

LUZON

COMING SPRING 2008

10 LUXURY RESIDENTIAL UNITS
3,000 SF OF RETAIL SPACE

12TH AVENUE + ARBUTUS STREET
WWW.LUZONLIVING.COM



B C C O N D O S . N E T





Vancouver's most charming development located in Arbutus Walk.

Luxury condominium building with 10 boutique style living quarters. Units feature spacious floor plans, tall ceilings, and high-end finishings.



B C C O N D O S . N E T



LUZON

Exterior Rendering

Innovative Architecture. Fresh-Air Living.
Contemporary Interiors. State of the Art
Kitchens. Spa Inspired Bathrooms.



Building architecture by GBL Architects and interior design by West One Design.

The Developer reserves the right to make modifications to the information contained herein. Images are for representational purposes only and are subject to change without notice.



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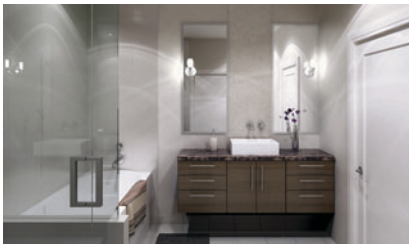


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Interior Renderings

SPACIOUS BEDROOMS

- Bright, open spaces
- Designer textured carpet with Stainmaster warranty
- Optional upgrade to engineered wood flooring



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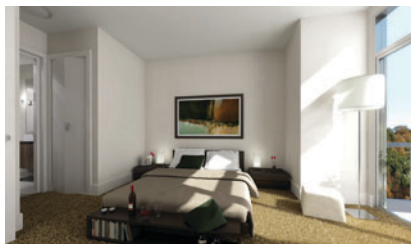


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Interior Renderings

SPA INSPIRED BATHROOMS

- Wall hung cabinetry with Italian engineered veneer
- Separate shower and soaker tub with limestone surround and modern fixtures
- Deluxe frameless 10 mm glass shower enclosure
- Modern Kohler cimarron toilet with stay clean swirl technology
- Luxurious ensuite with marble counter top and mosaic backsplash
- Opulent guest bathrooms with CaesarStone Quartz counter top and tiled feature wall

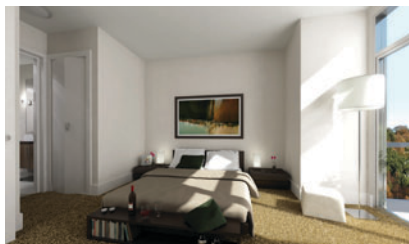
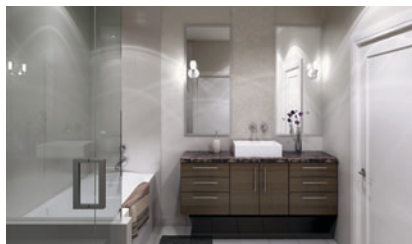


B C C O N D O S . N E T



STATE OF THE ART KITCHENS

- Custom cabinetry with Italian engineered veneer and designer hardware
- Get culinary on contemporary CaesarStone Quartz counter-tops
- Premium stainless steel LG appliances with brand new technology:
 - Counter depth french door refrigerator with bottom mount freezer
 - Gas range with Intelligent Control Center, convection oven, and warming drawer
 - Innovative steam dishwasher
 - Over the range microwave with Easy up Drawer opening vertically and 470 cfm hood fan

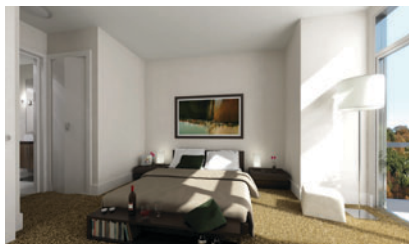
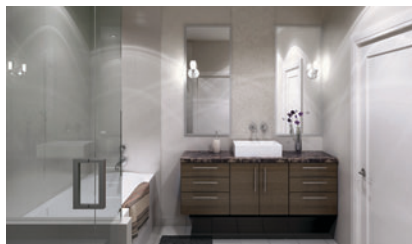


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Interior Renderings

CONTEMPORARY INTERIORS

- Modern luxury interiors with traditional elements
- Spacious over-height ceilings starting at 9' and going up to 11'
- Cozy, contemporary styled electric fireplace with limestone surround
- Welcoming entrance ways feature grand over-height passage doors
- Smooth handset porcelain tile floors in entranceway, kitchen and bathrooms
- Contemporary crystal chandelier in dining room



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Building Features

INNOVATIVE ARCHITECTURE

- Contemporary architecture by GBL Architects
- European Swiss Pearl cladding with integrated rainscreen system
- Engineered concrete construction with wood framing on upper floors

FRESH-AIR LIVING

- Spacious open balconies from 81 to 113 sf
- Open-air community patio on second floor; healthy living inspired by nearby parks and fitness facilities
- Centrally located in the shopping districts of Arbutus Village, W. Broadway, 4th Ave. and South Granville

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PARKING, SAFETY AND SECURITY

- Fully secured underground parking and bike storage
- Elevator access
- Pre-wiring for security systems
- Secure camera controlled building access system

STORAGE AND ACCESSIBILITY

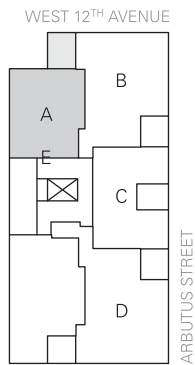
- Two-Five-Ten year National Home Warranty Guarantee
- Optimal unit layouts maximize access to storage, closets and ensuite laundry
- Stay connected with conveniently located outlets TV, phone and high-speed internet

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LUZON

One bedroom + den
685 sf
Plan A: Unit 201, 301



Actual floor plans and dimensions may vary from the final Strata Plan. The developer reserves the right to modify specifications and design without notice.



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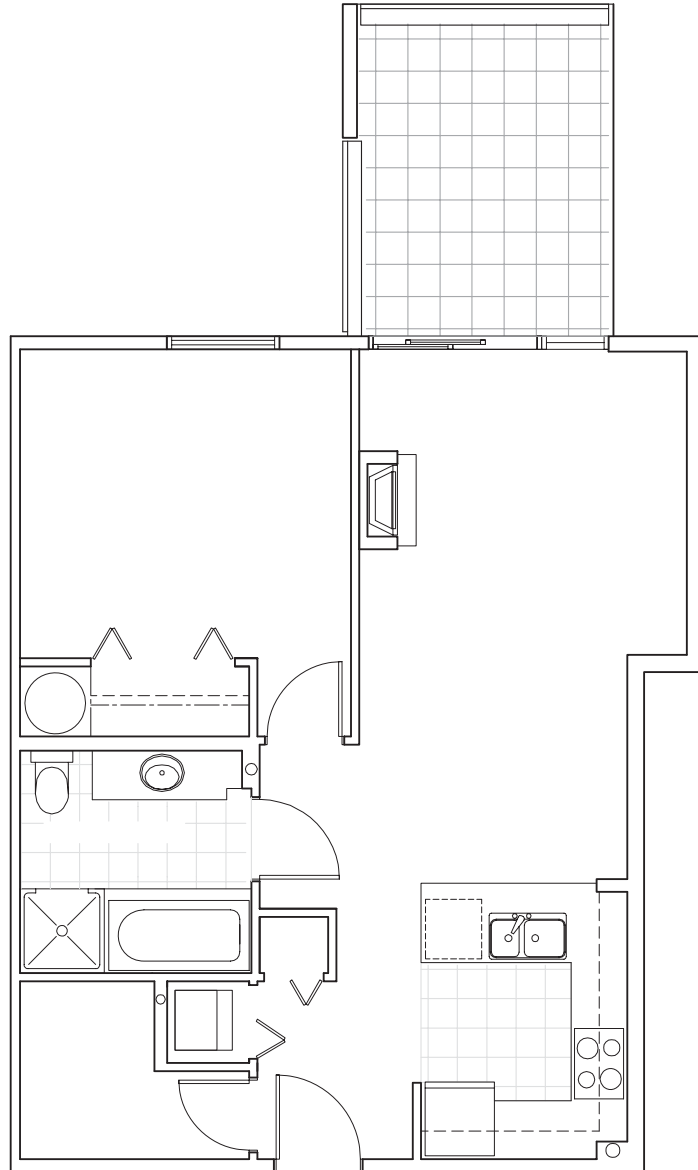
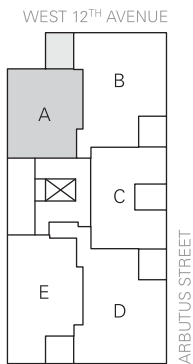


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One bedroom + den

685 sf

Plan A: Unit 201, 301



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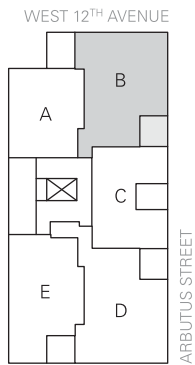


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LUZON

Two bedroom + den
1,020 sf
Plan B: Unit 202, 302



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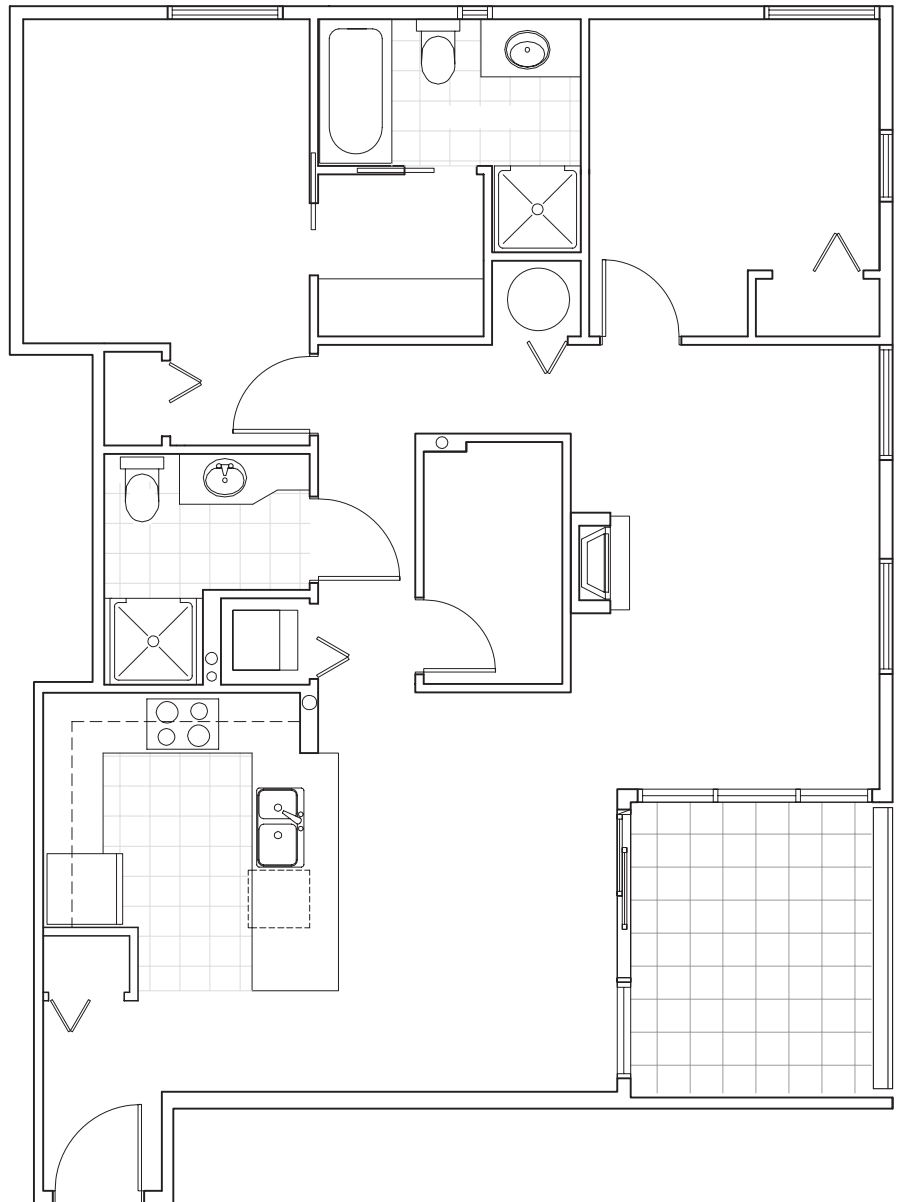
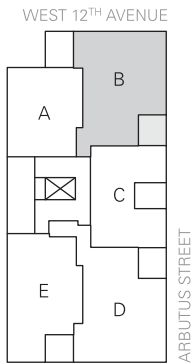


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LUZON

Two bedroom + den
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Plan B: Unit 202, 302



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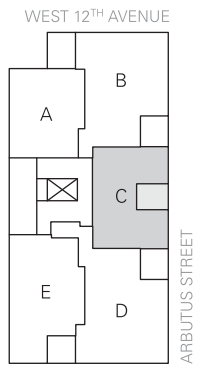


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LUZON

One bedroom + den
828 sf
Plan C: Unit 203, 303



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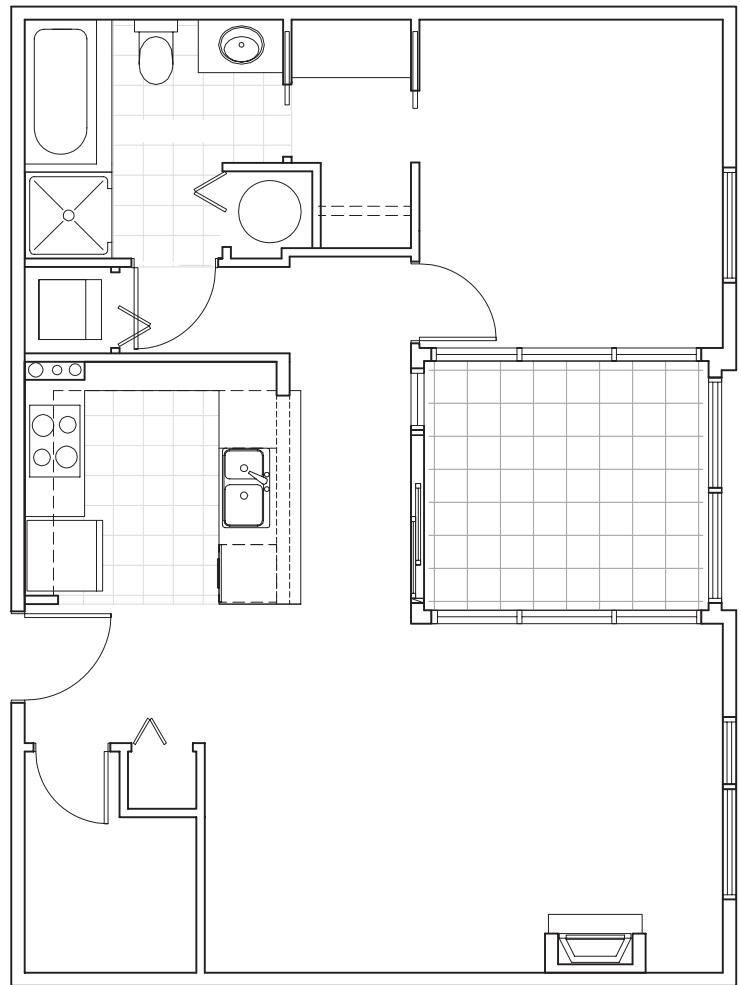
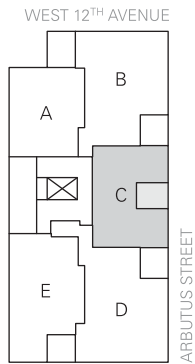


LUZON

One bedroom + den

828 sf

Plan C: Unit 203, 303



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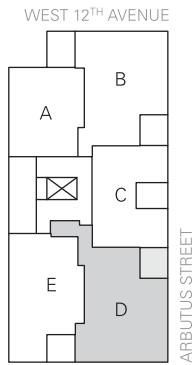


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LUZON

Two bedroom + den
1,098 sf
Plan D: Unit 204, 304



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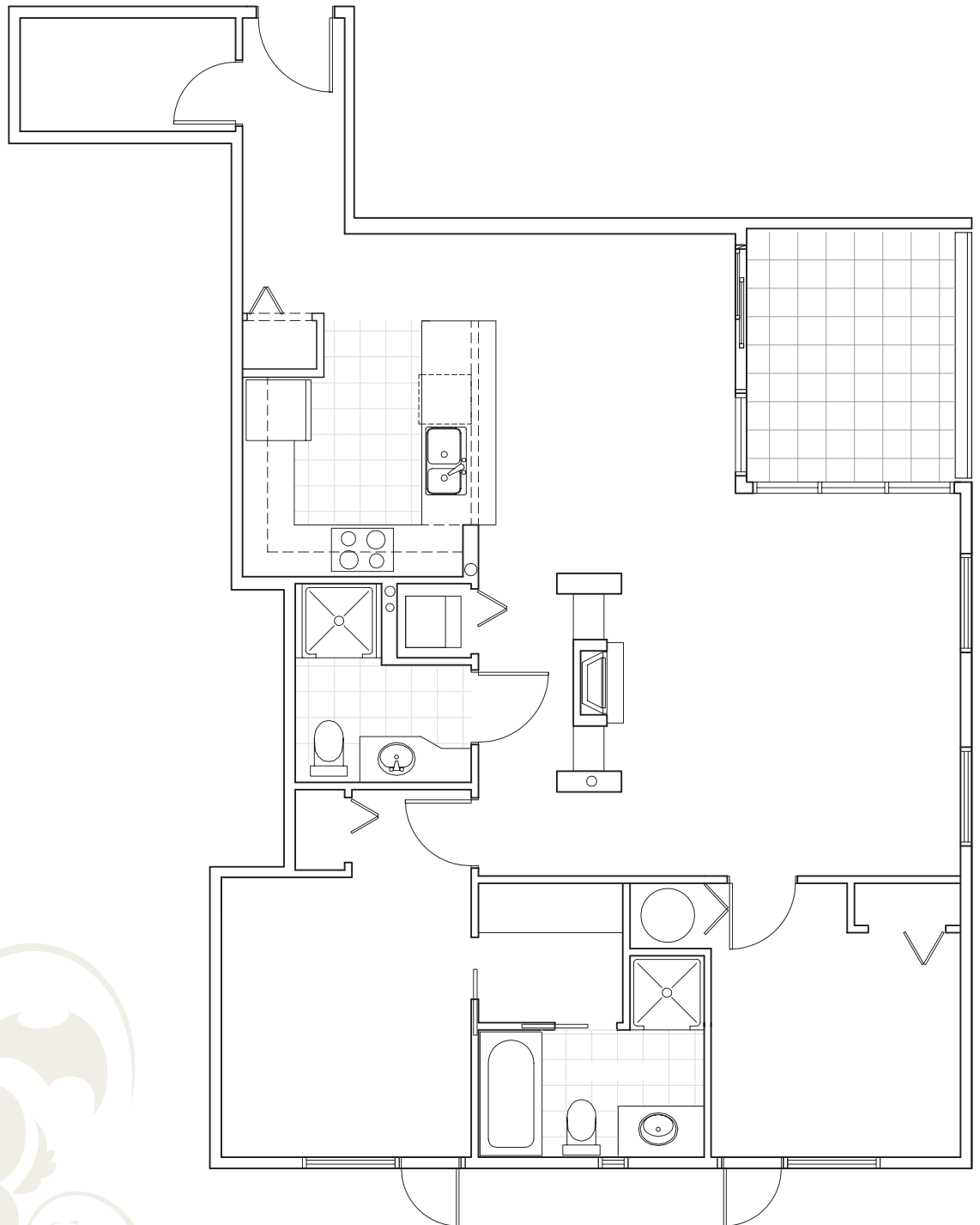
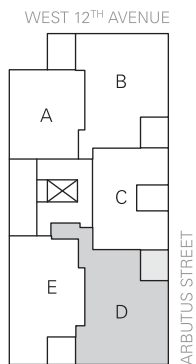


LUZON

Two bedroom + den

1,098 sf

Plan D: Unit 204, 304



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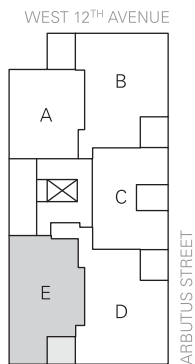


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LUZON

One bedroom + den
873 sf
Plan E: Unit 205, 305



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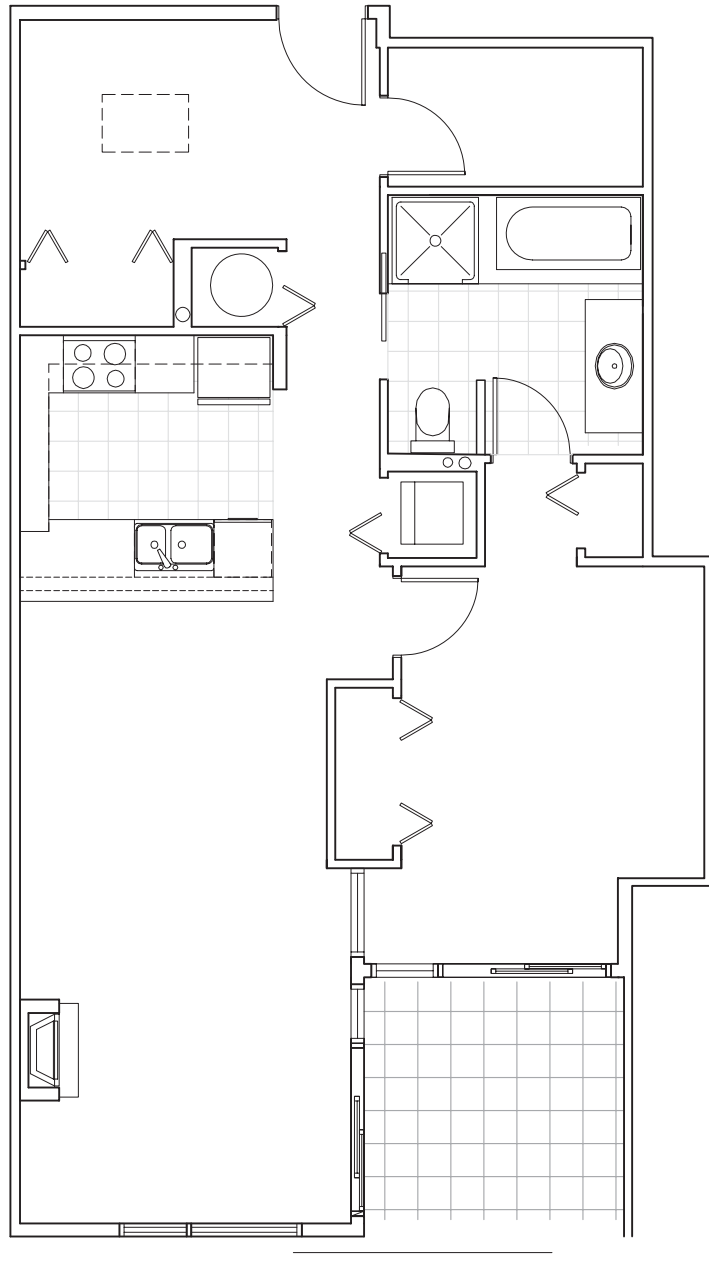
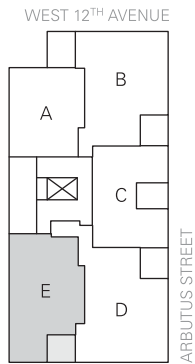


LUZON

One bedroom + den

873 sf

Plan E: Unit 205, 305



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Neighbourhood Amenities

DINING

1. Indishpensible
2. Gramercy Grill
3. La Petite France
4. Swedish Bakery
5. Accents
6. Browns
7. Bishops
8. Sophie's Cosmic Cafe
9. Hell's Kitchen
10. Las Margaritas
11. Fuel
12. Gastropod
13. Pinkys Steakhouse
14. The Noodle Box
15. Papaya Hut
16. Maurya
17. Earls
18. Death by Chocolate
19. Cactus Club
20. Bin 942
21. Lumiere
22. Raviolino
23. Solly's Bagelry
24. Banana Leaf
25. Calhoun's Bakery
26. Rangoli
27. Vij's

SHOPPING + AMENITIES

28. MarketPlace IGA (+29)
30. Liquor Store
31. Capers
32. Safeway
33. Choices
34. Tisol Pet Food
35. Fletchers Fabricare
36. Tuesdays Drycleaners
37. Long & McQuade
38. London Drugs
39. Future Shop
40. Simply Computing
41. Ming Wo
42. Flight Centre
43. Fedex Kinko's
44. Koolhaus
45. Lululemon
46. Duthie Books
47. Chapters
48. Oscar's Art Books
49. William's Sonoma
50. Gravity Pope
51. Rogers Video
52. Blockbuster
53. Varsity Ridge Bowl
54. Ridge Theatre
55. Fifth Avenue Theatre
56. Stanley Theatre

COMMUNITY

57. Kitsilano Community Centre
58. Kitsilano Branch Library
59. Lord Tennyson Elementary
60. Kitsilano Secondary

BANKS

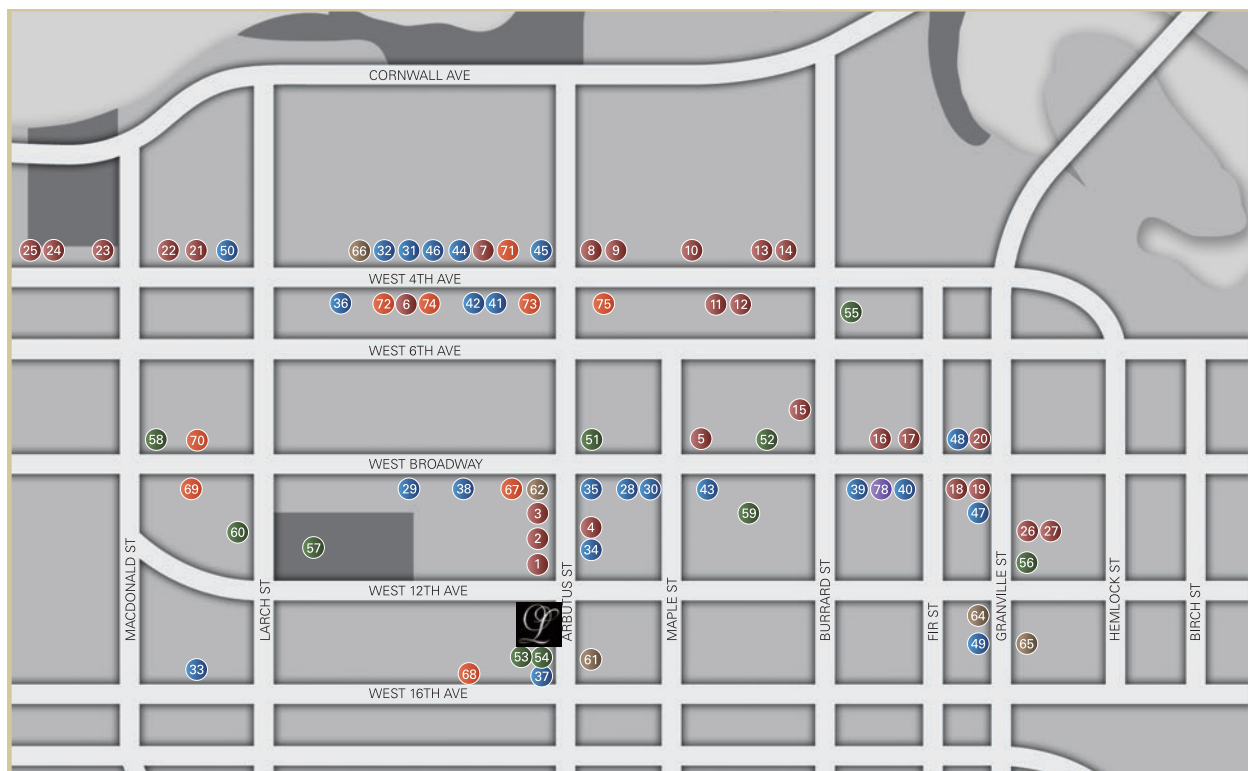
61. Royal Bank
62. Bank of Montreal
63. Scotiabank
64. TD Canada Trust
65. CIBC
66. Vancity

FITNESS, SPAS, SALONS

67. Fitness World
68. Yoga Sukha
69. Semperviva Yoga
70. Bikram's Yoga
71. Beverly's Spa
72. Spa Ethos
73. Zootz Hair Studio
74. Helmet
75. Propaganda

CAFES

76. Higher Grounds Coffee
77. Kits Coffee Company
78. Starbucks





Price List

PLAN	BEDROOMS	SIZE	PRICE RANGE	LIMITED TIME OFFER
Plan A	One + den	685 sf	\$ 455,000 - 465,000	\$ 375,000 - 395,000
Plan B	Two + den	1,020 sf	\$ 745,900 - 755,900	\$ 575,000 - 595,000
Plan C	One + den (inclusive of enclosed balcony)	828 sf	\$ 469,900 - 479,900	\$ 425,000 - 445,900
Plan D	Two + den	1,098 sf	\$ 749,900 - 759,900	\$ 595,000
Plan E	One + den	873 sf	\$ 569,900 - 579,900	\$ 475,000 - 495,000

- Prices are exclusive of GST and subject to change without notice.
- All homes include CaesarStone Quartz kitchen counter tops, premium stainless steel LG appliances, range, refrigerator, microwave, in-sink waste disposal and a dishwasher.
- Dens may be classified as tech/or storage space.
- All quoted measurements are from the filed strata plan and may or may not be exact to that of the actual unit.

For more information contact:

Kris Pope

Cell: (604) 318-5226

Tel: (604) 689-8226

Fax: (604) 689-8206



DEXTER ASSOCIATES REALTY



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ANOTHER PROJECT BY WERTMAN DEVELOPMENT CORPORATION



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