

# Kensington Gardens



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## THE DEVELOPMENT



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## OVERVIEW

### THE DEVELOPMENT

Kensington Garden, Vancouver, Canada

### THE DEVELOPER

Westbank Projects Corp

### LOCATION

2220 Kingsway, Vancouver, Canada

### ARCHITECT

Henriquez Partners Architects

### INTERIOR DESIGN

Westbank Projects Corp

### TENURE

Freehold

### LOCAL AUTHORITY

City of Vancouver

### RESIDENTIAL PROPERTY TAX

Approx. 0.4% of property assessed value per annum

### COMPLETION DATE

May 2017

### BUILDING WARRANTY

Comprehensive 2-5-10 years New Home Warranty Program

### CAR PARKING

1 car park space included for 2-bed apartment and above. Additional car park space at CAD\$30,000

### OVERALL SCHEME SUMMARY

428 total apartments and townhouse

South Tower 109

West Tower 106

North East Tower 154

North Podium 23

### SALES TAX

5% GST + 2% Title Transfer Tax

### MAINTENANCE FEE

C\$0.38 per sf per month (approximately C\$169 to C\$277 per month, based a unit size range of 446 sf to 730 sf)

This maintenance fee estimate does not include hydro (electricity), which is metered separately.

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## SERVICES & AMENITIES

Elevated Garden Courtyard with urban orchard  
Swimming Pool and Hot Tub  
Sauna & Steam Room  
Fitness Centre  
Terraced Barbeque Area and Outdoor Fireplace  
Playground  
Resident's Lounge  
Multimedia Theatre  
Supermarket  
Exciting Retail & Services

## SUITE FEATURES

### Suite:

- Custom solid wood suite entry doors
- Granite stone threshold
- Elegant engineered wood flooring in brushed oak
- Carpet in Bedrooms
- Sleek roller-style shades on all windows
- GE front-loading washer and dryer

### Kitchen:

- German imported Nobilia cabinetry
- Under-cabinet lighting
- Top-of-the-line appliances including:
  - Blomberg built-in fridge/freezer
  - Blomberg fully integrated dishwasher
  - Miele stainless steel gas cooktop
  - Miele wall oven (select suites)
  - Miele custom hood fan
  - Panasonic microwave + trim kit
  - Convenient in-sink waste disposal system
  - Durable Corian countertop
  - Striking back painted glass tile backsplash
  - Stainless steel sink with chrome faucet

### Bathroom:

- German imported Nobilia vanity cabinetry
- Quartz vanity countertop and backsplash
- Custom mirrored medicine cabinet above vanity for added storage
- Distinctive large format porcelain tile flooring
- Matte glaze ceramic shower and bathroom wall tile on wet wall
- Polished Chrome shower arm and faucet
- Tempered glass shower enclosures
- Acritec bathtub
- One-piece toilet
- Undermount sink
- Modern chrome accessories

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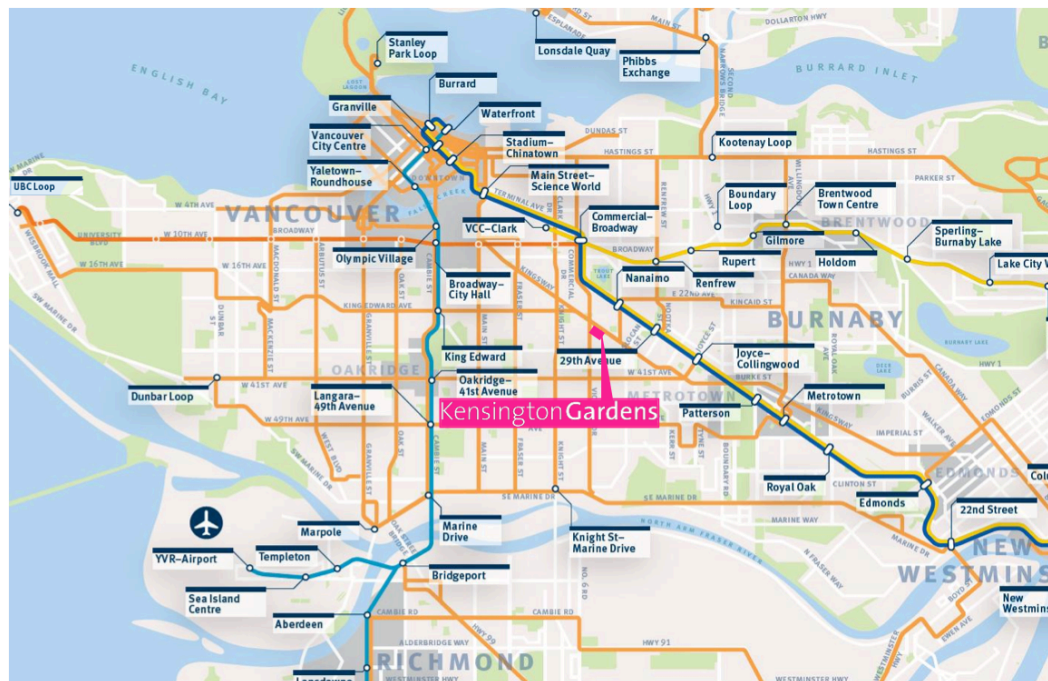
[DEVELOPMENT WEBSITE](#)

[ABOUT THE DEVELOPER](#)

[LOCATION & MAP](#)

<http://kensingtongardens.ca/>

Westbank was founded in 1992, has a growing portfolio of signature properties in key North American cities. Their architecturally focused approach to the creation of luxury residences has made them Canada's leading luxury residential real estate development company. Notable Vancouver icons include Living Shangri-La Vancouver, Coal Harbour's Shaw Tower and Fairmont Pacific Rim and the redevelopment of the legendary Woodward's property.



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## TERMS OF PAYMENT

1. Reservation fee of HK\$80,000 payable on reservation.
2. 10% of the purchase price payable within 7 days after execution of the Purchase & Sales Agreement. (The Reservation fee will be returned to the buyer upon receipt of full 10% deposit as confirmed by the vendor's solicitor.)
3. 15% of the purchase price is payable within 6 months after the execution of the Sale & Purchase Agreement.
4. Balance is payable at closing on completion.

## VENDORS SOLICITORS

### **Kornfeld LLP**

1100 One Bentall Centre  
505 Burrard Street, Box 11, Vancouver, B.C.  
Attention: Neil Kornfeld, Q.C.  
Tel: (604)331 8300  
Fax: (604)683 0570

## RECOMMENDED PURCHASERS SOLICITORS

### **F.Zimmern & Co.**

Rooms 1002 - 1003,  
10th Floor, York House, The Landmark,  
15 Queen's Road Central, Hong Kong  
Attention: Eddie Ho-Chow Mui, Partner  
Tel: 2160-2373 (Vivian Wong)  
Fax: 2180 8676  
Email: [emui@fzimmern.com.hk](mailto:emui@fzimmern.com.hk)

## RECOMMENDED BANKER

### **Canadian Imperial Bank of Commerce (CIBC)**

Suite 3602, Cheung Kong Center  
2 Queen's Road Central, Hong Kong  
Attention: Lila Yu  
Tel: (852)2841 6158 / (852)9747 6158  
E-mail: [lila.yu@cibc.com.hk](mailto:lila.yu@cibc.com.hk)

## RECOMMENDED LETTING AGENT

### **Rent It Furnished**

Attention: Lily – 778-980-9000/Nan – 604-812-6030  
<http://rentitfurnished.com/>

### **Unique Accommodations**

Attention: Debra-C: 604-613-0990  
Tel: 604-984-7368 – ext 221  
<http://www.uniqueaccommodations.com/>

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