

Features List

A DISTINGUISHED YET EVOLVING NEIGHBOURHOOD

- Lancaster: a luxurious collection of five graceful townhomes including 2 three-bedroom garden suites and 3 four-bedroom townhomes in Vancouver's Marpole neighbourhood.
- A thriving residential community with an eclectic mix of quaint shops, local restaurants, welcoming green space, and community amenities (community centre, library, neighbourhood centre, daycare facilities, social services, schools and a family place).
- Situated on established Granville Street. The social hub of Marpole and gateway to Vancouver is marked by an active street life and public plazas.
- Strong walking and cycling connections to transit, schools and parks are driven by growing densification. This is part of the City of Vancouver's 30-year transformation plan for the Marpole community.
- Easy, 10-minute drive from Lancaster to Downtown Vancouver, Central Richmond, Marine Gateway commercial hub, YVR Airport and BC-91 HWY.

STYLISH, SOPHISTICATED LIVING

- Board-and-batten feature walls, a serene colour palette, and high-end finishes imbue each Lancaster home with a sophisticated, custom-home feel.
- A grand staircase is characterized by a classic, contemporary rounded stainless steel handrail and clear, tempered frameless glass panels that follow the height of the staircase. It makes for a beautiful architectural focal point.
- Bedrooms are exceptionally spacious, due to towering 10' ceilings that invite air and light to flow freely.¹
- 100% wool carpeting in all bedrooms and 3-strip white oak wood flooring throughout maximize comfort underfoot.
- Spacious closets with built-in organizational systems offer ample space for garments and precious accessories.

ELEGANT, FUNCTIONAL KITCHENS

- Exquisite and durable quartz countertops offer ample prep and seating space for easy entertaining.
- Marble-look backsplash is gracefully illuminated with concealed puck lights, creating a practical yet refined culinary environment.
- Two stunning pendant lighting fixtures suspended above the kitchen island offer stylish, concentrated illumination for entertaining or preparation.
- Custom, walnut wood veneer, semi-floating shelves are finished with contemporary metal pulls in a nickel finish.
- Kohler Strive 35" x 18-5/16" x 9-5/16" sink is made of thick, premium 16-gauge stainless steel, featuring a sound-absorption system and easy-to-clean curved corners. A Hansgrohe Focus Higharc Pull Down faucet with integrated double backflow prevention and 150 degree swivel range adorns the sink.
- Miele 30" gas range provides powerful, controlled heat for all your cooking endeavours, with premium, enamelled, cast-iron grates and a GasStop safety function.
- Miele 30" Tilt-Out Built-Under range hood fan is one of the best in its class, with powerful ventilation that eliminates steam and odours quickly.
- Miele 30" Pureline and Silhouette handle convection oven has 4.6 cu. ft. of space, plus an EasyControl Display, dual convection fans, CleanGlass door, and Pyro Fit cleaning technology for precise baking and easy clean up.
- Powerful Miele 24" Classic Plus 46 dBA integrated dishwasher features Perfect Glass Care technology and the Double Waterproof System.
- Food stays fresh with the Miele 24" integrated refrigerator and a Miele 24" freezer featuring PerfectFresh, Flexilight, Dynamic Cooling, ComfortClean, and SoftClose technologies in townhomes, and the Miele 30" counter-depth refrigerator with icemaker in garden suites.
- Roomy, stainless steel Panasonic microwave oven.

SOPHISTICATED, SPA-LIKE BATHROOMS

- Indulgent spaces reminiscent of those in luxury boutique hotels, with the purpose of relaxing the body and calming the mind.
- Charming Powder Room features Apavisa's Hydraulic blue porcelain tiles, based on architectural patterns from mid-19th century France. These are accentuated by an Aura Zen wall covering with a chic, vintage damask print. A tempered, smoked floor-to-ceiling mirror completes the look.
- Master Ensuite features a frameless glass cabin that encloses both a free-standing Acri-tec ultra-deep bathtub for total body immersion and a rainfall shower plus a hand-held shower and a wall-bench.¹ Surrounding Carrara marble-look tiles complete the room.
- Additional Bathrooms are complemented by an Acri-tec frameless glass shower and minimalist bathtub with sloping side walls, which provide ample standing floor space. Stylish and durable, water-resistant black hex tiles add drama.
- Enjoy warm and cozy heated floors in master ensuites and the shared bathroom.¹
- Contemporary cabinetry is coupled with beautifully-polished, stain-resistant, and low-maintenance quartz countertops.

THOUGHTFUL, EXCEPTIONAL EXTRAS

- In townhomes, enjoy an expansive barbeque-ready patio with power and water, plus two balconies. Garden suites offer a porch and patio for fresh air and relaxing outdoor living, year-round.
- State-of-the-art heat pump A/C paired with ERV provides year-round comfort and healthy, indoor air quality.
- Adequately-sized, in-suite storage room plus under-stair hidden storage provide flexible storage solutions.¹

- Level 2 AC, 6.6kW, 240V chargers will get your electric or hybrid car charged in no time.
- 24" or 27" Gorenje or Whirlpool stackable, front-loading washer and dryer clean your laundry with the most efficient ENERGY STAR® standards.
- Store linens or laundry accessories on open shelving or behind elegant cabinetry. Enjoy the convenience of a work surface for folding and organizing garments.

SAFE AND SOUND

- 12" thick concrete between garden suites and townhomes offers private, tranquil living.
- Moment-Resisting frames at both the front and the back add extra structural integrity for a stronger and safer home.
- Sophisticated acoustic engineering includes acoustic seals, Roxul Acoustic Insulation and other multi-layer materials coupled with Morrison Vinyltek windows for quiet, interior living.
- All VictorEric homes are covered by a 12-month warranty on all defects in material and labour.
- A dedicated, in-house customer service team, the "VE Care Team", is available to handle all issues that may arise during the first 15-month occupancy period.
- 2 – 5 – 10 New Home Warranty.

¹ Townhomes Only