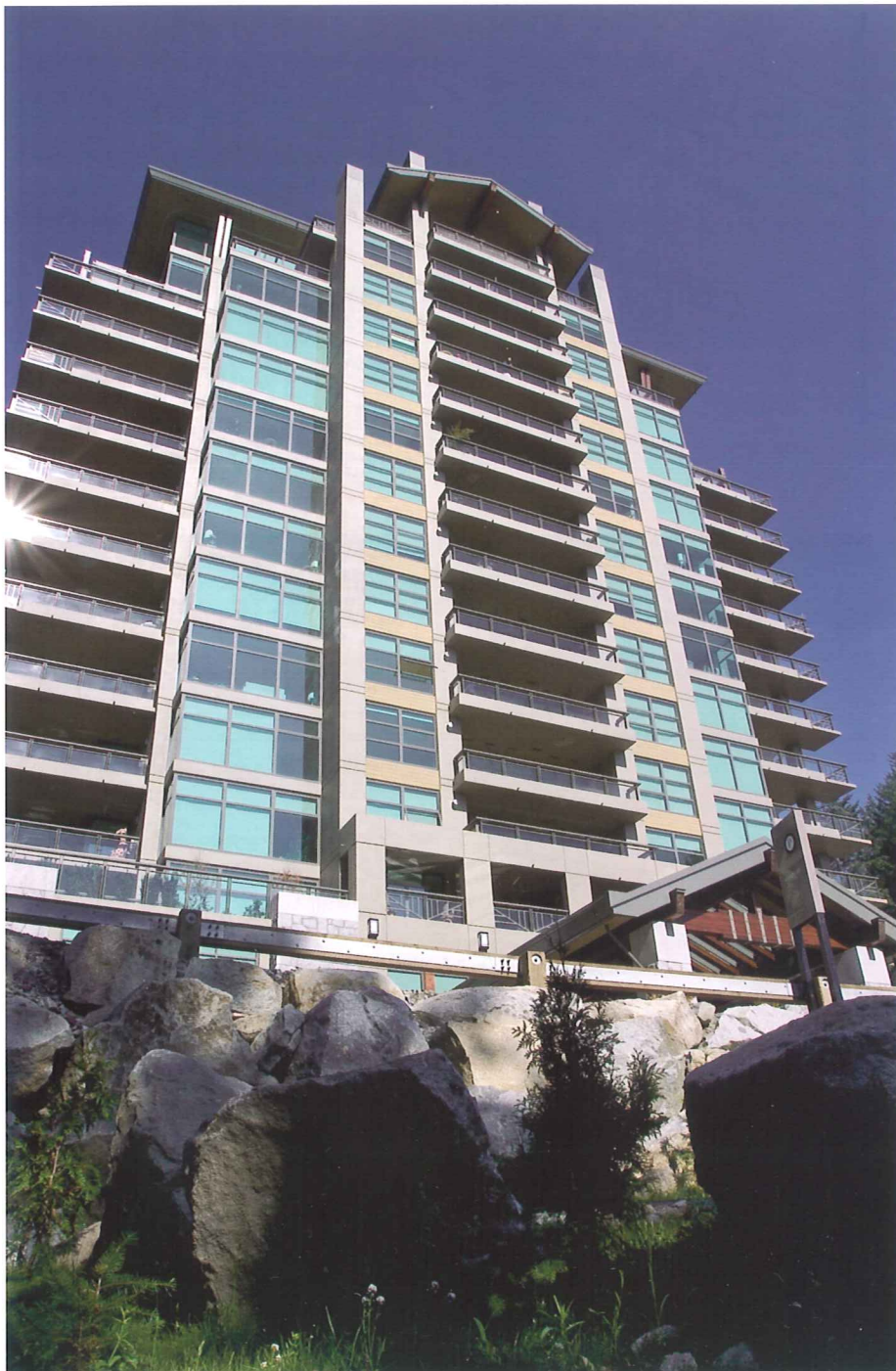


Concert Properties

StoneCliff

A Natural Urban Sanctuary

Nominated for the national Grand SAM Award



StoneCliff

Photos courtesy of Concert Properties

There's nothing quite like the combination of a natural mountainside setting, top quality features and the upscale, contemporary amenities today's savvy homeowners insist on. Add a prime West Vancouver location plus a sterling reputation within the BC residential building community and you've got a winning combination that's definitely turning heads among homebuyers.

The project is StoneCliff by Concert Properties. Consisting of three 15-storey towers situated amid the forests of Hollyburn Mountain, these 108 luxury, single-level view homes and three exclusive penthouses are finished to exceptionally high standards of quality and style. Every detail — from the custom entry doors and polished hardwood floors to the spa-like bathrooms and finishes — is designed to satisfy the discerning tastes of today's contemporary, West Coast buyer.

Bright southern exposures infuse each residence with natural sunlight. Open, great room floor plans and over-height ceilings not only enhance this sense of spaciousness but create an ambiance of elegance and grandeur. Contemporary gas fireplaces with sculptured concrete hearth and surround add a welcoming cosiness, while entertainment-sized balconies seem destined to become favoured centres of activity during all four seasons — after all, where better to enjoy the scenic panoramic that comes standard with every StoneCliff suite?

StoneCliff is far more than just an-



other dramatic, concrete high-rise. Developed to be responsive to the ecologically sensitive environs of the forested hillside on which it sits, StoneCliff is built in accordance with a locally unprecedented “tree covenant.” This is a community that fits harmoniously into its setting and preserves substantial areas of mature, native forest. Views from StoneCliff are framed by tall, West Coast forest on all sides, and these views will be protected in perpetuity to create a “natural urban sanctuary” that epitomizes a lifestyle combining the breathtaking splendour of the great outdoors with the experience of an upscale urban lifestyle.

In fact, StoneCliff’s building design is derived from its rugged, West Coast setting. Columnar chimneys soar upward echoing the tree trunks of the surrounding forest. StoneCliff’s balconies create the impression of branch-like extensions while a rugged stone base that conceals the underground parking emerges from the steeply sloping site to mirror the many rocky outcroppings found and preserved on this dramatic land parcel.

Construction materials and carefully selected colour palettes continue the rustic theme with robust elements such as stained concrete in hues that blend with the surrounding forests. Granite excavated from the site itself for the building platforms and roadways is reused at the building bases. Entry Porte-Cochere are made of natural timber and granite native to the area. Lightly

reflective glass as well as darkly coloured window and balcony frames reflect surrounding textures and colours.

Streetscapes feature rustic site furnishings, decorative concrete paving and site-integrated signage. Ornamental flowering plants and drystream landscaping provide seasonal colour.

Because the three towers themselves are clustered on a small section of the total site, disruption to the setting is minimized. Wide, continuous sections of trees between each tower combined with substantial tree buffers effectively screen the building from the surrounding neighbourhood and create the impression the towers are rising organically out of the forest as if they were a part of it.

“The type of high-end, luxury StoneCliff represents is something relatively new for Concert Properties and a great addition to our overall portfolio,” says marketing manager Heather MacDonald. “We are already

well-known for building high-quality, concrete buildings, and that is the direction we will continue to focus on. But with land becoming more and more scarce, finding a site that allows us to build this type of residential community is increasingly challenging.”

Still, it’s a challenge Concert Properties has enjoyed and MacDonald says the ability to focus on growing urban areas will continue to remain a priority for the company. “That’s why we are building in downtown Victoria and West Vancouver,” she says. “It’s why we did The O’Keefe, our seniors residence in Kitsilano, several years ago. We will continue to build high quality, concrete homes because that’s what we believe is the best value we can give our buyers.”

StoneCliff homes range from 1,587 to 2,386 sq ft and are priced between \$650,000 and \$1,400,000. Three exclusive penthouse homes of approximately 4,000 sq ft are also available.

