

PRESENTING

OLIVER
RESIDENCES

Stunning triplex in the coveted Cedar
Cottage neighbourhood

OLIVERRESIDENCES.CA

WELCOME

Fall 2022

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INTRO

Introducing the Oliver Residences by Mizan Developments, a stunning triplex in the coveted Cedar Cottage neighbourhood.

Whether you are looking for a two level with all bedrooms on one level or prefer three levels with a separate private Primary bedroom level, Oliver Residences has a home for you.

Offering 3 bedrooms, 2.5 bathrooms, these thoughtfully designed homes were created with your family in mind.

Oliver Residences
1014 - 1018 East 16th Avenue
3 bedroom, 2.5/3.5 bathroom triplex
by Mizan Developments

**LOCATED IN THE
COVETED DICKENS
CATCHMENT ON A
QUIET TREE-LINED
STREET, THIS AREA
OF CEDAR COTTAGE
IS SECOND TO NONE.**

There are plenty of both indoor and outdoor activities for your family to enjoy. This close-knit community offers parks, recreation centers and activities for the whole family.

CEDAR COTTAGE The nearby Trout Lake Community Centre offers a licensed preschool as well as classes and programs for all ages. Whether you take the family skating or get fit in the gym, there are plenty of options to choose from. In the summer, visit the popular Trout Lake Farmers Market for fresh fruit, vegetables and baked goods.

01

SCHOOLS

- Charles Dickens Elementary and Charles Dickens Annex
- Charles Tupper Secondary
- 6 – 7 Laura Secord Elementary (French)
- 8 – 12 Vancouver Technical Secondary (French)
- Little Cedar Montessori
- Emily Carr University
- Vancouver Community College
- SFU – Downtown Campus

02

PARKS & RECREATION CENTRES

- Sunnyside Park
- Clark Park
- Robson Park
- John Hendry (Trout Lake) Park
- Kensington Park
- Queen Elizabeth Park
- Trout Lake Community Centre
- Renfrew Park Community Centre

03

SHOPPING

- Save-on Foods
- Buy-Low Foods
- Famous Foods
- Shoppers Simply Pharmacy
- Pharmasave Kensington
- Flourist Mill & Bakery
- The Gluten Free Epicurean
- Trout Lake Farmers Market

FEATURES

AND FINISHES

All homes feature over 1,500 square feet of luxurious living with three bedrooms, perfect for family living and located in prime Cedar Cottage.



KITCHEN

CRAFTSMAN DESIGN

- Fisher & Paykel Integrated appliance package
- Large kitchen islands, perfect for entertaining
- Caeserstone countertops
- Samsung front load washer and dryer

LIVING SPACE

LUXURIOUS COMFORT

- Engineered brushed oak floors
- Radiant in-floor heat
- Air conditioning
- HRV for fresh air
- Private outdoor space
- Professional landscaping
- Ample windows and skylights

EXTRA PERKS

PEACE OF MIND

- Full alarm system
- Built in sprinklers
- Comprehensive 2-5-10 New Home Warranty
- One year manufacturer appliance warranty



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These new homes include fully fenced yards, private outdoor spaces, professional landscaping, and haryplank exterior for peace of mind.

FLOOR PLANS

3 HOMES / 1,500+ SQ.FT.



1014 EAST 16TH AVENUE, VANCOUVER

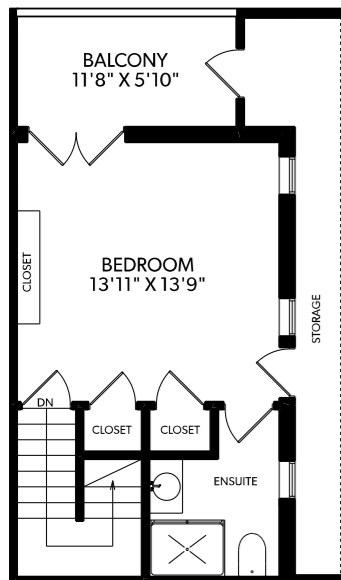
MAIN FLOOR: 590 SF
 UPPER FLOOR: 601 SF
 TOP FLOOR: 368 SF
TOTAL: 1,559 SF

BALCONY: 76 SF
 STORAGE: 96 SF

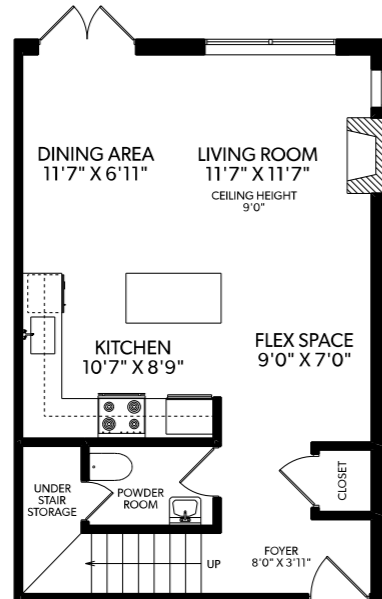
1016 EAST 16TH AVENUE, VANCOUVER

MAIN FLOOR: 711 SF
 UPPER FLOOR: 805 SF
TOTAL: 1,516 SF

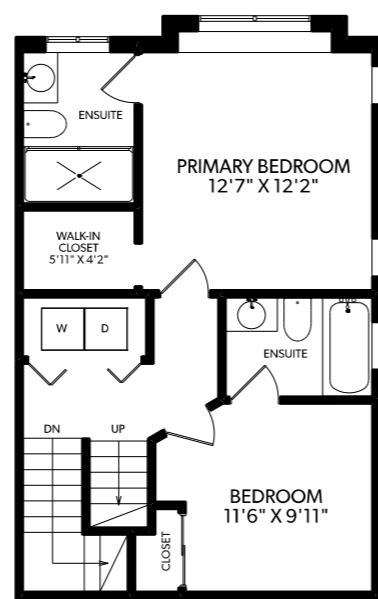
TOP FLOOR



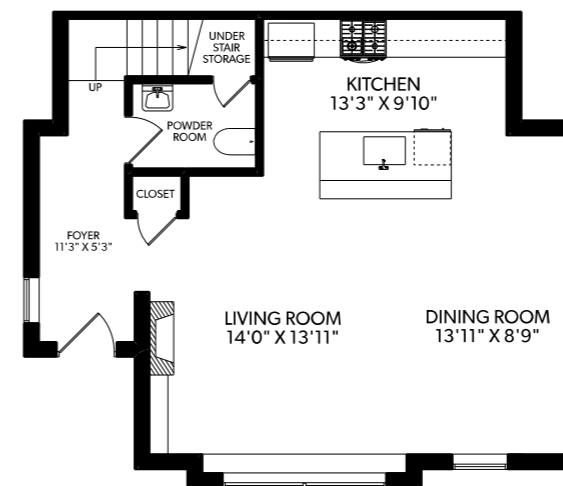
MAIN FLOOR



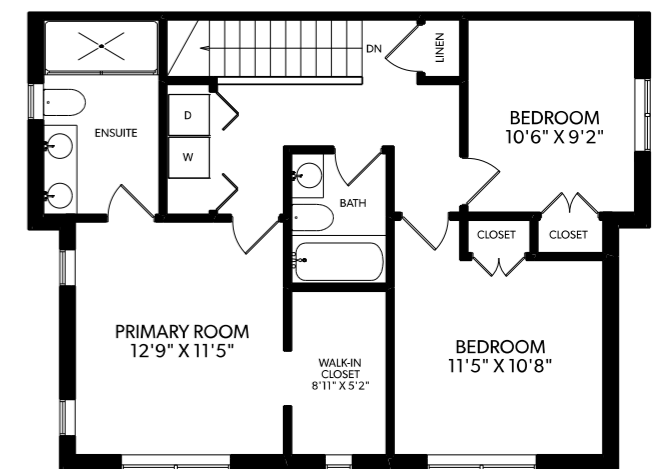
UPPER FLOOR



MAIN FLOOR



UPPER FLOOR



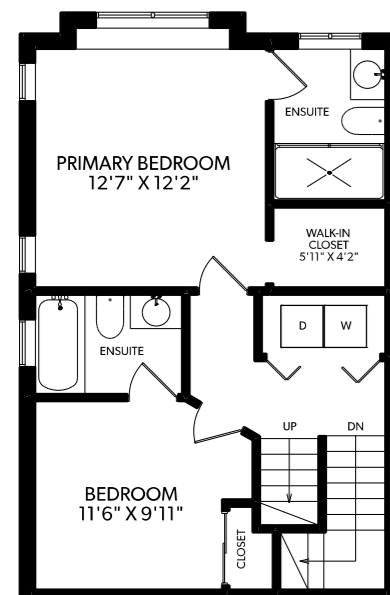


1018
EAST 16TH AVENUE, VANCOUVER

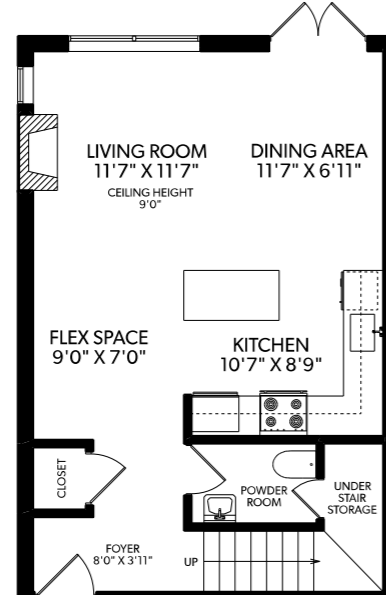
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UPPER FLOOR



MAIN FLOOR



TOP FLOOR



Now Selling
FALL 2022

This collection of three craftsman homes exude exceptional quality & attention to detail from every aspect.

Thorough planning, exceptional layout and exquisite finishings and architectural details create an impactful statement from the second you enter these Cedar Cottage dwellings.

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THE TEAM



DEVELOPER

We are a boutique developer of single family, duplex, and multi family homes in the lower mainland. Our principals have been developing real estate together for over 15 years and have 45 years of combined development experience.

We have developed and built 20+ projects in the lower mainland, amounting to over \$100 million of boutique properties and currently have over \$70 million of product under development in the Vancouver region.

We honour the importance of reputation, and remain one of the most experienced and hardworking developers in the region. We are one of the most trusted developers in the region. Our passion and craft is one and the same and we strive for perfection and a commitment to not only build quality homes but to have a positive impact in the community.



REAL ESTATE AGENT

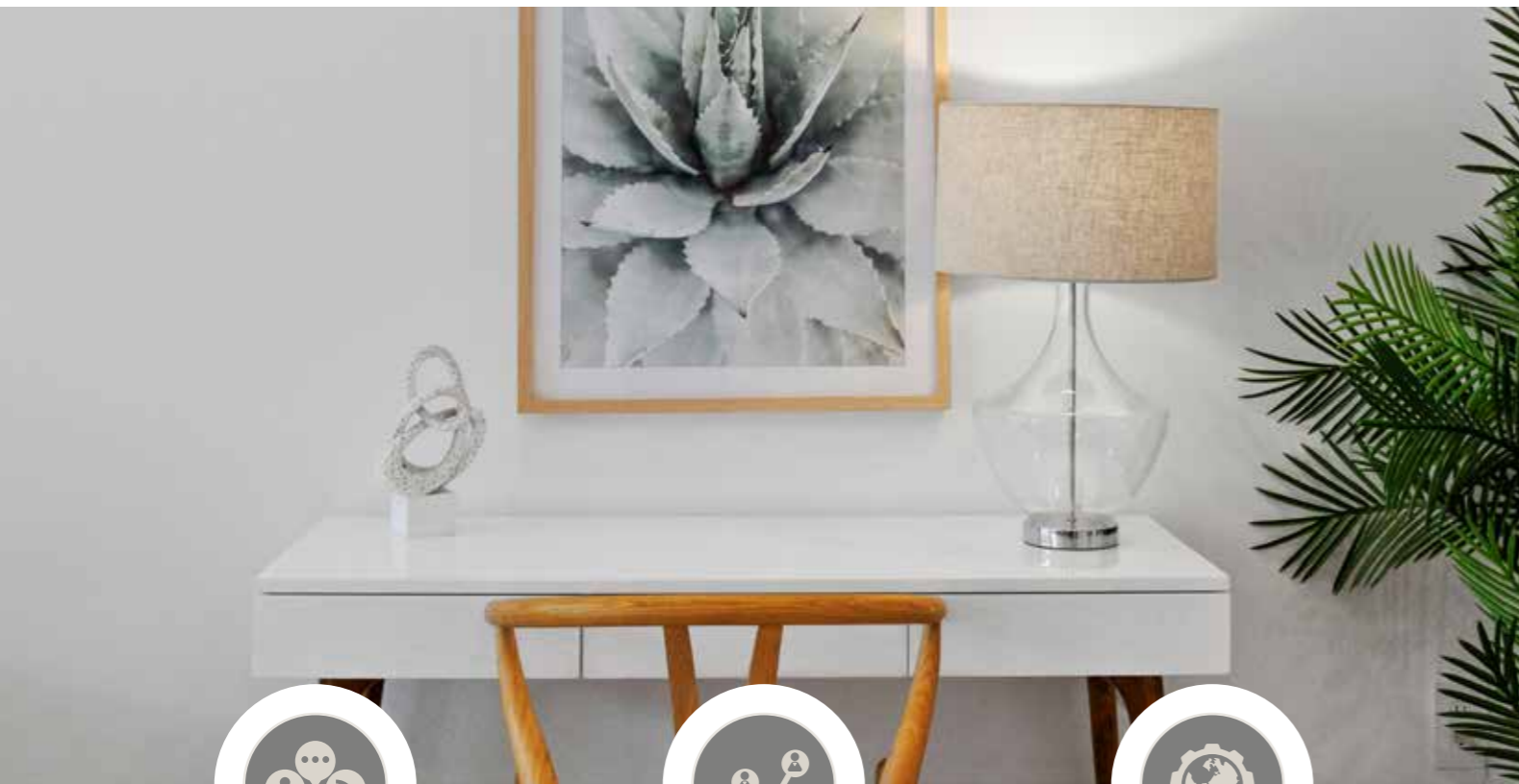
Sean founded Sean Stevens Personal Real Estate Corporation because of one belief: that people should love what they do and do what they love. Finding an innovative way to responsibly develop communities and help people is what we do, whether it's character retentions converted into multiple family homes and laneway homes or a new development.

We collaborate with city planners, developers, homeowners, and buyers throughout the Lower Mainland to bring about a variety of housing options for homeowners and renters, guided always by our shared values.



CONTACT DETAILS

GET IN TOUCH WITH US TO LEARN MORE ABOUT THE OLIVER RESIDENCES.



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DISCLAIMER

This is not an offering for sale. Any such offering may only be made with the applicable disclosure statement, if required, and contract of purchase and sale. E&OE. The developer reserves the right to make changes and modifications to the information herein without prior notice. Photos and renderings are representational only and may not be accurate. *Square footage by GMS; Buyer to verify if deemed important.