



*We are pleased
to introduce
to you a private
place of your own in Canada's
most beautiful and exciting city.
Vanier Court 1355 Harwood Street,
Vancouver, British Columbia*

VANIER COURT

The logical place to live and invest in Vancouver

Steps away from world famous Stanley Park and English Bay beaches and the new Aquatic Centre, minutes from Vancouver's entertainment, shopping and business centres, Vanier Court provides a unique opportunity to share in all the conveniences and rapidly rising worth of Canada's most desirable piece of residential real estate — Vancouver's West End. A handsome complex of generously proportioned one and two bedroom apartment and penthouse condominiums complete with rich wood cabinetry, coloured appliances, wall-to-wall carpets and full sun drapes — even fireplaces in some suites, Vancouver Court provides a fashionably comfortable haven in the heart of the Pacific metropolis. A sauna and fully equipped recreation room provide

attractive facilities for rest and relaxation. In our judgement, there can be few locations which offer the city dweller greater possibilities for personal fulfillment and convenient enjoyment of the best the West Coast way of life has to offer...

At Vanier Court you are assured of excellence in design and quality of construction. Moreover, you are secure from the escalating cost and uncertainty of renting. In short, a sound investment which is certain to appreciate with every passing year.



We invite you to select your new home at Vanier Court from a variety of interesting floor plans, some with great views of the water, specifically designed for people whose lifestyle demands both the space to socialize and the intimacy in which to relax.

You'll find all this and more tastefully and economically contained in Vanier Court... *the logical place to live and invest in Vancouver.*



Amenities & Features

Your self-owned suite or penthouse at Vanier Court will have one or two large bedrooms. Full ensuite plumbing is provided in all two bedroom suites. Generous living and dining areas lead onto big sheltered balconies where you can enjoy long summer days in the sun. Several suites also include the additional comfort of a custom designed Thulman fireplace. Kitchens are ultra-modern and all electric with attractive "sunshine" ceiling fixtures.

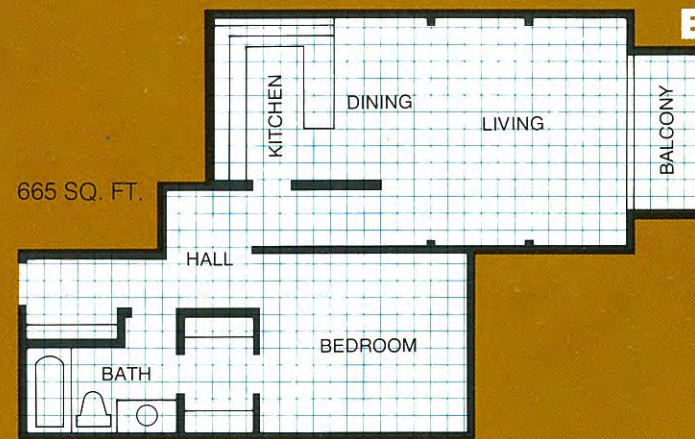
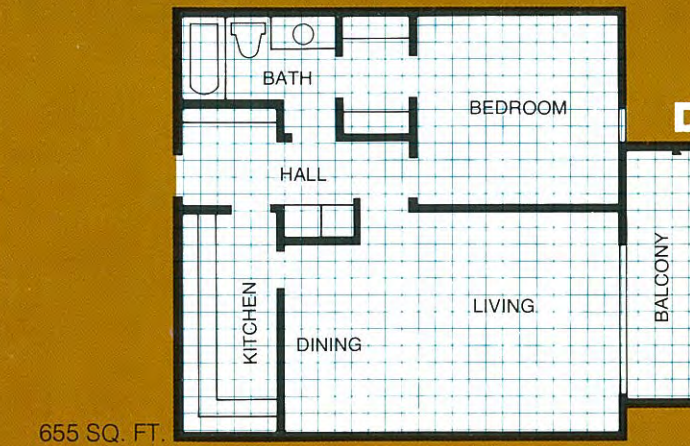
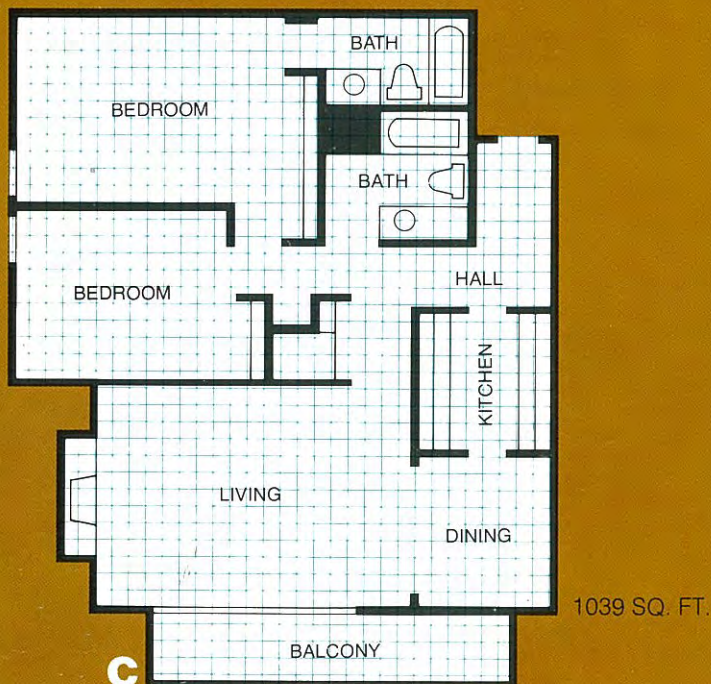
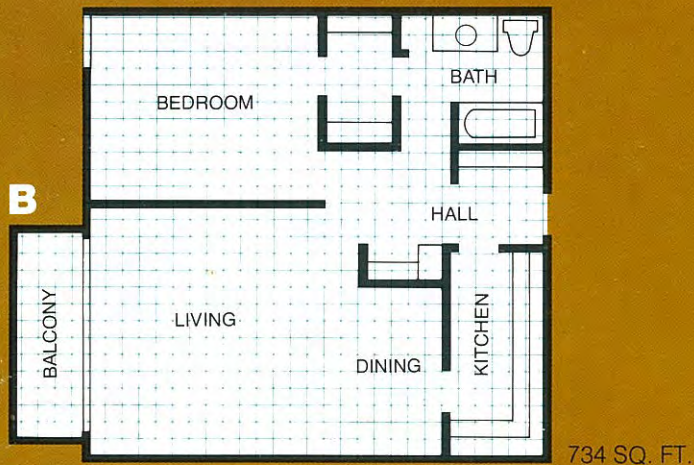
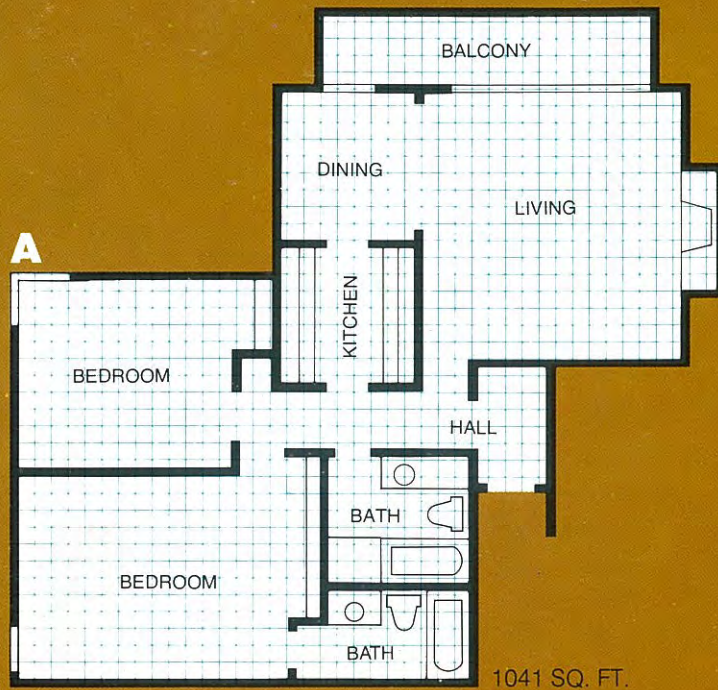
De luxe appliances including 13 cu.ft. two-door frost-free refrigerator, continuous-clean range and 7 cycle dishwasher, are neatly integrated with fine wood cabinetry.

For your convenience all two-bedroom suites include heavy duty washers and dryers; other laundry facilities and a separate freezer room for storage of frozen foods, make living easy and economical at Vanier Court.

Sun Drapes are included in every apartment. Wall-to-wall 32 oz. short shag carpet and deluxe light fixtures add a touch of luxury and elegance in every suite.

For year round comfort, every suite has individual temperature controls. Beautifully carved solid wood entrance doors complete with dead-bolt locks ensure your security.

There are separate lockers for trunks and other little used items. Security parking is also provided under the building for you and your guests.



1 SQUARE = 1 FOOT

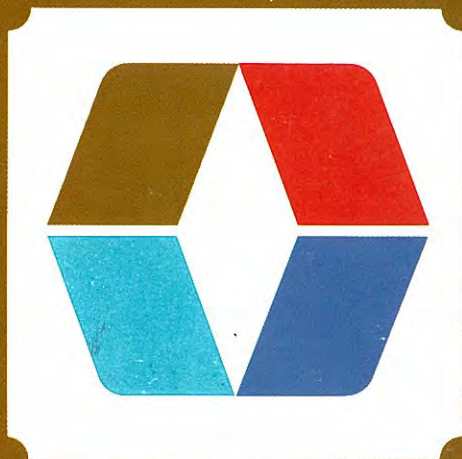


Carefree Living

A strata-title development, Vanier Court is designed to enable you to enjoy all the benefits and advantages of home ownership with few of the chores and inconveniences associated with a single family dwelling. Here you will be free to take full advantage of the West End's many natural and man made attractions.

A modest monthly maintenance fee ensures that the landscaped gardens around your home, the heating and mechanical systems are all well maintained. There's no need to shovel snow or cut the grass — all exterior maintenance and repairs will be done for you.

In short, your home and your time are your own at Vanier Court, all you have to do is enjoy them to the full:



Advantages of Strata Title Ownership

Until recently, people who prefer the convenience of apartment living had to rent accommodation. Now the Strata-Title Act offers all the advantages of **ownership** plus potential **tax free capital gains**. At Vanier Court you will enjoy all of the general advantages listed below as well as the peace of mind which comes from ownership of real property... Traditionally the most dependable form of investment, this is particularly true in Vancouver's West End where a very real shortage of building sites exists.

1. Complete freedom to decorate, remodel or appoint premises as in private homes — without risk of doing so for the ultimate benefit of the landlord.
2. Protection from arbitrary or unreasonable rent increases.
3. Security of a relatively stable cost of maintaining a residence.
4. Benefits arising from senior governments' policies favouring home ownership, which include:
 - (a) Home owner purchase grant (\$1,000) or second mortgage (\$5,000)
 - (b) Annual property tax subsidy (Provincial Home Owner Grant)

- (c) Full voting rights as a property owner in the City of Vancouver.
5. Right to be instrumental in making decisions affecting management and operation of the building.
6. Once the mortgage (if applicable) is paid off, monthly payments drop drastically and consist only of maintenance charges and property taxes.
7. Freedom to sub-lease or rent premises.
8. Opportunity to enjoy tax free profit (capital gain) on sale of residence.
9. Right to pass residence on to spouse unaffected by estate taxes. No other possessions or investments, with the exception of private homes, when same are the one principal place of residence, enjoy such tax free benefits.
10. If strata-title accommodation is mortgaged, the owner enjoys the benefits of regular equity gain with each mortgage payment. Renters, on the other hand, provide their landlord with a regular equity gain each time a rental payment is made.
11. Rental payments have often been covered by funds earned as interest on investments such as bonds or debentures. It is significant that such interest income is subject to federal and provincial income taxation at full rates applicable to the particular tax bracket of the individual concerned. Investment of the same principal amount in a strata-title home rather than in bonds or debentures means very simply that such funds are working entirely for the benefit of the owner. No federal income taxes are payable on the benefits derived from the investment of funds in a strata-title residence.

Strata Title Condominium Financial Information

Date _____	Suite Number _____	2nd Mortgage (P&I) _____	\$
Full Price _____	\$	Taxes _____	\$
1st Mortgage @ _____ % _____	\$	Sub Total (P.I.T.) _____	\$
B.C. Gov't 2nd Mortgage @ _____ % _____	\$	Maintenance Fees _____	\$
Down Payment Required _____	\$	Total Monthly _____	\$
Estimated Monthly Payments			
1st Mortgage (P&I) _____	\$	All Prices and Descriptions are subject to revision.	

Vanier Court
1355 Harwood Street,
Vancouver, B.C.

Developed by:
Edgcombe Investment Services Ltd. and
C.J. Oliver Developments Ltd.

For appointment to view
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