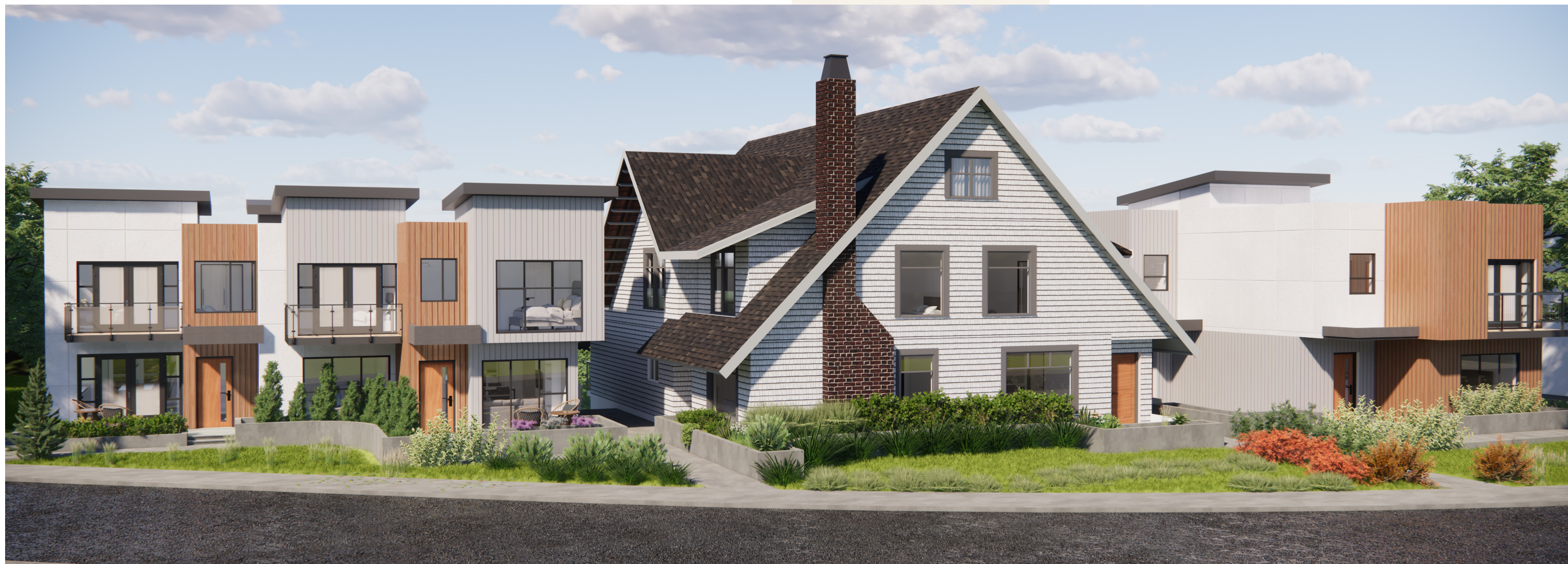




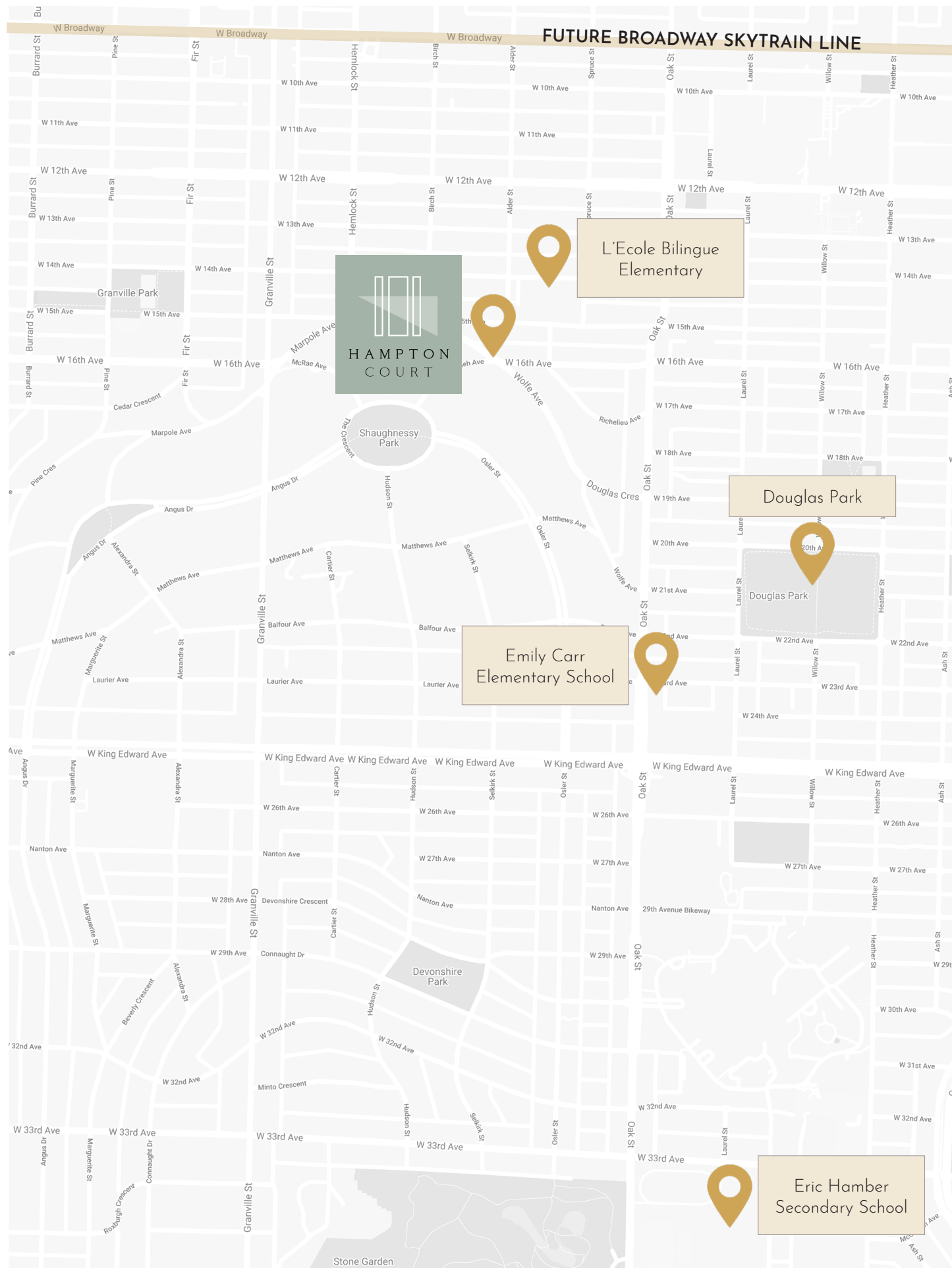
H A M P T O N
C O U R T


1215 WEST 16TH AVENUE



STYLISH LIVING IN A HISTORIC COMMUNITY

An exclusive collection of seven unique three-bedroom townhomes, primely located on the corner of West 16th and Wolfe Avenue in lower Shaughnessy. Hampton Court unites four contemporary townhomes alongside the conversion of the charming "Baldwin Residence" Heritage Home built in 1911. Designed to reflect the sophistication and timeless character of the neighbourhood, these homes also put functionality at the forefront for modern living. Unparalleled features include one car private garages with every home, gourmet kitchens, integrated appliances, air conditioning, engineered wood flooring and smart home technology.





THE NEIGHBOURHOOD HAMPTON COURT

Located steps from urban amenities, South Granville shopping, and Shaughnessy Park, Hampton Court is the ideal place to put down roots.

LOCATION HIGHLIGHTS:

- South Granville shopping area
- Close to Douglas Park and Douglas Park Community Centre
- Under 15 minutes to downtown Vancouver
- Under 20 minutes to YVR Airport

SCHOOLS:

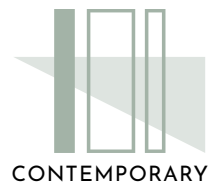
- Emily Carr Elementary School
- L'Ecole Bilingue Elementary
- Eric Hamber Secondary

CONTEMPORARY
INTERIORS





CONTEMPORARY OUTDOOR LIVING



○ PARKING LEVEL
NOT TO SCALE



○ GROUND FLOOR
NOT TO SCALE

UNIT
01
1413 SQ FT

PARKING LEVEL

- 1. SINGLE CAR GARAGE 20'-10" x 11'-6"
- 2. BIKE STORAGE 17'-10" x 10'-6"
- 3. STORAGE ROOM 10'-5" x 4'-0"

GROUND FLOOR

- 4. KITCHEN 14'-11" x 12'-0"
- 5. POWDER ROOM 5'-11" x 5'-0"
- 6. DINING 11'-4" x 6'-6"
- 7. LIVING 11'-4" x 9'-6"

SECOND FLOOR

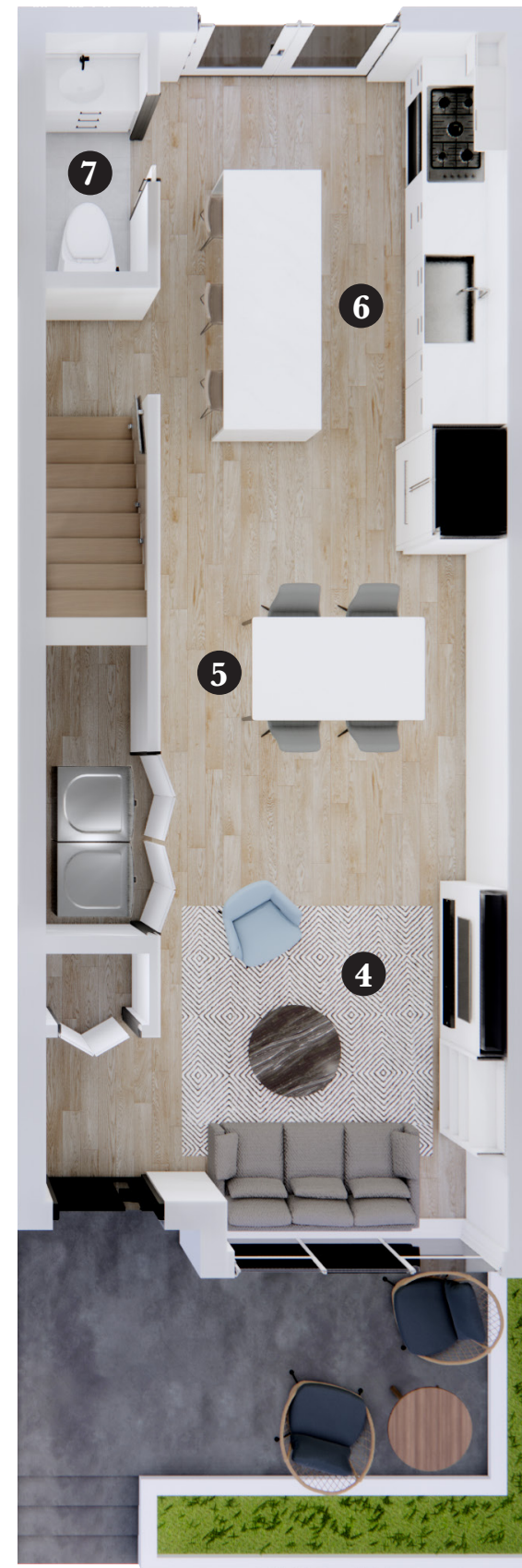
- 8. PRINCIPAL BEDROOM 11'-10" x 9'-10"
- 9. WALK IN CLOSET 9'-8" x 4'-8"
- 10. PRINCIPAL ENSUITE 8'-3" x 5'-0"
- 11. BEDROOM 2 9'-11" x 9'-0"
- 12. BEDROOM 3 10'-7" x 8'-11"
- 13. SHARED BATH 8'-4" x 5'-2"



○ SECOND FLOOR
NOT TO SCALE



○ PARKING LEVEL
NOT TO SCALE



○ GROUND FLOOR
NOT TO SCALE



○ SECOND FLOOR
NOT TO SCALE



UNIT 02

1207 SQ. FT.

PARKING LEVEL

1. SINGLE CAR GARAGE	20'-10"	x	13'-4"
2. STORAGE ROOM	7'-7"	x	2'-8"
3. CRAWL SPACE	14'-5"	x	13'-3"

GROUND FLOOR

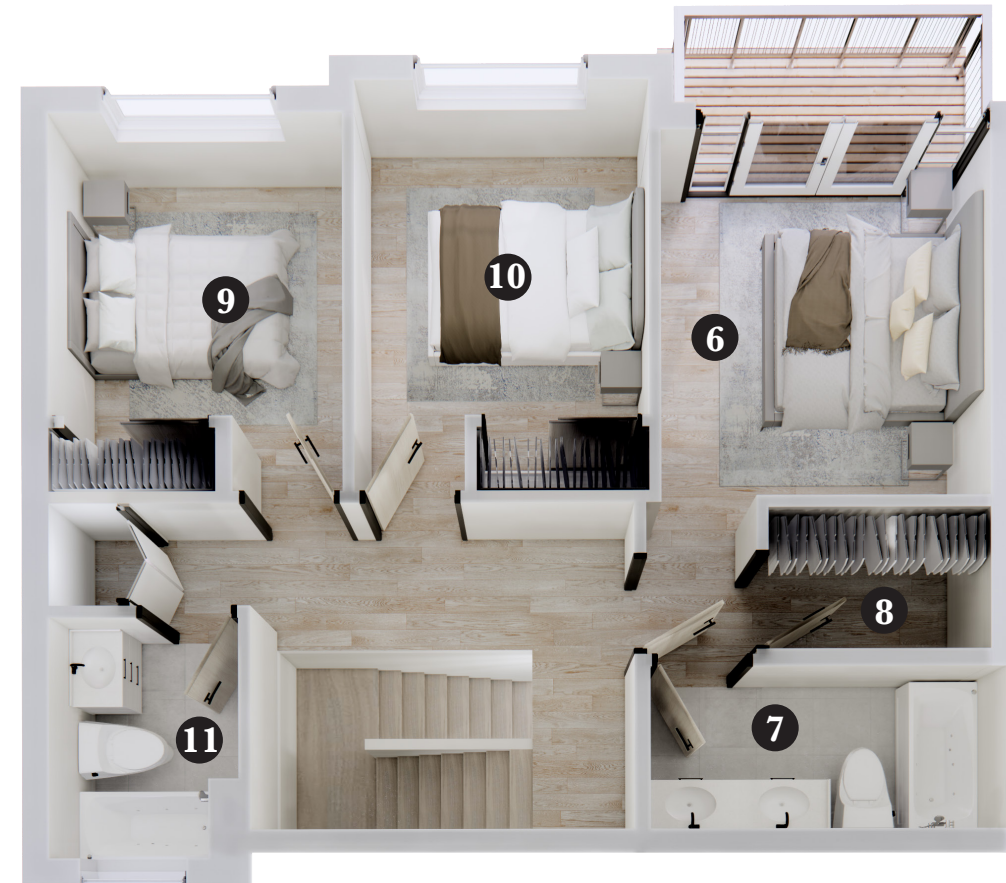
4. LIVING	10'-3"	x	8'-4"
5. DINING	10'-4"	x	9'-3"
6. KITCHEN	14'-8"	x	9'-3"
7. POWDER ROOM	6'-9"	x	3'-2"

SECOND FLOOR

8. PRINCIPAL BEDROOM	10'-3"	x	9'-7"
9. PRINCIPAL ENSUITE	7'-6"	x	5'-0"
10. WALK IN CLOSET	6'-8"	x	4'-7"
11. BEDROOM 2	8'-10"	x	8'-8"
12. BEDROOM 3	11'-11"	x	8'-10"
13. SHARED BATH	8'-4"	x	6'-6"



○ GROUND FLOOR
NOT TO SCALE



○ SECOND FLOOR
NOT TO SCALE



○ PARKING LEVEL
NOT TO SCALE

UNIT 06

1355 SQ FT

GROUND FLOOR

- 1. KITCHEN 11'-0" x 10'-6"
- 2. LIVING 11'-2" x 10'-4"
- 3. DINING 7'-11" x 7'-8"
- 4. POWDER ROOM 5'-0" x 4'-8"
- 5. PRIVATE DECK 19'-5" x 16'-3"

SECOND FLOOR

- 6. PRINCIPAL BEDROOM 11'-5" x 10'-4"
- 7. PRINCIPAL ENSUITE 11'-4" x 5'-0"
- 8. WALK IN CLOSET 6'-11" x 4'-8"
- 9. BEDROOM 2 10'-6" x 9'-2"
- 10. BEDROOM 3 9'-6" x 9'-3"
- 11. SHARED BATH 7'-6" x 5'-11"

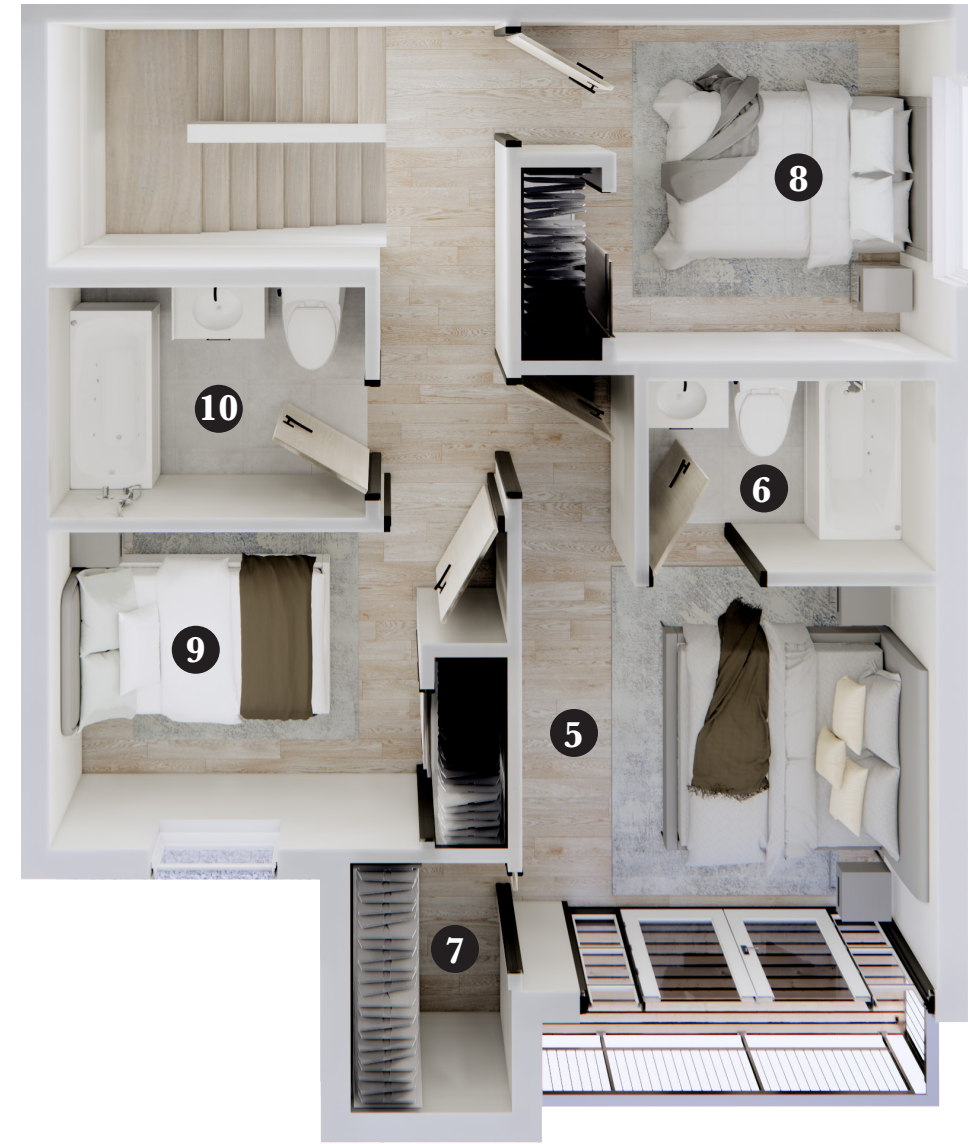
PARKING LEVEL

- 12. SINGLE CAR GARAGE 21'-3" x 10'-2"
- 13. BIKE STORAGE 9'-10" x 5'-9"
- 14. STORAGE ROOM 9'-10" x 3'-10"
- 15. CRAWL SPACE 25'-2" x 15'-5"





○ GROUND FLOOR
NOT TO SCALE



○ SECOND FLOOR
NOT TO SCALE



○ PARKING LEVEL
NOT TO SCALE

UNIT 07

1246 SQ. FT

GROUND FLOOR

- 1. LIVING 13'-4" x 8'-2"
- 2. DINING 11'-0" x 8'-0"
- 3. KITCHEN 11'-0" x 9'-10"
- 4. POWDER ROOM 5'-7" x 5'-1"

SECOND FLOOR

- 5. PRINCIPAL BEDROOM 10'-9" x 10'-6"
- 6. PRINCIPAL ENSUITE 11'-4" x 5'-0"
- 7. WALK IN CLOSET 6'-6" x 4'-2"
- 8. BEDROOM 2 11'-3" x 8'-10"
- 9. BEDROOM 3 9'-8" x 8'-9"
- 10. SHARED BATH 8'-6" x 5'-7"

PARKING LEVEL

- 11. SINGLE CAR GARAGE 11'-0" x 10'-6"
- 12. BIKE STORAGE 11'-2" x 10'-4"
- 13. STORAGE ROOM 7'-11" x 7'-8"
- 14. CRAWL SPACE 5'-0" x 4'-8"



HERITAGE INTERIORS





UNIT 03

1405 SQ FT

PARKING LEVEL

1. SINGLE CAR GARAGE	21'-6"	x	12'-6"
2. BIKE STORAGE	9'-10"	x	8'-0"
3. STORAGE ROOM	9'-10"	x	3'-9"
4. CRAWL SPACE	24'-4"	x	12'-4"

GROUND FLOOR

5. KITCHEN	16'-4"	x	15'-10"
6. LIVING	15'-11"	x	15'-10"
7. DINING	11'-2"	x	6'-10"
8. PRINCIPAL BEDROOM	11'-2"	x	10'-10"
9. PRINCIPAL ENSUITE	9'-10"	x	5'-2"
10. WALK IN CLOSET	8'-0"	x	5'-7"
11. BEDROOM 2	12'-0"	x	9'-6"
12. BEDROOM 3	10'-6"	x	10'-2"
13. SHARED BATH	9'-0"	x	5'-0"



○ PARKING LEVEL
NOT TO SCALE



○ GROUND FLOOR
NOT TO SCALE

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UNIT 04

1342 SQ FT

PARKING LEVEL

1. SINGLE CAR GARAGE	21'-6"	x	12'-10"
2. BIKE STORAGE	9'-9"	x	8'-6"
3. STORAGE ROOM	9'-9"	x	3'-10"
4. CRAWL SPACE	24'-4"	x	12'-10"

GROUND FLOOR

5. KITCHEN	15'-2"	x	13'-5"
6. LIVING	12'-3"	x	12'-1"
7. DINING	13'-0"	x	8'-9"
8. PRINCIPAL BEDROOM	15'-6"	x	8'-9"
9. PRINCIPAL ENSUITE	10'-11"	x	7'-4"
10. WALK IN CLOSET	11'-2"	x	4'-6"
11. BEDROOM 2	11'-5"	x	8'-9"
12. BEDROOM 3	7'-2"	x	5'-2"
13. SHARED BATH	10'-5"	x	5'-0"



○ PARKING LEVEL
NOT TO SCALE



○ SECOND FLOOR
NOT TO SCALE

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○ GROUND FLOOR
NOT TO SCALE



○ SECOND FLOOR
NOT TO SCALE



○ PARKING LEVEL
NOT TO SCALE

UNIT 05

1503 SQ FT

GROUND FLOOR

- 1. LIVING 16'-5" x 14'-5"
- 2. DINING 11'-5" x 11'-4"
- 3. KITCHEN 16'-5" x 8'-8"
- 4. POWDER ROOM 5'-7" x 5'-0"

SECOND FLOOR

- 6. PRINCIPAL BEDROOM 11'-9" x 9'-2"
- 7. PRINCIPAL ENSUITE 7'-6" x 5'-0"
- 8. WALK IN CLOSET 7'-5" x 4'-5"
- 9. BEDROOM 2 11'-2" x 10'-3"
- 10. BEDROOM 3 10'-3" x 9'-4"
- 11. SHARED BATH 7'-9" x 5'-9"

PARKING LEVEL

- 12. SINGLE CAR GARAGE 21'-6" x 12'-6"
- 13. BIKE STORAGE 9'-9" x 8'-0"
- 14. STORAGE ROOM 9'-9" x 3'-11"
- 15. CRAWL SPACE 22'-4" x 12'-4"





THE DEVELOPMENT HAMPTON COURT

A boutique collection of seven unique three-bedroom townhomes, primely located on the corner of West 16th Avenue and Wolfe Avenue in the lower Shaughnessy area. Features include one car garage with every unit, gourmet kitchens, built in appliances, air conditioning, engineered wood flooring throughout and smart home features. This unique development is offering an unparalleled value.



THE ARCHITECT ANKENMAN MARCHAND ARCHITECTS

Ankenman Marchand is an award-winning firm, experienced in a broad spectrum of architectural and master planning projects. They have been providing innovative architectural solutions and outstanding client service since 1991, in the areas of multi-family, commercial, residential, heritage buildings as well as large scale master planning.



THE DEVELOPER ANEK DEVELOPMENTS

Developed by Aneek Developments Ltd., a prominent builder in Vancouver, known for luxury west side builds and with their own construction company that self-performs, you're in trusted hands of craftsmanship and 25 years of building. Aneek Developments has an extensive portfolio including luxurious single family and duplex homes in Vancouver.



THE DESIGNER MULLO INTERIORS

Mullo is known for beautifully designed and functional interiors. The studio's work focuses on interiors for custom, single family homes and spec homes. With over 10 years of international experience, Mullo Interiors is well-versed in listening to their client's needs and translating their client's goals into beautiful, functional spaces.

GET IN TOUCH

SALES@HAMPTONCOURT.CA

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