

THE IDEA

ARCHITECTURE YOUR HOME PLANS ACHIEVABILITY NEIGHBOURHOOD COLLABORATORS SUBSCRIBE

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SAY "HELLO" TO ACHIEVABLE VANCOUVER HOME OWNERSHIP

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AIMER



188 Keefer is the latest in a series of innovative urban developments by Westbank, to provide high quality opportunities for achievable home ownership in the city of Vancouver. An example of creative envisioning, progressive financing, excellent timing and a key location – 188 Keefer is a bold addition to Vancouver’s vibrant Chinatown community.

HOW IT WORKS – A PROVEN MODEL

If you want to own but you currently rent or think that ownership in the city is inaccessible, 188 Keefer is designed for you. Following our precedent-setting prototype, 60 W. Cordova, we’ve created a collection of modern living spaces that are desirable and attainable.

ACHIEVABLE HOME OWNERSHIP

With only a 5% deposit required, one-bedroom ownership starts from \$239,900 and two-bedroom ownership from \$399,900. Customized mortgage solutions and financing scenarios will be available through Vancity to further enhance the affordability of your purchase. Many people discover that ownership at 188 Keefer costs even less than renting, while enabling them to build equity through home ownership.

WHY WE’RE DOING THIS

We believe that progressive urban development results in stronger communities and better cities. Both 188 Keefer and 60 W. Cordova are situated in historic Vancouver neighbourhoods. Residential ownership in these one-of-a-kind projects is designed to be achievable, inclusive and sustainable, contributing to the diversity and liveability of the city.

[CHINATOWN MODERN](#) [ORNAMENTAL ENTRY](#)



Taking inspiration from the vibrant Chinatown neighbourhood, 188 Keefer was thoughtfully designed by renowned architect, W.T. Leung. Contemporary amenities, mixed-use retail and services at street-level add to the convenience of living here.

The brick podium and precast concrete cornice are characteristics of architectural expressions found throughout Chinatown, while the taller tower component is symbolic of the new emerging architectural form in Chinatown. The feature concrete wall on the tower will be home to a public art installation by accomplished Vancouver artist Ron Terada.





Residents at 188 Keefer will be greeted with an ornamental entry, inspired by a traditional Chinese Moon Gate. Traditionally found in Chinese gardens, this architectural feature acts as a peaceful oasis, welcoming residents with a calming water feature and beautiful garden. The entry at 188 Keefer will incorporate heritage style pavers and modern glass elements as an architectural nod to Chinatown's past and future, welcoming residents home.





With nearly 4,000 square feet of indoor and outdoor amenity space, including an expansive outdoor terrace and indoor lounge with fitness facility, this is home. The indoor lounge will feature a large dining table and kitchen with a large living room seating area and flat screen TV for entertaining guests. A separate fitness room will facilitate your health and well-being.

SPECIFICATIONS FLOORS 3-9

HOMES

- Premium plank vinyl in light oak flooring
- Sleek roller-style shades
- GE vented washer and dryer

BATH

- Polished granite countertop
- Oversized charcoal porcelain tile floor
- Modern porcelain tile bath & shower wall
- Mirrored medicine cabinet above sink vanity
- Polished chrome fixtures

KITCHEN

- Modern matte white upper and matte grey lower cabinetry
- Undercabinet lighting
- Stainless steel appliances:
 - 24" LG fridge with bottom mount freezer
 - 30" GE Electric smooth top range with self-cleaning oven
 - GE Microwave hoodfan
 - GE Stainless steel dishwasher with integrated controls
- Polished granite countertop and backsplash
- Polished chrome kitchen faucet
- Single bowl stainless steel undermount sink



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With nearly 4,000 square feet of indoor and outdoor amenity space, including an expansive outdoor terrace and indoor lounge with fitness facility, this is home. The indoor lounge will feature a large dining table and kitchen with a large living room seating area and flat screen TV for entertaining guests. A separate fitness room will facilitate your health and well-being.

SPECIFICATIONS FLOORS 10-21

HOMES

- Walnut or light oak engineered hardwood flooring
- Sleek roller-style shades
- GE vented washer and dryer

BATH

- White hexagonal tile on walls and floor
- Custom Asian-inspired graphic wet wall
- Corian countertop
- Polished chrome bathroom accessories
- Backlit mirrored medicine cabinet
- Glass shower enclosures in secondary bathrooms
- Polished chrome fixtures

KITCHEN

- Sleek high gloss white cabinetry
- Undercabinet lighting
- Stainless steel appliances:
 - 24" Blomberg integrated fridge/freezer
 - 24" Miele convection wall oven
 - 4 burner Miele gas cooktop
 - 24" Miele hoodfan
 - Blomberg integrated dishwasher
 - Panasonic stainless steel microwave
- Double bowl stainless steel undermount sink
- Polished chrome kitchen faucet
- Custom Asian-inspired back painted glass backsplash



IMMER BESSER -
FOREVER BETTER

Miele has been chosen as a preferred supplier for 188 Keefer, reflecting Westbank and Miele's alignment in core business and community practices.

"We want to uphold the principle of quality for all our Miele products and will therefore not participate in the race for cheapness at the cost of quality."

- Carl Miele and Reinhard Zinkann



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At over 2,500 square feet, the expansive terrace will include an outdoor BBQ, large dining table, outdoor fireplace and seating area. Urban agriculture garden plots and a children's play area ensure that your amenity space has something to keep everyone happy.

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Affordability is a relative term, depending on everyone's unique situation. Here are three scenarios that let you see how Clay, Lily, Jan, and Mark have made home ownership at 188 Keefer achievable.

MAKE YOURSELF AT HOME AT 188 KEEFER

We have preferred rates and a range of mortgage options to offer you.

With flexible down payment options as low as 5%, our lenders will work with you to make sure that the debt you take on today will still work for you tomorrow.

Contact our Mortgage Development Manager for further details:

Ryan McKinley
604 340 1611 or
188Keefer@Vancity.com


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Clay's Financial Details

Clay recently moved to Vancouver, where he rents an apartment in Chinatown and walks to the local retail store that he manages. He wants to own his home, but doesn't want to be 'house rich and cash poor'. 188 Keefer fits his needs perfectly - he has already saved enough for the 5 percent down payment and with his \$44,000 annual salary, he can afford the monthly payments on a one bedroom suite.

Purchase price	\$239,900 + GST
5% down-payment	\$11,995
Mortgage payment 1	\$1,131/month

Comparable Monthly Rent	\$1,400/month
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Lily's Financial Details

Lily works from home as a graphic designer and earns \$50,000 per year. Many of her clients are in the Chinatown area, so she's like to live in the neighbourhood and find a condo with enough room to run her home business. The one bedroom plus den suite at 188 Keefer gives her the extra space she needs while keeping her monthly mortgage payments roughly the same as the rent she currently pays.

Purchase price	\$279,900 + GST
5% down-payment	\$13,995
Mortgage payment 1	\$1,319/month

Comparable Monthly Rent	\$1,600/month
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Jan and Mark's Family Financial Details

Jan and Mark have one child. Currently, they both commute from their rental suite on the east side of Vancouver to their jobs in downtown Vancouver each day. A new two bedroom unit at 188 Keefer would suit their family well, and allow Jan to walk to work. With the support of their parents, they have enough for the down payment, and with an annual combined income of \$70,000, the monthly mortgage payments are manageable.

Purchase price	\$399,900
10% down-payment	\$39,990
Mortgage payment 1	\$1,786/month

Comparable Monthly Rent	\$2,200/month
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¹ Some conditions apply. All mortgages are subject to Vancity credit granting criteria. Offers may be changed, extended or withdrawn at any time without notice. Monthly mortgage payments assume a 25 year amortization and an interest rate of 3.44%. If fees, taxes and/or charges apply, the total cost of credit and APR would increase. Monthly mortgage payments represent the cost of the mortgage loan amount and do not include expenses such as closing costs, condominium/strata fees, heating cost or taxes.



- CAFE/DINING/DRINKS
- RETAIL/BOUTIQUE/WELLNESS
- FOOD/DRUG STORES
- GALLERY/ARTS
- ENTERTAINMENT
- SKYTRAIN – EXPO LINE/MILLENIUM LINE
- SEPARATED BIKE LANE
- - - PAINTED BIKE LANE

B C C O N D O S . N E T



Founded in 1992, progressive contributions to urban development with an architecturally focused approach have made Westbank Canada's top residential real estate development company, while enabling more individuals and families to achieve home ownership. Notable Vancouver icons include Living Shangri-La Vancouver, Fairmont Pacific Rim, the redevelopment of the legendary Woodward's property and Vancouver's next icon TELUS Garden now under construction.

"Our vision is to make the most progressive contributions to urban development in Vancouver, while enabling more individuals and families to achieve home ownership."

- Westbank





W.T. Leung Architects Inc. is a full service architectural design firm that has provided urban design, architecture and interior design services in the Greater Vancouver area and abroad since 1985. The firm has developed a diverse range of experience in project types which include high-rise and low-rise residential developments, mixed-use developments, master planning for residential communities, government buildings, office and retail developments, hotels, shopping centres schools and recreational facilities.

“No detail has been overlooked at 188 Keefer – these homes are designed to be great value while enhancing quality function, views and beauty.”

– W.T. Leung Architects



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"Vancity is committed to building communities that are socially, economically and environmentally sustainable. Investing in affordable home ownership as well as housing for seniors in the Chinatown area through our partnership with S.U.C.C.E.S.S at 188 Keefer is one of many ways we can work together to meet the needs of our members and the communities where they live and work."

- Vancity

***Vancity Cash Back Mortgage Promotion** – *This flexible down payment option could be for you.*

Put down 2% of the property value and receive 3% in cash back towards your down payment!





"Magnum Projects is proud to provide project sales and marketing leadership, building on a legacy of success and ongoing collaborations with Westbank. The first project of its kind, 60 W. Cordova lifted Vancouver home ownership barriers and 188 Keefer is building on that success, providing more ways for more people to own a home in the city."

- Magnum

