



# THE WOODFORD

4 Beautifully Designed Homes  
Spectacular Features & Location  
2-3 Bedrooms and 2.5 Bathrooms

# The Woodford

At the heart of the city's hottest neighbourhoods, The Woodford brings four exquisitely designed homes. Spacious, bright, stylish and elegant, each home features a functional open floor plan with plenty of natural light. This integrated character retention with new construction development comes with 2-3 bedrooms, 2.5 bathrooms, parking, quartz countertops, engineered oak hardwood floors, radiant in-floor heating and high quality soft close custom wood shaker kitchen cabinets. More features include custom millwork throughout, landscaped yard, patio/deck, storage lockers, bike storage, and a security system.

These homes are made to support your lifestyle whether that includes a growing family, setting up a home office, entertaining guests or finding your sanctuary away from the bustle of the city. This sought after Mount Pleasant location is a couple blocks away from Mount Pleasant Park while just minutes from all the amenities of popular Cambie and Main Street, Trout Lake and the Broadway-City Hall Skytrain station.



# The Heritage Story



116-118 W 14th Avenue, built in 1910, is valued for its social significance as an example of one of the earliest residential developments on this block in the Mount Pleasant neighbourhood of Vancouver. It is among the first six buildings, and the only original duplex, on the West 14th Avenue 100 block. It is part of a record-breaking building boom that occurred in Vancouver in 1910-12. The duplex was originally home to Frank E Henderson, a circulation manager of "The Province" newspaper, a prolific newspaper at the time, and the Vancouver Sun's largest rival. Mr. Henderson lived in the 116 unit, and his widowed mother, Mrs. Rebecca Henderson, resided in the 118 unit. Subsequently, from 1914-1931 the units were occupied by: a CP Rail motor operator, a CP Rail storeman, a tobacconist, and a dry goods grocer, illustrating Mount Pleasant's origins as a working class suburb.

116-118 W 14th Avenue is also valued for its architectural significance as a house designed in the 'foursquare' style: a style popular in North America in the mid-1880s to the 1930s. Like many foursquares built in the suburbs in that era, it was tailored to a relatively narrow lot, and was multistory, allowing more square-footage on a smaller footprint. This building is somewhat unique in that it was a purpose-built duplex version of a foursquare. While many foursquares have been converted into duplexes at a later date, the majority were originally constructed as single-family homes.

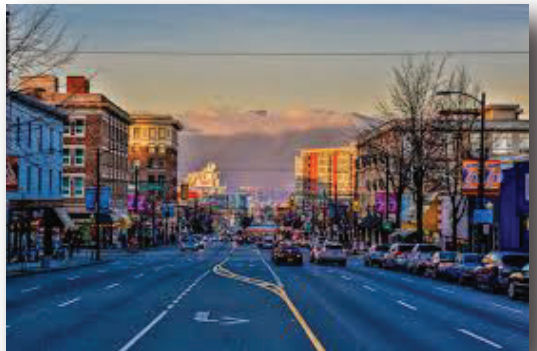


# Neighbourhood

Minutes away from two of Vancouver's most vibrant neighbourhoods: Main Street and Cambie Village. These popular spots host some of the city's most loved, independently owned cafes, restaurants and shops. Living close to Main Street and the 'Village' means you always have something to do – attend one of the neighbourhood's street festivals, go to a yoga class or drop by a local brewery. No need to commute to run your errands, you can set out on foot or jump on your bike to get your banking done or pick up some fresh produce.

If you're looking to get away from the buzz and relax with nature, we've got good news. Mount Pleasant Park is two blocks away and ten minutes on the bike will take you to The Seawall. Grab a picnic blanket, bring a book and relax under a tree or on the beach. The Mount Pleasant Community Center is also close by which offers programs or activities for everyone in the family from child care, dance studio and fitness and steam room facility.

The Broadway-City Hall Station, one of the biggest transportation hubs in the city, is a twelve minute walk away. From here you can take a train into the heart of the downtown business district, connect to the SeaBus, head out to the Tri-Cities and Fraser Valley or jump on an express bus to take you across the City.



# Features & Finishes

## Exterior Finishing

- Exclusive collection of 4 homes
- Lush landscaping
- Convenient natural gas and water connections in outdoor spaces
- Integrated character retention with new construction
- Garage parking for 3 homes
- Storage lockers

## Interior Finishing

- Meticulously designed with contemporary inspiration
- Ample square footage suited for families
- Wide plank engineered oak hardwood floors throughout main living area
- Custom millwork
- Soft close cabinets and drawers
- LED recessed down lighting
- Complete alarm system
- Full size front loading LG washer and dryer
- Painted cabinet doors in all kitchens, bathrooms and laundry room
- Radiant in-floor hot-water heating

## Green Features

- Electric car hookup
- Water efficient fixtures
- Flush efficient toilets
- Energy rated appliances
- Bike Storage

## Kitchen

- White with dark veins quartz kitchen countertops and backsplash
- Fisher & Paykel stove & fridge
- Blomberg dishwasher
- Stainless steel under mount kitchen sinks
- Chrome pull-down kitchen faucet
- Flat black kitchen hardware
- Soft close shaker cabinets and drawers
- Kitchen waste disposer

## Bathrooms

- Seamless glass showers with tiled basins
- Spa inspired rain showers in master ensembles
- White with dark veins quartz countertops and backsplash
- Nordic stone floor tiles
- Black Mosaic hexagon stone floor tiles in powder rooms
- White polished marble floor tile shower in master ensembles
- Polished Grohe chrome fixtures
- Soft close cabinets and drawers

## Peace of Mind

- Comprehensive 2/5/10 home warranty
- Security system
- One year manufacturer appliance warranty

# Price List

114 W 14th Ave	116 W 14th Ave	118 W 14th Ave	120 W 14th Ave
2 bedrooms	3 bedrooms	3 bedrooms	2 bedrooms
2.5 bathrooms	2.5 bathrooms	2.5 bathrooms	2.5 bathrooms
1 garage parking	1 garage parking	1 garage parking	1 pad parking
949 square feet	1545 square feet	1574 square feet	939 square feet
\$1,249,900 + GST	\$1,649,900 + GST	\$1,879,900 + GST	\$1,059,900 + GST

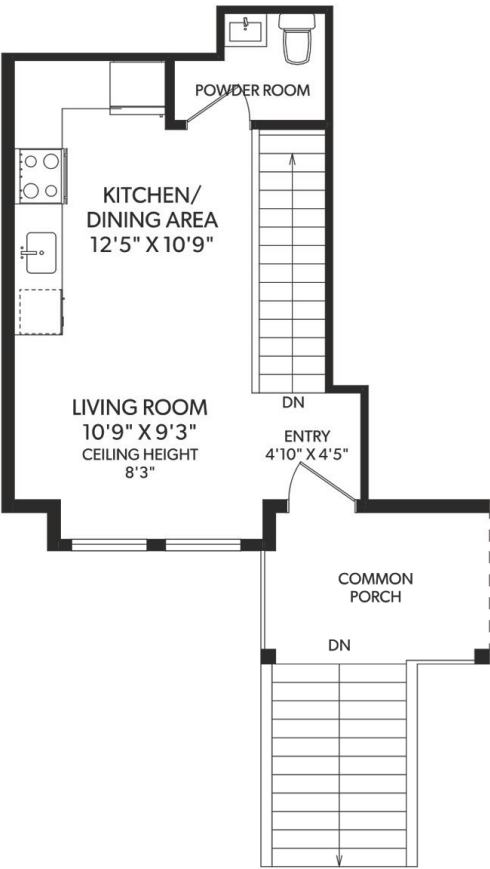
For more information, visit [thewoodford.ca](http://thewoodford.ca)



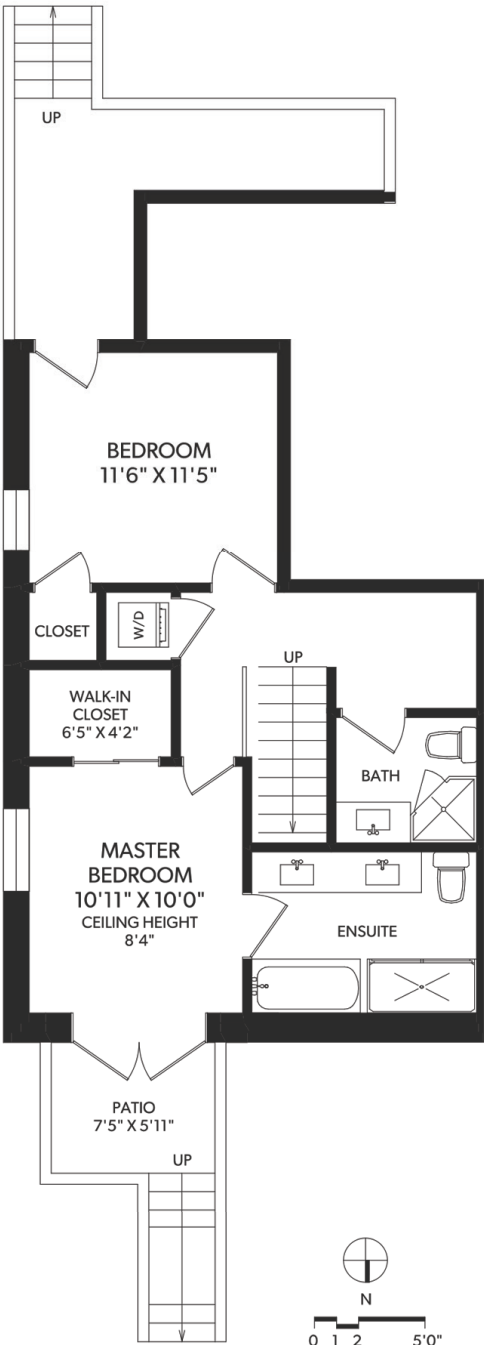
# 114 West 14<sup>th</sup> Avenue

949 square feet\* | 2 bedrooms | 2.5 bathrooms

## MAIN FLOOR



## LOWER FLOOR

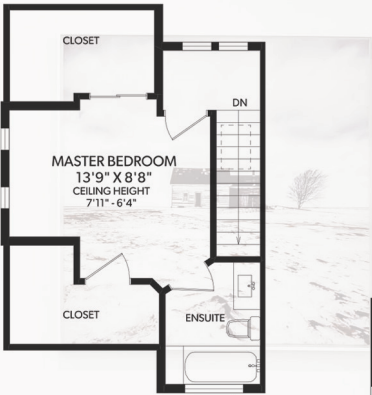




116 West 14<sup>th</sup> Avenue

1545 square feet\* | 3 bedrooms | 2.5 bathrooms

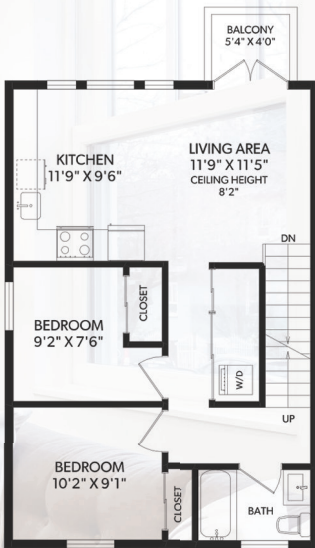
TOP FLOOR



MAIN FLOOR



UPPER FLOOR

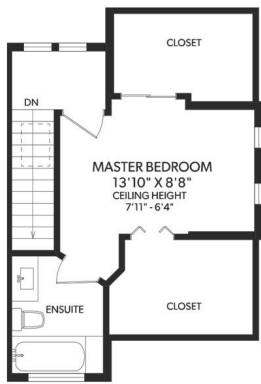




118 West 14<sup>th</sup> Avenue

1574 square feet\* | 3 bedrooms | 2.5 bathrooms

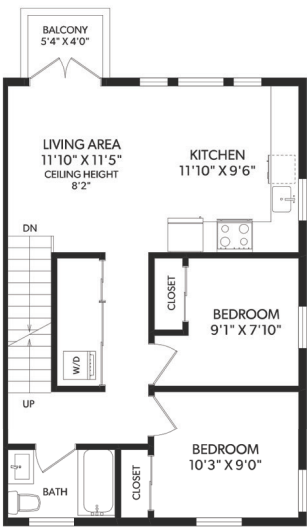
TOP FLOOR



MAIN FLOOR



UPPER FLOOR

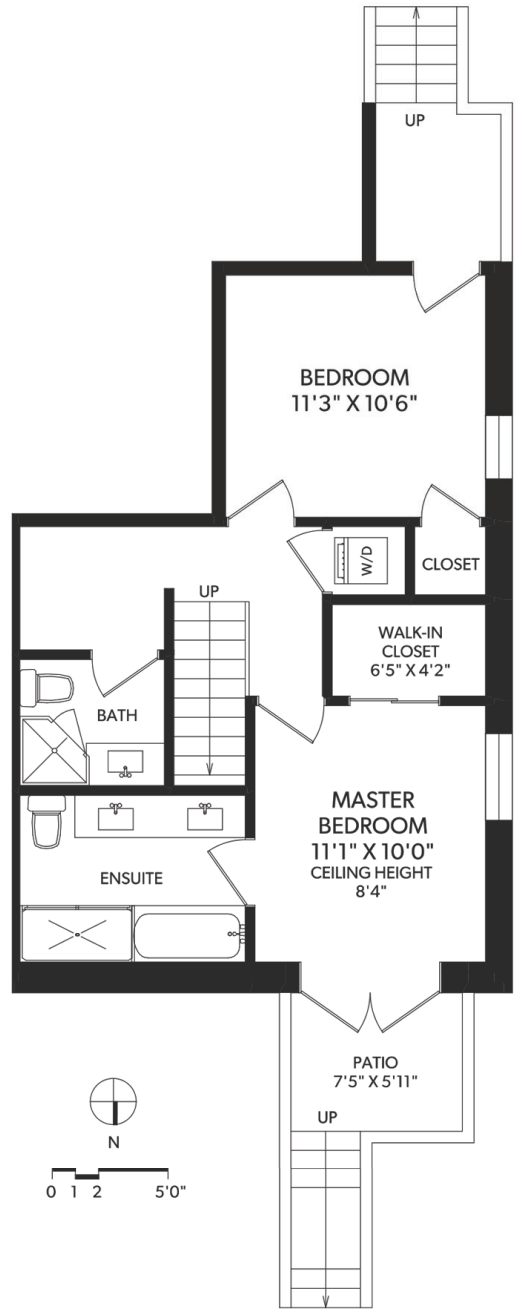
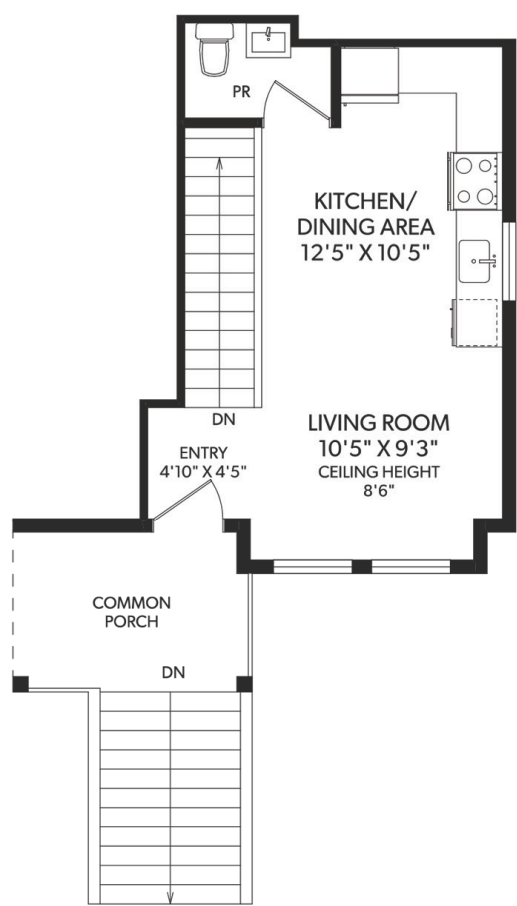


# 120 West 14<sup>th</sup> Avenue

939 square feet\* | 2 bedrooms | 2.5 bathrooms

## MAIN FLOOR

## LOWER FLOOR



# The Team



Chorus Developments is a Vancouver based real estate development firm that specializes in small to medium density multi-family projects. Their network of trusted contractors, from lenders to finishing carpenters are deeply rooted in Vancouver's community, many of them with multi-generational experience in their specializations. From custom developments to project management and capital lending, Chorus Developments is able to facilitate construction undertakings from start to finish.



Nordic Projects is a commercial and residential contracting company serving Metro Vancouver since 2002. Originally a finishing carpentry and millwork firm, they now specialize in a full menu of contracting and renovation services for projects of all sizes. With special attention to finishing detail, ethical construction and energy efficient design, Nordic Projects produces an unparalleled product, second to none.



HEARTH architectural Inc. is an award-winning architectural firm based in Vancouver, British Columbia. HEARTH architectural is able to give active and effective service within southwestern BC. HEARTH architectural Inc. is also eligible and able to work in jurisdictions across western Canada and does so through Victor Joseph Muego Architect AAA in Alberta and Victor Joseph Muego Architect SAA in Saskatchewan, both sole proprietorships in those jurisdictions.



With comprehensive coverage, Pacific Home Warranty helps keep all 3000+ components of your home protected! The purchase of your home is an extremely large financial commitment, so you should have the highest expectations for its quality and coverage, even when minor hiccups happen with one of those 3000+ components. Pacific Home Warranty is committed to ensuring that your expectations are not only met but exceeded, directing all their efforts to make sure that all warranty-covered problems are remedied quickly and efficiently, leaving you with nothing less than your perfect home, just the way you like it!



Sean Stevens PREC\* - Macdonald Realty Ltd. had his passion for Real Estate light up when he started selling and marketing new construction condo buildings in 2001. He felt immense satisfaction turning people into happy homeowners and joined the Macdonald Realty team to continue helping his clients reach their Real Estate goals.



## THE WOODFORD

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