

**THE MODERN
ON HEATHER**

ONE, TWO & THREE BEDROOM UNITS

The Modern on Heather is a boutique collection of 8 townhomes on the corner of Heather and W 29th by Paramax Homes; a leader in the industry and among the select few luxury custom homebuilders in Metro Vancouver to have won the prestigious Builder of the Year Award.

Paramax Homes prides themselves on using resource-efficient, environmentally friendly construction practices and products to build responsible energy efficient homes. The Modern on Heather maintains a minimal environmental footprint from top to bottom by utilizing sustainability through high performance heating & cooling, Green Building Standards, EV parking & bike storage.

The Modern on Heather will be the ultimate modern living space for today's needs; everything you need and nothing you don't.

Embrace the future of elevated living, coming Spring 2025.



LUXURY HOMEBUILDING

Paramax Homes emerges as a leading force in custom luxury homebuilding within the Vancouver landscape, raising the bar for excellence and innovation in the industry. Renowned as premier homebuilders, they specialize in the creation of bespoke residences that surpass conventional expectations. The commitment to quality is palpable in every detail, from meticulous architectural design to the careful selection of the finest materials and finishes. Each home by Paramax stands as a unique embodiment of luxury, tailored to the distinctive preferences and desires of their clients. With a keen focus on uniting cutting-edge design with timeless elegance, Paramax Homes redefines modern living by fashioning personalized havens that encapsulate the epitome of opulence. Opt for Paramax Homes for a custom luxury home that transcends mere construction—it encapsulates an unparalleled lifestyle meticulously crafted for each homeowner.

INNOVATIVE DESIGN

B Squared Architecture Inc. are renowned for their innovative and visionary approach and stand as a beacon of excellence in the design realm. With a commitment to elevating spaces into immersive experiences, they combine precision and creativity in crafting environments that resonate with both functionality and aesthetics. From residential masterpieces to commercial marvels, each project undertaken by B Squared Architecture Inc. reflects a harmonious blend of contemporary design principles and timeless elegance. Discover a partnership that goes beyond blueprints – where B Squared Architecture Inc. not only envisions structures but transforms visions into architectural symphonies that define the Vancouver skyline.



EXTERIOR

Indulge in an extraordinary lifestyle with our exclusive residences featuring private rooftop patios or garden terraces. From dawn to dusk, savour breathtaking city views that evolve with the changing skies. Whether basking in the golden morning light or enjoying the twinkling cityscape at night, our rooftop sanctuaries redefine luxury living, offering an unparalleled experience that seamlessly blends with the rhythm of urban life. Elevate your everyday and make every moment a cherished escape.





INTERIOR

Step into a realm of contemporary elegance with our residences, where sleek design meets thoughtful functionality. Our interiors are meticulously crafted to create a seamless blend of style and comfort. Clean lines, minimalist aesthetics, and smart layouts define each space, offering a sophisticated ambiance that complements the modern lifestyle. From well-appointed kitchens to stylish living areas, every inch is a testament to thoughtful design. Experience a harmonious fusion of form and function, where every detail has been carefully considered to elevate your living experience.

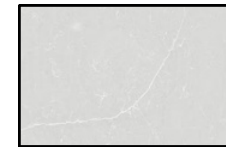




FINISHINGS

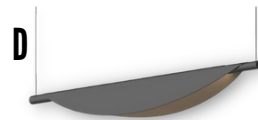
Indulge in the epitome of luxury living with The Modern on Heather, where every detail speaks to uncompromising quality and sophistication. Our residences are adorned with high-quality finishes, meticulously chosen to elevate your living experience. From the hardwood flooring to designer fixtures and state-of-the-art appliances, each element in the building process reflects our commitment to excellence. The craftsmanship and attention to detail create an ambiance of refined elegance, ensuring that every moment spent in your home is a testament to our unparalleled standards. Immerse yourself in a world where the finest materials and finishes come together seamlessly, defining The Modern on Heather as a pinnacle of opulent living.

KITCHEN



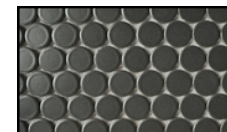
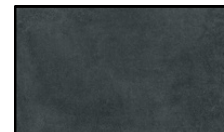
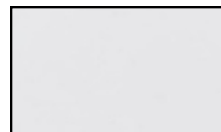
AGT Cabinets: Latte wood grain and Supramat Moonlight each bring aesthetics and elegance to their living spaces with scratch-resistant structure, silky touch feeling & fingerprint-free surface.

Backsplash & Countertop: Silestone Desert Silver, Evokes an icy surface patterned with a very balanced and uniform translucent design



- A. **Blanco Faucet & Sink:** Pull-out nylon spray hose with dual selectable patterns, 160° swivel & solid brass construction. German engineered for excellent durability and corrosion resistance.
- B. **Fisher & Paykel Electric Range:** Ceramic Radiant. A refined electric range with multiple oven functions.
- C. **Fisher & Paykel Integrated Refrigerator & Dishwasher:** Large capacity refrigerator with ActiveSmart™ technology and bottom freezer; both seamlessly integrate into your kitchen, fitting flush into your cabinetry.
- D. **Sonneman Tela LED Pendant:** Elegantly draped along the axis of a tubular LED source, this flowing reflector directs the linear illumination downward.
- E. **Fisher & Paykel Insert Range Hood:** With edge-to-edge extraction, this efficient, stylish range hood is perfectly hidden away in your cabinetry. (Unit 1, 2, 3, 5, 7, 8)
- F. **Over the Range Microwave:** Pair the flexibility of convection and microwave cooking with a powerful ventilation fan for above your range. (Unit 4, 6)

BATHROOM



Julian Tile White Wall: Glazed White -- **Glocal Tile:** Unglazed Rectified
Upper Bath Walls: Ceramic -- **Floors & Lower Bath:** Porcelain



Primary Bathroom: Oversized rectangular rainhead shower with push-button 3-function handshower, modern high gloss bathtub, DuraStyle toilet, ceramic undermount basin with white gloss finish & solid brass faucet.

Powder Room: Tall solid brass faucet, Shila Stone basin, matte black Mosaic Toonie wall. (Unit 2, 3, 5, 7, 8)

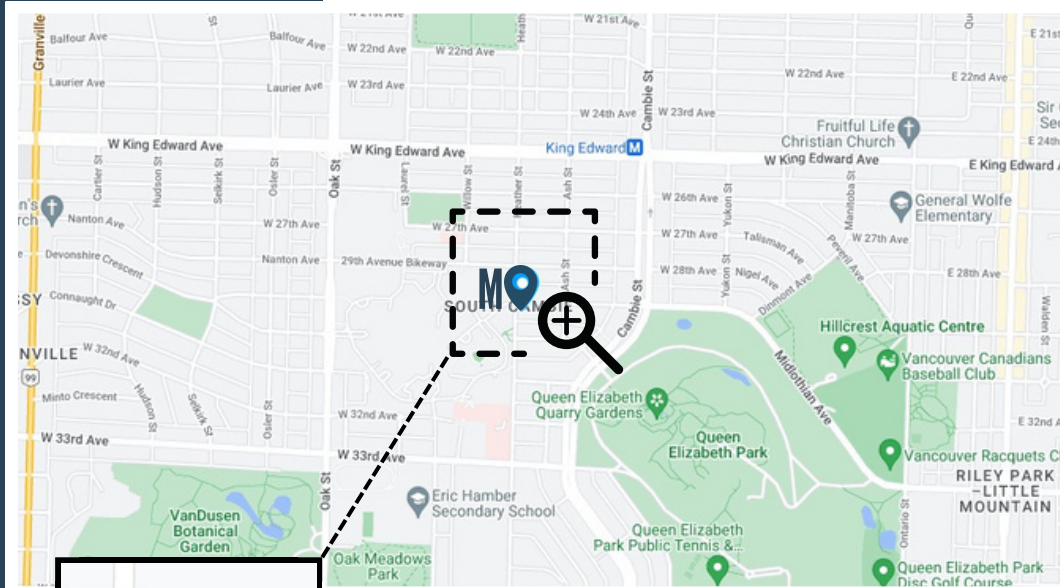
LOCATION

Nestled in Vancouver's charming Cambie neighbourhood, The Modern on Heather epitomizes the perfect union of urban convenience and suburban tranquility. This locale, renowned for its welcoming community atmosphere, picturesque streets, and diverse amenities, continues to attract individuals seeking an ideal balance in city living.

Cambie Village stands out as a bustling hub, with numerous boutique shops, cafes, restaurants, and specialty stores. Indulge in international cuisine, discover unique items, or savour a cup of coffee mere steps from home in this vibrant neighbourhood. Regular local events, farmers markets, and street fairs contribute to the area's family-friendly atmosphere and strong sense of community.

Situated just south of downtown Vancouver, The Modern on Heather provides easy access to city centre while maintaining a distinct suburban feel. Thanks to the Canada Line rapid transit system, both downtown and the Vancouver International Airport are easily within reach.

Adjacent to Vancouver Women's Hospital, The Modern on Heather enjoys the convenience of specialized healthcare. This prime location combines this advantage with a diverse array of amenities, excellent transportation connections, a family-friendly environment, and the natural beauty of Queen Elizabeth Park. These factors combine to create an attractive and desirable living experience for individuals and families alike.



TRANSIT

King Edward Skytrain Station (Canada Line)
Cambie 15 Bus Route

SCHOOLS

Emily Carr Elementary K - 7
Eric Hamber Secondary 8 - 12
Sir Winston Churchill Secondary 8 - 12

PARKS

Queen Elizabeth Park
VanDusen Botanical Garden
Braemar Park

ACTIVITIES

Hillcrest Centre
Douglas Park Community Centre
Bloedel Conservatory
Nat Bailey Stadium
QE Pitch & Putt
QE Disc Golf Course

GROCERIES

Safeway
Choices Markets
Nesters Market

RESTAURANTS

Seasons in the Park
MeeT on Main
Sawasdee Thai
Potluck Hawker Eatery
Vij's

CAFES

Starbucks
Blue Parrot Cafe
The Mighty Oak
JJ Bean
Continental Coffee
Aperture Coffee Bar
Blenz
Pallet Coffee Roasters

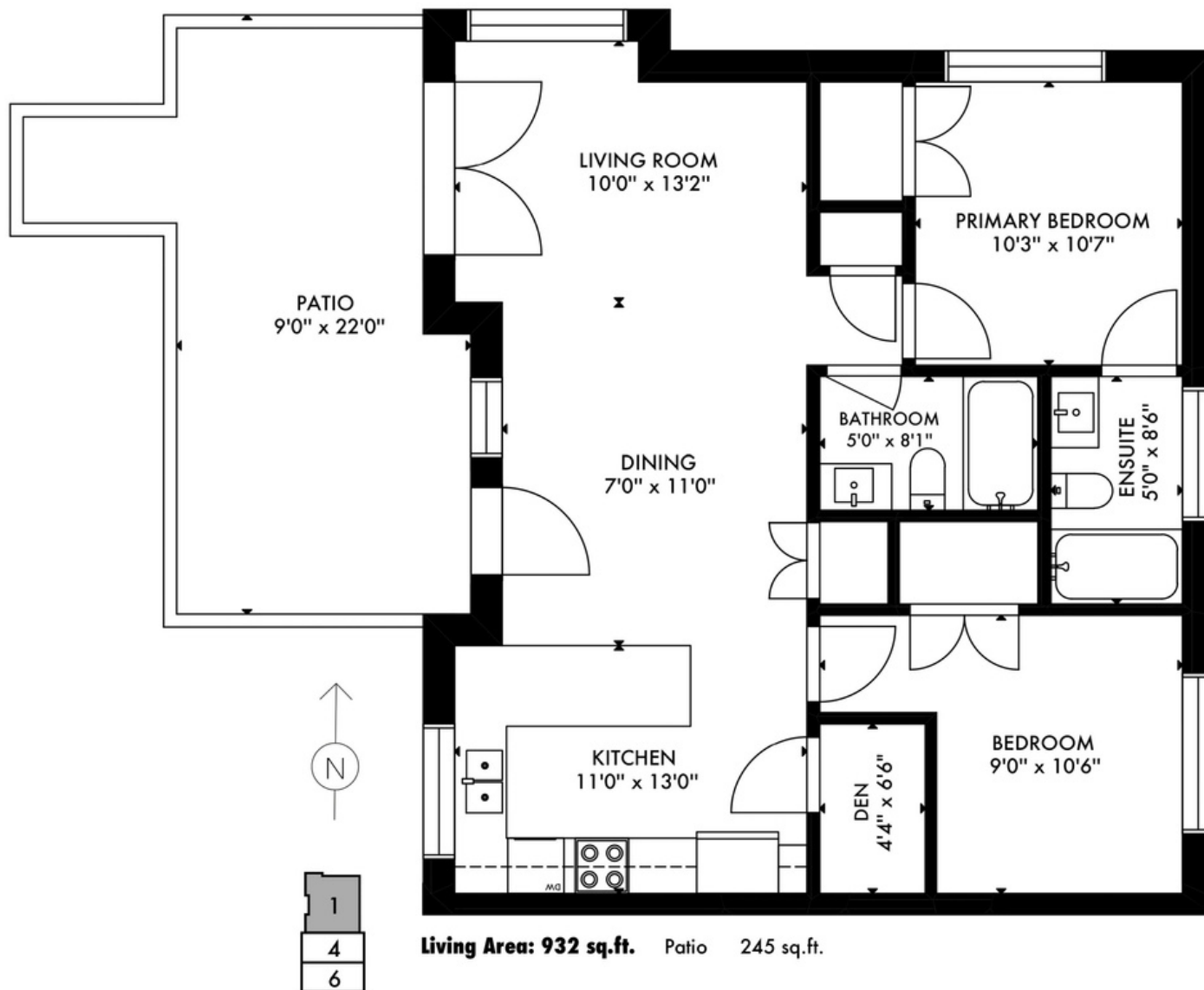
1

4516 HEATHER STREET

2 BEDROOMS

INTERIOR 932 SQ. FT.
EXTERIOR 245 SQ. FT.
TOTAL 1,177 SQ.FT.

\$1,199,000



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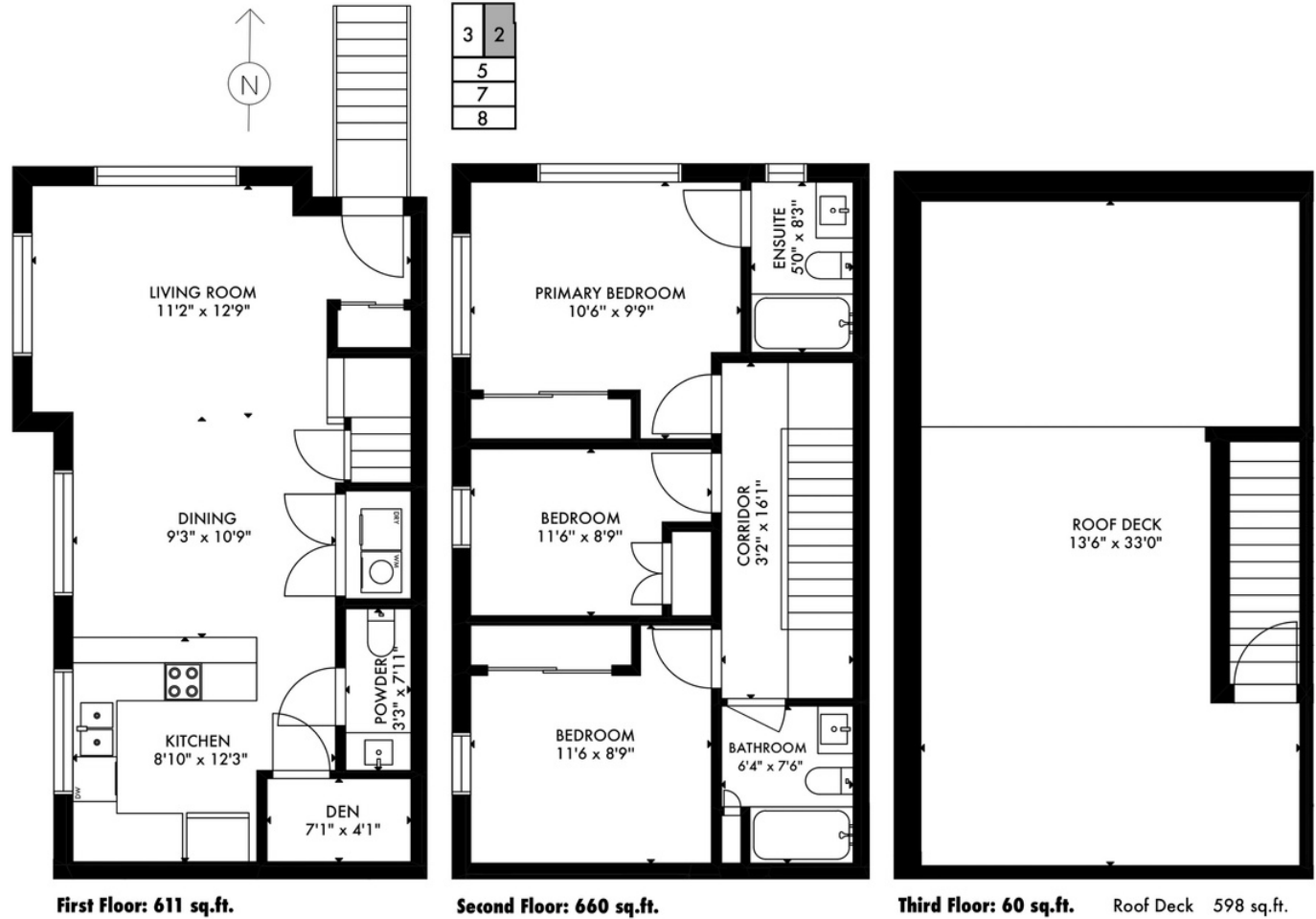
2

690 W 29TH AVENUE

3 BEDROOMS

INTERIOR 1,332 SQ. FT.
EXTERIOR 598 SQ. FT.
TOTAL 1,930 SQ.FT.

\$1,699,000



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692 W 29TH AVENUE

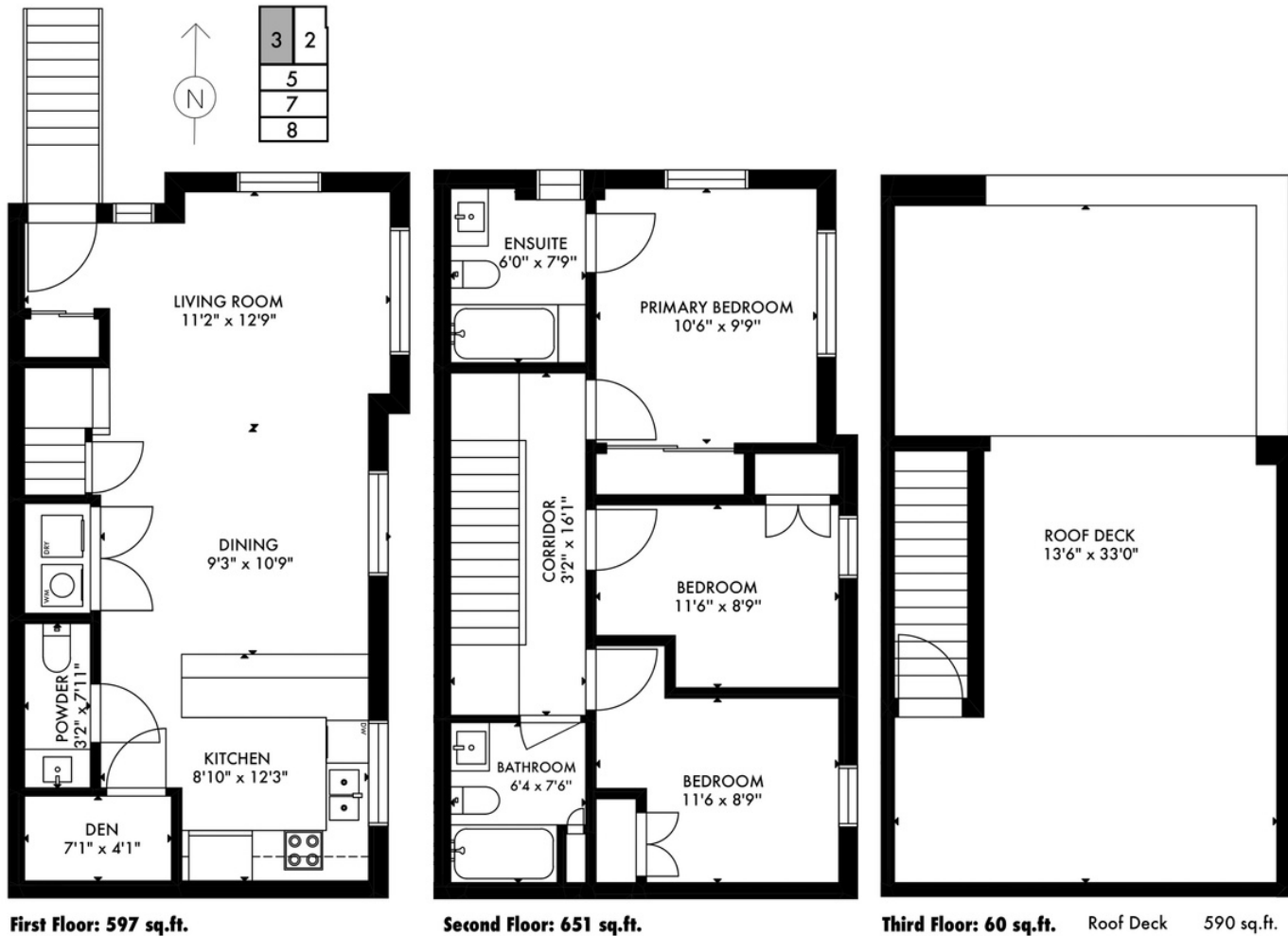
3 BEDROOMS

INTERIOR 1,309 SQ. FT.

EXTERIOR 590 SQ. FT.

TOTAL 1,899 SQ.FT.

\$1,675,000



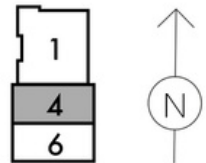
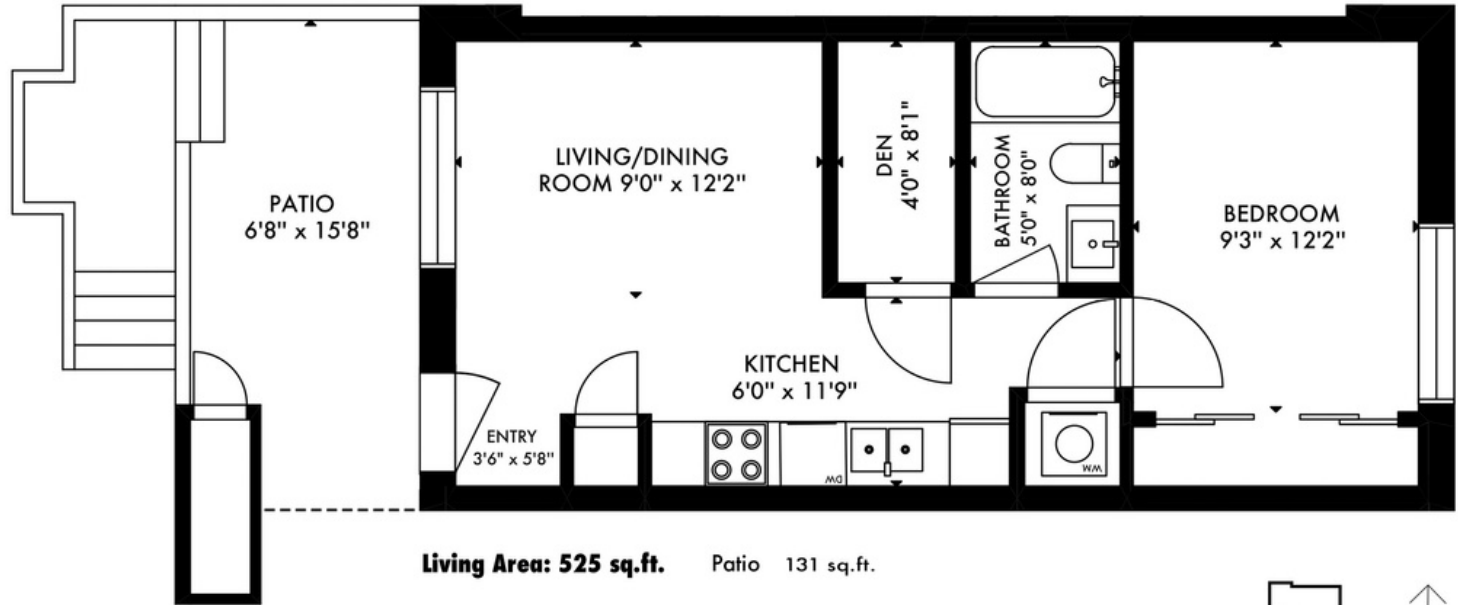
4

4518 HEATHER STREET

1 BEDROOM

INTERIOR 525 SQ. FT.
EXTERIOR 131 SQ. FT.
TOTAL 656 SQ.FT.

\$699,000



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REALTY

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4520 HEATHER STREET

3 BEDROOMS

INTERIOR 1,220 SQ. FT.
EXTERIOR 573 SQ. FT.
TOTAL 1,793 SQ.FT.

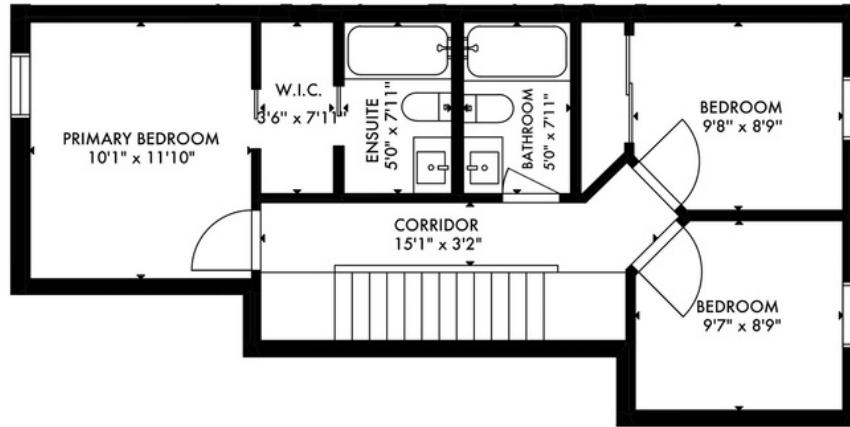
\$1,569,000

Third Floor: 60 sq.ft.

Roof Deck 541 sq.ft.



Second Floor: 606 sq.ft.

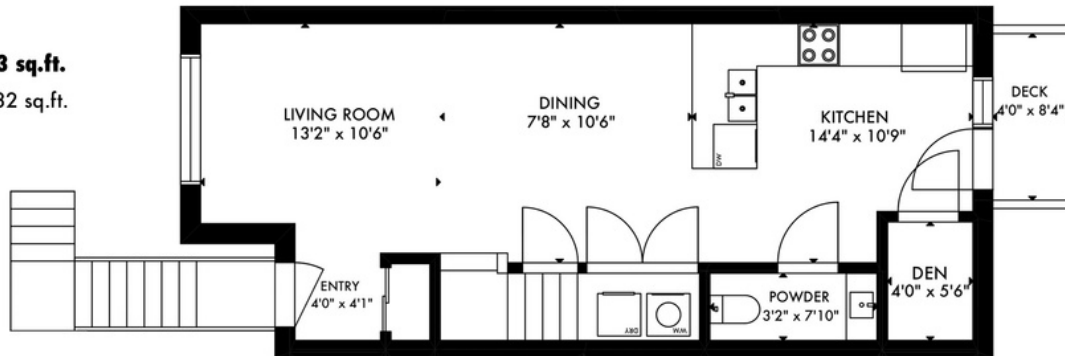


3	2
5	
7	
8	



First Floor: 553 sq.ft.

Deck 32 sq.ft.



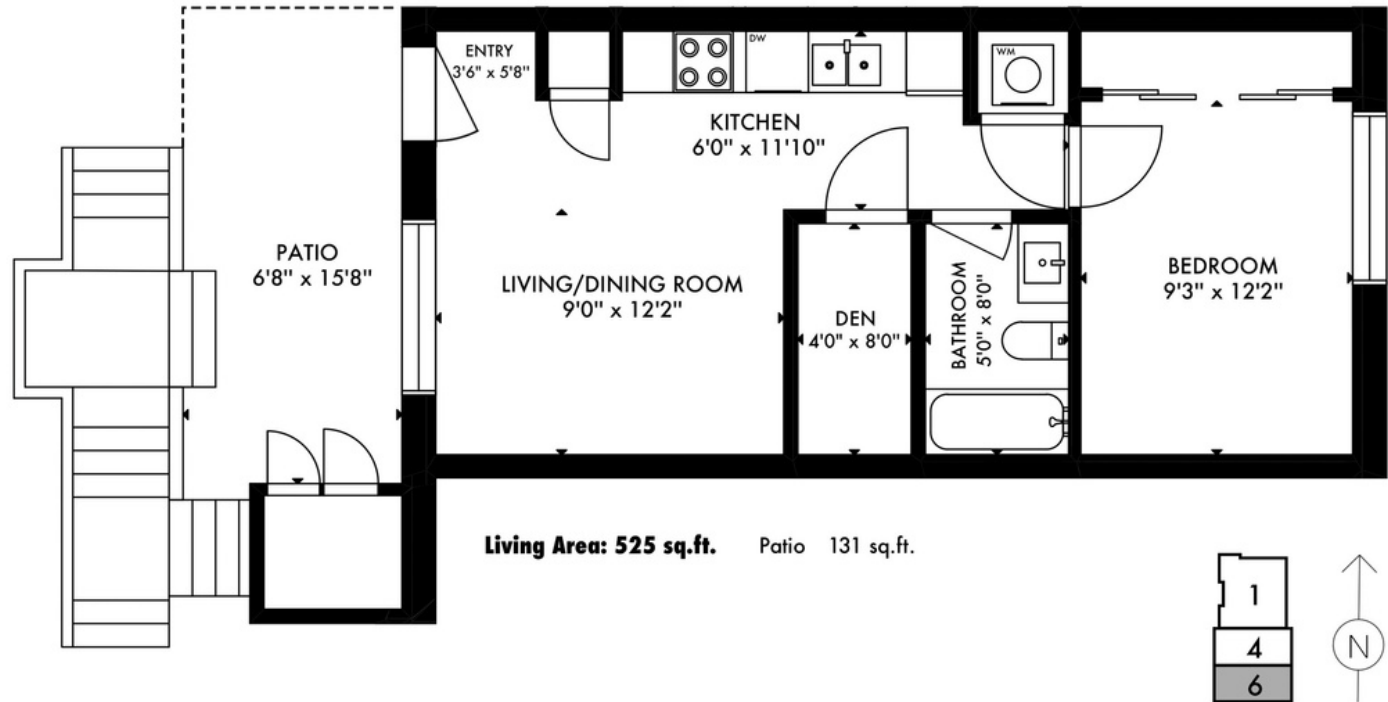
6

4526 HEATHER STREET

1 BEDROOM

INTERIOR 525 SQ. FT.
EXTERIOR 131 SQ. FT.
TOTAL 656 SQ.FT.

\$699,000



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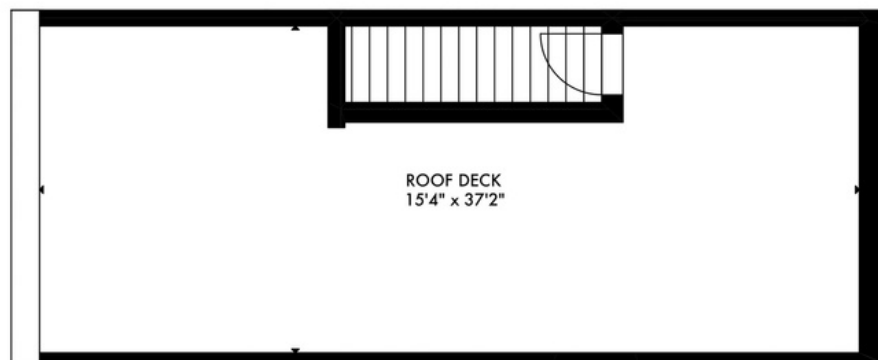
4522 HEATHER STREET

3 BEDROOMS

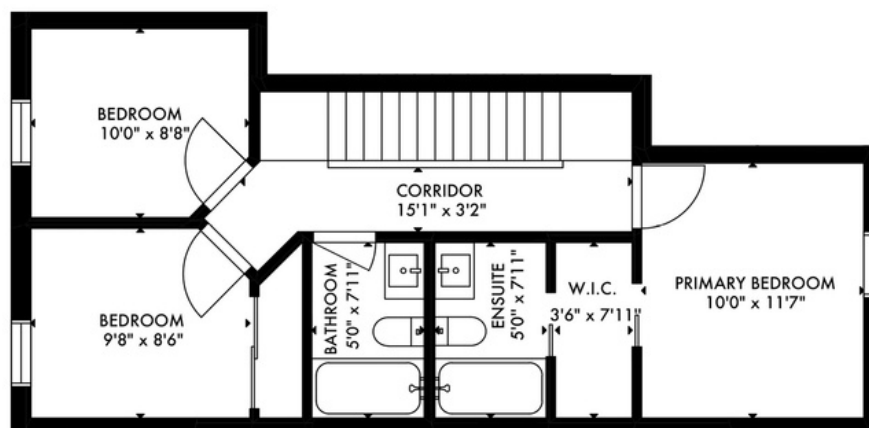
INTERIOR 1,212 SQ. FT.
EXTERIOR 573 SQ. FT.
TOTAL 1,785 SQ.FT.

\$1,549,000

Third Floor: 60 sq.ft.
Roof Deck 541 sq.ft.



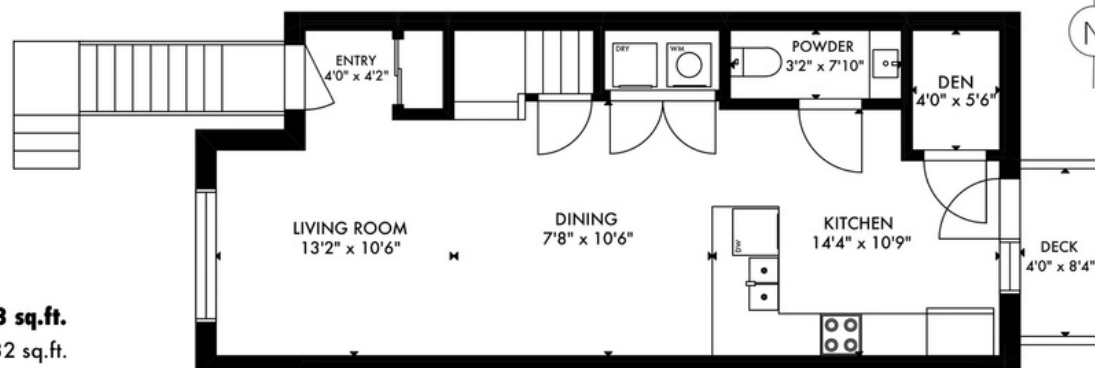
Second Floor: 598 sq.ft.



3	2
5	1
7	
8	



First Floor: 553 sq.ft.
Deck 32 sq.ft.



8

4528 HEATHER STREET

2 BEDROOMS

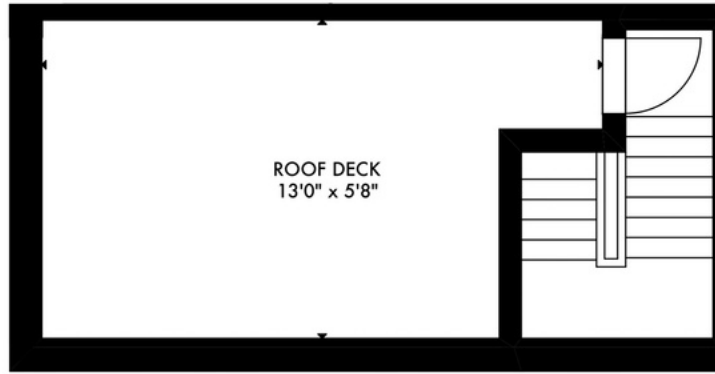
INTERIOR 1,117 SQ. FT.

EXTERIOR 323 SQ. FT.

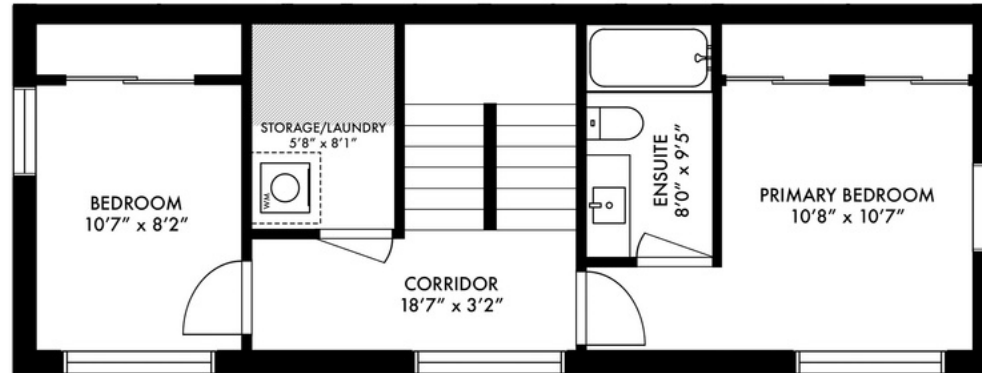
TOTAL 1,440 SQ.FT.

\$1,429,000

Third Floor: 108 sq.ft.
Roof Deck 291 sq.ft.



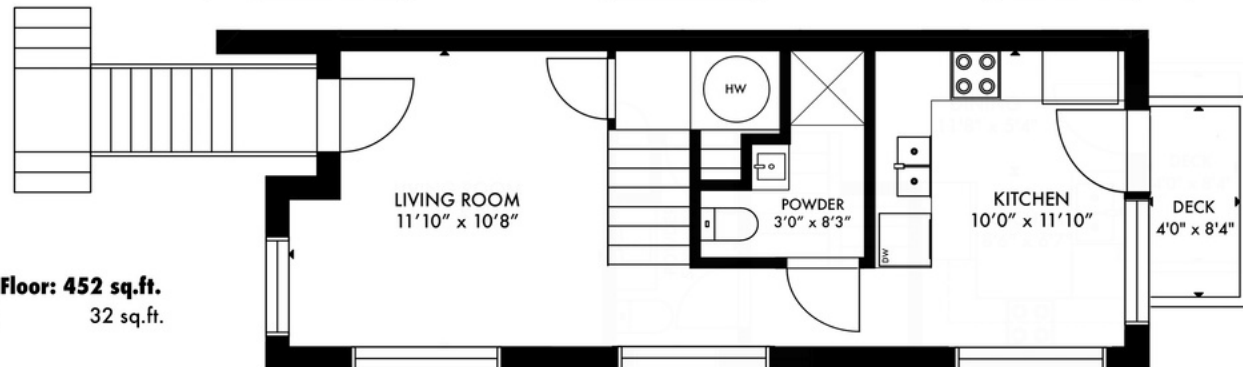
Second Floor: 558 sq.ft.



3	2
5	
7	
8	



First Floor: 452 sq.ft.
Deck 32 sq.ft.



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Contact

This project is brought to you by Hammer Group on behalf of Paramax Homes. Please direct all inquiries and sales related questions to Mark Hammer Personal Real Estate Corporation.

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