 1,370 SQ FT

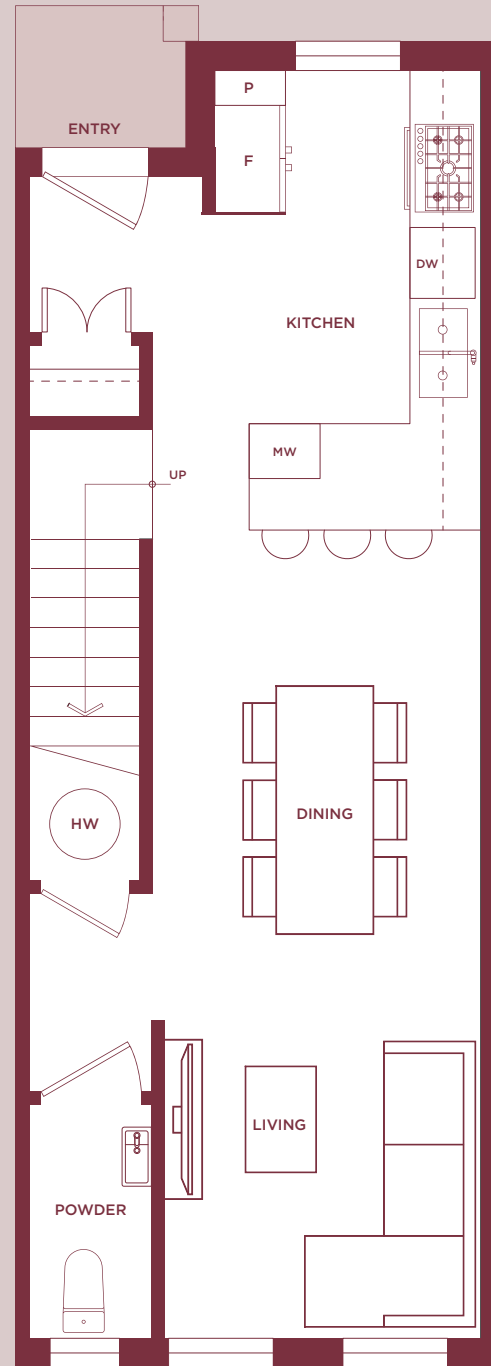


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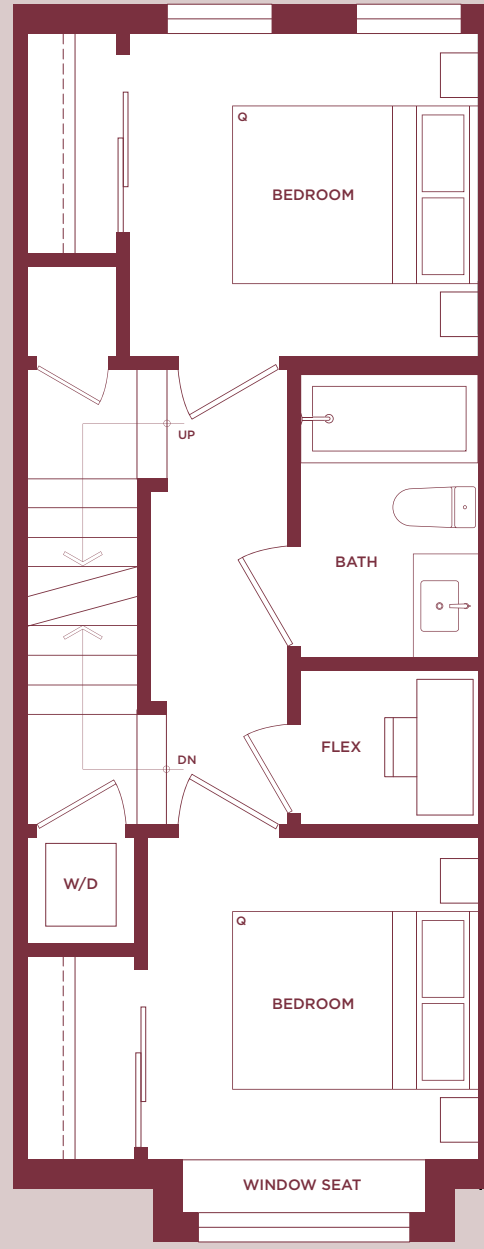
# C2

## TOWNHOME 3 BEDROOM + FLEX | 2.5 BATHROOM

INTERIOR: 1,290 - 1,300 SQ FT  
EXTERIOR: 70 SQ FT  
TOTAL: 1,360 - 1,370 SQ FT

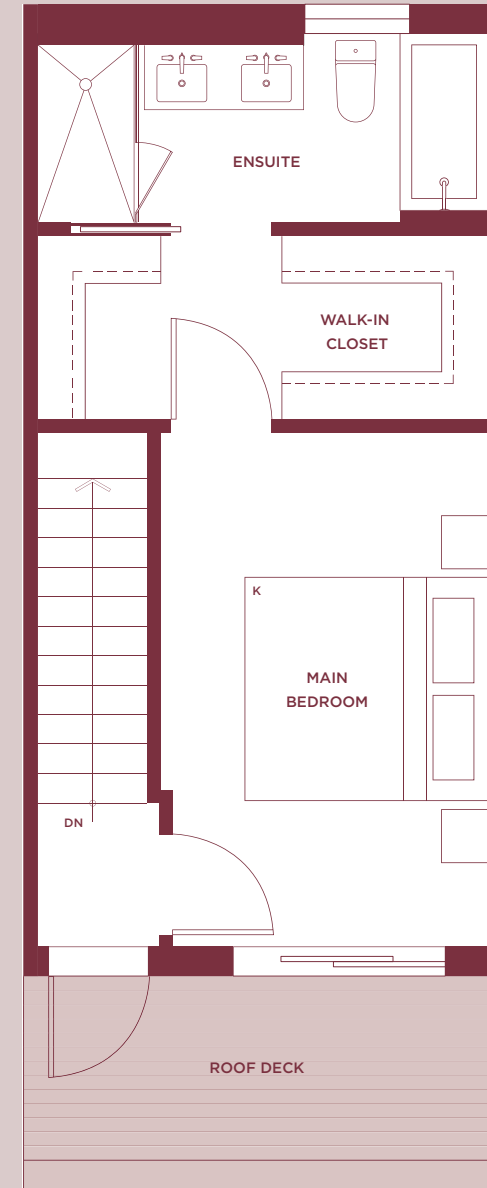


MAIN

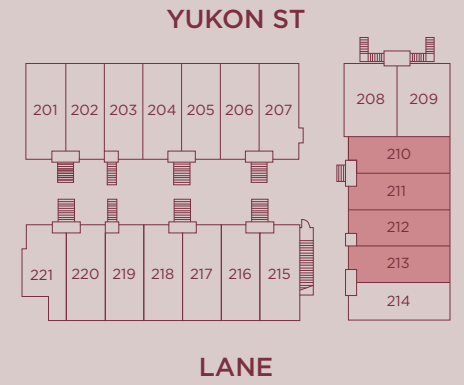


WINDOW CONFIGURATION VARIES FOR UNITS 210, 211, 212

SECOND



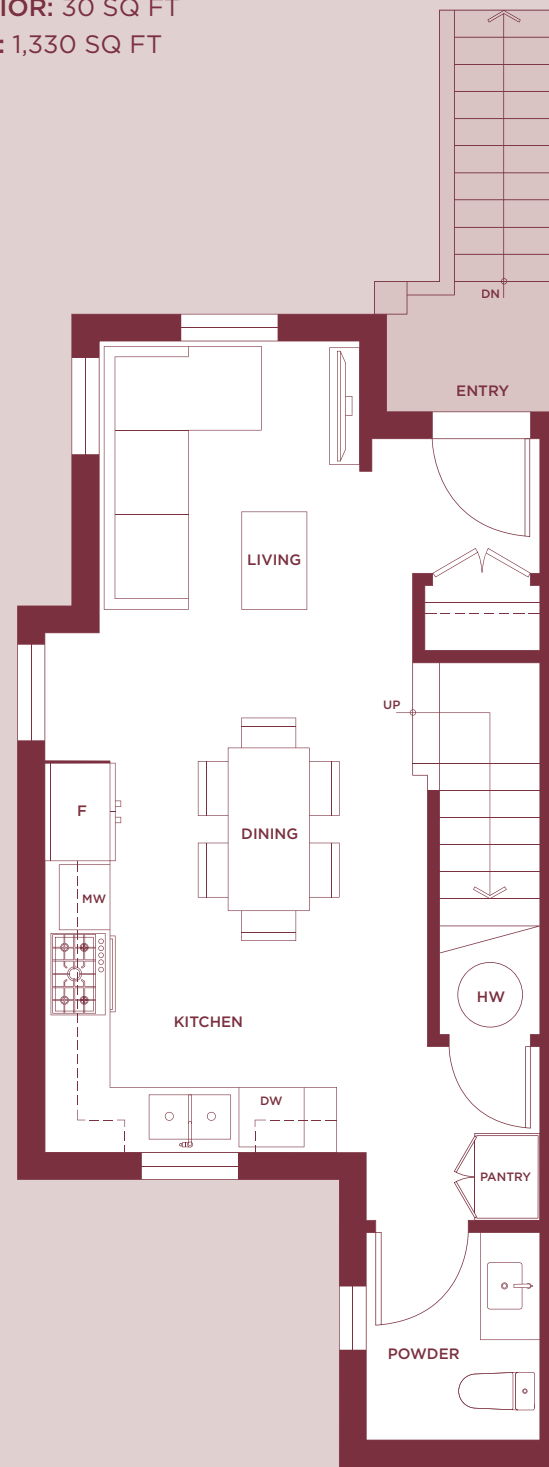
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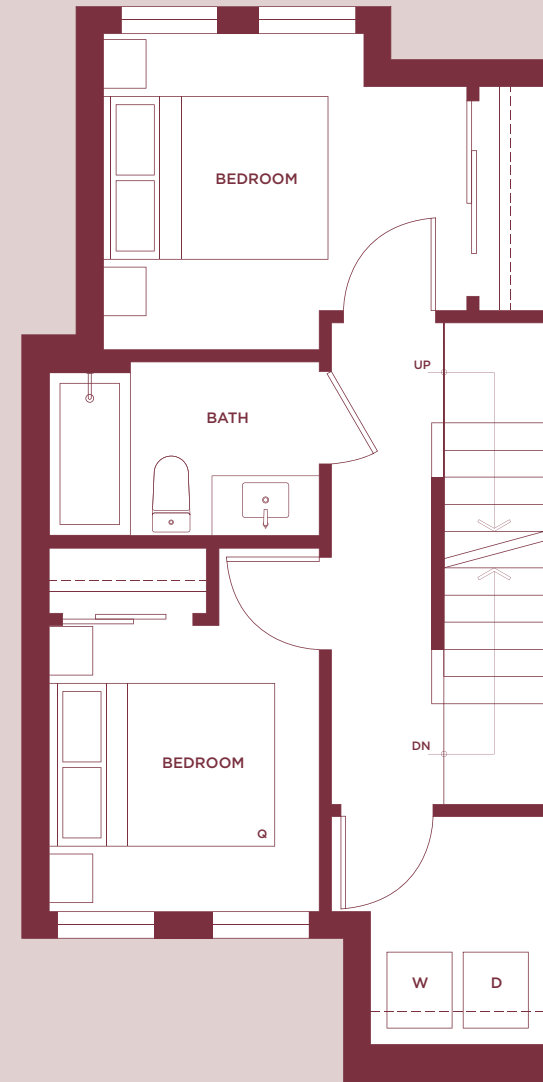
# C3

**TOWNHOME**  
3 BEDROOM | 2.5 BATHROOM

INTERIOR: 1,300 SQ FT  
EXTERIOR: 30 SQ FT  
TOTAL: 1,330 SQ FT



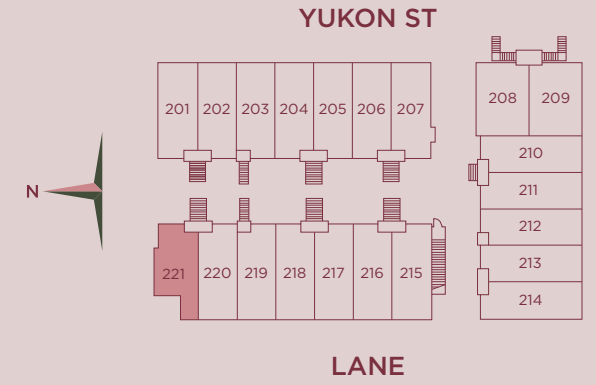
MAIN



SECOND



UPPER



FLOORPLANS | TOWNHOME  
W 62ND AVE



DRAFT



# C4

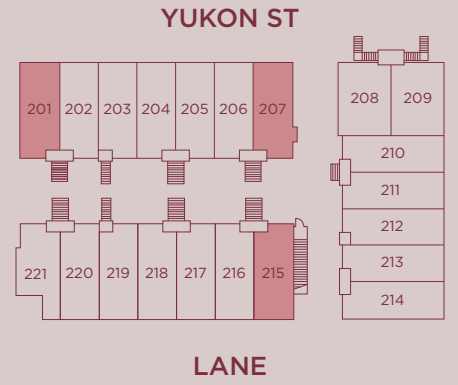
## TOWNHOME

3 BEDROOM + FLEX | 2.5 BATHROOM

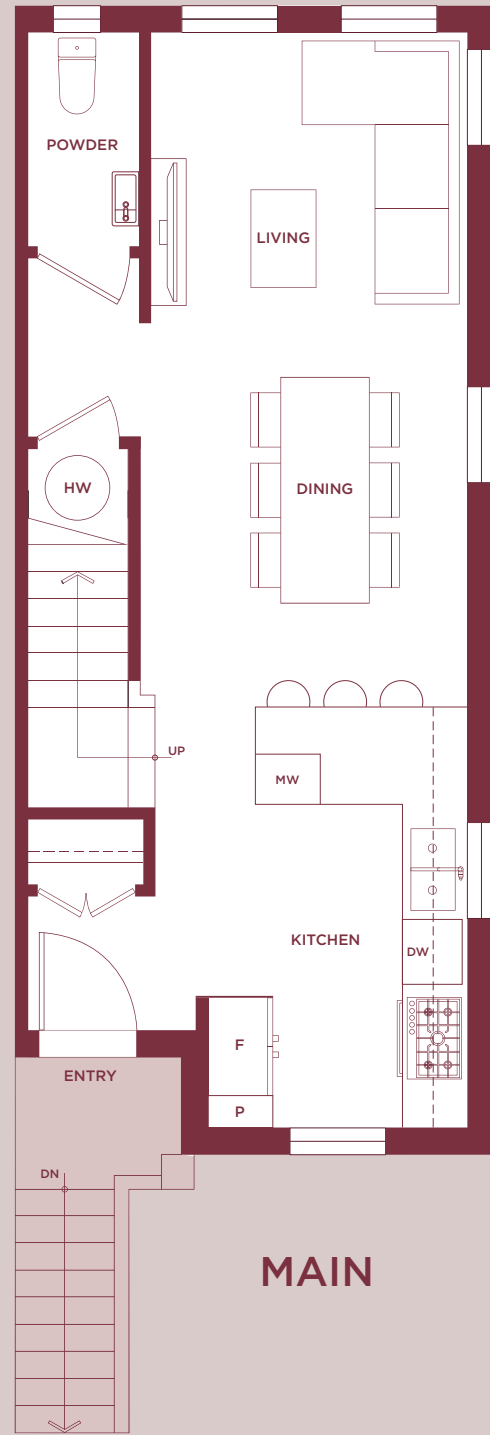
INTERIOR: 1,315 - 1,320 SQ FT

EXTERIOR: 70 SQ FT

TOTAL: 1,385 - 1,390 SQ FT

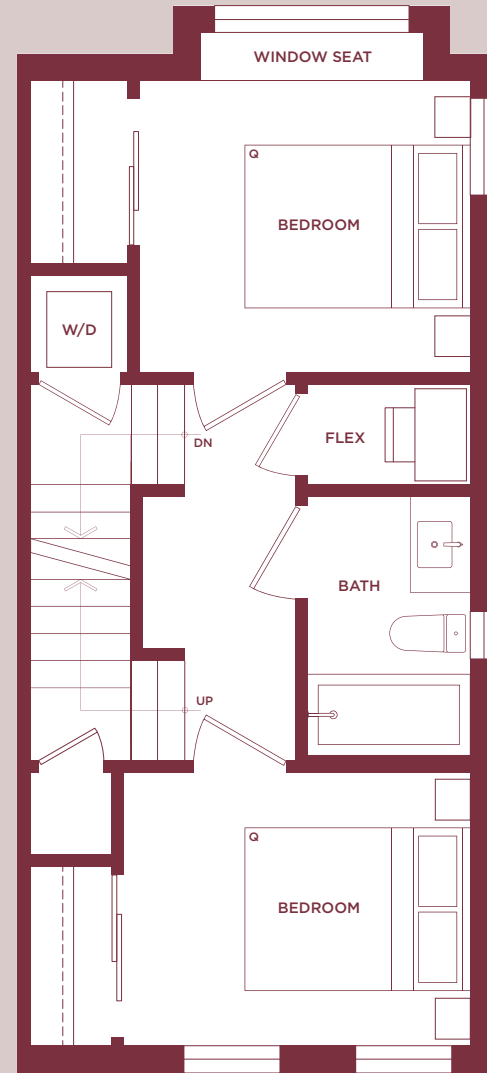


FLOORPLANS | TOWNHOME  
W 62ND AVE



WINDOW CONFIGURATION  
VARIES FOR UNIT 207

MAIN



SECOND



UPPER



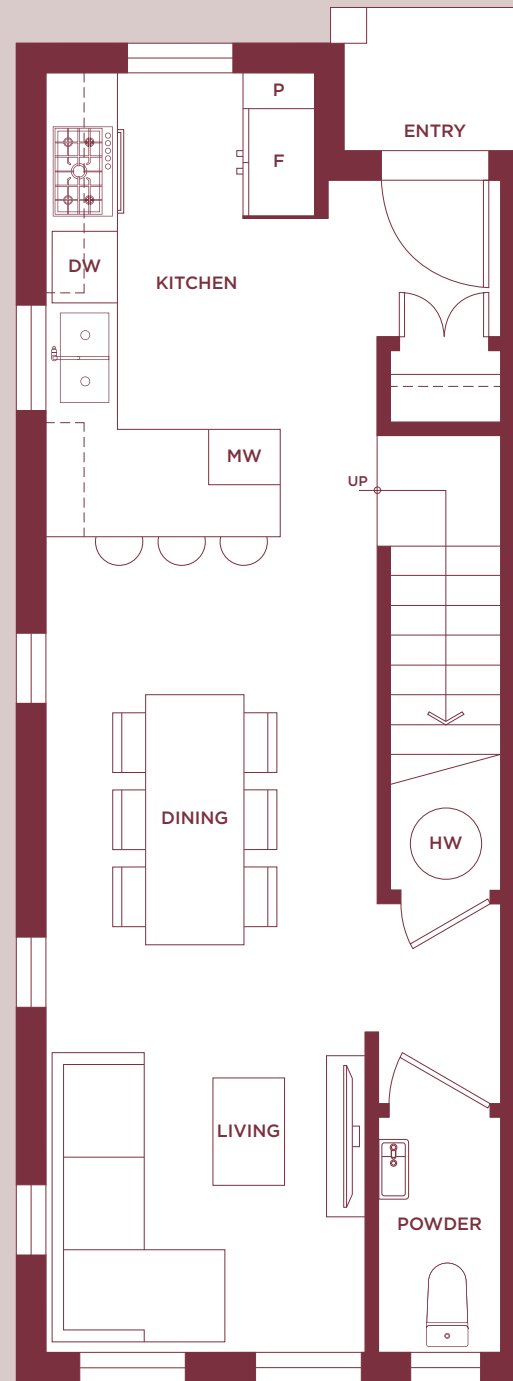
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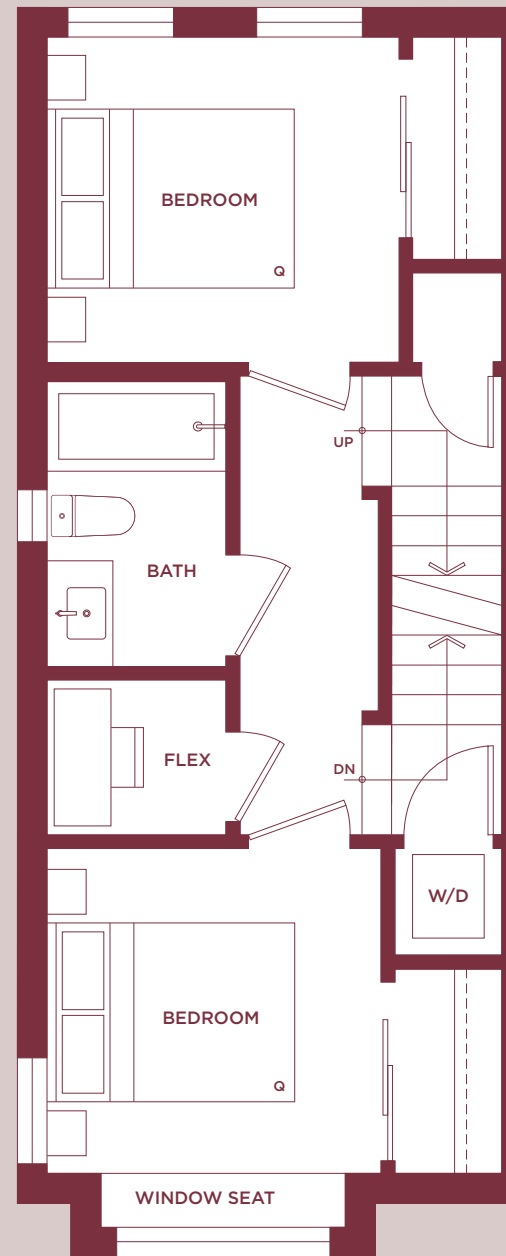
# C5

**TOWNHOME**  
3 BEDROOM + FLEX | 2.5 BATHROOM

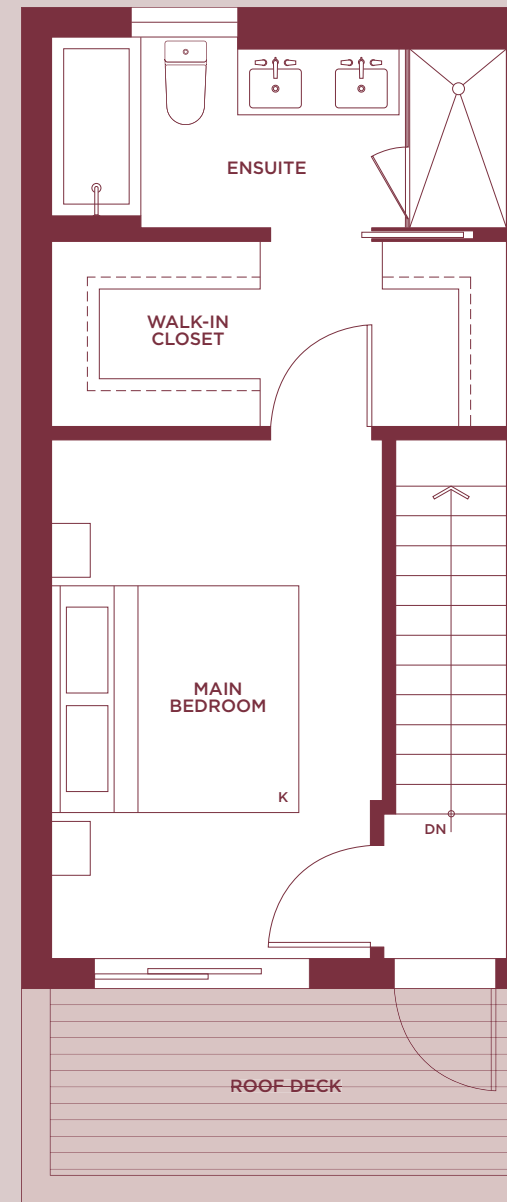
INTERIOR: 1,320 SQ FT  
EXTERIOR: 70 SQ FT  
TOTAL: 1,390 SQ FT



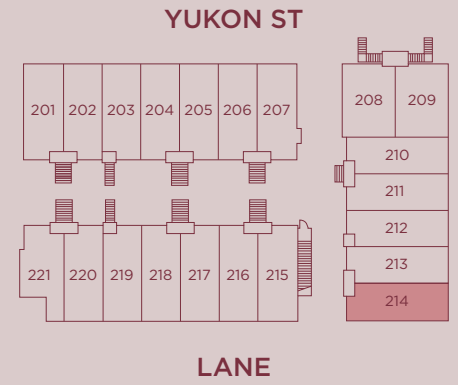
MAIN



SECOND



UPPER



FLOORPLANS | TOWNHOME  
W 62ND AVE



DRAFT

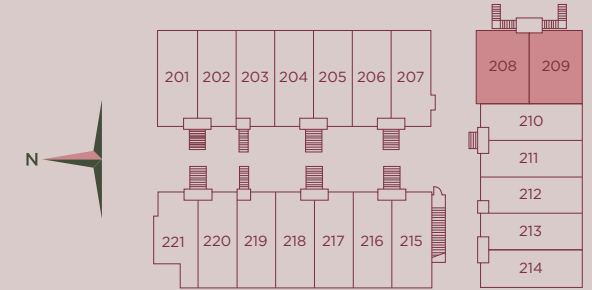


# C6

**TOWNHOME**  
3 BEDROOM | 2.5 BATHROOM

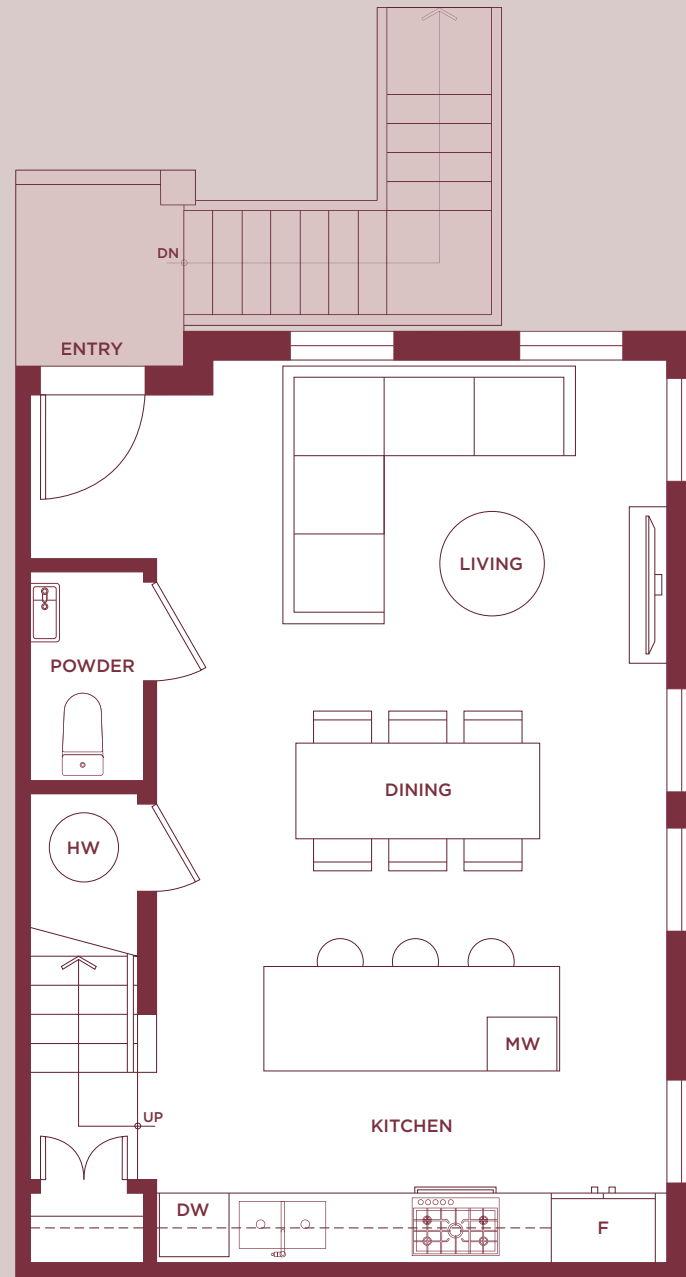
INTERIOR: 1,360 - 1,385 SQ FT  
EXTERIOR: 150 SQ FT  
TOTAL: 1,510 - 1,535 SQ FT

YUKON ST



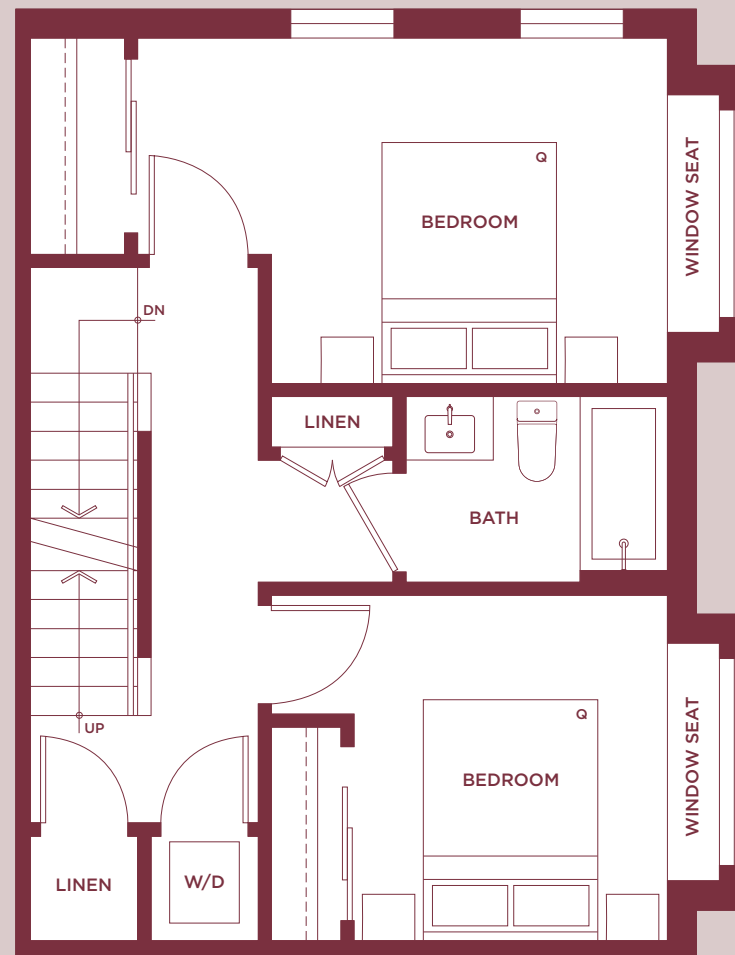
FLOORPLANS | TOWNHOME  
W 62ND AVE

LANE



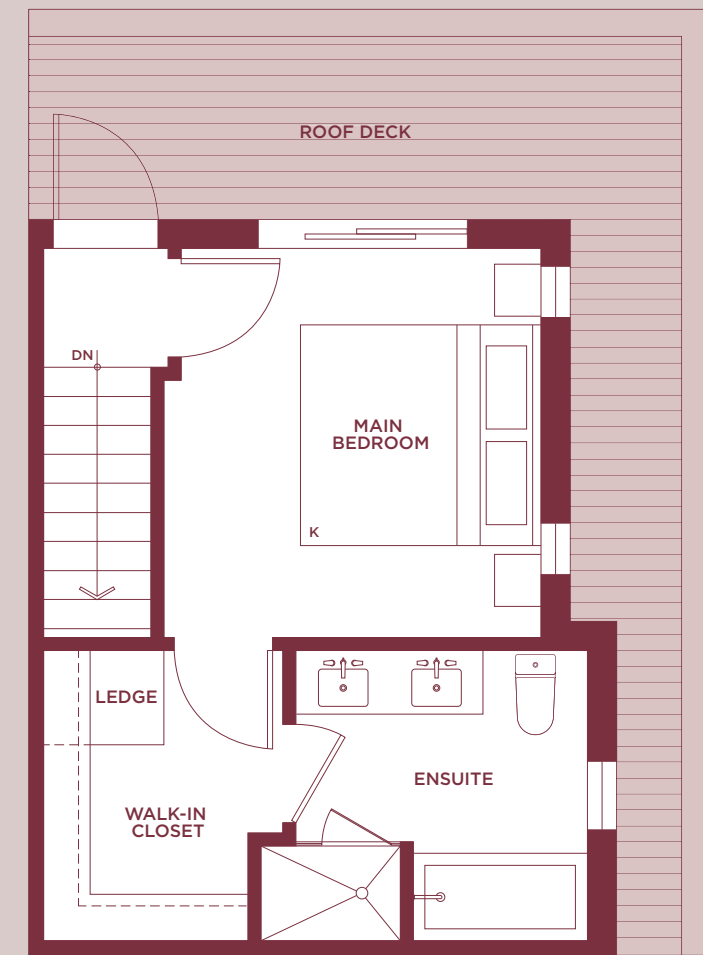
WINDOW CONFIGURATION FOR UNIT 209

MAIN



WINDOW CONFIGURATION FOR UNIT 209

SECOND



UPPER

A team with vision.

*Thoughtfully Created.*



*Akimbo by Imani*

*Developer*

**IMANI**

With more than 30 years of construction and development experience in Vancouver, our team has been involved in some of the most iconic buildings in the Lower Mainland. Today, we are applying that understanding to build a new collection of design-focused homes in vibrant neighbourhoods for people who will invest and live in our community long term.



*Shine by Imani*

*Architect*

**FORMWERKS**  
ARCHITECTURE

Formwerks has been designing homes since 1988. Established in the art of architecture, Formwerks exercises an excellence in designing and developing residences that illustrate a subtle uniqueness and display an elegant stature. The living experiences are intimate in nature and mindful in quality. Homes by Formwerks are built with an enduring stamp of integrity.



*The Windsor by Imani*

*Presentation Centre* | 5635 Cambie Street, Vancouver, BC V5Z 3A4

*Development Location* | 7779 Yukon Street, Vancouver, BC V5X 2Y4



604-256-9178

Hello@LiveAtSavannah.ca

LiveAtSavannah.ca

Developed by:

**IMANI**

In the continuing effort to improve our homes, the developer reserves the right to modify or change plans, specifications, finishes and features without notice. Images shown are artist's conceptual renderings only. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&E.O.

Sales & Marketing by:

**Framework** +   
REAL ESTATE GROUP OAKWYN REALTY  
VANCOUVER