



CHLOÉ

KERRISDALE

LIVING TO THE FINEST DETAIL

## THIS IS THE GOOD LIFE

Kerrisdale has become a community rich with warmth, character and amenities while still retaining its small town appeal. This is a place where you know your neighbours and become friendly with local merchants. Here, you will find everything you need — grocery stores, restaurants, boutiques, services, art, and greenspace.

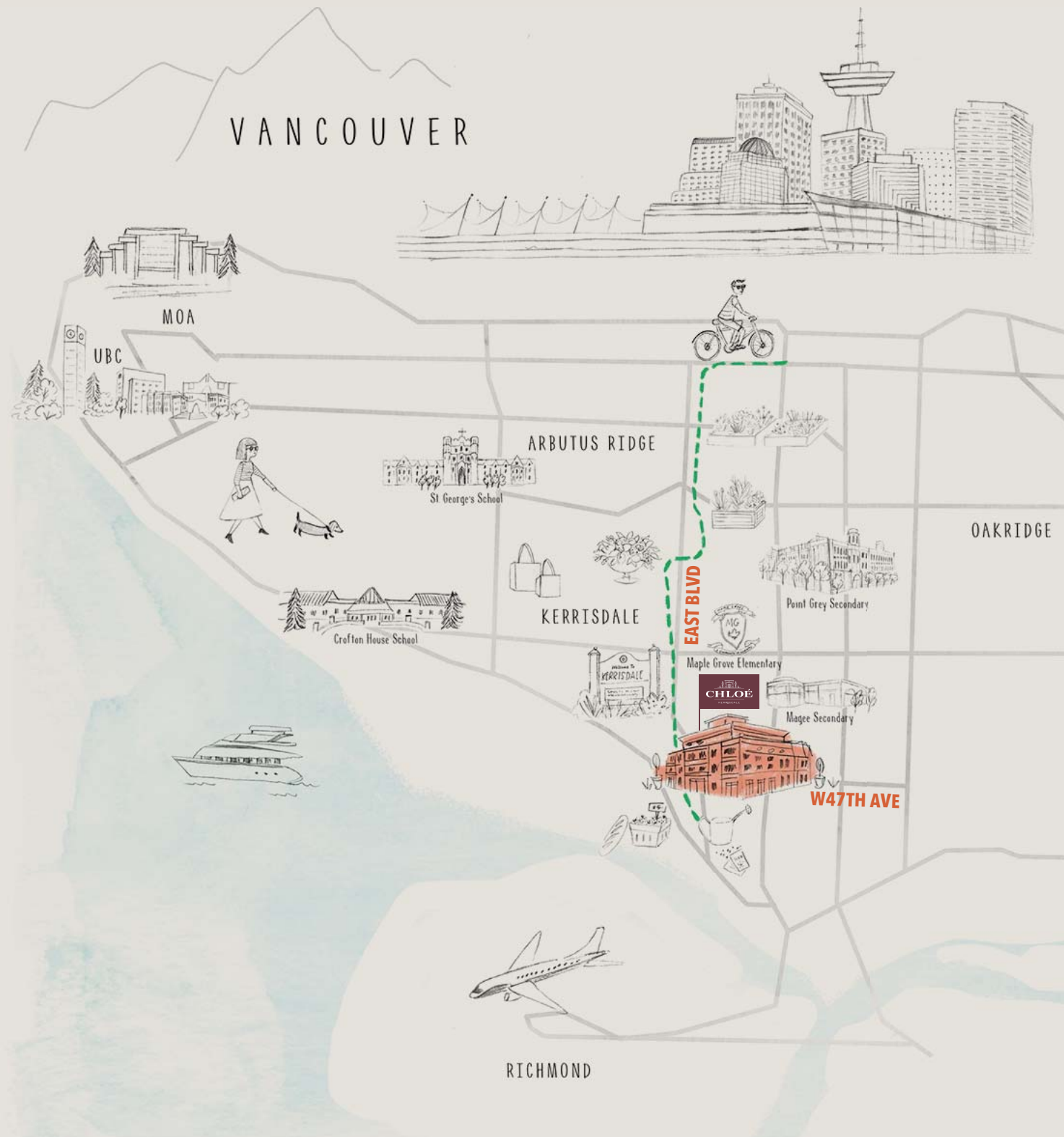




## HERITAGE REFINED

As one of the first settlements in the city, this part of Vancouver is steeped in history. Enchanted with its charm and ambience, Matchpoint founder, Vicky Zheng, was inspired to present classical architecture and living spaces that reflect the natural beauty, heritage, and allure of the community. Chloe's elegant homes are like Kerrisdale itself: luxurious, inviting, and joyously livable.

# VANCOUVER'S WEST SIDE NOW AND TOMORROW



Select a bouquet of flowers from Thomas Hobbs Florist, sip on a fragrant tea at Adonia Teahouse, bite into flaky pastries at Artigiano Café, or simply stroll down the picturesque tree-lined avenue, browse the shops, and savor the atmosphere of this remarkable locale.



**PARISIENNE DECADENCE  
INSPIRED AMENITIES**

Indulge in the luxury of Chloe's indoor and outdoor amenities. Arrive home to a tranquil lobby with a welcoming concierge, exquisite lighting, and the beauty of a David Robinson wall sculpture. Relax in the comfortable lounge, with its classical fireplace, or enjoy a quiet read in the library. If hosting a large group, entertain in the special dining area with seating for ten — and make use of the well-stocked kitchen. If weather permits, entertain in the garden courtyard with its bistro tables and ivy-covered trellis. Further amenities include a fitness studio and study room. The picturesque rooftop terrace is complete with a barbecue, fire tables, and seating for lounging or dining. Its lush landscaping includes manicured hedging, purple lavender, and ever-blooming roses.



## **STYLE WITH SOPHISTICATION**

The romance of discovery flows throughout beautiful interiors inspired by Parisienne design. Classical elements are juxtaposed with modern detailing, creating a unique degree of luxury in bright and open living spaces. Step across chevron-patterned engineered hardwood flooring, soak in a lavish freestanding bath tub, and concoct delicious feasts with premium European appliances. Quality is evident throughout each home in the materials used and the level of care orchestrated.

## EDUCATION AND LEISURE



Chloe's location includes a vast selection of Canada's most esteemed private schools, as well as the number one ranked public elementary school in Vancouver, Maple Grove. Not only will Chloe provide your children and young adults with close access to a top education, it also provide close access to numerous extra-curricular programs and activities. Moreover, post-secondary at the University of British Columbia is only minutes away by car or transit. Nearby golf courses, country clubs, riding stables, and exercise facilities will contribute to a fulfilling recreational and social lifestyle.

# FEATURES & AMENITIES



## CLASSIC LUXURY

- A Parisienne-inspired boutique building at West 47th Avenue and East Boulevard in Vancouver's prestigious and historic Kerrisdale community
- 48 exceptional 1, 2 & 3 bedroom concrete residences
- A welcoming concierge greets you and your guests
- Exclusive homeowner amenities provide elevated relaxation and connection:
  - Beautifully-appointed interior lounge and fireplace
  - Private dining area for intimate gatherings
  - Idyllic landscaped courtyard with seating and fire pit
  - Fitness room for convenient workouts
  - Music room for rehearsing or intimate recitals
  - Landscaped roof-top terrace with seating, fire pit and BBQ

## PEACE OF MIND

- Secure FOB access
- Secure and private underground parking
- Enclosed private garages with storage room (upgrade option)
- Comprehensive warranty protection:
  - 2 year warranty for materials
  - 5 year warranty for building envelope
  - 10 year warranty for structural defects

## HEIGHTENED INTERIORS

- Exceptional interiors designed by award-winning CHIL Interior Design
- Elegant herringbone-patterned hardwood flooring sweeps throughout (select homes only)
- Airy 9' ceilings on Levels 2 and 3, and 10' ceilings on Level 4
- VRF Air conditioning and heating for year-round comfort
- Discreet 3% roller blinds in the living areas and .05% roller blinds in the bedrooms
- Large opening patio doors
- European high-efficiency washer and dryer by Blomberg 24"
  - Integrated laundry millwork in select homes with integrated lighting and pull out laundry hamper
- Custom millwork with integrated lighting in master bedroom closets
- Living seamlessly flows to expansive balconies and terraces
- Over height base-board with mill-work reveal
- Steam closet to refresh and sanitize clothing (upgrade option)

## CULINARY PROWESS

- Refined custom cabinetry
- Quartz countertops with complementing one-piece backsplash
- Gaggenau 24" European appliances in 1 bedroom homes
  - Four-burner stainless steel gas cooktop
  - Stainless steel convection wall oven
  - Fully integrated, panel-ready refrigerator with built-in bottom freezer
- Gaggenau 30" European appliances in 2 and 3 bedroom homes
  - Five-burner stainless steel gas cooktop
  - Wall-oven featuring 17 cooking settings and patented enamel interior
  - Fully integrated, panel-ready refrigerator with built-in bottom freezer
  - Combi Steam Oven (upgrade option)
  - Wine fridge (upgrade option)
- Broan seamless stainless steel Chimney Style Hood Fan
- Bosch 24" fully integrated, panel-ready dishwasher – 49dba
- Panasonic microwave with stainless steel trim
- High-end stainless steel undermount sink
- Elegant pull-down, smart-touch faucet in matte black or Luxe gold
- Richelieu drawer organizers and recycling centre throughout kitchen

## BATHROOM RETREATS

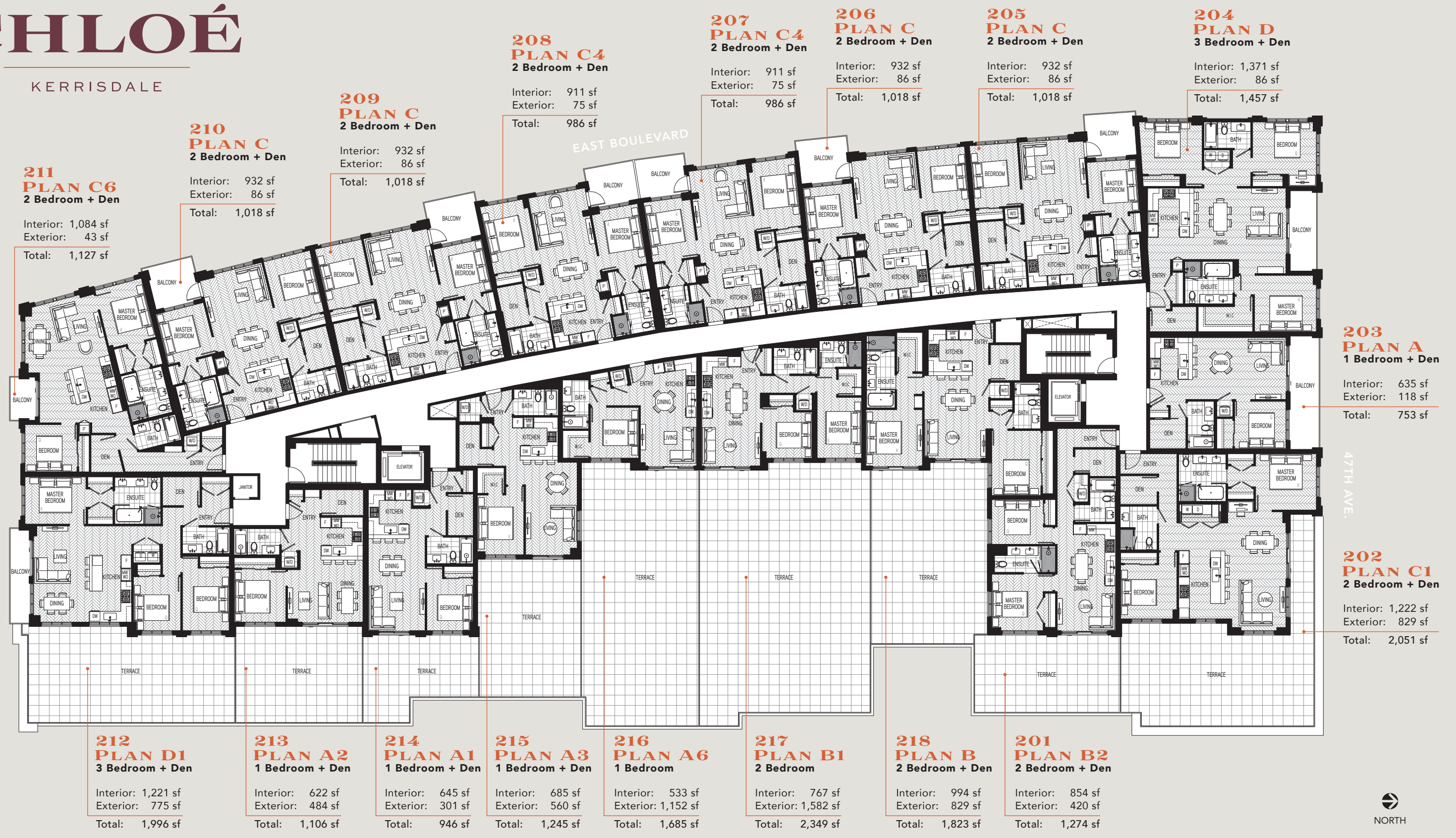
- Luxurious large format 24" x 48" Italian porcelain tiles on ensuite walls
- Quartz countertops
- Sophisticated custom cabinetry with under-vanity lighting
- Framed vanity mirror
- Kohler double sinks in select ensuites; single sinks in secondary bathrooms
- Kohler matte-black or brushed bronze gold plumbing fixtures
- Kohler soft-close toilets
- Glass-enclosed shower with rain showerhead in ensuites, with custom glass featured in 2 and 3 bedroom homes
- Tiled shower base with linear drain
- Soaker tub in secondary bathrooms with Kohler shower wall mount and rain showerhead
- Porcelain mosaic flooring in ensuite shower and porcelain tile tub surround in secondary bathrooms
- Stand-alone tub in select ensuites
- Soothing warmth of in-floor heating by Nu Heat



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## LEVEL 2



**212  
PLAN D1  
3 Bedroom + Den**  
Interior: 1,221 sf  
Exterior: 775 sf  
Total: 1,996 sf

**213  
PLAN A2  
1 Bedroom + Den**  
Interior: 622 sf  
Exterior: 484 sf  
Total: 1,106 sf

**214  
PLAN A1  
1 Bedroom + Den**  
Interior: 645 sf  
Exterior: 301 sf  
Total: 946 sf

**215  
PLAN A3  
1 Bedroom + Den**  
Interior: 685 sf  
Exterior: 560 sf  
Total: 1,245 sf

**216  
PLAN A6  
1 Bedroom**  
Interior: 533 sf  
Exterior: 1,152 sf  
Total: 1,685 sf

**217  
PLAN B1  
2 Bedroom**  
Interior: 767 sf  
Exterior: 1,582 sf  
Total: 2,349 sf

**218  
PLAN B  
2 Bedroom + Den**  
Interior: 994 sf  
Exterior: 829 sf  
Total: 1,823 sf

**201  
PLAN B2  
2 Bedroom + Den**  
Interior: 854 sf  
Exterior: 420 sf  
Total: 1,274 sf

**211  
PLAN C6  
2 Bedroom + Den**  
Interior: 1,084 sf  
Exterior: 43 sf  
Total: 1,127 sf

**210  
PLAN C  
2 Bedroom + Den**  
Interior: 932 sf  
Exterior: 86 sf  
Total: 1,018 sf

**209  
PLAN C  
2 Bedroom + Den**  
Interior: 932 sf  
Exterior: 86 sf  
Total: 1,018 sf

**208  
PLAN C4  
2 Bedroom + Den**  
Interior: 911 sf  
Exterior: 75 sf  
Total: 986 sf

**207  
PLAN C4  
2 Bedroom + Den**  
Interior: 911 sf  
Exterior: 75 sf  
Total: 986 sf

**206  
PLAN C  
2 Bedroom + Den**  
Interior: 932 sf  
Exterior: 86 sf  
Total: 1,018 sf

**205  
PLAN C  
2 Bedroom + Den**  
Interior: 932 sf  
Exterior: 86 sf  
Total: 1,018 sf

**204  
PLAN D  
3 Bedroom + Den**  
Interior: 1,371 sf  
Exterior: 86 sf  
Total: 1,457 sf

**203  
PLAN A  
1 Bedroom + Den**  
Interior: 635 sf  
Exterior: 118 sf  
Total: 753 sf

**202  
PLAN C1  
2 Bedroom + Den**  
Interior: 1,222 sf  
Exterior: 829 sf  
Total: 2,051 sf

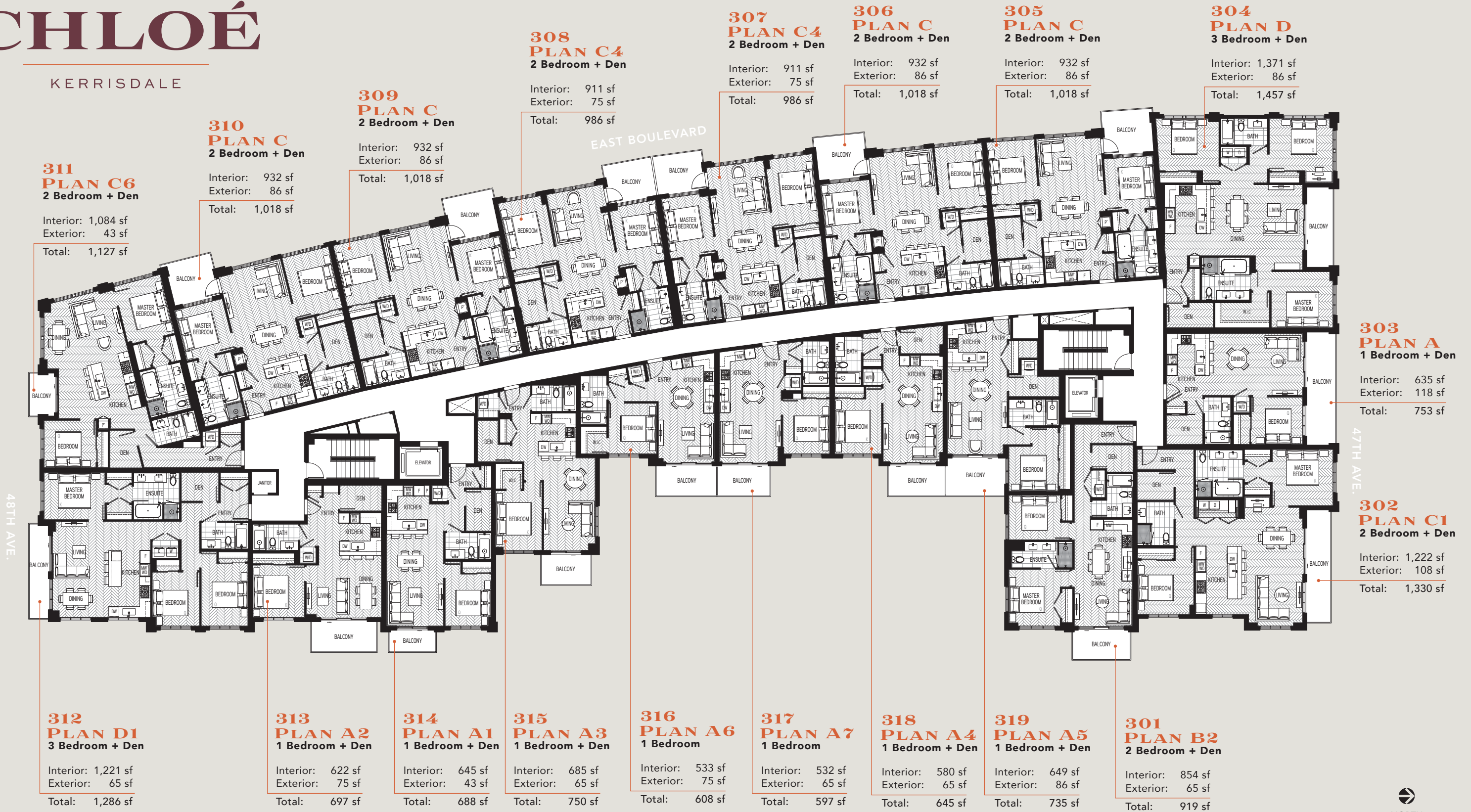


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## LEVEL 3



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## LEVEL 4

### 407 PLAN D2 3 Bedroom + Den

Interior: 1,283 sf  
Terrace: 312 sf  
Rooftop Terrace: 947 sf  
Total: 2,542 sf

### 406 PLAN C2 2 Bedroom + Den

Interior: 1,029 sf  
Terrace: 205 sf  
Rooftop Terrace: 764 sf  
Total: 1,998 sf

### 405 PLAN C2 2 Bedroom + Den

Interior: 1,029 sf  
Terrace: 205 sf  
Rooftop Terrace: 764 sf  
Total: 1,998 sf

### 404 PLAN D2 3 Bedroom + Den

Interior: 1,283 sf  
Terrace: 312 sf  
Rooftop Terrace: 947 sf  
Total: 2,542 sf

### 403 PLAN C7 2 Bedroom + Den

Interior: 1,068 sf  
Terrace: 388 sf  
Rooftop Terrace: 732 sf  
Total: 2,188 sf

### 408 PLAN D4 3 Bedroom + Den

Interior: 1,358 sf  
Terrace: 926 sf  
Rooftop Terrace: 980 sf  
Total: 3,264 sf

### 409 PLAN A9 1 Bedroom + Den

Interior: 774 sf  
Exterior: 624 sf  
Total: 1,398 sf

### 410 PLAN C5 2 Bedroom + Den

Interior: 1,253 sf  
Terrace: 140 sf  
Rooftop Terrace: 678 sf  
Total: 2,071 sf

### 411 PLAN B1A 2 Bedroom

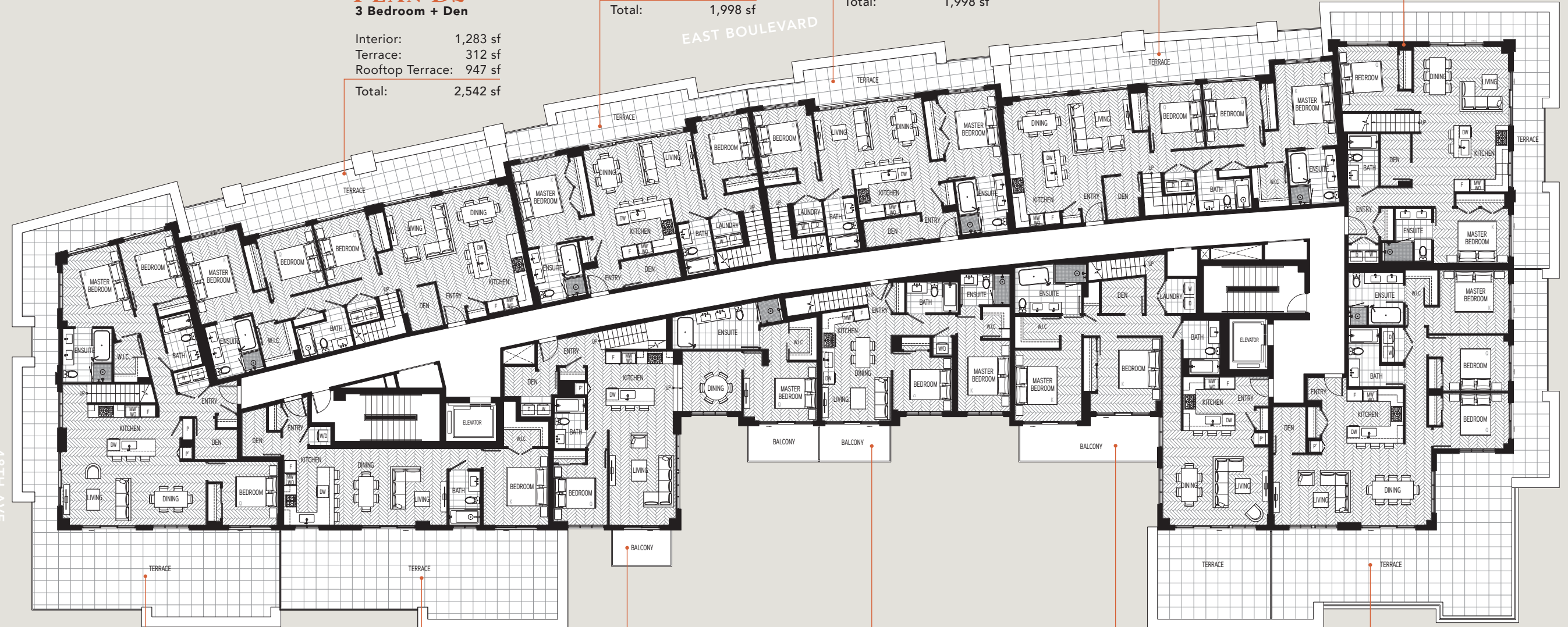
Interior: 780 sf  
Terrace: 75 sf  
Rooftop Terrace: 732 sf  
Total: 1,587 sf

### 401 PLAN C3 2 Bedroom + Den

Interior: 1,294 sf  
Balcony: 431 sf  
Rooftop Terrace: 581 sf  
Total: 2,306 sf

### 402 PLAN D3 3 Bedroom + Den

Interior: 1,351 sf  
Exterior: 915 sf  
Total: 2,266 sf



NORTH

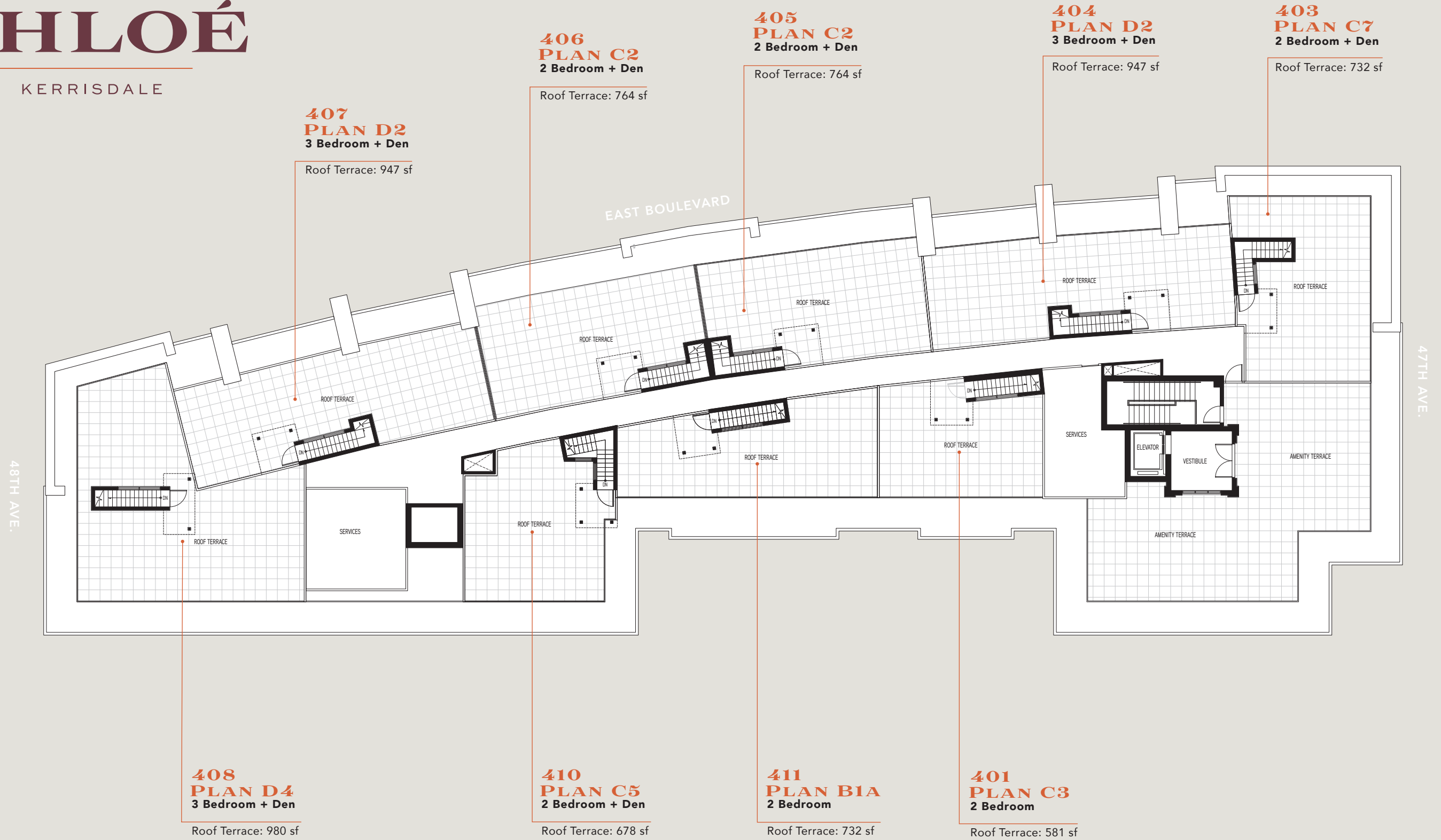
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## LEVEL 5



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# CREATIVE COLLABORATION



## MATCHPOINT DEVELOPMENT

The team at Matchpoint Development has close, long-standing ties to local communities. Our aim is to enrich Vancouver's natural, scenic beauty through inspired design. Our dedication to flawless design and quality construction ensures that we deliver the ultimate in urban livability coupled with old-world charm. At Matchpoint, we are proud to contribute to one of the world's most liveable cities. Vancouver is a dynamic international centre and this offers unique opportunities for innovative housing. Having established lasting relationships with top industry professionals, we are proud to deliver the best in modern living. Unmatched quality is our guarantee.



MATCHPOINT  
DEVELOPMENT

## RH ARCHITECTS

RH Architects is an award-winning firm celebrating more than 30 years of design throughout the Pacific Northwest. They focus on designing vibrant, healthy communities with inspired, functional, and efficient buildings that add joy to lives. At the heart of their principles, the firm believes that cities are built around dialogue with the people that live and work there.



## RIZE ALLIANCE

Rize is a Vancouver-based, fully-integrated real estate development, construction management, and property management company. They have been developing an industry-leading portfolio of mixed-use residential and commercial developments throughout Metro Vancouver since 1991.



## CHIL

CHIL Interior Design is the hospitality and residential studio of B+H, a global leader in interior design, architecture, planning, and landscape. Their design teams have created exceptional, iconic environments for leading hotels, resorts, and mixed-use developments across North America and around the globe. Applying a boutique approach while leveraging global resources, they design and create unparalleled interior experiences, producing designs that translate unique brand stories into unforgettable spaces.



## MAGNUM PROJECTS

Since 1991, the Magnum team led by George Wong has been at the forefront of Vancouver luxury condo marketing, operating with a market-driven approach that ensures every home matches the needs and desires of today's buyers. The Magnum team has the sales, service and support to make every transaction easy. From financing advice to ongoing personal communication programs, the team maintains a strong connection with every buyer, from first deposit to final possession.



CHLOEKERRISDALE.COM



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