

AUGUST

LAUREL+W64

a *Curated*  
collection of *Eight*  
bespoke *Duplex* homes  
on Vancouver's  
tree-lined *Marpole*  
neighbourhood





Indulge in the elevated living experience with our upper-story deck and ground-floor patio, seamlessly blending indoor and outdoor spaces, creating a perfect harmony for relaxation, entertainment, and breathtaking views.

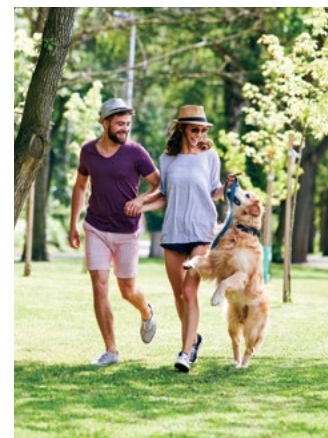




urban conveniences  
and West Side *Lifestyle*

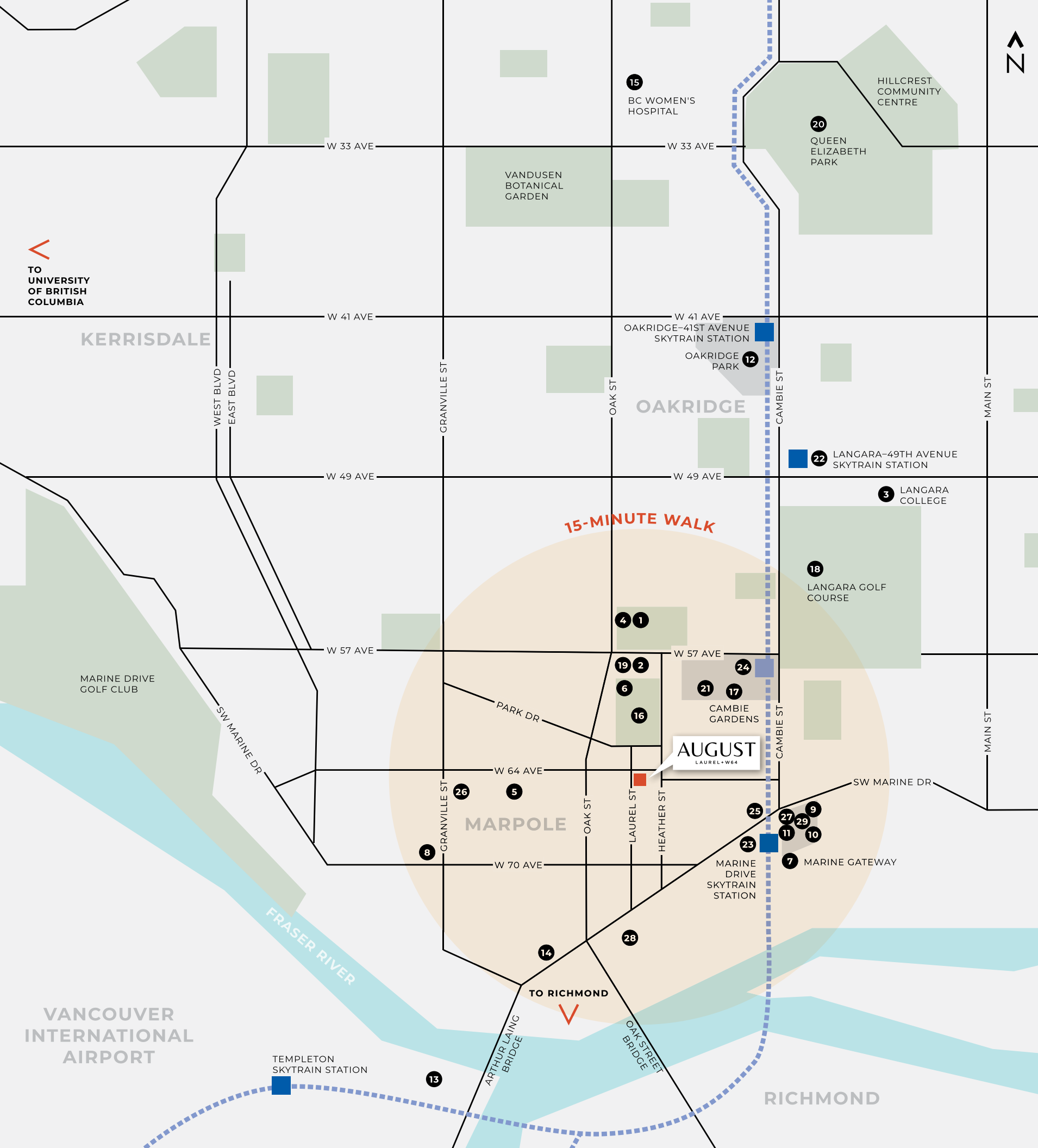






August is a bespoke collection of eight duplex homes nestled into leafy West 64th Avenue and Laurel Street in the Marpole neighbourhood. August is an exclusive community created for those who consider sought-after school catchments and value putting roots into a home while not sacrificing convenience and accessibility.





# Everything within Walking distance

Spend a day shopping at Marine Gateway, Cambie Gardens or South Granville Street, then find your favourite treat at one of many local cafes. Nearby SkyTrain and transportation routes take you to Downtown or to Richmond or further afield in no time. Walk to Oak Park and enjoy the natural scenery. At August, getting anywhere is effortless.

## SCHOOLS

- 1 Sir Winston Churchill Secondary
- 2 Sir Wilfred Laurier Elementary
- 3 Langara College
- 4 Oakridge Montessori
- 5 Marpole Bilingual Montessori
- 6 Marpole-Oakridge Daycare Centre

## PARKS & RECREATION

- 16 Oak Park
- 17 Cambie Gardens
- 18 Langara Golf Course
- 19 Marpole Oakridge Community Centre
- 20 Queen Elizabeth Park
- 21 Stan Stronge Pool

## SERVICES

- 7 Marine Gateway
- 8 Safeway Marpole
- 9 T&T Supermarket
- 10 Fitness World
- 11 Cineplex Cinema
- 12 Oakridge Centre
- 13 McArthurGlen Designer Outlet
- 14 Airport Square
- 15 BC Women's Hospital

## TRANSIT

- 22 Langara-49 Avenue SkyTrain Station
- 23 Marine Drive SkyTrain Station
- 24 Future Cambie-57 Avenue SkyTrain Station

## DINING

- 25 Joy Cafe
- 26 Red Star Seafood Restaurant
- 27 Neptune Palace Seafood
- 28 Mochido
- 29 Pink Elephant Thai









### **THE HEART OF THE HOME**

Impeccable space design, crafted with occupiers in mind, seamlessly blends functionality and aesthetics to create an exceptional living environment that exceeds your every expectation. The interior design boasts a timeless black-white color scheme that creates a sophisticated and elegant ambiance throughout the property.





### **SPACIOUS INTERIORS FOR LIVING**

Our remarkable design celebrates the essence of mix-generation living, creating the perfect space for generations to coexist harmoniously while enjoying individual comfort and privacy.

Experience the convenience of abundant storage space, providing the perfect solution to declutter and organize your belongings, ensuring a tidy and harmonious living environment.











**THE ULTIMATE ESCAPE FROM CITY LIFE**

Immerse yourself in spa-like bathrooms. Stylish matte black hexagonal tile and matte black vanity sink in the powder room creates a modern and sophisticated aesthetic.

Elegant matte black faucets and plumbing fixtures by Aqualem combine both aesthetics and functionality for an adorable look and smooth operation.

Relaxing deep soaker bathtubs create a tranquil ambiance and provide a blissful bathing experience.



# Features

## MODERN LIVING

Convenient **urban accessibility** in the heart of Vancouver with excellent transportation links and proximity to amenities.

A **tranquil neighbourhood** with a strong sense of community and ample green spaces.

Close proximity to **top-tier schools**, providing residents with convenient access to quality education opportunities for their children.

Our **intimate 8-unit community** is a haven of exclusivity and tranquility, offering a private and personalized living experience in the heart of Vancouver with the unique benefit of **no strata fee**.

### Unique architectural design.

**Impeccable space design**, crafted with occupiers in mind, seamlessly blends functionality and aesthetics to create an exceptional living environment that exceeds your every expectation.

Immerse yourself in the extraordinarily **large outdoor space**, meticulously landscaped to perfection, providing a picturesque oasis for relaxation, entertainment, and connection with nature.

Indulge in the elevated living experience with our **upper-story deck** and **ground-floor patio**, seamlessly blending indoor and outdoor spaces, creating a perfect harmony for relaxation, entertainment, and breathtaking views.

Unlock the financial benefits of our 2-bedroom **secondary suite**, seamlessly integrated to serve as a valuable mortgage helper, ensuring increased rental income and enhanced financial stability.

Our **extra multi-functional space** on the top floor provides you with endless possibilities to create, work, entertain, and relax in a single dynamic area.

Our remarkable design celebrates the essence of **mix-generation living**, creating the perfect space for generations to coexist harmoniously while enjoying individual comfort and privacy.

Experience the convenience of **abundant storage space**, providing the perfect solution to declutter and organize your belongings, ensuring a tidy and harmonious living environment.

## INTERIORS

The interior design boasts a timeless black-white color scheme that creates a sophisticated and elegant ambiance throughout the property.

High-quality engineered wide plank hardwood flooring, adding warmth and durability to the living spaces.

Impressive solid core interior doors effectively reduce noise transmission, ensuring a peaceful and quiet living environment.

Cozy bay windows provide a perfect place to relax, read a book, or enjoy the scenic views in selected units.

Built-in shelving organizers in closets maximize storage space and help keep your belongings neat and organized.

Samsung full-size washer and dryer set, ensuring convenient and efficient laundry capabilities.

A generous use of modern lighting fixtures not only provide ample illumination but also contribute to the overall aesthetic appeal of the interiors.

## LIFESTYLE

Cozy warmth in the living space with the dual-heating systems. The combination of the air-source heat pump AC and radiant heating floor provides a comfortable and inviting atmosphere throughout the year.

Efficient air conditioner cools fresh air drawn into the room, ensuring optimal summer comfort for residents.

Heat Recovery Ventilation (HRV) system provides fresh and balanced ventilation while recovering and utilizing heat from the outgoing air.

Modern minimalism fireplace and TV wall are seamlessly integrated with an entry closet, optimizing space utilization and creating a sleek and stylish focal point in the living area of selected units.



## KITCHENS

A stylish blend of a Caesarstone engineered quartz countertop and an Inalco marble-look slab backsplash, creating an elegant and durable culinary environment.

Elegant upper cabinetry in matte white, with tastefully designed black lower accent cabinetry for a modern and contrasting look.

Contemporary European-style channel box designs, create a seamless and visually appealing aesthetic throughout the living spaces.

High-quality stainless steel workstation sink offers durability, functionality, and serves as a stylish focal point.

Premium Appliance Package:

- 36" Fisher & Paykel integrated refrigerator with bottom freezer and matte black hardware
- 36" Fisher & Paykel Gas Range with 5 burners
- 24" Fisher & Paykel Double-Drawer dishwasher. Flexible racking can be folded down to fit bigger dishes.
- Efficient Panasonic built-in microwave with trim kit
- 600 CFM Elica insert hood fan, providing powerful ventilation and odor control

A spacious pan tray for organized storage of pots, pans, and cooking essentials in selected units.

Convenient under-cabinet task lighting in the kitchen provides optimal visibility for food preparation and tasks.

## BATHROOMS

Graceful countertop made from Caesarstone engineered quartz, enhancing the space with its sophisticated appearance and durability.

Stylish matte black hexagonal tile and matte black vanity sink in the powder room creates a modern and sophisticated aesthetic.

Elegant matte black faucets and plumbing fixtures by Aqualem combine both aesthetics and functionality for an adorable look and smooth operation.

Relaxing deep soaker bathtubs create a tranquil ambiance and provide a blissful bathing experience.

Elegant Primary Ensuite Bathrooms:

- Modern matte black vanity sinks paired with wall-mount faucets by Aqualem, creating a stylish and sophisticated aesthetic
- Spa-like showers with Aqualem's rainfall showerheads, providing a soothing and invigorating experience
- Luxurious large format Italian tiles in terrazzo stone and cement-effect matte white, enhance the space with their exquisite design and premium quality
- Curbless shower combining with the sleek frameless glass shower screen creates a seamless and open aesthetic while enhancing accessibility and convenience
- Modern channel box vanity cabinets offer both a visually appealing look and ample storage space
- DuraStyle dual-flush toilet by Duravit, combining both style and functionality, which offers water-saving efficiency without compromising on performance

## WARRANTY

WBI Insurance Company of Canada 2-5-10 Comprehensive Warranty

- 2 years on labor and materials
- 5 years on building envelope
- 10 years for structure





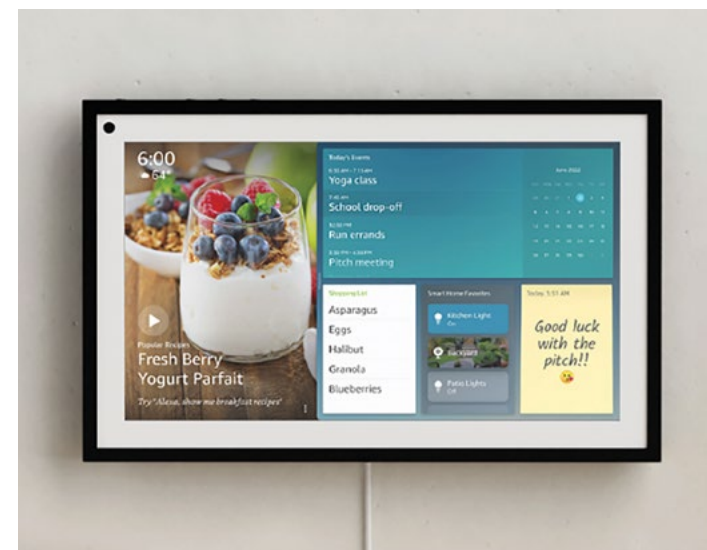
## SMART FEATURES

Smart and energy-efficient Nest thermostats allow residents to easily control and optimize the temperature settings for maximum comfort and energy savings.

Echo control pad enables seamless control of various smart home features, ensuring convenience and connectivity for residents.

Ring Security, Ring Doorbell and Ring Smart Garage, provide enhanced security and functionality for residents.

Kasa lighting switches empower residents to effortlessly control and customize the lighting settings throughout their home, adding a personalized touch and creating the perfect atmosphere for any occasion.





# *Floor Plans*

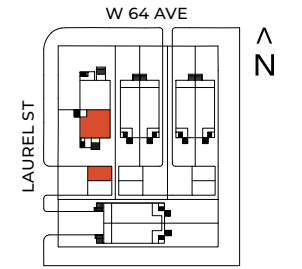


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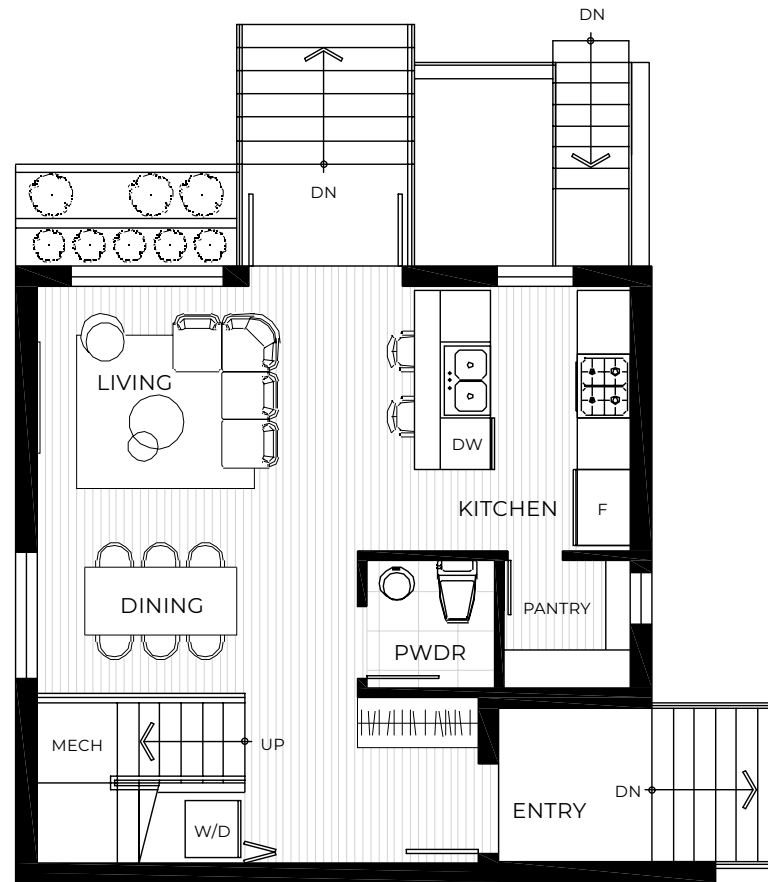
LAUREL+W64

8068 LAUREL STREET

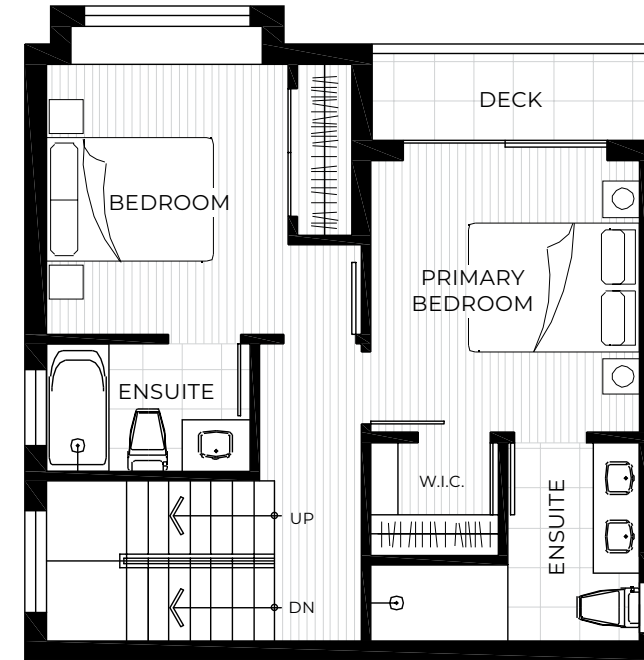
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+ SECONDARY SUITE  
TOTAL 1,892 SF



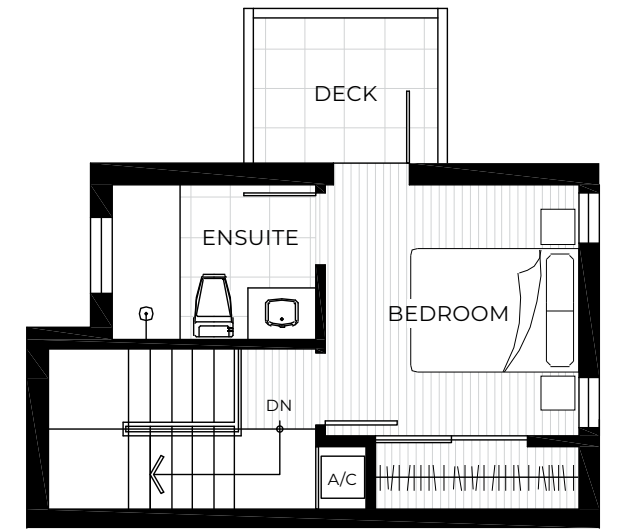
LOWER  
SECONDARY SUITE



MAIN



SECOND



UPPER

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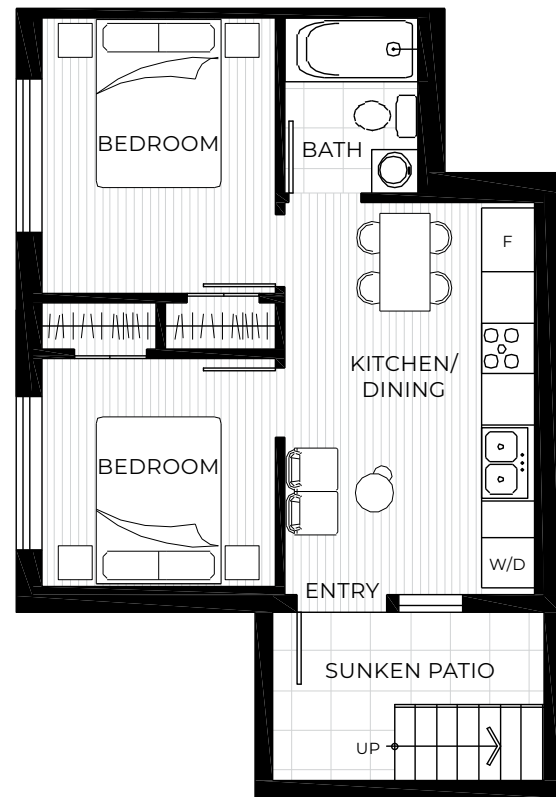
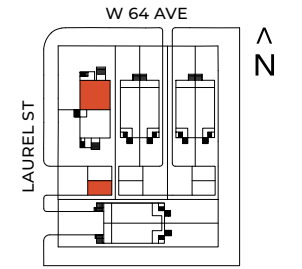


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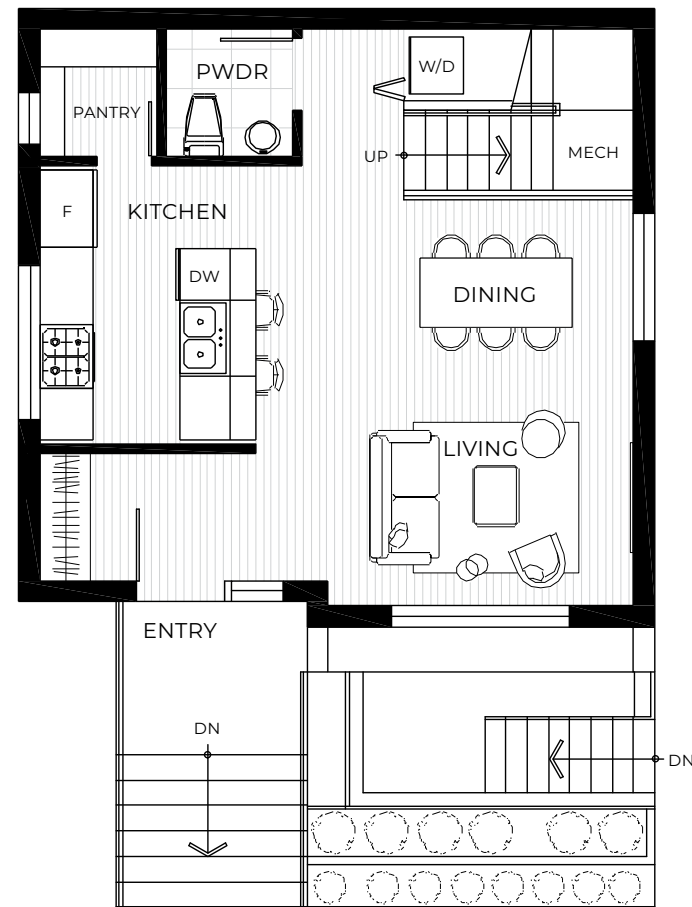
LAUREL+W64

858 WEST 64 AVENUE

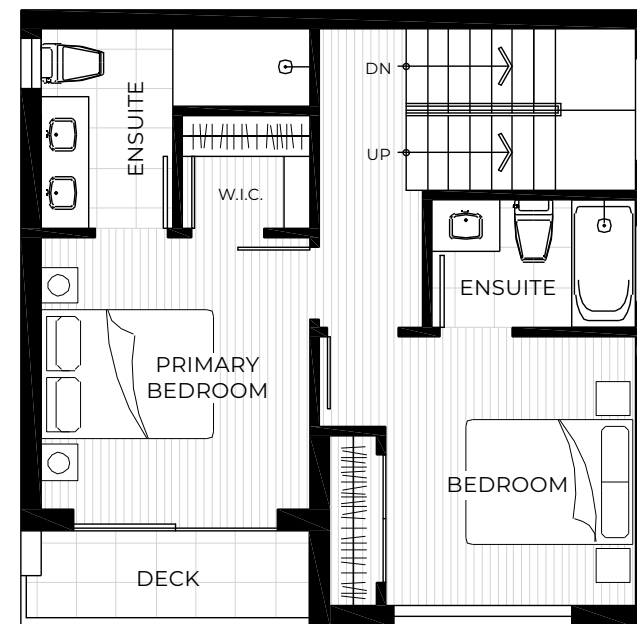
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+ SECONDARY SUITE  
TOTAL 1,921 SF



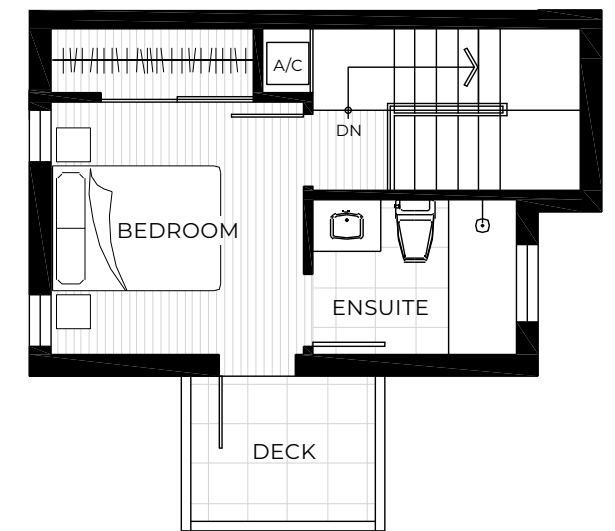
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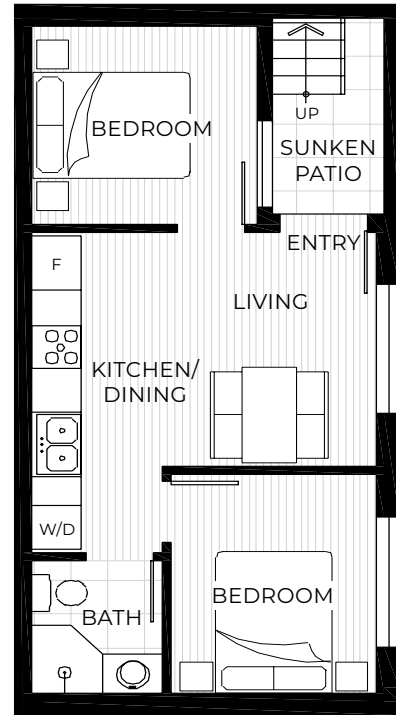
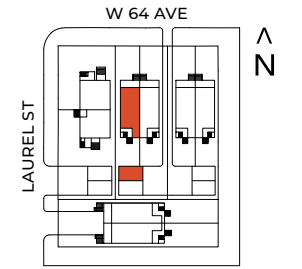


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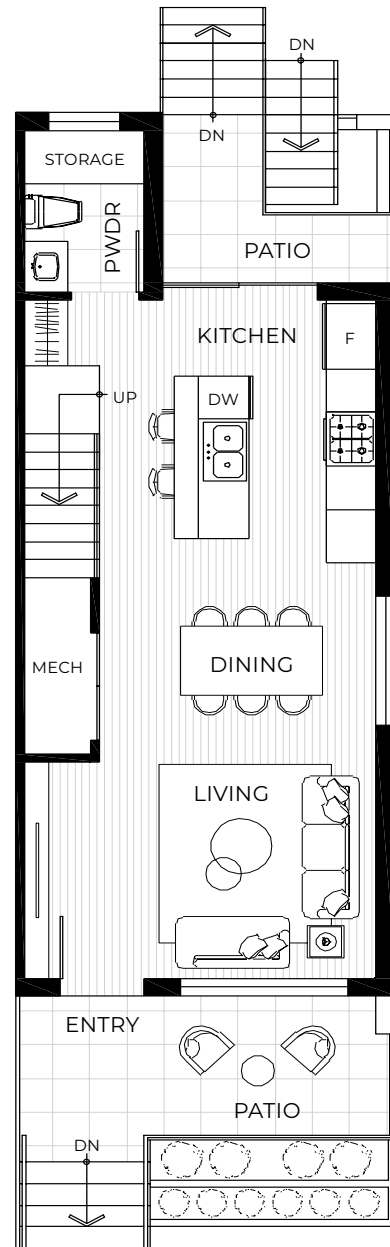
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848 WEST 64 AVENUE

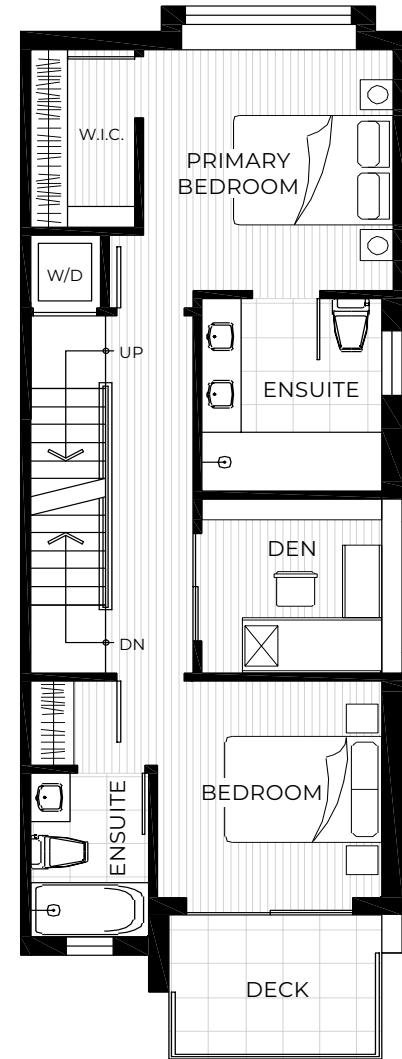
3 BEDROOM & DEN, 3.5 BATHROOM  
+ SECONDARY SUITE  
TOTAL 2,076 SF



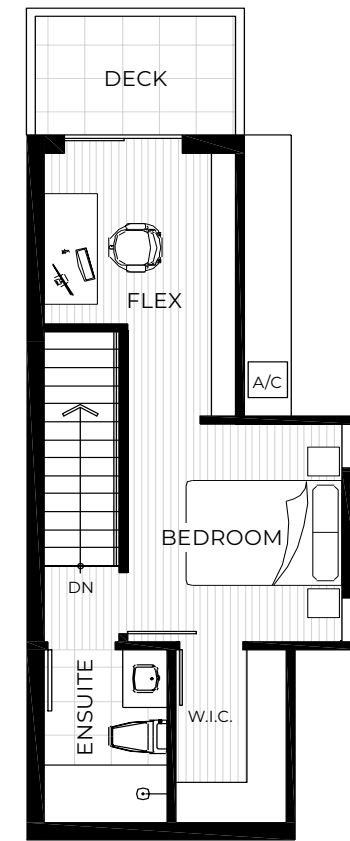
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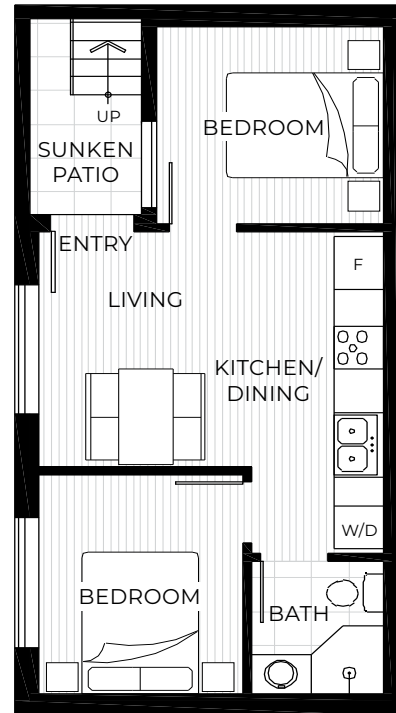
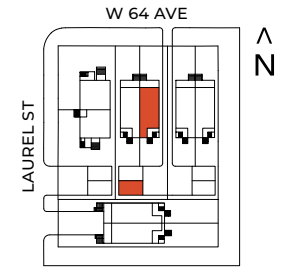


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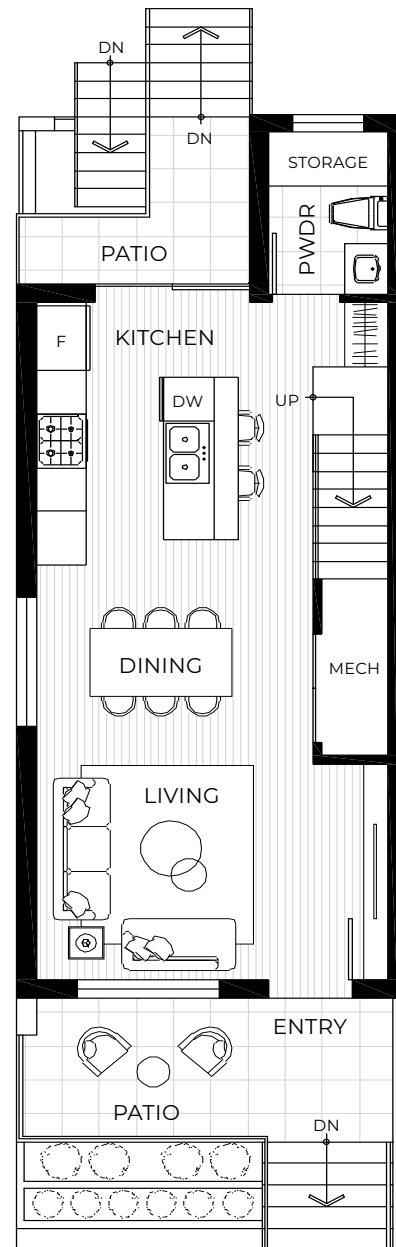
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850 WEST 64 AVENUE

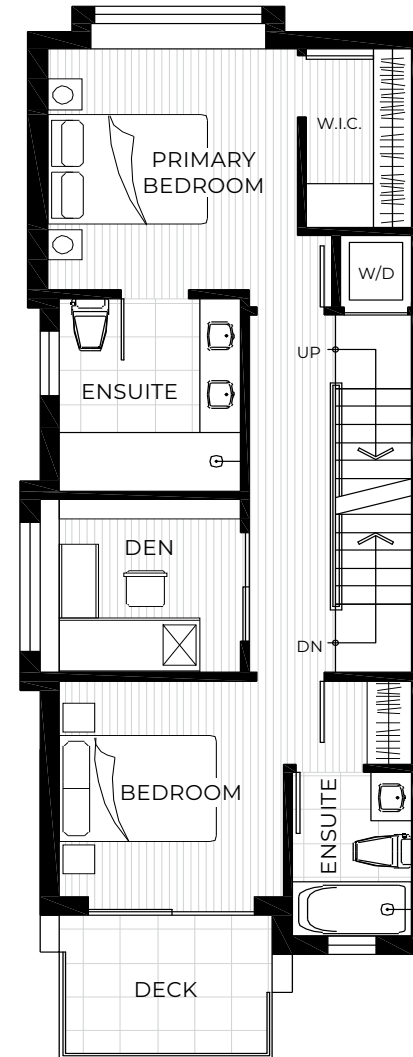
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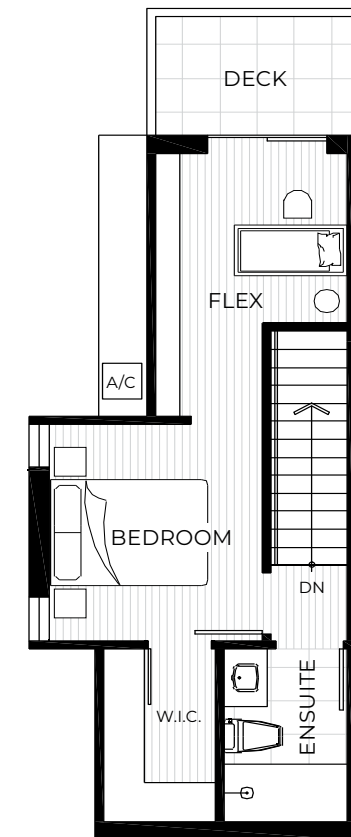
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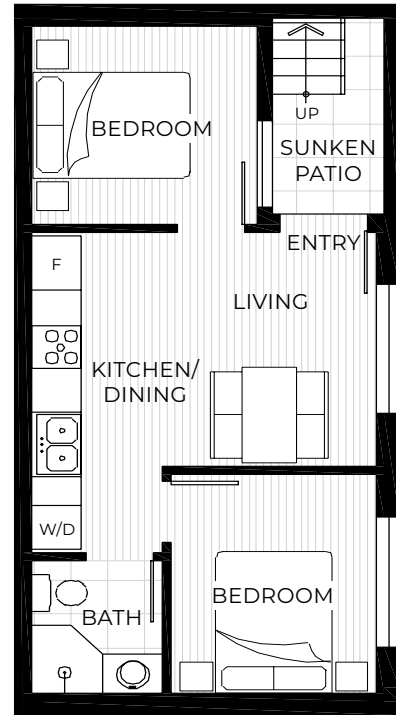
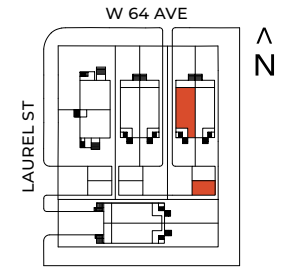


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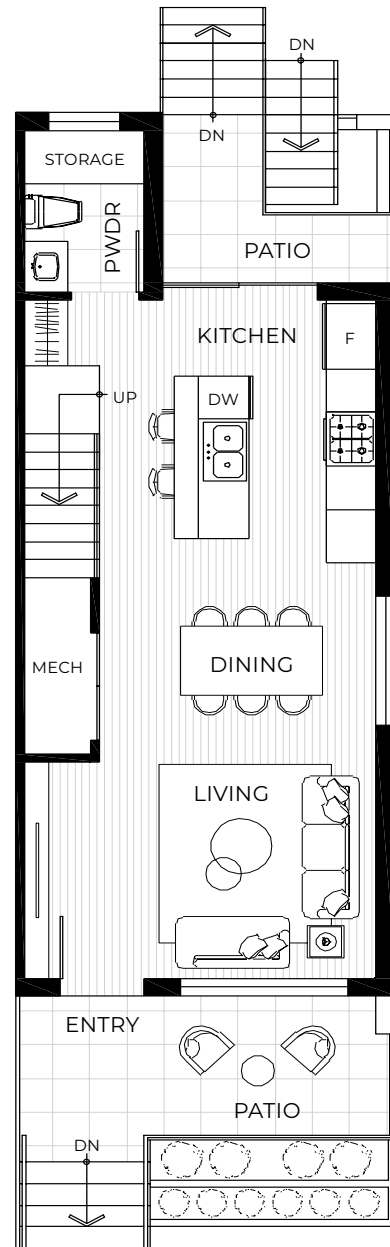
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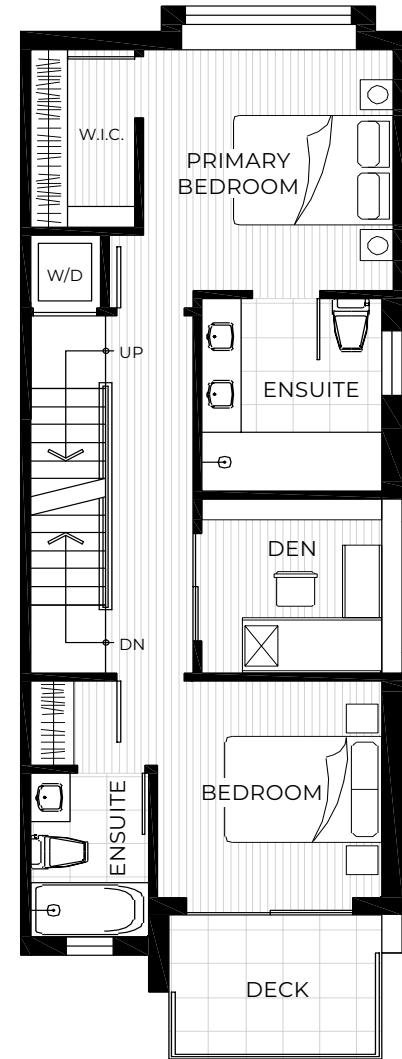
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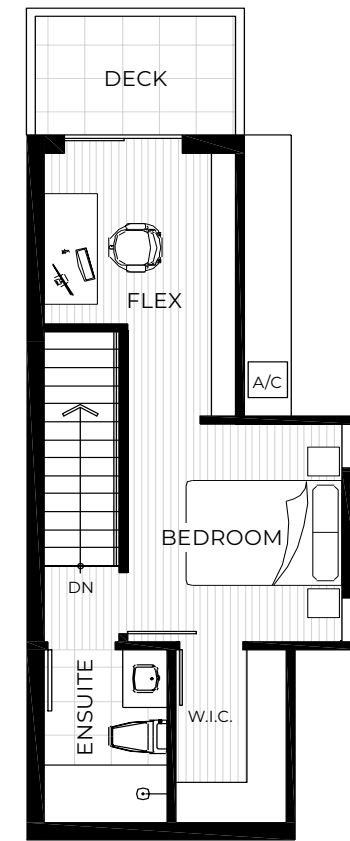
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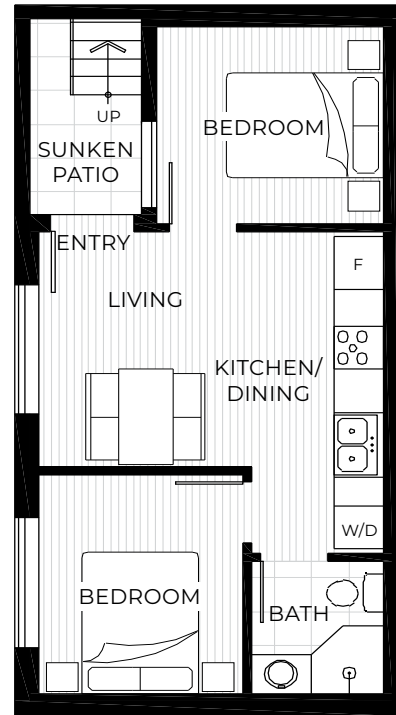
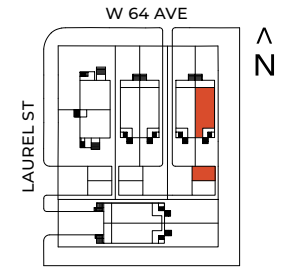


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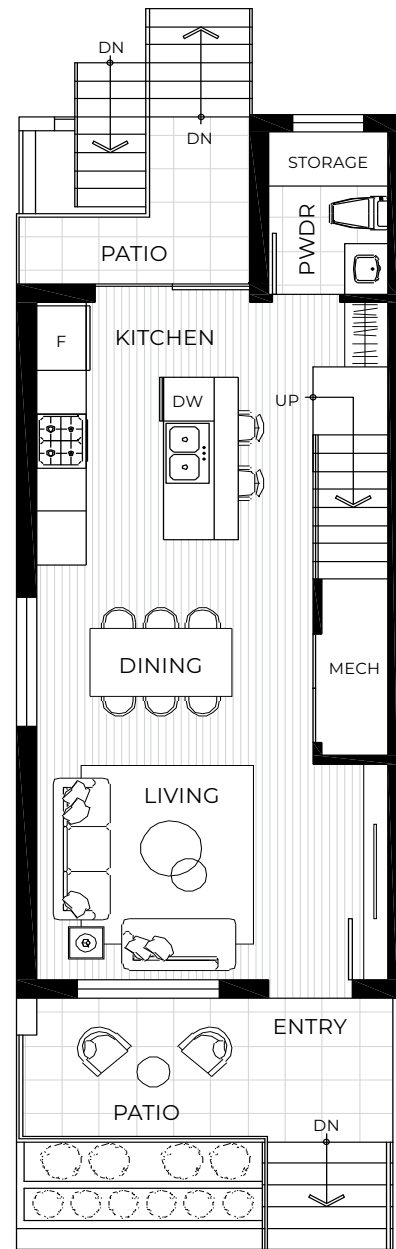
LAUREL+W64

836 WEST 64 AVENUE

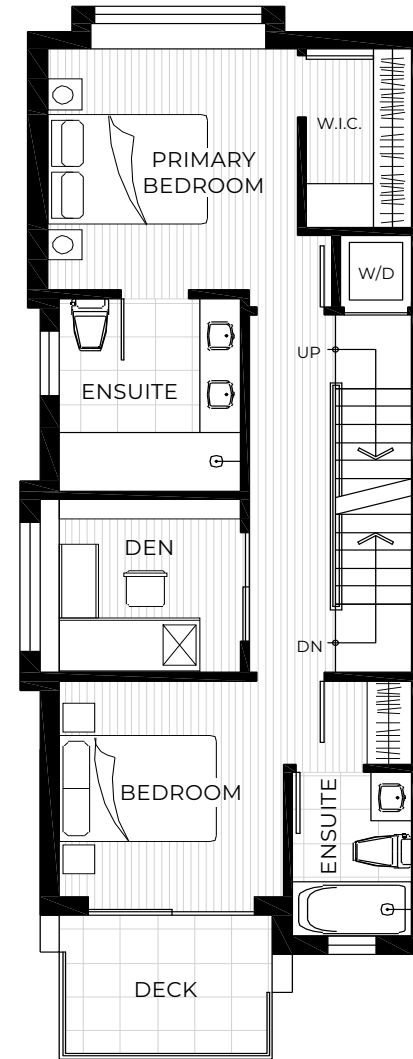
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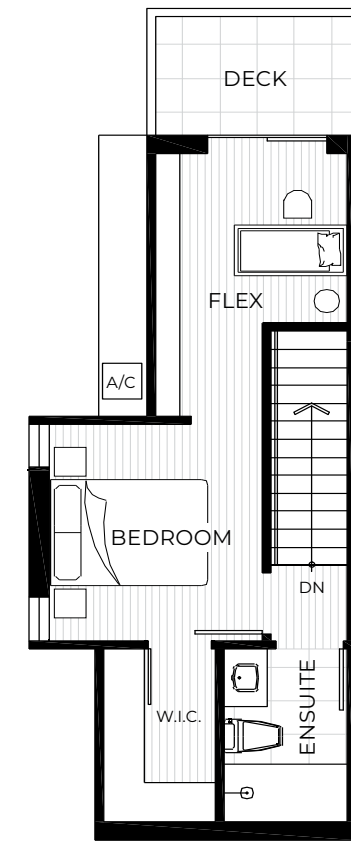
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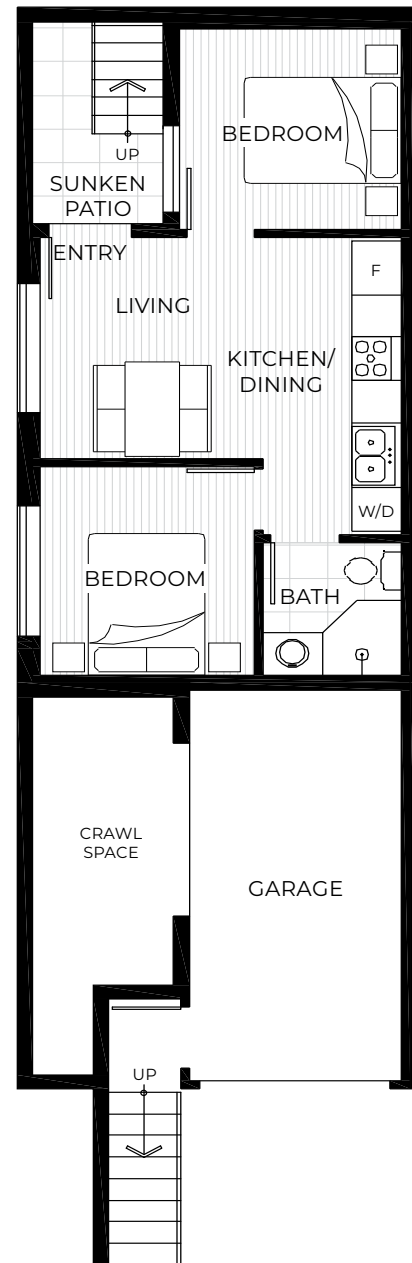
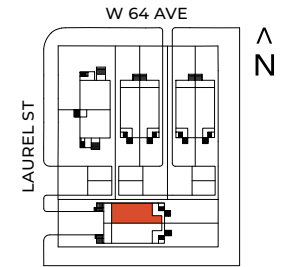
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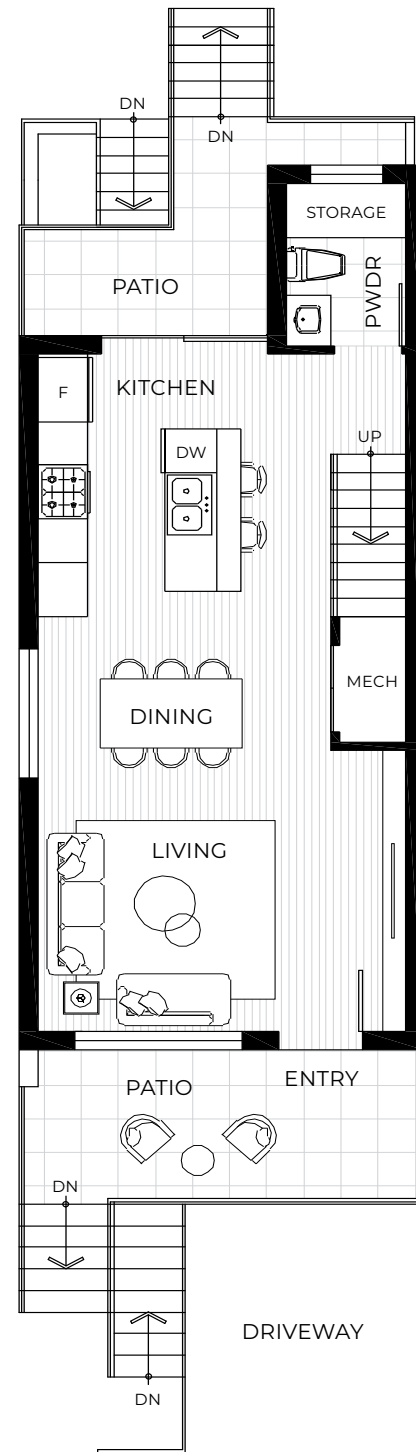
8086 LAUREL STREET

4 BEDROOM, 3.5 BATHROOM  
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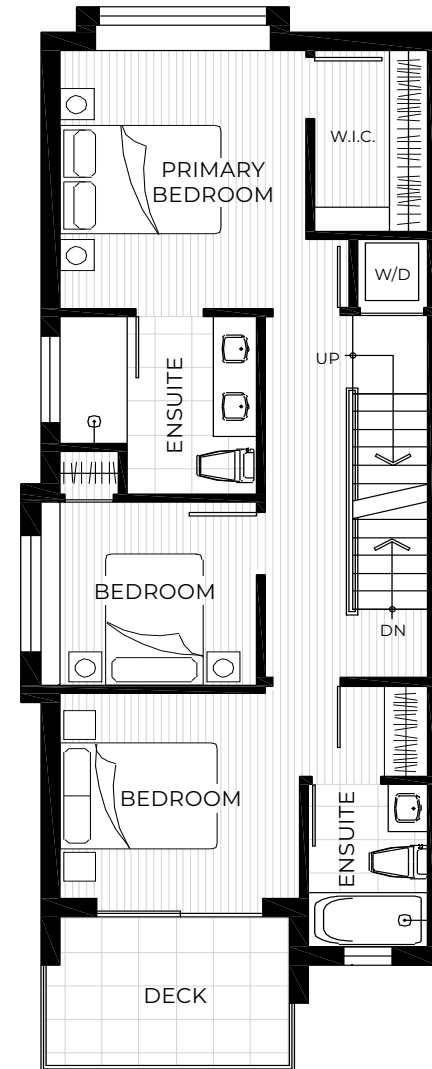
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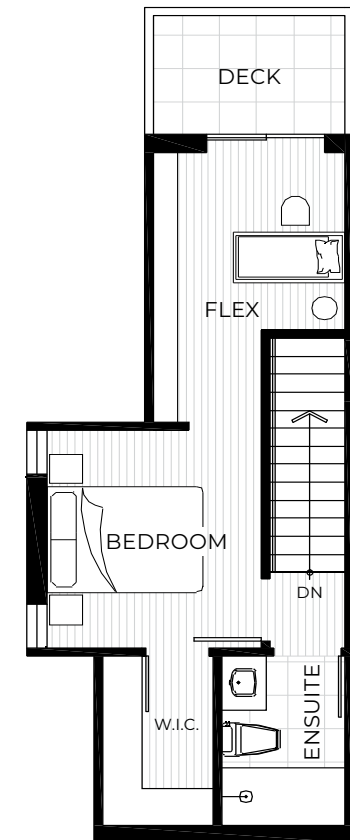
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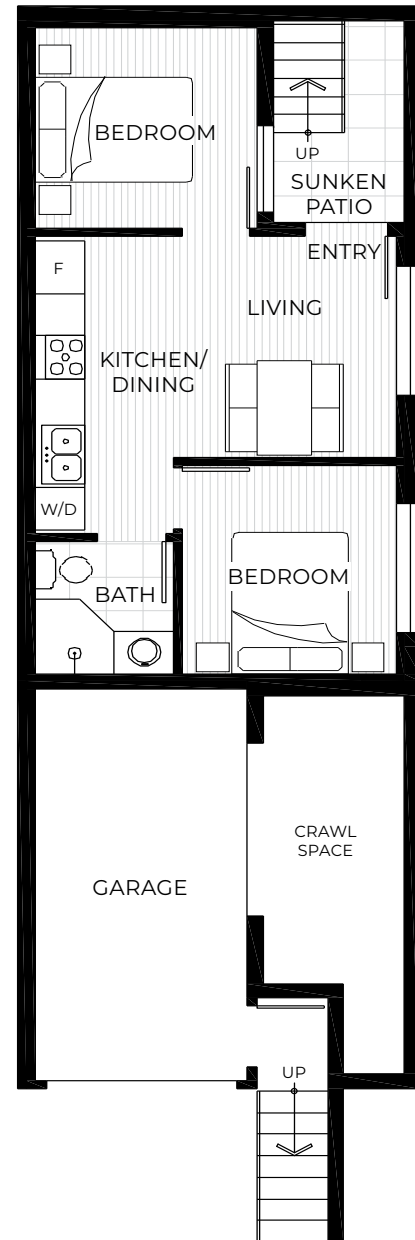
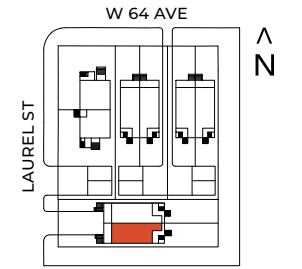
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8088 LAUREL STREET

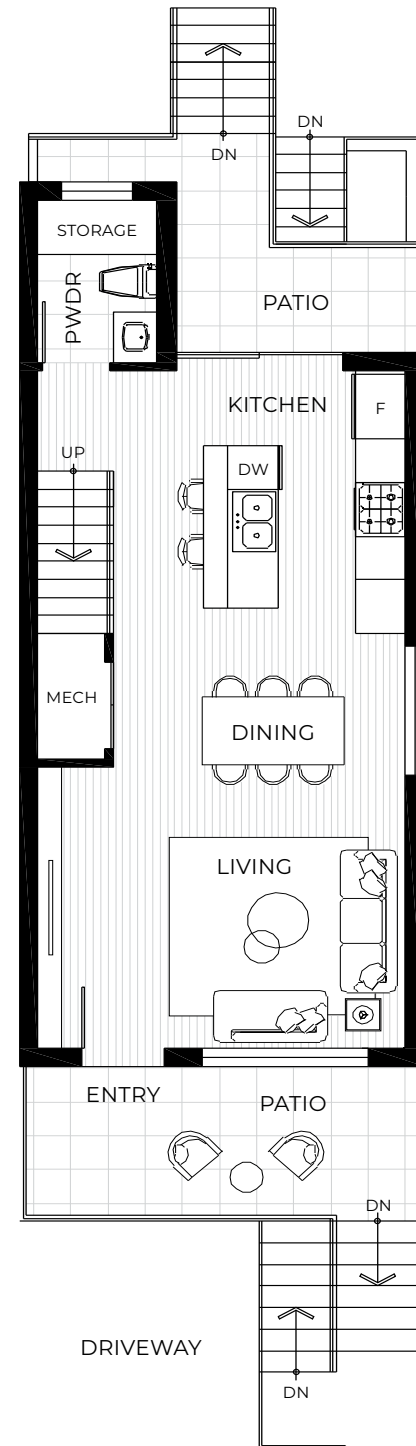
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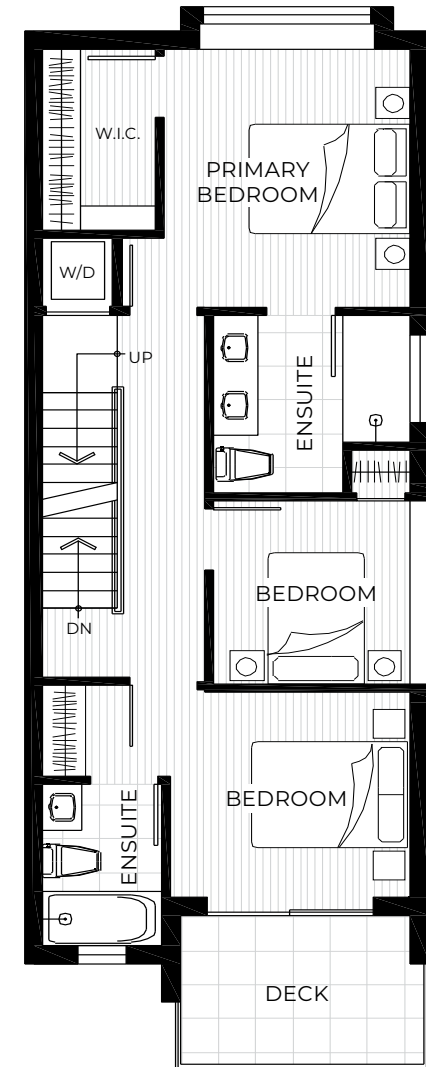
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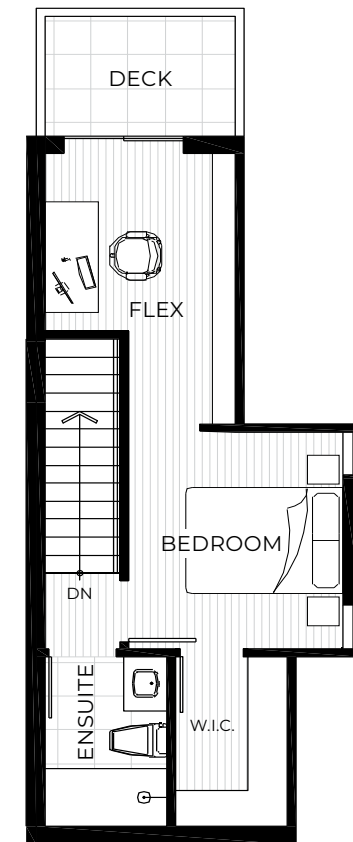
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Acorn, Vancouver

# a boutique *Developer with* West Side craftsmanship

At Citrine Homes, our passion is to create much more than a home, but rather memorable landmarks within our communities. As developers, we believe that “form” possesses the transcendent ability to reveal the true character of our built product. A sunshine stone of Citrine always brings an uplifting and energetic vibe to the room.

We are driven to create multi-sensorial experiences that begin with form as their foundation, and to use timeless architecture and craftsmanship to create sculptural movement through both form and space. Finding inspiration from nature, we create Citrine Homes to bring the energy of the Citrine crystal to families and communities.



**CITRINE**  
HOMES





**CITRINE**  
HOMES

Cedric Zhang PREC  
778.877.7777

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