

LOCATION

Oak Street & W67th Avenue

DEVELOPER

Gryphon Development

NUMBER OF HOMES

43 Condos & Townhomes

SIZE RANGES

490sf - 1635sf

COMPLETION DATE

Estimated Spring 2025

1 Bedroom starting from
mid \$700k

2 Bedroom starting from
mid \$1.2 million

3 Bedroom starting from
high \$1.6 million

PAYABLE TO:**FARRIS LLP IN TRUST**

DEPOSIT: (TOTAL 25%)

- ✦ 1ST DEPOSIT \$10,000 CAD
- ✦ 2ND DEPOSIT Balance 5% within 7 days after contract
- ✦ 3RD DEPOSIT 5% - 3 months after contract
- ✦ 4TH DEPOSIT 5% - Amendment to Disclosure Statement or 180 days from 3rd deposit whichever is later
- ✦ 5TH DEPOSIT 5% - 12 months after Amendment to Disclosure Statement
- ✦ 6TH DEPOSIT 5% (10% for non-Canadian buyers) - 18 months after Amendment to Disclosure Statement

STRATA FEE

Approximately \$0.59/sf

Parking Stall: \$55,000*

Storage Locker: \$8,500*

Bike Locker: \$5,000*

Limited quantity, please verify availability with our sales team.

EARLY PURCHASER INCENTIVES

- ✦ One parking stall and one locker included
- ✦ Gryphon Nest flexible bedroom space
- ✦ Four Season bed sheets
- ✦ Lower deposit structure of 20% (Canadian buyers only)
- ✦ No assignment fee

PROJECT HIGHLIGHTS

- ✦ Revolutionary interior concept to make the most of living and working space
- ✦ Touchless & keyless entry all the way from parking to your front door
- ✦ Medical grade air & water filtration system
- ✦ Triple pane window for all exterior glazing
- ✦ All parking stalls are EV ready

CENTRAL NEIGHBOURHOOD

- ✦ 5 minute to community centre, shopping & skytrain station
- ✦ 10 minute to Vancouver International Airport & Richmond City Centre
- ✦ 15 minute to Downtown Vancouver, UBC & Stanley park
- ✦ School Catchment: Sir Wilfrid Laurier Elementary & Sir Winston Churchill Secondary

AMENITIES AND SERVICES

- ✦ Gryphon Lounge, Private Dining Space
- ✦ BBQ Garden, Outdoor Social Garden & Focus Room
- ✦ Premier Fitness Centre
- ✦ Nova Theatre

ROYAL CURATOR MEMBERSHIP

- ✦ Lifetime member of Gryphon Development's service commitment, Royal Curator. Where your day-to-day need is attended to.

GRYPHONNOVA.COM

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CONNECTED SPACE FOR
MODERN LIVING
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