



lilibet

HOMES AT QUEEN ELIZABETH PARK

make
it your
home



All renderings shown are artistic interpretations and are for illustration purpose only and are not to be relied upon. E.&O.E.

On a quintessential Westside street, with trees lining the sidewalks, Lilibet is nestled in a serene residential neighbourhood. Across the street from Queen Elizabeth Park, only one block from vibrant Cambie Street, and a less than ten-minute walk to dynamic Main Street, community gems are a short bike, stroll, SkyTrain ride or drive away.

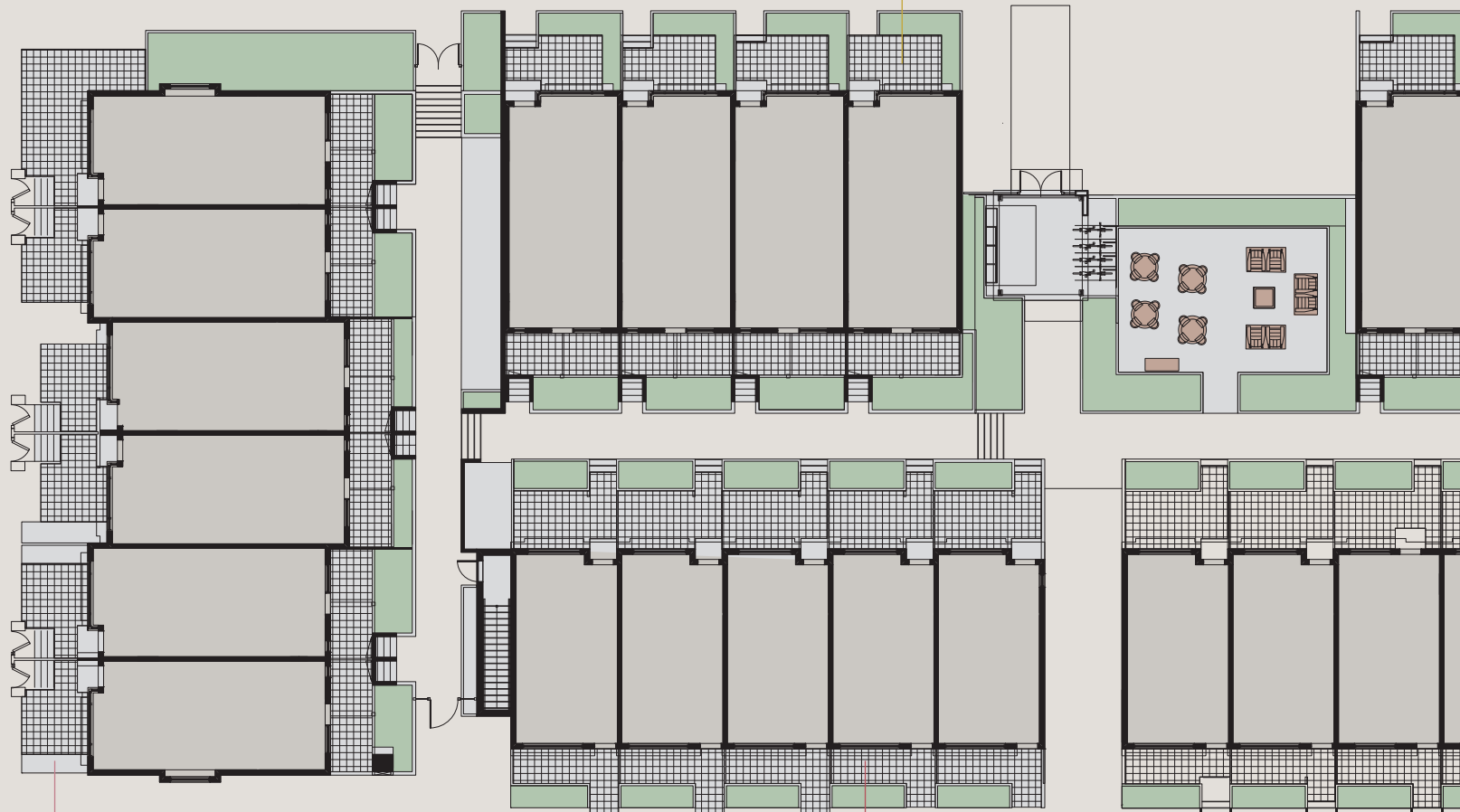
the perfect eight

The cluster of low-density buildings of Lilibet are arranged to balance privacy with connection. Named after flowers found on your walks through Queen Elizabeth Park, each building houses only 5 to 12 residences, creating a bond amongst neighbours. Residents arrive home through a street- or lane-facing front door, directly from the parkade, or step inside from the peaceful courtyard.



7. DAFFODIL

ASH STREET



8. CHERRY BLOSSOM



6. ROSE





4. MAGNOLIA

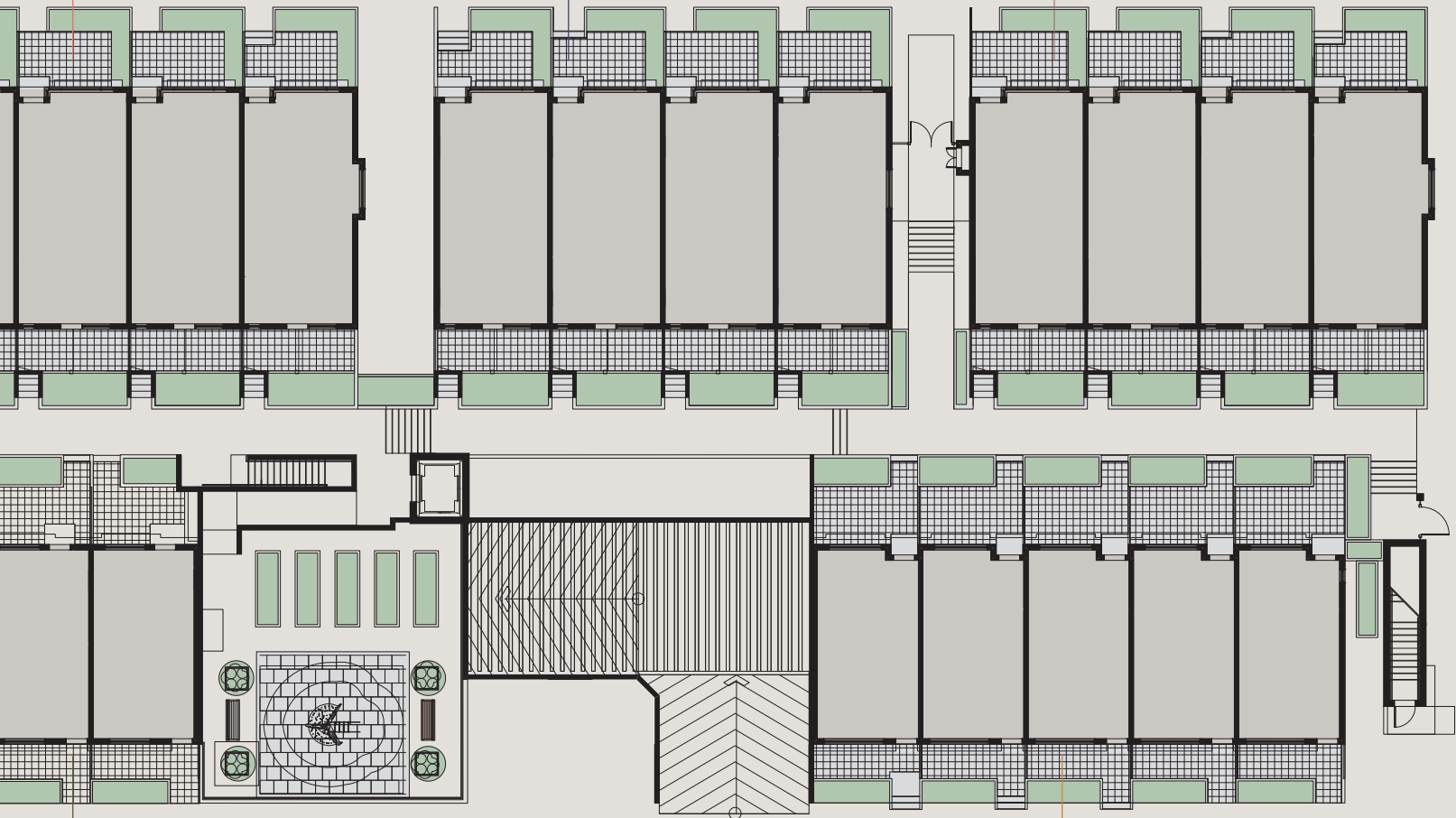


3. PEONY



1. HYDRANGEA

WEST 28TH AVENUE



LANE WEST OF CAMBIE STREET

LANE SOUTH OF WEST 28TH AVENUE

5. LOTUS



2. LILY



your home

Charming individual entrances resemble a feeling of being welcomed into a single-family home. Landscaping adds to the detached-home-like ambience – greenery is all around, with a courtyard amenity space featuring avant-garde recreational space for the whole family, including a fire pit, urban garden plots and an outdoor lounge.



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for your life

The kitchen, at the centre of the home, is intentionally designed to become a natural gathering place for family and friends. Sophisticated appliances, including a gas cooktop, add a gourmet touch to every meal. Contemporary matte-black accents make a statement against a clean aesthetic. Intelligently designed storage elements reduce clutter and create space for all your belongings. Residents will be sure to enjoy both style and function in a home where comfort meets convenience.





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well-designed one bedroom garden homes



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One bedroom garden homes are efficiently designed to be livable without compromise. Residents can add their own personal touches to modern and understated interiors, locally curated by BAM Interior. Over-height airy ceilings and oversized windows equipped with roller blinds invite an abundance of natural light, while engineered hardwood floors flow throughout every home to carry your steps for years to come.



space for
growing
families





Two- and Three-bedroom townhomes give residents the perfect opportunity to grow their family or shift to a work from home lifestyle.



every detail is here

Elevated comfort and function in a home with mindful details that align with your lifestyle. Two- and Three-bedroom homes include thoughtfully designed spaces where you can work from home, a powder room on the lower level, and in select homes, direct access to the parkade. Storage is strategically and seamlessly integrated in every home, featuring concealed under-staircase storage, integrated cabinetry and entryway seating nooks. Step outdoors to one of your private outdoor spaces, where you can breathe in fresh West Coast air and enjoy the views of your neighbourhood.



your private oasis

Enjoy the fresh Vancouver air from private outdoor spaces in all residences at Lilibet with oversized garden level patios or a rooftop haven that crowns your home. In most homes, private outdoor living areas are equipped with space and connection for a gas barbeque, perfect for hosting dinner parties with family and friends. Residents will enjoy the privacy to bask in the afternoon sun or catch up on your to-do list while enjoying the views of the City or North Shore Mountains. Life expands with private outdoor space like this.



the abundant westside



The desirable Westside neighbourhood will connect you to both essential and meaningful destinations. Live where you can walk or bike to conveniences, nature, culture, schools or rapid transportation. While living in a tranquil pocket of Vancouver, you are able to enjoy all of its most vibrant neighbourhoods and attractions, including Downtown, the Cambie Corridor, Main Street, Oakridge Centre, False Creek Seawall and YVR-Airport – all accessible in mere minutes by foot, car or SkyTrain.



CAMBIE CORRIDOR

10 MIN WALK

- Rain or Shine Ice Cream
- Lemonade Bakery
- JJ Bean Coffee Roasters
- Save-on-Foods
- Shoppers Drug Mart
- Whole Foods Market
- Cactus Club

HILLCREST COMMUNITY CENTRE

5 MIN WALK

- Fitness & Aquatic Centre
- Children's Programs
- Adult Fitness Programs
- Childcare Centre
- Playground & Park Space
- Skating Rink

QUEEN ELIZABETH PARK

1 MIN WALK

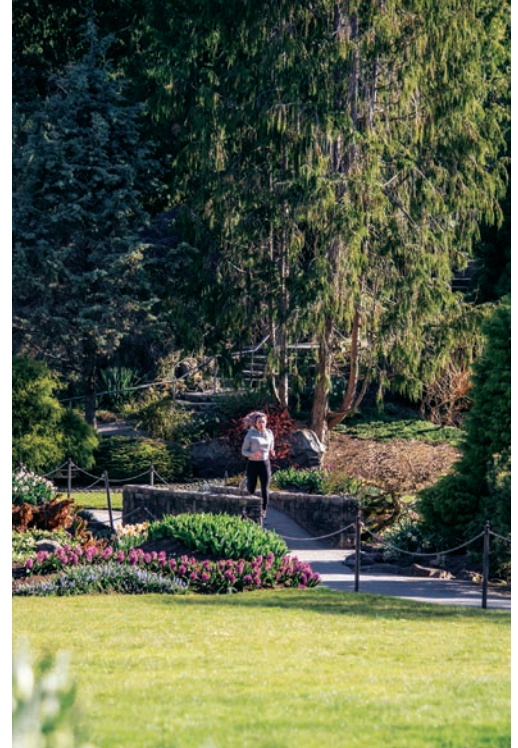
- Seasons in the Park Café
- Pitch and Putt Golf Course
- Tennis and Basketball Courts
- Lawn Bowling
- Walking, Running & Cycling Trails
- Park Space
- Off Leash Dog Park

SOUTH MAIN STREET

10 MIN WALK

- Nesters Market
- The Acorn Restaurant
- MEET on Main
- Chickpea Restaurant
- The Juice Truck
- Nineteen Ten
- Coco et Olive

NESTLED IN A QUIET, RESIDENTIAL
NEIGHBOURHOOD, LILIBET IS
STRATEGICALLY AND CENTRALLY LOCATED.



QUEEN ELIZABETH PARK | 5 MINUTE WALK

Just steps from home, explore 130 acres of beautiful scenery in Queen Elizabeth Park, including the Bloedel Conservatory, tennis courts, lawn bowling, pitch and putt, an off-leash dog park and running, walking or biking trails. At the highest point in Vancouver, the park is a destination to take in and enjoy the spectacular views of Vancouver's cityscape and skyline.



VANDUSEN BOTANICAL GARDEN

5 MINUTE DRIVE

Walk through the manicured pathways of VanDusen Botanical Garden, where you can discover hundreds of varieties of flowers and plants or attend a popular seasonal event such as the Christmas Light Display or the spooky Halloween-themed walk-through. You can also enjoy attractions and programming such as wildlife viewing, guided tours and education programs for all ages.



DOWNTOWN VANCOUVER

10 MINUTE DRIVE

Downtown Vancouver is only a short drive or SkyTrain away, making the commute to work or a night on the town seamless. Residents are perfectly removed from the hustle and bustle of the city, but close enough to enjoy all it has to offer.

MAIN STREET | 10 MINUTE WALK

Main Street is known for its vibrant collection of galleries, breweries, boutique shops, unique cafés, live music venues and farmers markets. Dining options are plentiful, including the best vegan and vegetarian options in the city – and it's all a leisurely walk from home.



KING EDWARD SKYTRAIN STATION

5 MINUTE WALK

Walk to King Edward SkyTrain Station and enjoy quick connections to all the Vancouver hotspots including Downtown, YVR Airport, Oakridge Centre, future direct connection to UBC and more.

WESTSIDE STREETS

STEPS FROM YOUR FRONT DOOR

The sought-after Westside is known for its safe, quiet, inviting communities and picturesque streetscapes, with tree branches stretching across the roads lined with charming character homes. Find world-class schools and essential facilities here, including Vancouver General Hospital.



HILLCREST COMMUNITY CENTRE

5 MINUTE WALK

Built to welcome the 2010 Olympics, the Hillcrest Community Centre is a recreation hub. Here you will find fun activities and programming for the whole family, including aquatic facilities, an expansive fitness centre, indoor skating rink and more.



CAMBIE VILLAGE | 10 MINUTE WALK

Cambie Village is known as the “Heart of Vancouver.” Located on one of the city’s primary heritage boulevards, the neighbourhood is well connected through transit to all hubs of the city, where you can find a vibrant variety of essential services, shops and dining for all ages to enjoy.

trusted local experienced

INTERGULF DEVELOPMENT GROUP

Having spent more than 35 years building homes here, Intergulf is one of Vancouver's most trusted local developers. Our family-owned company is more than a development firm — we also have our own construction and property management arms. This cohesion keeps our high standards consistent through every step of the real estate process, and allows us to deliver homes we can be proud of.

These decades of experience have led to the formation of Intergulf Intelligence, the principles and insights that flow into each of our homes. Thoughtful design, quality construction, and an uncommon attention to detail have produced over 10,000 homes across Western North America. Lilibet, our second project on the Cambie Corridor, will join this legacy of excellence.



**WE HAVE BUILT 10,000+ HOMES OVER 35 YEARS.
A SELECTION OF OUR MANY PAST PROJECTS INCLUDES:**



2228 MARSTRAND
VANCOUVER



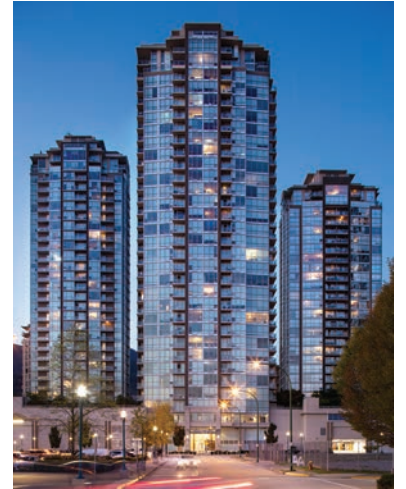
NOVO
VANCOUVER



LA VITA
SAN DIEGO



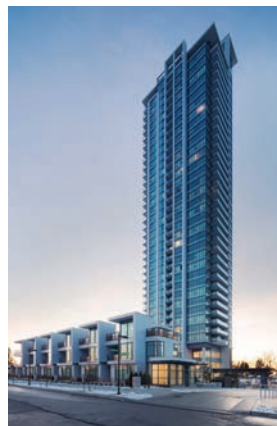
KITS360
VANCOUVER



GRAND CENTRAL
COQUITLAM



EMPIRE AT QE PARK
VANCOUVER



PARK METROTOWN
BURNABY



THE PEAK
SFU · BURNABY



TERRACES AT THE PEAK
SFU · BURNABY



HUNTER AT LYNN CREEK
NORTH VANCOUVER

An aerial photograph of a city at sunset. The foreground is dominated by lush green trees. In the middle ground, there are several modern multi-story apartment buildings, some of which are highlighted with a golden glow. The background shows a dense urban skyline with many skyscrapers, also glowing in the golden light of the setting sun. Beyond the city, there are rolling hills and mountains, some with snow-capped peaks, under a clear blue sky with a few wispy clouds. The overall mood is serene and inspiring.

an
inspiring
point
of view

AT LILIBET, BECOME CLOSER TO NATURE,
COMMUNITY, AND FAMILY IN A HOME INTELLIGENTLY
DESIGNED TO ENHANCE YOUR LIFESTYLE.



VIRANI REAL ESTATE ADVISORS

Virani has been a real estate leader in Vancouver for over two decades, with additional offices in Seattle, London, and Moscow. The team of experienced advisors works with buyers, sellers, and developers to find creative strategies and solutions.

The firm has a passion for innovation and people, which drives the team towards an imaginative approach to real estate marketing and sales. Their strong international presence gives them a unique global perspective on real estate, and, in turn, its impact on Vancouver's market.

Intergulf.com/lilibet

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