

PARK STATION

- OAKRIDGE LANGARA DISTRICT -



cambiecondos.com

Park Station – Cambie’s Most Anticipated Homes Only 55 Homes Available

Pre-Public Pricing Information

TYPE	SIZE	PRICE RANGE
1 BEDROOM	599 SF – 737 SF	\$589,900 - \$719,900
2 BEDROOM	905 SF – 1021 SF	\$954,900 - \$1,162,900
3 BEDROOM	1131 SF – 1570 SF	\$1,348,900 - \$2,199,900
2 BEDROOM TOWNHOMES	1006 SF – 1046 SF	\$1,210,900 - \$1,280,900

*Prices subject to change and do not include GST. E. & O. E. This is not an offering for sale. Studio pricing does not include parking stall.

- Amazing location next to the Langara-49th Canada Line Station and steps from Oakridge Centre
- Boutique 8 storey building with only 55 homes
- Concrete construction, A/C, 9’4” ceilings
- Miele Appliance Package, Engineered Hardwood Flooring and other luxurious finishes
- Exclusive Westside address

Deposit Structure

- 20% total
- \$20,000 bank draft at contract signing
- Remaining 10% on 8th day after contract acceptance
- 10% upon delivery of Amendment to Disclosure outlining Building Permit and Financing

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Project Information

Project Name	Park Station
Developer	L & A Real Estate
Architect	Integra Architects
Interior Designer	Area 3 Designs
Address (Site)	Cambie and 48 th Ave
Address (Presentation Centre)	551 West 57 th Ave
Total Number of Homes	55
Style	Condos and 2 Level Townhomes
Estimated Completion	Summer 2019
Number of Storeys	8 Storey Concrete Building
Features Summary	Miele Appliance Package, Engineered Hardwood Floors, 9'4" Ceilings, A/C, Concrete Construction
Parking & Storage	1 & 2 Bedroom Homes – 1 Stall Included Townhomes – 2 Stalls Included 3 Bedroom Homes – 2 Stalls Included All homes come with Parkade Level Storage Locker

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Clean, modernist features.

Building

- Ideally situated on Cambie and 48th in the heart of the Oakridge-Langara District
- Steps from Langara Canada Line Station and Oakridge Mall
- Stunning 8 storey concrete building
- Fully equipped amenity room with lounge and kitchen area
- Spacious balconies for entertaining
- Private Roof Top terraces
- Solid 2-5-10 new home warranty
- Secure underground parking

Interiors

- Modern colour palettes in two designer colour schemes
- Luxurious wool-blend carpet in bedrooms
- Rich engineered hardwood flooring throughout main living areas
- Air conditioning
- Dramatic 9' high ceilings

Bath

- Refined Acri-Tec tub and sink
- Sleek Kalia showers
- Elegant Duravit two piece toilet
- Beautiful Riobel chrome faucet and shower fixtures
- Dazzling quartz countertops
- Modern square edge cabinetry
- Luxurious porcelain floor and wall tile
- Lavish frameless glass shower enclosure

Kitchen

- Stunning 3cm square edged quartz countertops and backsplash
- Premium Blanco underground sink
- Most homes with 30" Miele Appliance Package*
 - Integrated Fridge
 - Gas Cooktop
 - Convection Oven
 - Hood Fan
 - Integrated Dishwasher
- Panasonic Microwave with 30" trim kit

* See New Home Consultant for more details

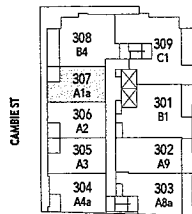
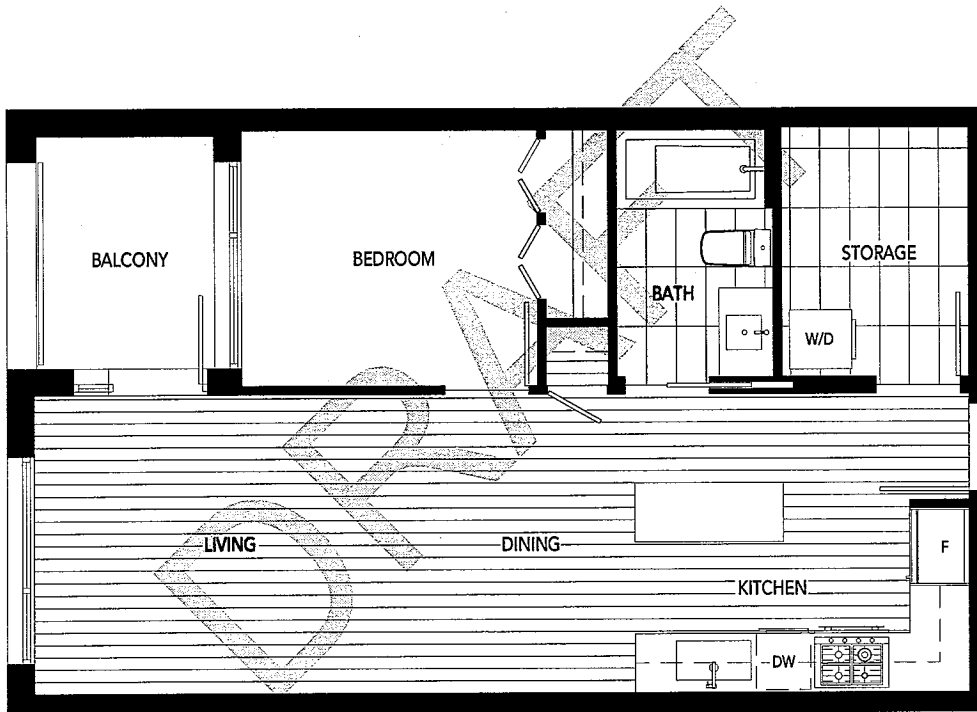
Specifications and material are approximate only and are subject to change without notice. E&O E

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Plan A1a

1 BEDROOM + DEN
599 SF



WEST 48th AVE
LEVEL 3



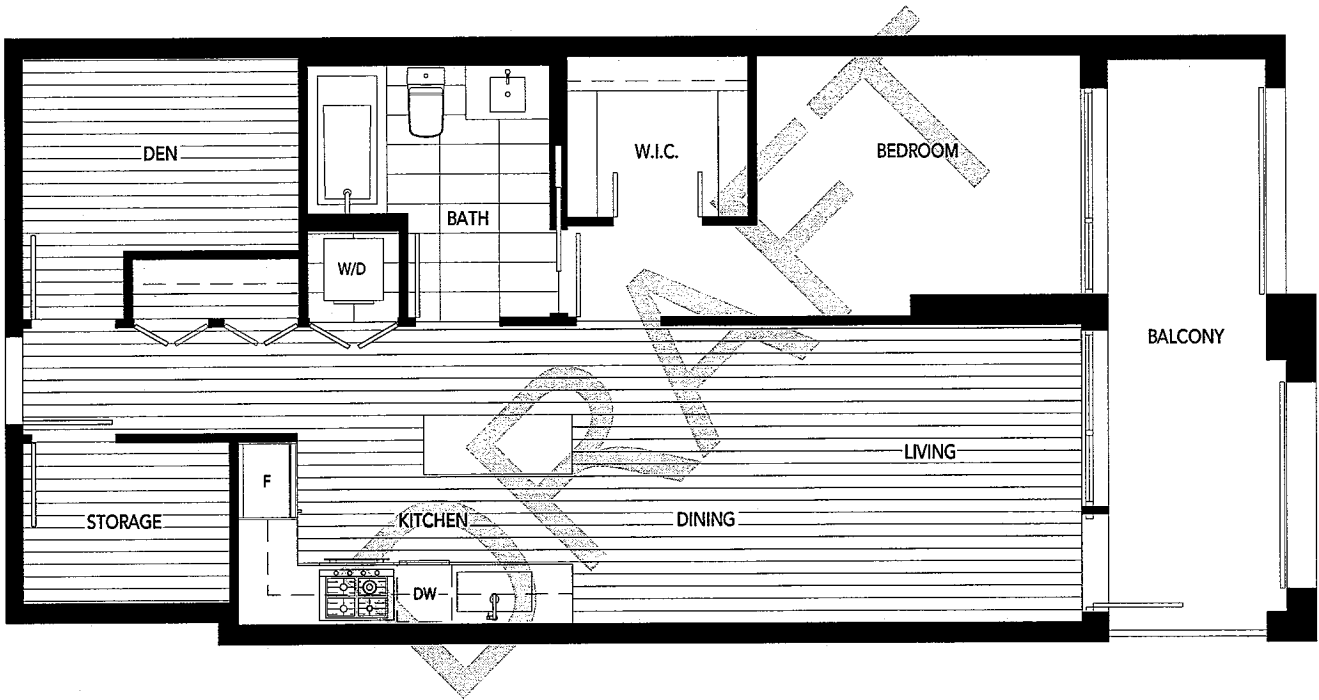
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PARK STATION

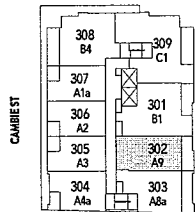
- OAKRIDGE LANGARA DISTRICT -

Plan A9

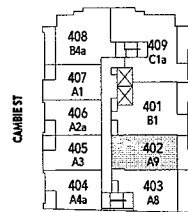
1 BEDROOM + DEN + STORAGE
737 SF



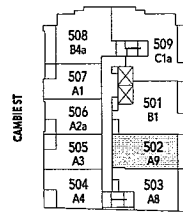
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WEST 48TH AVE
LEVEL 3



WEST 48TH AVE
LEVEL 4



WEST 48TH AVE
LEVEL 5



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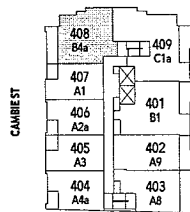
Plan B4a

2 BEDROOM + DEN

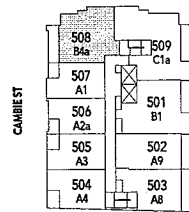
944 SF



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WEST 48TH AVE
LEVEL 4



WEST 48TH AVE
LEVEL 5

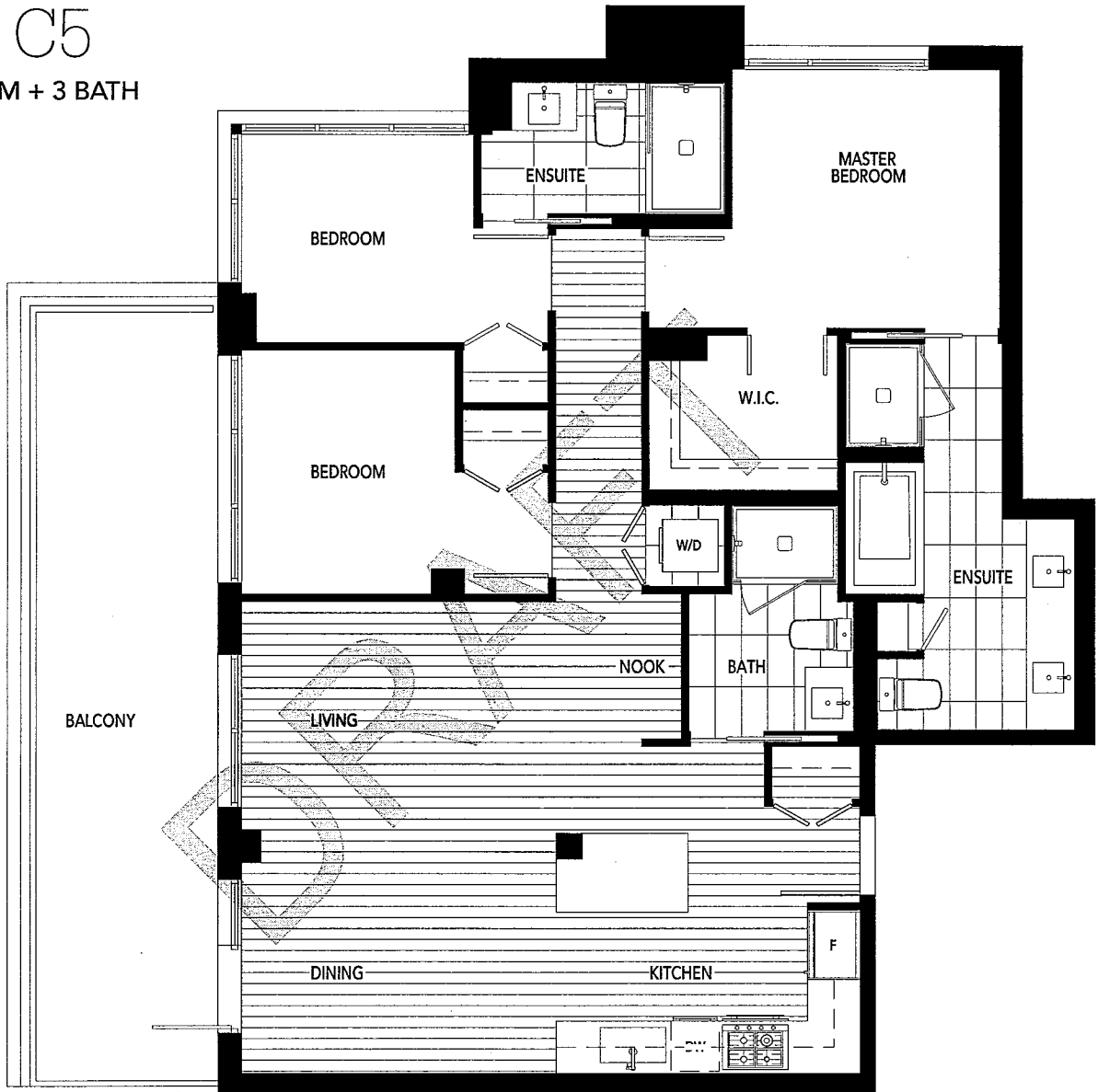


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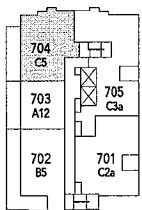
- OAKRIDGE LANGARA DISTRICT -

Plan C5

3 BEDROOM + 3 BATH
1,132 SF



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LEVEL 7

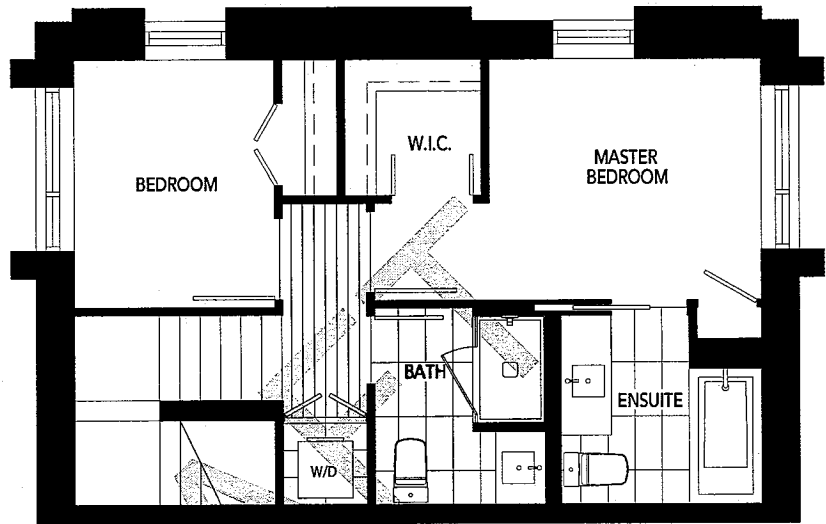


PARK STATION

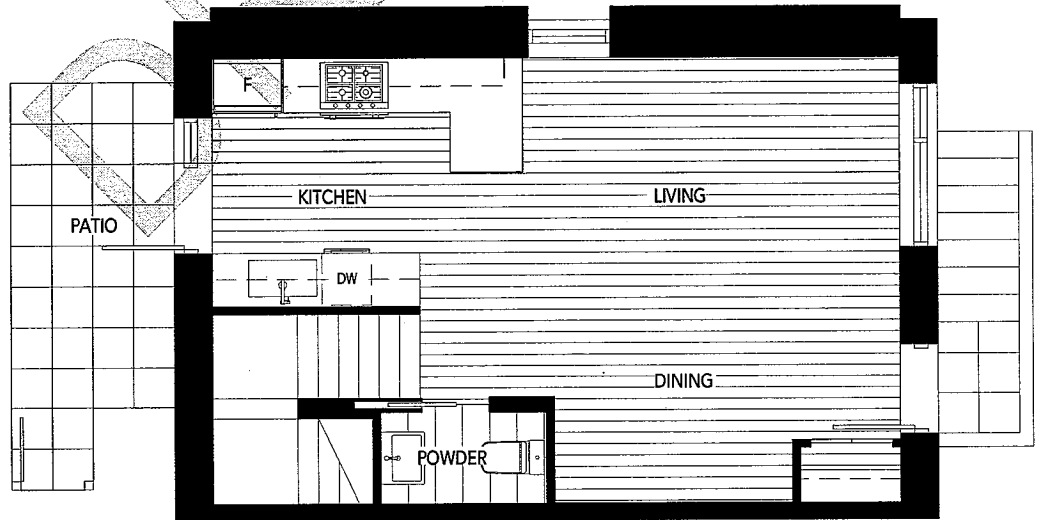
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Plan TH4

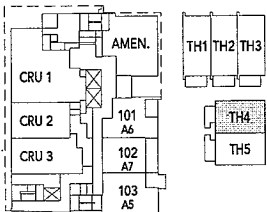
2 BEDROOM TOWNHOUSE
1,020 SF



UPPER LEVEL



LOWER LEVEL



LEVEL 1



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