

# FOR SALE & for living

HEATLEY AT STRATHCONA VILLAGE  
754- 955 East Hastings St, Vancouver



**Welcome to the highly anticipated Heatley at Strathcona Village!** This gorgeous 1 Bedroom is perfectly laid out. The horizontal plan maximizes on large windows across the entire home allowing plenty of natural sunlight. Enjoy the peace and quiet from this home or your private balcony with angled sparkling views of the water. This home has been tastefully finished with upgraded rich dark laminate flooring in the living room and bedroom. Open kitchen with stainless steel appliance package and Sonetto double sink. Spa like bath with soaker tub and quartz-composite stone counter vanity. Amenities include landscaped rooftop gardens, meeting rooms and a fitness center. Walk to the upcoming 12,000 Strathcona Public library, Commercial Drive, Chinatown, East Village and Downtown. Includes 1 parking stall and 1 storage locker. Completion estimated 2017. Call today for more information on this assignment.

## INFORMATION YOU NEED TO KNOW:

<b>PRICE</b>	\$369,900
<b>ADDRESS</b>	754 - 955 East Hastings St, Vancouver
<b>AREA</b>	Strathcona
<b>TYPE</b>	1 Bedroom
<b>BATHS</b>	1
<b>SQ FT</b>	507
<b>STRATA FEES</b>	\$223.24
<b>PARKING</b>	1
<b>STORAGE</b>	1
<b>YEAR BUILT</b>	2017
<b>VIEW</b>	Angled Water Views
<b>PETS</b>	Yes - 1 Dog or 2 Cats or 1 of each
<b>RENTALS</b>	Yes
<b>ORIGINAL PRICE</b>	\$245,900 (20% deposit paid - \$49,180)
<b>UPGRADE COST</b>	\$500 (for flooring)
<b>CREDITS</b>	\$4,459
<b>ASSIGNMENT FEE</b>	\$2,000 (plus GST)

## INFORMATION YOU **want** TO KNOW:



*Groceries:*  
Les Amis du Fromage



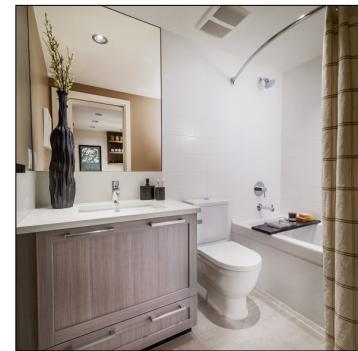
*Nearest Park:*  
MacLean Park



*Schools nearby:*  
Britannia Secondary



*Coffee shop nearby:*  
Casa del Caffé



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## Strathcona Village

### ★★★★★★★★★★★★ FEATURES

### ★★★★★★★★★★★★

## AFFORDABLE HOME OWNERSHIP IN HISTORIC STRATHCONA

DESIGNED TO MEET LEED® SILVER STANDARDS  
BY VANCOUVER'S OWN GBL ARCHITECTS WITH  
INNOVATIVE, QUALITY CONSTRUCTION. TWO  
DELUXE COLOUR SCHEMES BY AWARD-WINNING  
BYU DESIGN, ONE IN LIGHT WOOD TONES  
AND ANOTHER IN GLOSSY WHITES WITH  
CHARCOAL ACCENTS.

#### INSPIRED DESIGN

- The harbour container design of the building's facade with its extensive glazing, colourful metal panels, exterior balconies and amenity spaces was inspired by the neighbouring industrial aesthetic
- Expansive floor-to-ceiling windows let in an abundance of natural light and maximize opportunities to enjoy the spectacular views
- Efficient open layouts and spacious living spaces
- Textured laminate-wood flooring throughout enhances the luxury industrial aesthetic
- Convenient combo USB and electrical outlet plugs in the kitchens
- Water-efficient and eco-friendly landscaping and green roof reduces carbon footprint

#### SLICK KITCHENS

- Customize your cooking and bath space with one of two colour schemes: light wood tones with neutral finishings or glossy whites with charcoal accents
- Stainless steel GE Moffat refrigerator for a seamless culinary experience
- Panasonic Inverter microwave
- Luxurious, durable quartz-composite stone counters and backsplash
- Sleek stainless steel GE electric range
- Stainless steel Frigidaire Gallery dishwasher
- Designer American Standard faucet with pull down feature
- Stainless steel Sonetto double sink
- Under-cabinet pot lighting that makes your entire kitchen sparkle
- Convenient open-style shelving

#### SPA-LIKE BATHROOMS

- Beautiful quartz-composite stone counters
- Deluxe custom vanity with extra storage drawers
- Contemporary soaker tub with sleek and lasting finish
- Stunning glass shower
- Rowan high-efficiency dual-flush toilet by TOTO
- Ultra-modern American Standard water-efficient shower head and faucets
- Chelini under mount rectangular basins
- High-efficiency Whirlpool stacking washer and dryer

#### CONTEMPORARY CONVENiences

- Meeting rooms and fully equipped Fitness Centre
- Multiple outdoor landscaped spaces for entertaining, gathering, reading, or relaxing around a stunning patio gas-fire bowl
- Secure underground parking and restricted floor access
- Charging stations for electric vehicles
- Walking distance to restaurants, cafes, bars, breweries, and shopping

#### UNIQUELY POSITIONED

- Stunning views of the North Shore Mountains, Burrard Inlet, Downtown, and Port Metro Vancouver
- Walking distance to Downtown, Gastown, Chinatown, East Village and Commercial Drive
- The new 12,000 square foot Strathcona Public Library is less than two blocks away
- Easy access to transit, bike paths, the SeaBus, SkyTrain, Canada Line, and Highway 1

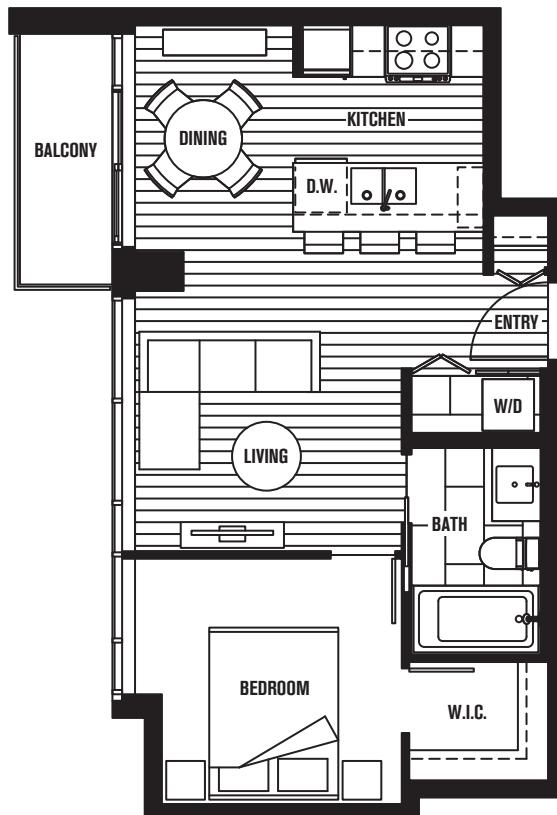
#### PROTECTED BY NATIONAL HOME WARRANTY

Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E&OE.

# theHeatley

@Strathcona Village

**PLAN H**  
1 BEDROOM  
504 - 507 SQ FT



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