



# EILA

ON W49





## LOCALE

In the heart of Vancouver's west side, right inside the neighbourhood of Oakridge, Eila offers THE BEST OF URBAN LIVING AND A SPACE TO BUILD A HOME that evolves alongside you.

With verdant parks and some of the city's most prestigious schools nearby, the location is perfect for THOSE LOOKING TO PLANT ROOTS AND BUILD LONGEVITY.



Oak Street

VanDusen Botanical Garden

Downtown Vancouver

Oakridge Centre Redevelopment

Cambie Corridor & Canada Line



↙ Vancouver International Airport  
& Richmond





## ARCHITECTURE

Eila pays homage to the landscape,  
BOTH STRUCTURAL AND NATURAL,  
of Oakridge.





**GARDEN HOMES**

Our Garden Homes also offer outdoor seclusion on the ground level, ensuring all Eila residences have a little balance of nature





## STEP INSIDE

When conceiving the homes at Eila, we imagined A SWEEPING RANGE OF LIFE'S SEASONS. Designed with the intent that the homes will grow and adapt with their owners, THE INTERIOR SPACES ADOPT A TIMELESS YET MODERN FEEL—the perfect canvas for a fresh beginning at any stage.





### A ROOF OF ONE'S OWN

Townhomes are treated to a spacious private rooftop terrace, with expansive views of the city and its mountainous landscape.

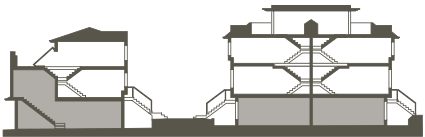
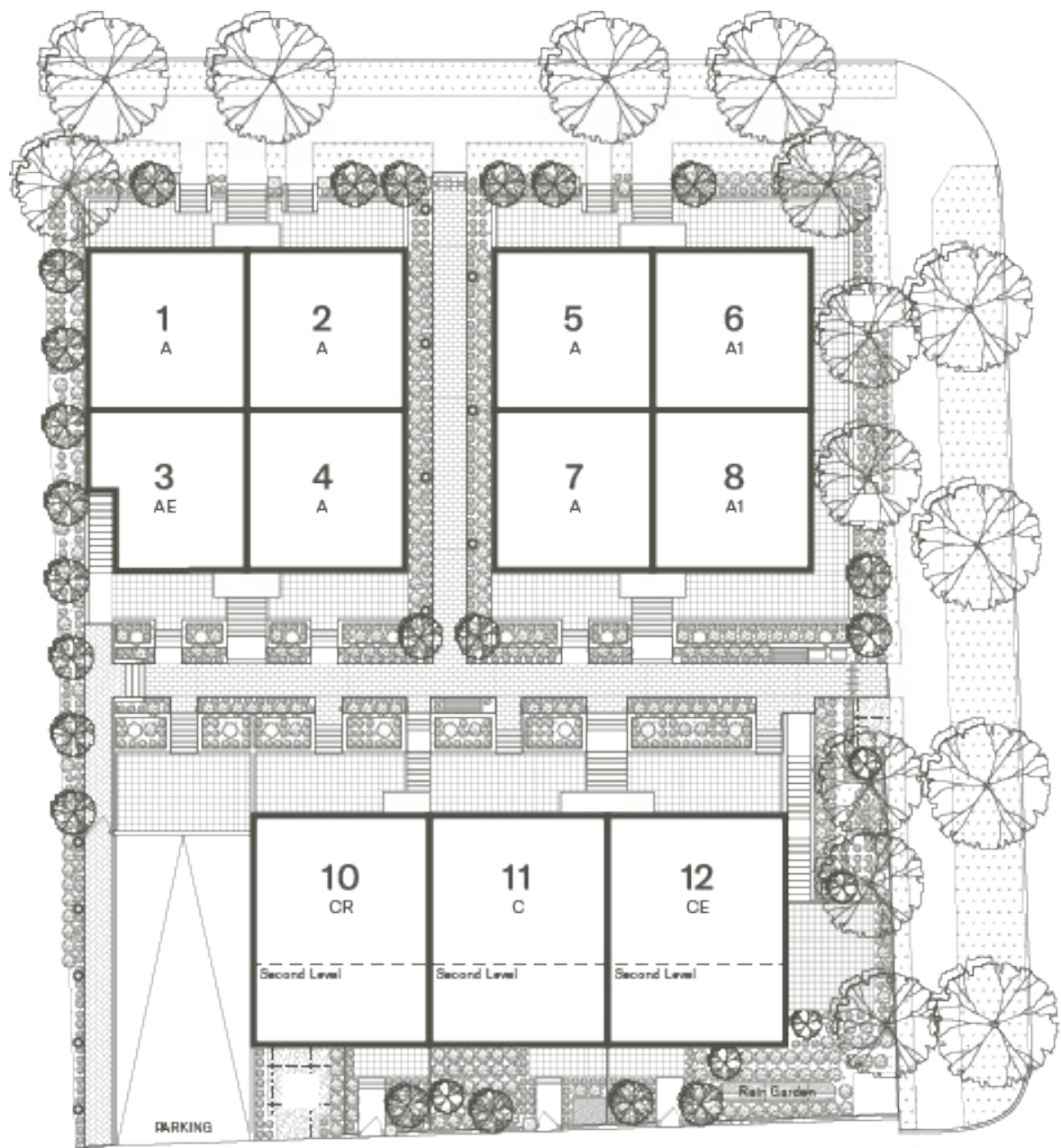
Fit for dining, cooking, and lounging, these terraces are designed with summer dinners and long reads in mind.





# Garden Homes

## SITE PLAN

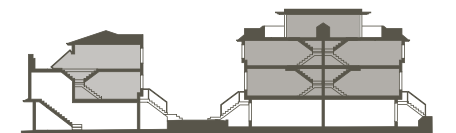
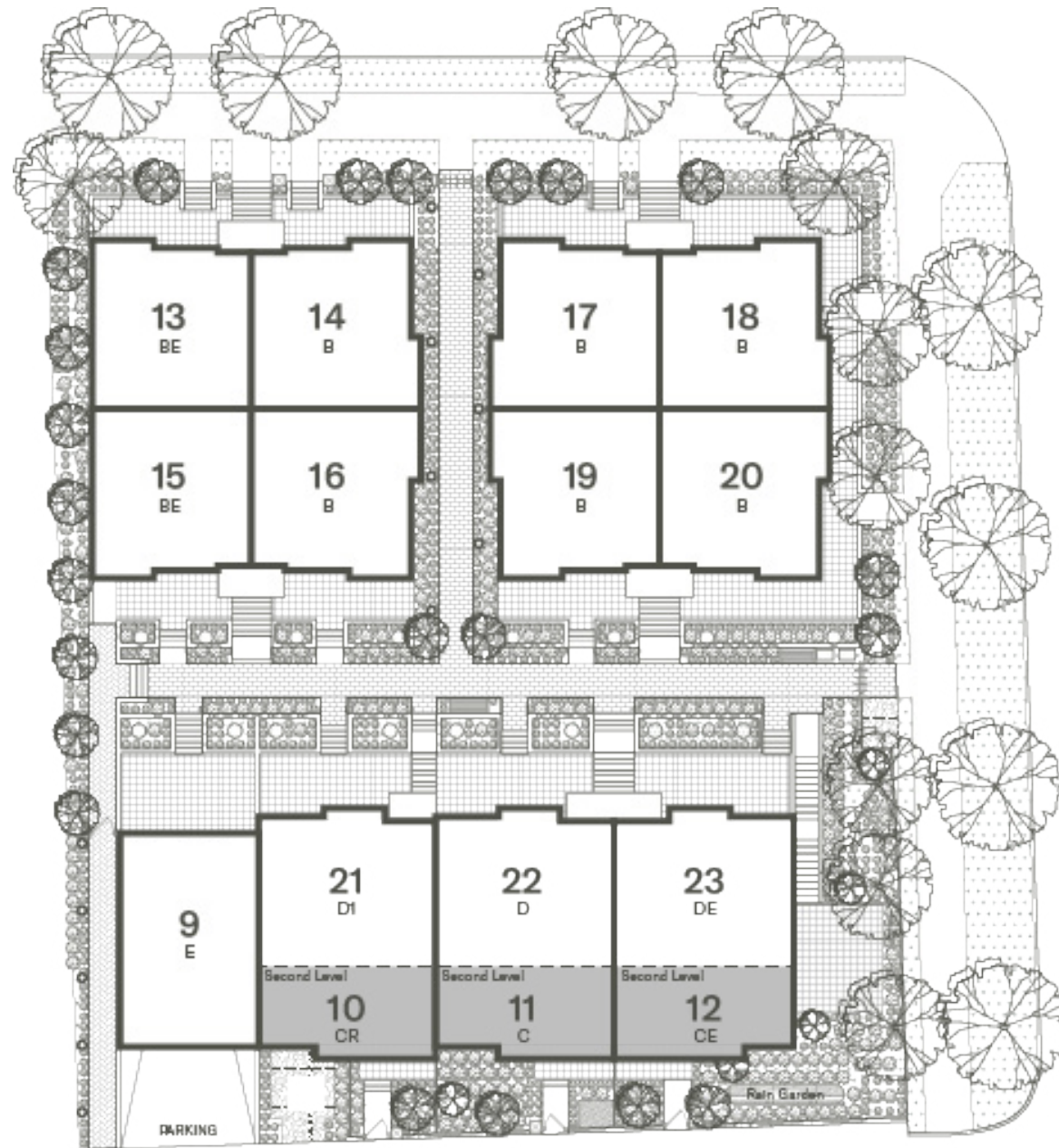


The Purchaser acknowledges and agrees that the specifications, details, dimensions and floor plans set to in any materials viewed by the Purchaser, including this floor plan, are approximate and subject to change without notice in order to address building site conditions and municipal, structural, supplier, and or architectural requirements, and different methods and standards of measurement used to measure the dimension of floor plans. Dimensions, sizes and layouts represented herein are approximates based on Architect's information and are subject to change without notice. Parking stall on floor plan indicate that parking is included with the home, but does not designate the Purchaser to an adjacent stall from direct access entry.



# Townhomes

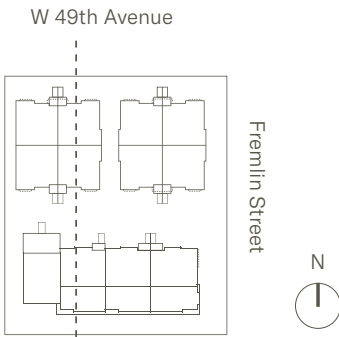
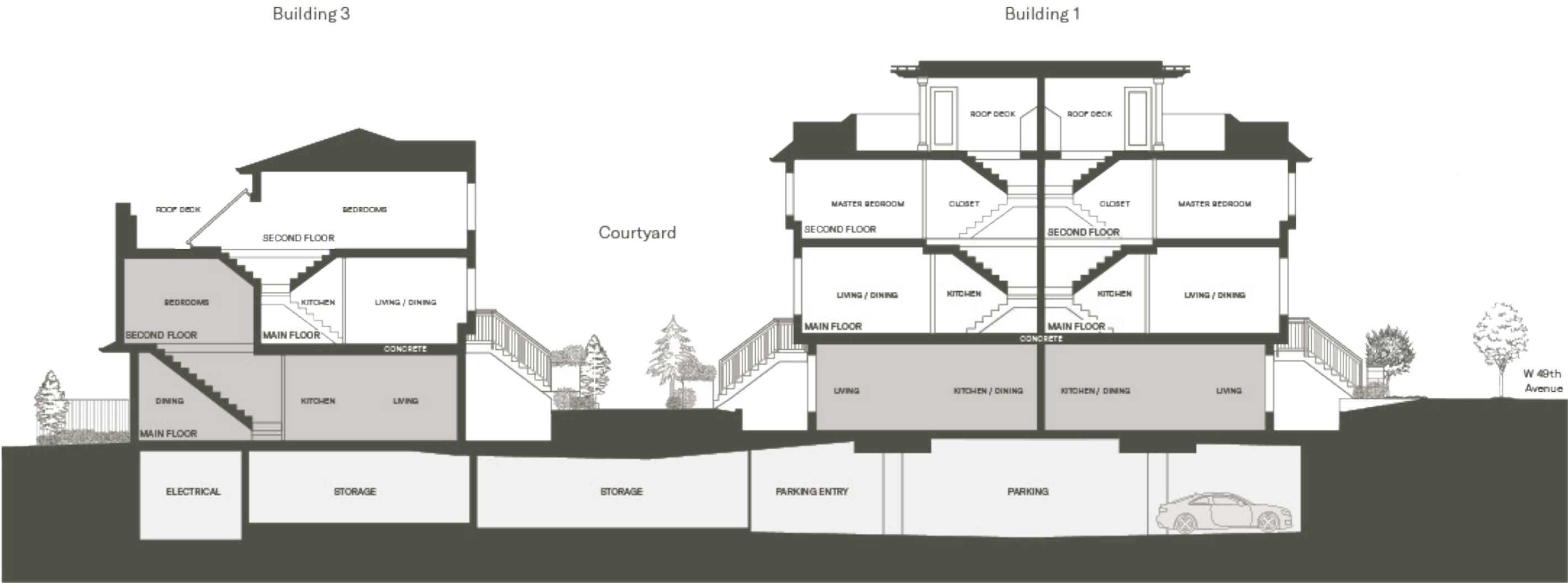
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# Townhome Section



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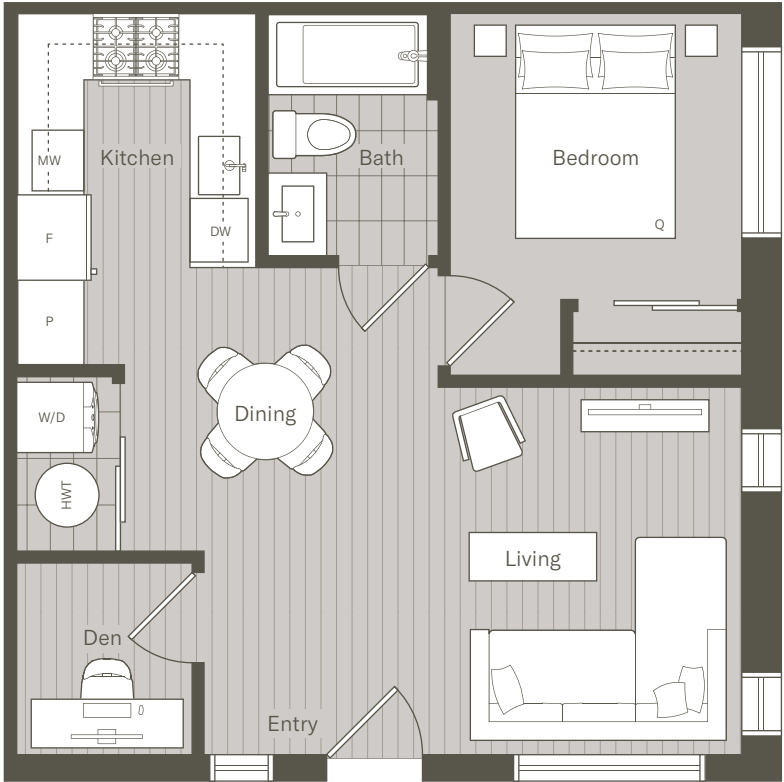
# Floor Plan: TYPE A

1 BEDROOM + DEN + 1 BATH

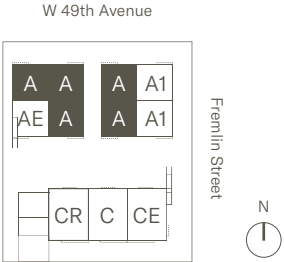
Floor Area: 593 sqft, Patio Area: 111 - 138 sqft

Total Area: 704 - 731 sqft

Main Floor



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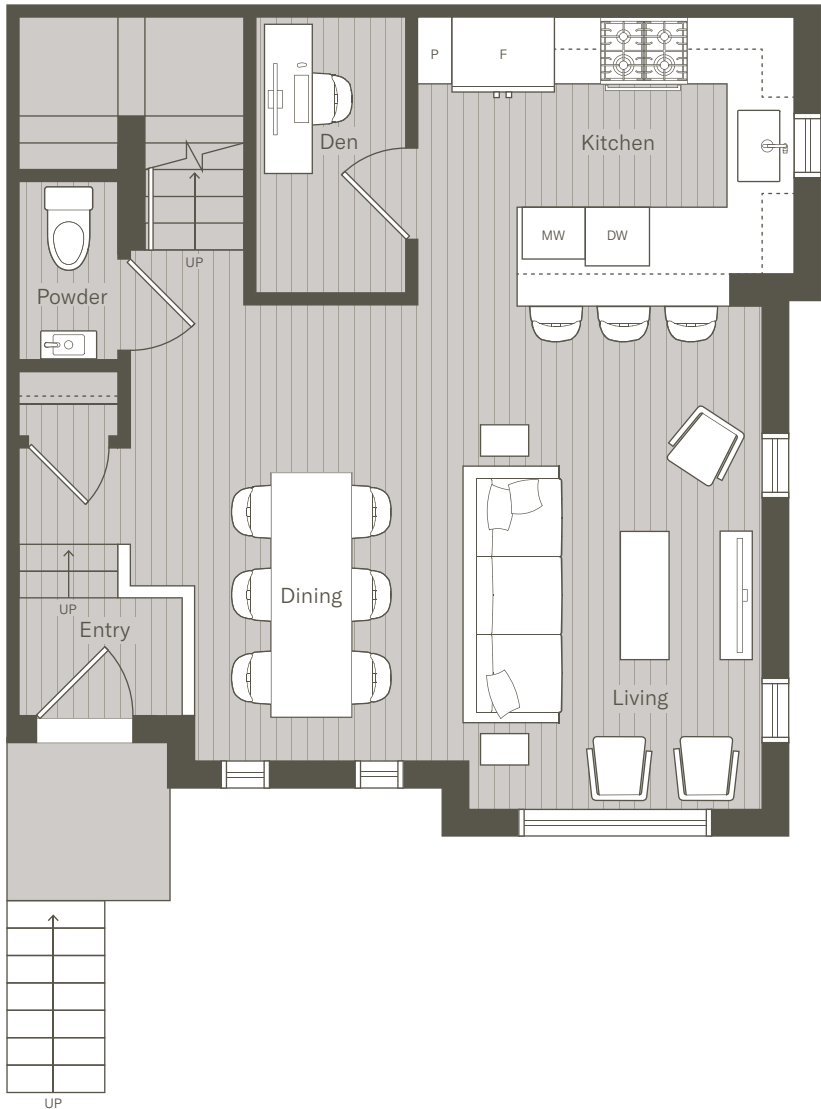
# Floor Plan: TYPE B

3 BEDROOM + DEN + ROOF DECK + 2.5 BATH

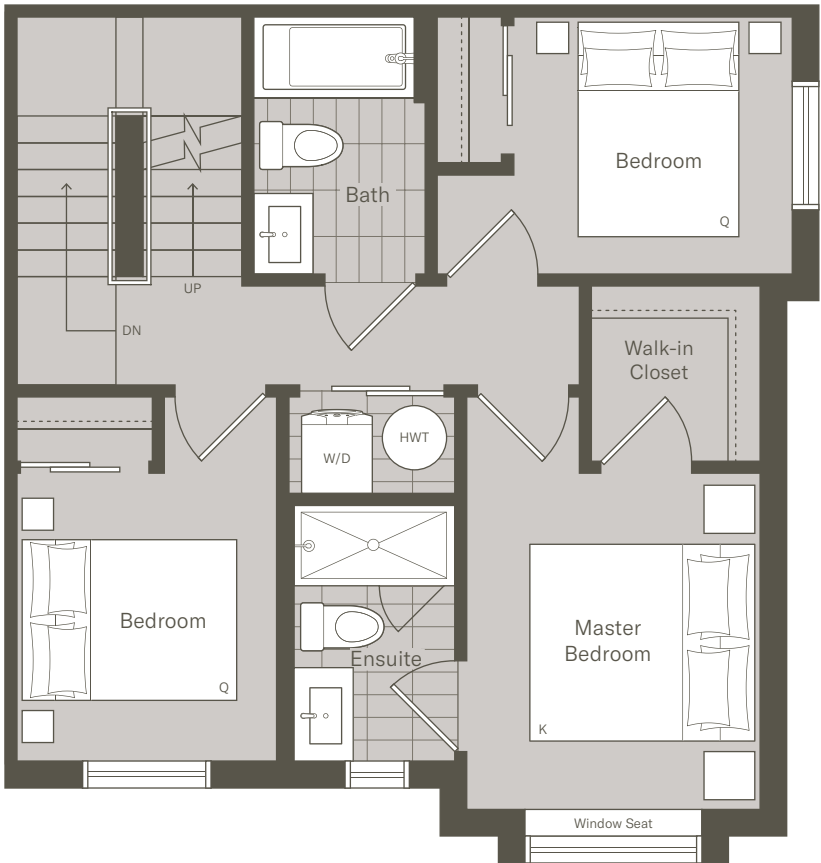
Floor Area: 1,324 sqft, Roof Deck: 222 sqft

Total Area: 1,546 sqft

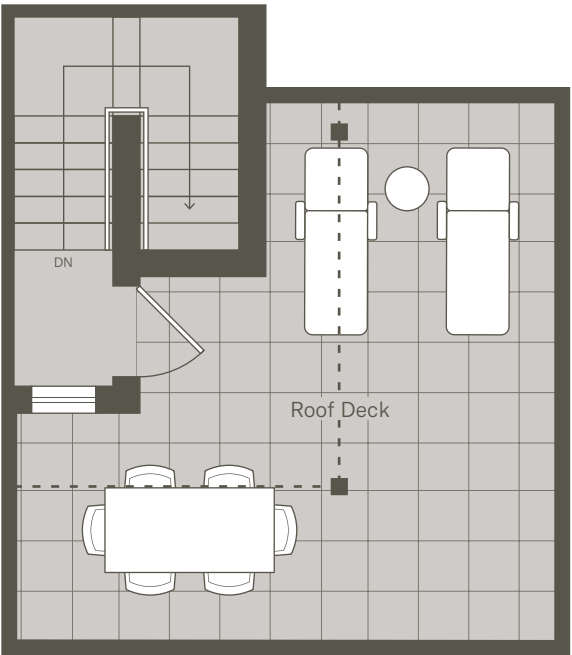
Main Floor



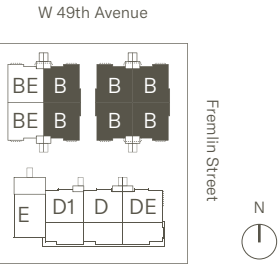
Second Floor



Roof Deck



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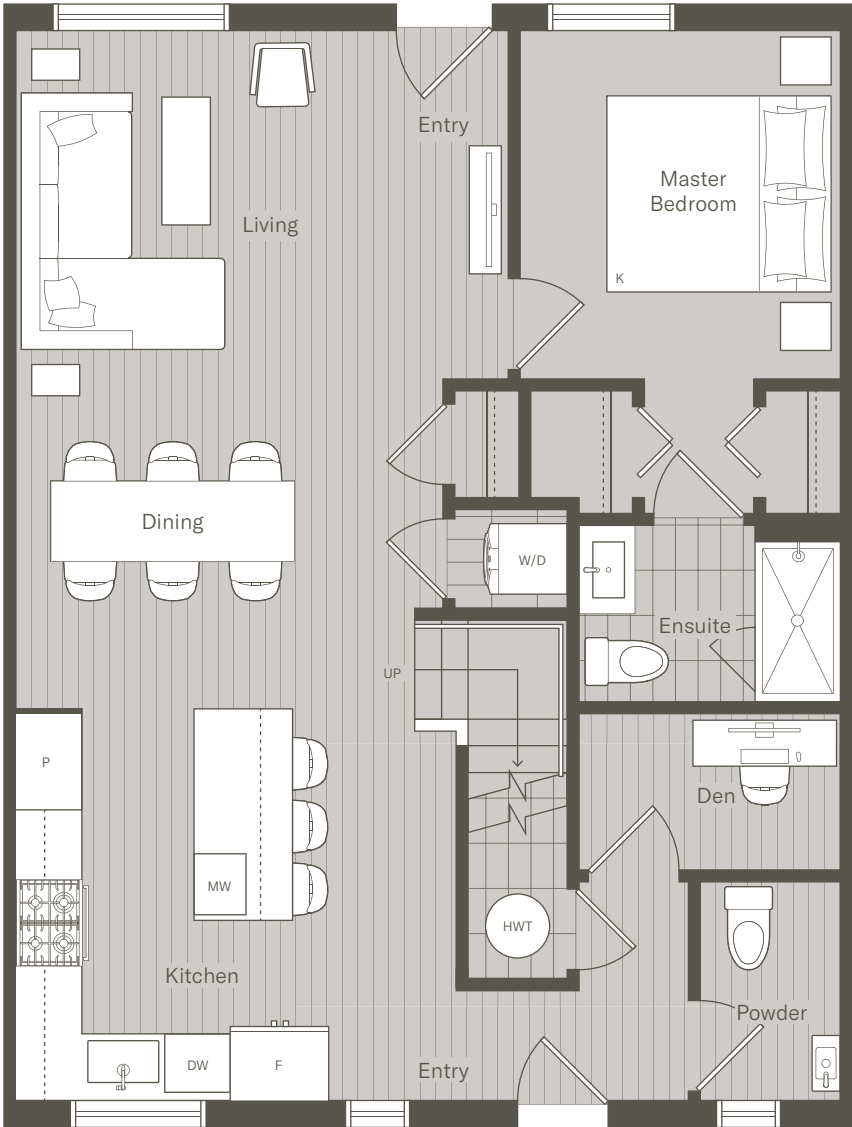
# Floor Plan: TYPE C

3 BEDROOM + DEN + 2.5 BATH

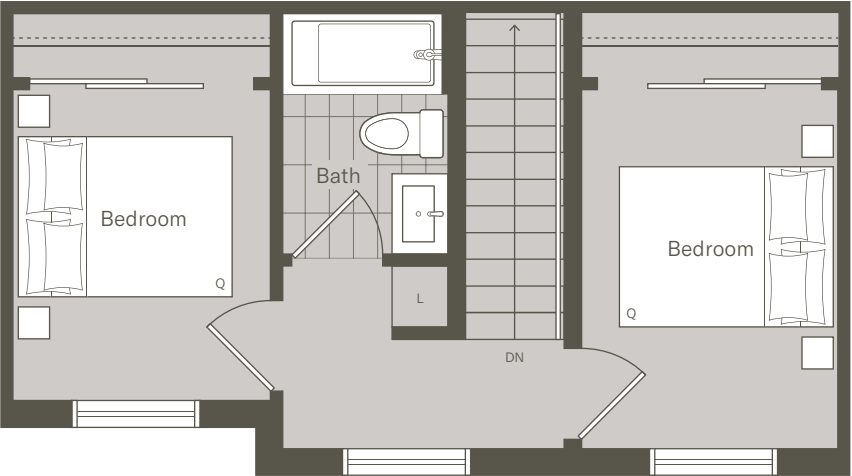
Floor Area: 1,310 sqft, Patio Area: 248 sqft

Total Area: 1,558 sqft

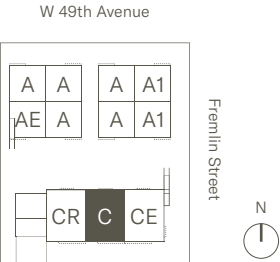
Main Floor



Second Floor



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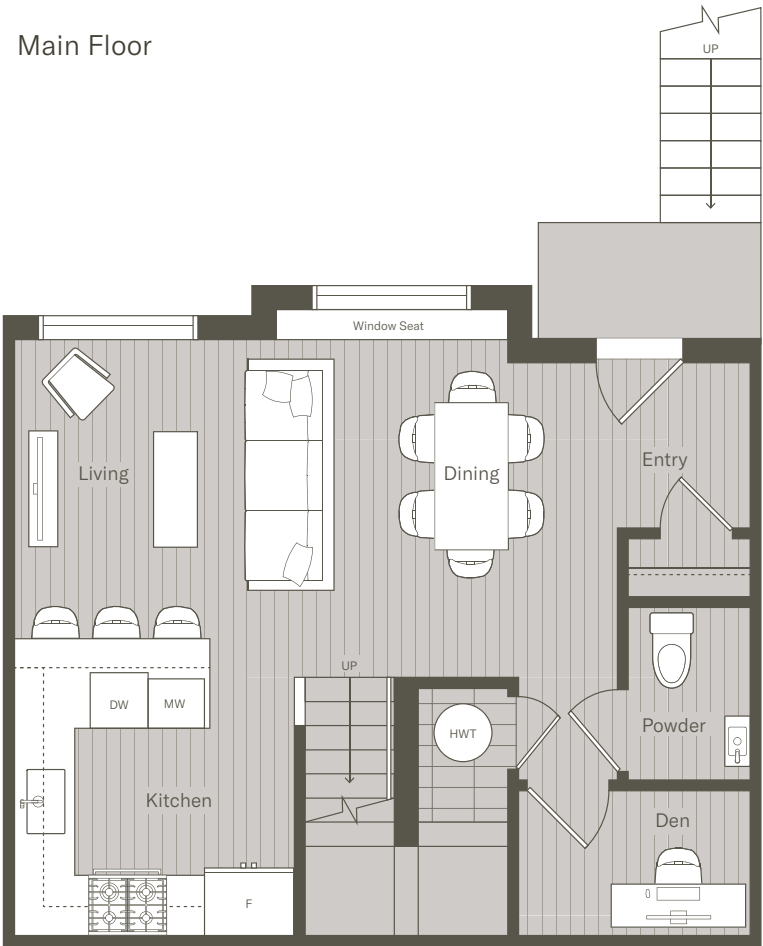
# Floor Plan: TYPE D

3 BEDROOM + DEN + ROOF DECK + 2.5 BATH

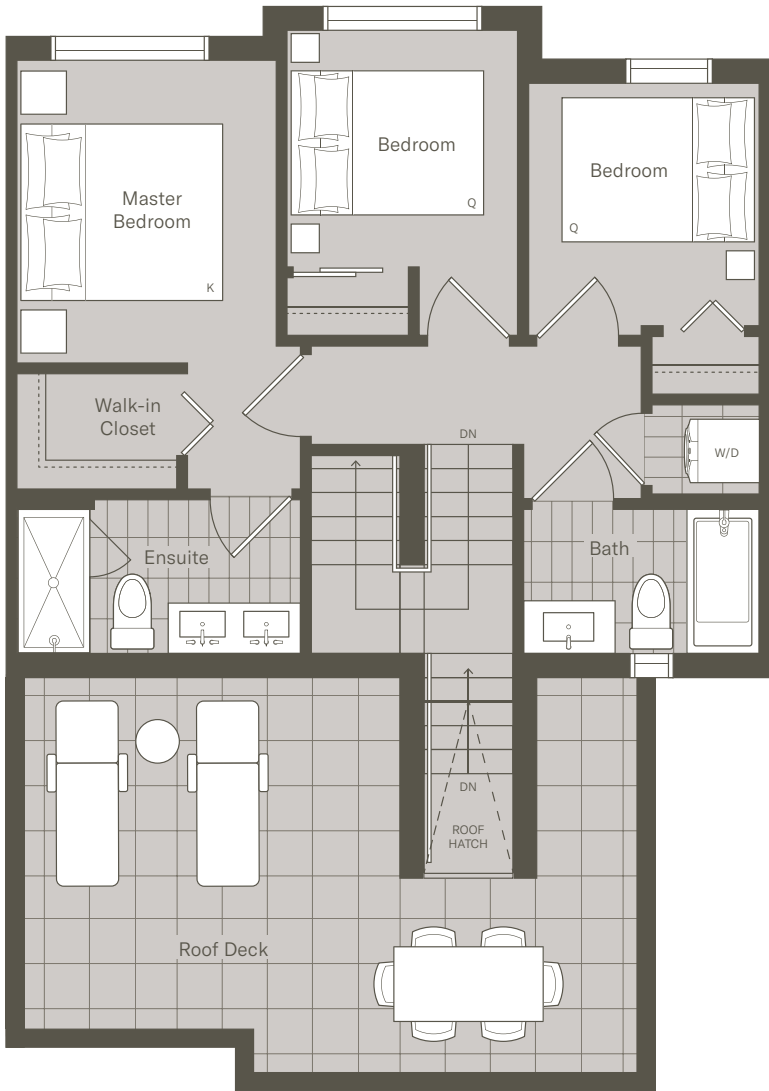
Floor Area: 1,175 sqft, Roof Deck Area: 255 sqft

Total Area: 1,430 sqft

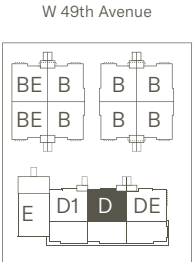
Main Floor



Second Floor + Roof Deck



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SPECIFICATIONS

The Westside Neighbourhood

- A residential reprieve located right inside Vancouver’s connected and transforming Oakridge community
- Walking distance to bike lanes, transit, and the Langara 49<sup>th</sup> Canada Line Station
- Direct access to Downtown, Richmond, YVR, and Marine Gateway via Oak and Cambie Streets
- Among some of Vancouver’s greenest parks, gardens, and golf courses

A Timeless Street Presence

- Thoughtfully classic exteriors designed by Formwerks Architectural, boasting a tasteful mix of textures
- A striking façade of tone-on-tone materials: Hardie shingles and siding, painted brick, and wrought iron details
- Lushly landscaped courtyards and generous patios provide private, verdant oases
- High-security FOB access courtyard for peace of mind

Step Inside

- Inviting yet minimal interiors by Laura Melling Studio
- Two enduring colour schemes: Pale and Deep
- Wide plank laminate flooring with matte finish throughout the main floor
- Premium plush Berber carpets on the second floor
- 9' over-height ceilings across the main floor
- Expansive windows for natural light from two sides
- Wide, airy floorplans for comfortable living
- Full size 27" LG washer and dryer

Community-Oriented Kitchens

- Efficient U-shaped kitchen\*
- Speckled Quartz slab countertops with matching backsplash and complimenting upper accent cabinetry
- Built-in Panasonic microwave

- Premium integrated Fisher & Paykel appliance package
  - 36" integrated French door fridge\*
  - 30" gas range with wok stand and integrated hood fan
  - 24" integrated dishwasher
- Polished chrome Kohler faucet with pull-out sprayer and three-function touch control
- Nested stainless-steel kitchen sink
- Convenient under-cabinet task lighting
- Magic corner cabinets for expanded storage\*
- Full height pantry for ample storage\*

Serene Bathrooms

- Floor-to-ceiling porcelain tile wall with quartz countertops and backsplash
- Contemporary square undermount sinks by Kohler
- Polished chrome faucets and fixtures by Kohler
- Double vanity mirror with soft-close medicine cabinets for storage
- Relaxing soaker tubs
- Unique extra wide shower niches\*

Unconventional Amenities

- Efficient Air-Source Heat Pump for warming and cooling fresh air into each home
- Double-glazed, Low-E windows for sound attenuation and energy efficiency
- Spacious rooftop decks and patios equipped with individual gas hookup for each townhome
- Secured underground parkade with FOB entry
- Electric vehicle rough-in for every parking stall
- Secure storage and bike lockers
- Comprehensive 2-5-10 Warranty by WBI New Home Warranty
  - 2-year warranty for materials
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects

\*For select homes





ABOUT ALABASTER

We are premier builders, inspired and driven by THE SACREDNESS OF THE HOME.

We draw our inspiration from meaningful design that spans centuries and nations, from our communities, and from the balance and harmony found in nature.



ABOUT ALABASTER



**OSLER RESIDENCES**  
2017

2018 HAVAN Ovation Award Winner  
*Best Interior Design Display Suite,  
Multi Family Home*

2019 HAVAN Ovation Award Winner  
*Best New Kitchen Under \$50,000*



**SHAUGHNESSY RESIDENCES**  
2018

2019 HAVAN Ovation Award Winner  
*Best Townhome Development  
Over 1,500 sqft*

2019 HAVAN Ovation Award Winner  
*Best Interior Design Display Suite,  
Multi Family Home*

**OAK + PARK**  
2019

2020 HAVAN Awards Winner  
*Housing Excellence,  
Best Townhome Development*



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