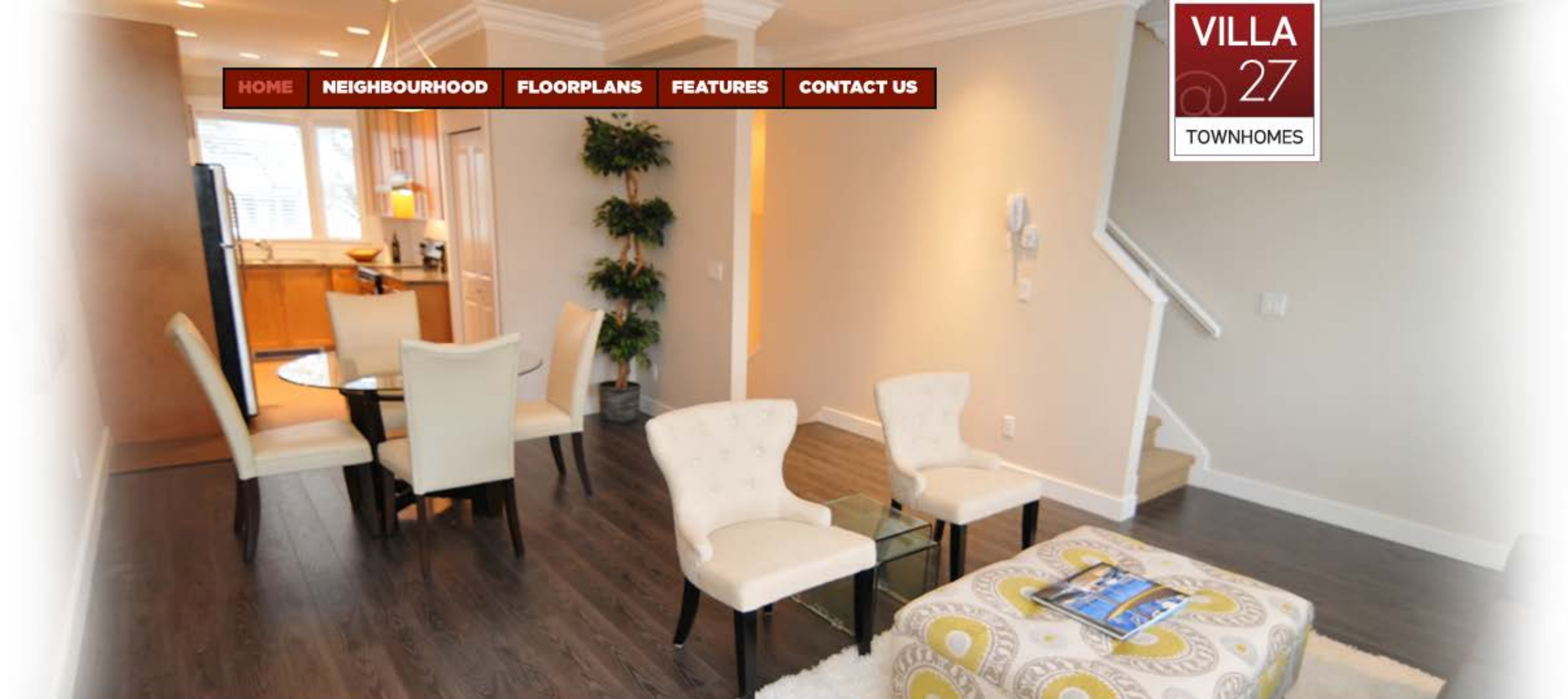




Beautifully Crafted Homes

VILLA@27 offers six beautifully appointed townhomes with open plan designs; the main floor feature large living and dining areas and the kitchen are well appointed for that chef in all of us. The upper floor areas in each home offer three spacious bedrooms plus lots of closet space. The lower level features immense in home storage and large private secured garages.

Each home at VILLA@27 presents the homeowner with handsome private entries. The foyer areas include tiled entries many with over height ceilings and gorgeous laminate staircases leading to living areas that feature dark laminate floors. These townhomes are all about timeless style and quality finishings. Each townhome offers comfortable open plan living framed by exquisite crown and base board moldings. The kitchens are truly a chef's paradise with beautiful solid maple cabinets, granite counters and full size premium stainless-steel appliances. The bathrooms are perfectly designed with the use of mosaic tiles and wonderful fixtures. The bedrooms are all on the same upper floor to accommodate many different arrangements and are ideal for families.

VILLA@27 has all the convenience of living in a vibrant neighbourhood. These homes are walking distance to transit, beautiful parks, incredible shopping and award winning schools.

CALL TODAY FOR A PRIVATE TOUR AND VISIT OUR SHOW HOME EVERY SATURDAY & SUNDAY FROM 2-4 PM.

BEST OF ALL, THE VILLA ARE MOVE IN READY!

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Mario Felicella
 Sutton West Coast Realty
 Phone: 604-714-1700

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VILLA@27 Townhomes

VILLA@ consists of one building that is situated on East 27th and Knight Street, five of the homes face East 27th and one of the homes is facing Knight Street. All of these wonderful residences have attached private garages. The classic style of the building offers a timeless design.

Living at The Villa

- Spacious home sizes ranging from 1306 sq.ft to 1637 sq.ft (garage included)
- Classic open floor plan living designed for comfortable living
- All homes feature three well appointed bedrooms
- Two level residences with attached garages and storage
- Beautifully designed powder room on main floor
- Full size bathroom on upper level
- Master bedroom features fabulous closets
- Many homes offer mountain view from upper floor
- Attached secured and alarmed in-home private garages
- Practical and spacious in-suite storage through out
- Prewired for high speed internet
- Entry patio areas with water connections

Construction

- Wood frame construction with concrete perimeter
- Hardi plank paneling exterior & full building rainscreen
- Handsome front entry door with generous patio areas
- Many homes offer vaulted ceiling entries
- Square edged framed window, baseboard moldings and crown moldings

The Villa Difference

- Attached private garages per home
- Lots of insuite storage
- Generous outdoor areas
- Winter mountain views from many upper floors

Peace of Mind

- Attached and secure in-home garages
- Echelon Warranty 2-5-10 Home Warranty
- Built in security system



Classic Interiors

Classic Upscale Finishings

- Gorgeous imported tile entries
- Stunning dark laminate stair cases
- Stunning dark laminate floors throughout the main area
- Berber carpeting on upper level
- Recessed lighting in living, dining and kitchen areas
- Chrome lever door handles throughout
- Prewired for high speed internet

Amazing Gourmet Kitchens

- Gorgeous solid maple cabinets
- Beautiful granite counters with back splash
- Stainless steel under-mounted double sink
- Stylish lever kitchen faucet
- Premium stainless steel appliances
- Generous cabinet space with "Lazy Susan"
- Large counter ledge with window over sink area

Relaxing Bathrooms

- Mosaic glass tile feature wall with full length mirror
- White high-gloss sleek cabinet with storage
- Marble countertop framed in edge cabinet
- Raised mount sink bowl
- Contemporary lever style faucets
- Beautiful heated marble floors
- High efficiency dual flush toilet
- Imported European plumbing fixtures



Download the PDF version

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- Large counter ledge with window over sink area

Relaxing Bathrooms

- Gorgeous solid maple cabinets with storage
- Contemporary lever style faucets
- Granite countertop with under mount sink
- Full length counter to ceiling mirror
- Contemporary lighting fixtures
- Full size soaker tub with European style tiles
- Mosaic glass tile feature wall with full length mirror

To view, please call Mario Felicella of Sutton West Coast Realty at 604-714-1700.

Welcome To The Neighbourhood...

Walk Score® 97 out of 100 ?
Walker's Paradise

Restaurants: De Dutch Pan... .3km ➔

Coffee: Cedar Cottage Coffe... .5km ➔

Groceries: PriceSmart Foods .2km ➔

Shopping: Haus of Luxe Clot... .3km ➔

Schools: School Board Vanc... .2km ➔

Parks: Kingcrest Park .2km ➔

Books: Vancouver Public Libr... .3km ➔

More Places: Pubs, Entertainment,... ➔

Where do you commute?

VILLA@27 located on East 27th and Knight Street, in the exciting Cedar Cottage neighbourhood. The property is situated on a beautiful tree lined street; it is within walking distance to recreation facilities, fantastic shopping and superb restaurants. VILLA@27 is steps to public transit and a short drive to the Downtown core.



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King Edward Village

Walk Score® 97 out of 100 ?
Walker's Paradise

Restaurants: De Dutch Pan... .3km ➔

Coffee: Cedar Cottage Coffe... .5km ➔

Groceries: PriceSmart Foods .2km ➔

Shopping: Haus of Luxe Clot... .3km ➔

Schools: School Board Vanc... .2km ➔

Parks: Kingcrest Park .2km ➔

Books: Vancouver Public Libr... .3km ➔

More Places: Pubs, Entertainment,... ➔

Where do you commute?

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Welcome To The Neighbourhood...

Walk Score® 97 out of 100 **Walker's Paradise** [Bigger map](#)

Restaurants: De Dutch Pannekoek House .3km

Coffee: Cedar Cottage Coffee House .5km

Groceries: PriceSmart Foods .2km

Shopping: Haus of Luxe Clothing .3km

Schools: School Board Vancouver .2km

Parks: Kingcrest Park .2km

More Places: Books, Pubs, Entertainment... >

Where do you commute?

What's Your Walk Score?



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The Schools

Annex

Sir Richard McBride Annex

Grades: Kindergarten - Three
Address: 4750 St. Catherines Street, Vancouver, BC V5V 4M7
Principal: Parin Morgan
Phone: 604-713-5374
Fax: 604-713-5376

It is a primary Annex to McBride Main School and is located in a Vancouver residential area at 31st Ave East between Knight and Fraser. It is a single storey cement block building built in 1964. The school serves a multicultural community consisting mainly of single family dwellings, some of which are shared by more than one family. The annex has Kindergarten to Grade Three. McBride Annex provides a Full Day Kindergarten program in addition to the Half Day Kindergarten program.

McBride Annex Elementary is widely viewed by the local neighbourhood (dubbed Mountain View located at the western edge of the Kensington-Cedar Cross) as one of the cornerstones of the community. While enrollment has dropped as a result of demographics, and the loss of a large housing complex (Fraser Village, which is being replaced by a new housing complex scheduled for completion in 2011), community and parent support for McBride Annex Elementary remains strong.

Students from McBride Annex attend Sir Richard McBride School or MacKenzie School for Grades Four to Seven according to school catchment boundaries.

Elementary

Sir Richard McBride Elementary

Grades: Kindergarten - Seven
Address: 1300 E. 29th Ave. Vancouver, BC, V5V 2T3 Canada
Principal: Parin Morgan
Phone: 604-713-4971
Fax: 604-713-4973

Sir Richard McBride Elementary School was founded in 1911, named after Richard McBride. The school's symbol is an eagle, and the school colours are white, blue, and yellow.

The school provides numerous activities, both sports- or academic-related. In the academic year 2006-2007 these included chess, sewing, crochet, yoga, participating in the Vancouver Sun Run, computers, winners in the Lego League, winners in the Historica Fair, various dramatic and musical productions including Treasure Island and more recently (June 2009) The wizard of Oz. Also a variety of sports including Basketball, Volleyball Track and Feild.

Secondary

Sir Charles Tupper Secondary

Grades: Eight - Twelve
Address: 419 E. 24th Ave. Vancouver, BC, V5V 2A2 Canada
Principal: Marea Jensen
Phone: 604-713-8233
Fax: 604-713-8232
Website: <http://tupper-online.vsb.bc.ca>

We, the Tupper school community, are committed to motivating all individuals to embrace the learning process through a challenging and relevant educational experience in a supportive environment. In striving to help all students achieve their potential and become contributing and fulfilled members of our society, we will work as a team - cooperatively, responsibly, and enthusiastically.

French Immersion - Early

Lord Selkirk Elementary

Grades: Kindergarten - Six
Address: 1750 E. 22nd Ave. Vancouver, BC, V5N 2P7 Canada
Principal: Richard Zerbe
Phone: 604-713-4650
Fax: 604-713-4657
Website: <http://selkirkelementary.com>

Welcome to the website of Lord Selkirk Elementary School. We are very proud of our school community, especially our students. Visitors to our school regularly comment on how wonderful our students are, and I have to agree! We welcome you to visit us and see for yourself.

It is our hope that this website will be helpful to students, parents and guests alike. If there is other helpful information you would like to see added to our website, please don't hesitate to contact me via email at rzerbe@vsb.bc.ca.

French Immersion - Late

Laura Secord Elementary

Grades: Six - Seven
Address: 2500 Lakewood Dr. Vancouver, BC, V5N 4V1 Canada
Principal: Marion Broadbent
Phone: 604-713-4996
Fax: 604-713-4998
Website: <http://secord.vsb.bc.ca/>

The school is named after Laura Ingersoll Secord, a Canadian heroine of the War of 1812, who walked thirty-two kilometres to warn of an impending American attack on the British outpost at Beaver Dam in Upper Canada (Ontario). Laura Secord's long dangerous walk became a favourite story among Canadians about the War of 1812. Keep your eyes open, and you may be lucky enough to catch a glimpse of "Laura" at one of our school events.

Laura Secord Elementary is committed to creating a safe and nurturing environment in which all learners can develop their intellectual, social, emotional, physical, and creative potential in preparation for lifelong learning and success.

French Immersion - Secondary

Vancouver Technical Secondary

Grades: Eight - Twelve
Address: 2600 E. Broadway, Vancouver, BC, V5M 1Y5, Canada
Principal: Brenda Burroughs
Phone: 604-713-8215
Fax: 604-713-8214
Website: <http://vantech.edunets.org>

Vancouver Technical School provides a safe, nurturing and stimulating environment in which students are given the opportunity to develop their intellectual, social, ethical, aesthetic, physical and emotional intelligences; to respect the individual, embrace diversity, and participate in the human community



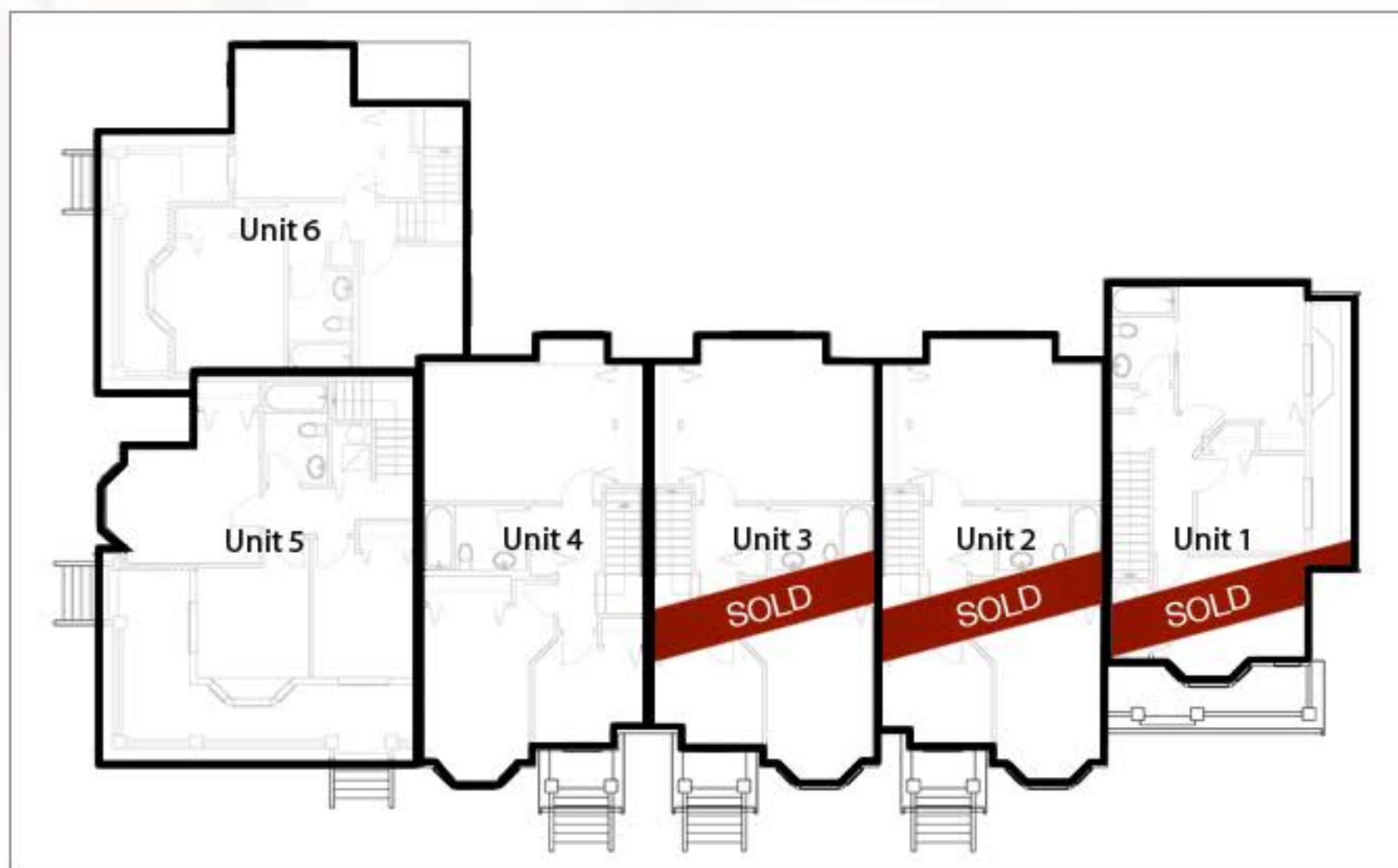
The Floorplans

VILLA@27 floor plans have been skillfully crafted and designed to maximize the homeowner's enjoyment in every space. The high level of finishings ensures a homeowners maximum enjoyment.

The Architect commissioned for VILLA@27 is the award winning H.R. Hatch Architect Ltd.

Each home offers stunning gourmet kitchens, beautiful open living areas, three generous bedrooms, two bathrooms and attached garages.

Please click on a unit to view the PDF floorplan.



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New Home Warranty

Echelon General Insurance Company will offer the Purchaser of a Residential Strata Lot a limited policy of Home Warranty Insurance Coverage with specified limited warranty benefits to cover the following defects in the following generally described conditions:

- I. In the first 12 months any defects in materials and labour
- II. In the first 24 months:
 - a. Any defect in material and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems,
 - b. Any defect in material and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new Residential Strata Lot, and
 - c. Any building code defect, as defined in the insurance policy;
- III. In the first five years any defects in the building envelope, as defined in the insurance policy, in the new Residential Strata Lot including defects which permit unintended water penetration such that it causes or is likely to cause, material damage to the new Residential Strata Lot; and
- IV. In the first ten years any structural defects as defined in the insurance policy.



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Getting Around

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VILLA
27
TOWNHOMES

Contact Us

Interested in booking a showing? Our model suite will be open soon, but we would be happy to give you a private tour of the homes. These wonderful homes are move-in ready by now, so don't delay. Simply fill out the form below and we will be in touch, or call **Mario Felicella of Sutton West Coast Realty at 604-714-1700**.

Name

E-mail

Phone

Message



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PRICES STARTING AT \$519,800

MOVE IN NOW!

VILLA

27

TOWNHOMES



3 BED + 2 BATH HOMES WITH GARAGE
RANGING FROM 1306sqft - 1637sqft

WWW.LIVEATVILLA.COM

Mario Felicella 604.649.6905

 Sutton West Coast Realty

ANY SALES OFFERING MUST BE MADE WITH A DISCLOSURE STATEMENT 2.0102

**We are available every day for showings
and OPEN 2-4 Saturday & Sunday.**



VILLA @27
is located on the corner of
Knight and East 27th.

**Walking distance to great
schools, parks and shopping.**

Any sales offering may only be made with a disclosure statement.
You will be responsible for your own legal and financial decisions. E. & O.E.



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Ready for Occupancy! 6 Affordable Vancouver
Villa@27 Townhomes in Cedar Cottage
Neighbourhood of East Vancouver Real Estate
Market > Walker' s Paradise WalkScore!



Villa@27 Townhomes in Vancouver

Move in Now! 6 boutique Vancouver townhomes at Villa@27 development are now ready for occupancy! These beautifully and finely finished townhouses have functional open concept design layouts, large living and dining spaces as well as chef appointed kitchens. The Villa@27 Vancouver townhomes also has 3 spacious bedrooms up top with lots of storage closet space in addition to functional and spacious downstairs levels that have room for more storage and large private secured garage parking! Situated at East 27th and Knight Street in Vancouver East' s King Edward Village community/Cedar Cottage neighbourhood, the Villa@27 Townhomes in Vancouver are located close to top rated schools, beautiful green spaces and public parks, public transit lines, downtown Vancouver as well as the best shopping and dining that this city has to offer. In addition, the WalkScore for the new Villa@27 Vancouver townhome project is an outstanding 95 out of 100, making it a Walker' s Paradise. We cannot agree more with this assessment! The top rated schools in and around the Cedar Cottage Vancouver neighbourhood for Villa@27 townhome owners includes Sir Charles Tupper Secondary, Sir Richard McBride Elementary and Sir Richard



McBridge Annex. As well, the French Immersion schools in East Vancouver close to the new Vancouver Villa@27 Townhomes include Lord Selkirk Elementary School, Laura Secord Elementary school and Vancouver Technical Secondary School. For more information about the new Vancouver Villa@27 Townhomes located at East 27th Street and Knight Street, please visit www.liveatvilla.com today! In addition, Echelon General Insurance Company will offer the purchaser of a residential strata lot at the Villa@27 Townhomes a limited policy of Home Warranty Insurance Coverage for your peace of mind.



The Features at the New Vancouver Villa @ 27 Townhouses

Each of the Villa @ 27 Vancouver townhome floor plans have been carefully designed for you in mind. The architect of Villa@27 townhouses is H.R. Hatch Architect Ltd. and each of the six homes for sale will offer three large bedrooms, two full bathrooms, attached garages and beautiful open living spaces and chef inspired kitchens. Best of all, they are move-in ready! Five of the six homes at VILLA@27 Vancouver will face East 27th while one faces Knight Street. The Villa Vancouver townhouses will feature entry patio areas with water connections, pre wiring for high speed internet/cable as well as spacious in suite storage and attached secured and alarmed in home private garages which is an added luxury in the city. The new Vancouver Villa @ 27 townhomes will also offer master bedrooms that have great closets/storage in addition to mountain views from the upper floors from most of the homes. The Villa@27 Townhouses in Vancouver will also have full sized bathroom on the upper floor in addition to a powder room on the main floor for added convenience. The open living



concept features floor plans with living space over two+ levels and they are between 1306 and 1637 square feet including the garage. The Villa @ 27 Vancouver Townhomes have wood frame construction and the perimeter is construction based. The building has full rain screen envelope as well as Hardi Plank siding and handsome front entryways with patios areas. Most of the homes have vaulted ceilings in the entry space as well as square edged framed windows. The Echelon Warranty of 2-5-10 years is included in every purchase of a new Vancouver Villa@27 Townhome.



The Interior Finishes at the Villa@27 Townhomes in Vancouver Eastside

The eastside Vancouver townhomes at Villa @ 27 features upscale finishes that include relaxing bathrooms with imported European plumbing fixtures, highly water efficient dual flush toilets in every bathroom as well as beautiful marble flooring that is heated. The Villa@27 Townhomes in Vancouver Eastside real estate market also features raised mount sink bowls, contemporary lever style faucets, marble counters, cabinetry, white high gloss cabinetry with storage and mosaic glass tiled featured wall that comes complete with a full length mirror. The kitchens at the new Vancouver Villa@27 townhome project features large counter ledge window over sink area with lots of working space, generously sized cabinetry with lazy Susan addition and premium stainless steel appliance set. Other Villa @ 27 Townhome features in Vancouver Eastside includes gorgeous solid maple cabinetry, granite countertops, granite



backsplashes, stainless steel double under mounted sinks and modern kitchen faucet. The living areas will have recessed lighting that includes the kitchen, dining and living room as well as Berber carpets for flooring in the bedrooms. The main living areas at the Villa@27 townhomes in Vancouver Eastside have dark laminate floors that are beautiful and stair cases too! The entryway has beautiful imported tile work. All homes are also pre-wired for high speed internet.

