

WESTCOAST HOMES

SATURDAY, JUNE 28 | 2014 | EDITOR BARBARA GUNN | HOMES@VANCOUVERSUN.COM

NEW HOME PROJECT PROFILE

Have it
your
way

Flexible plans
on offer at
The Charleson,
should buyers
wish to enlarge
their living
spaces

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Residents at The Charleson will enjoy a number of amenities, including a rooftop pool, and pay-as-you-use services such as dog-walking and organic grocery delivery. The 43-storey building will offer spectacular views of False Creek, English Bay and the North Shore.

NEW HOME PROJECT PROFILE

Living large

Combined suites on offer at The Charleson, a 43-storey highrise set to open in 2017

The Charleson

Project location: 499 Pacific St., Vancouver

Project size: 125 homes in a 43-storey building with views of False Creek, English Bay and the North Shore mountains

Residence Size: 2 bedrooms from 970 sq. ft., 3 bedrooms from 1,667 sq. ft., 4 bedrooms from 2,250 sq. ft.

Prices: 2 bedrooms from \$795,000, 3 bedrooms from \$1,775,000, 4 bedrooms from \$2,825,000

Strata Fees: 44 cents per sq. ft. (est.)

Developer: Onni Group

Architect: Dialog Architecture-IBI Group Inc.

Interior design: Onni In-House

Sales centre: 1372 Seymour St., 19th floor

Phone: 604-689-8535

Hours: Appointment only

Website: www.onni.com/charleson

Occupancy Date: November 2017

MICHAEL BERNARD

SPECIAL TO THE SUN

What you see is what you get — or perhaps not, in the case of The Charleson, a 43-storey highrise to stand at Pacific and Richards in downtown Vancouver.

The Onni Group, The Charleson's developer, is offering all buyers the option of expanding their new homes by combining their suites before the project is completed in 2017.

The planned design gives buyers the option of doubling or even tripling their spaces, and truly customizing their homes.

"We offered about 15 homeowners the chance to combine at The Mark (a nearby Onni building opened in 2009). It was this demand that led us in the direction for The Charleson," said Nic Jensen, Onni's vice-president of sales. "We do get the rare request at other sites as well, but this is the first time we have worked with the architect and our consultants in advance to prepare combined floor plans."

Jensen said there is no shortage of buyers seeking this kind of flexibility, especially from Vancouver's west side and from West Vancouver, where real estate values have posted



The developer of The Charleson worked with the architect and consultants to prepare combined floor plans, giving buyers the opportunity to expand their home.

impressive gains in the last few years.

"Now you are looking at people downsizing from a 7,000- or 5,000-square-foot home to something high in the sky in a tower, something where a 1,000-square-foot suite is just not enough space for them," he said.

Martin Bruckner of the IBI Group said the concept is not a particularly difficult one to apply, particularly if the design is worked out before building construction begins.

"As architects, we design buildings according to a program that is provided by our clients," he said, adding that the combination must be worked out before a certain stage is reached in the construction schedule.

"It is a very slender, tall building that is going to have a very striking appearance on the edge of the downtown," he said. The views are somewhat protected in that there are not going to be any more buildings between it

and False Creek.

Another pleasing feature is that there are only three homes per floor, so occupants will have fewer neighbours, he said. "It is a much more intimate way of living. You may get to know your neighbours better, in a condo sense."

Onni is using a 19th-floor suite in The Mark to show off the furnishings — but not the layouts — available in the The Charleson. All suites have balconies equipped with gas barbecue outlets and water faucets. The balconies are covered in a planked tile that eases the transition from the engineered hardwood flooring in the living, dining, kitchen and entry areas.

Wool Berber carpet is provided in the bedrooms and walk-in closets, while laundry closets are finished in porcelain tile. The bathrooms feature NuHeat electric floor heating controlled by a thermostat.



The Onni Group has a suite in The Mark, a nearby development, outfitted to showcase the furnishings of The Charleson, which is set to open in late 2017.

MARK VAN MANEN/PNG

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PHOTOS: MARK VAN MANEN/PNG

Nic Jensen, vice-president of sales for The Onni Group, stands inside the Charleson display suite on Monday. The development's bathrooms and bedrooms sport a cool urban look.

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The kitchens, decidedly high-end, feature a premium appliance package including a wood-panelled integrated fridge, gas cooktops, an all-stainless single wall oven with dual convection, a full-sized wood-panelled integrated dishwasher and a microwave. For wine lovers, there is an under-counter integrated wine fridge with enough storage to fit in 46 bottles.

The kitchen cabinetry is a European-inspired custom flat-panel walnut veneer, featuring wood gables and accent lacquer panel upper cupboards. One colour scheme features a mocha walnut finish with almond lacquer upper cabinets, while the other is a natural walnut finish with white lacquer uppers.

The stainless steel undermount double-bowl sink has an in-sink waste disposal and a chopping block. Buyers can choose between thick polished marble or a composite stone countertop, with a breakfast bar overhang and mitred waterfall stone side gable. There is a full-height stone backsplash to match the countertops.

The bathrooms are equally luxurious in their finishing detail. Polished chrome rain shower heads, hand shower and faucets are standard equipment, as are dual-flush toilets. Floating wood cabinets have a walnut veneer face, and composite stone slab countertops hold undermount wash basins. Tiled showers are encased in frameless glass and floor-to-ceiling tile with a shower niche, while a soaker tub is surrounded with a polished marble tiled deck.

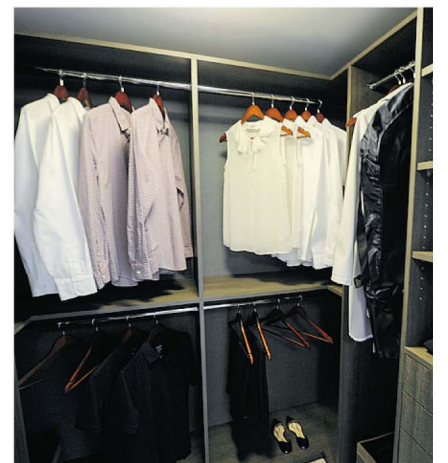
Outside, the shared amenities on the ninth-floor rooftop include an outdoor pool and hot tub, a 1,750-square-foot fully equipped exercise room, children's play area, yoga room and roof deck complete with picnic tables, barbecues and fire pit.

At another end of the rooftop is an area where green thumbs can raise vegetables in their own garden plot.

Meanwhile, the basement level has a communal wine cellar, complete with lockers that can hold up to 500 bottles in controlled temperature conditions, Jensen said. All suites have spaces for two vehicles, and three vehicles for those who combine suites.

Onni has also organized a number of personal services for owners available on a pay-as-you-use basis — everything from dry cleaning and dog-walking services to organic grocery delivery and a personal trainer.

"We will have a cooler near the concierge," Jensen said, "so that he can receive the groceries and hold them until you arrive home."



The Charleson features spacious walk-in closets.