

12 ◀ WEST

KITSILANO

EFFORTLESS LIVING IN KITSILANO

Two unique 3 & 4 bedroom homes located in the
heart of Kitsilano







Kitsilano living

Just steps from the boutique shops of Broadway and West 4th Avenue, 12West puts you at the heart of Kitsilano's vibrant lifestyle.

The tree-lined streets of this highly coveted west Kitsilano enclave have a quiet park-like feel, yet are steps away from world-class shopping, beaches and all that the Kitsilano lifestyle has to offer.



Everything within reach

From top schools to boutique shopping, the city's best restaurants and cafes, 12West has everything you'll need and more, all within a short walk away.





NEIGHBOURHOOD

Whether it's meeting friends for coffee, strolling on the beach, or walking the kids to school, 12West makes it all feel effortless.

LOCATION HIGHLIGHTS

Schools

- Carnarvon Elementary
- Kitsilano Secondary School
- Minutes from St. Georges, Crofton House and West Point Grey Academy
- UBC Campus

Shopping

- Whole Foods
- Choices Market
- Safeway
- Shoppers Drug Mart

Clubs

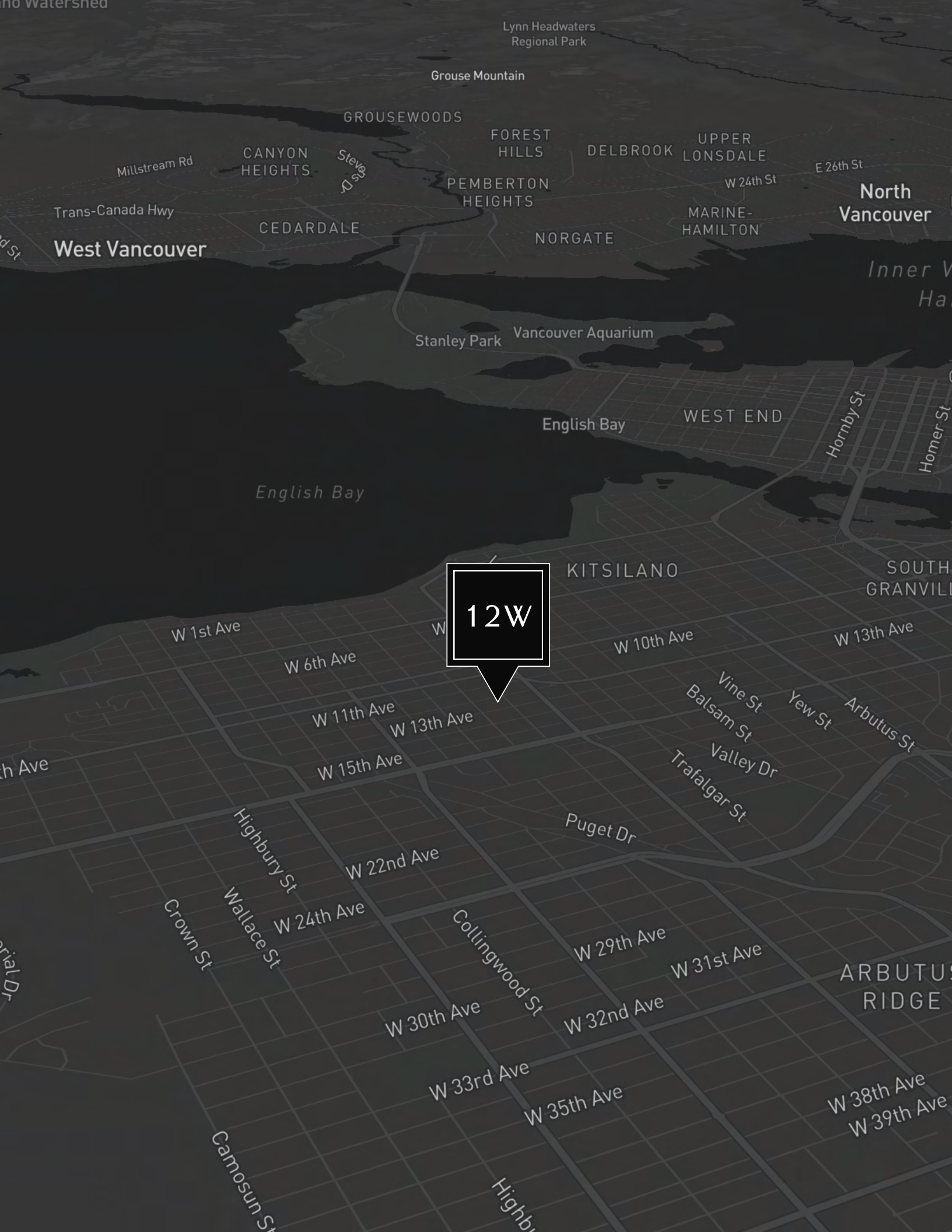
- Royal Vancouver Yacht Club
- Jericho Tennis Club

Restaurants & Cafes

- Brown's Social House
- The Naam
- Purebread
- Starbucks
- Trees Organic Coffee

Parks & Beaches

- Carnarvon Park
- Connaught Park
- Arbutus Greenway Park
- Kitsilano Beach
- Jericho Sailing Center



12W

West Vancouver

North Vancouver

Inner Vancouver

English Bay

KITSILANO

SOUTH GRANVILLE

ARBUTUS RIDGE

Millstream Rd

CANYON HEIGHTS

GROUSEWOODS

FOREST HILLS

DELBROOK

UPPER LONSDALE

E 26th St

Trans-Canada Hwy

CEDARDALE

Steves Dr

PEMBERTON HEIGHTS

NORGATE

MARINE-HAMILTON

W 24th St

Stanley Park

Vancouver Aquarium

English Bay

WEST END

Hornby St

Homer St

W 1st Ave

W 6th Ave

W 11th Ave

W 13th Ave

W 15th Ave

W 22nd Ave

W 24th Ave

W 30th Ave

W 33rd Ave

W 35th Ave

W 10th Ave

W 13th Ave

Vine St

Yew St

Arbutus St

Balsam St

Valley Dr

Trafalgar St

Puget Dr

W 29th Ave

W 31st Ave

W 32nd Ave

W 38th Ave

W 39th Ave

Highbury St

Wallace St

Crown St

Collingwood St

Camosun St

Highbury St

A NEW STANDARD FOR CRAFTSMANSHIP

Every facet of 12West has been carefully considered to *maximize functionality while maintaining a modern minimalist feel.*





ELEVATED QUALITY & CRAFTSMANSHIP

Soft hues and stunning natural materials elevate
comfort, style, and everyday living



12West is a seamless blend of classic craftsman materials and bold modern elements. Staying true to Scandinavian design principles, 12West is anchored in *functionality, simplicity and quality craftsmanship.*



12West lets the outside in

With oversized windows and full height triple-glazed sliding glass doors, seamlessly expand your living space and enjoy the warm Vancouver summers. Both homes have carefully designed outdoor living spaces that are perfect for entertaining or cozying up beside the fire.



Sophisticated, timeless, and functional



Private master bedroom and en-suite invite you to relax and unwind in the sanctuary of your own home.

12W



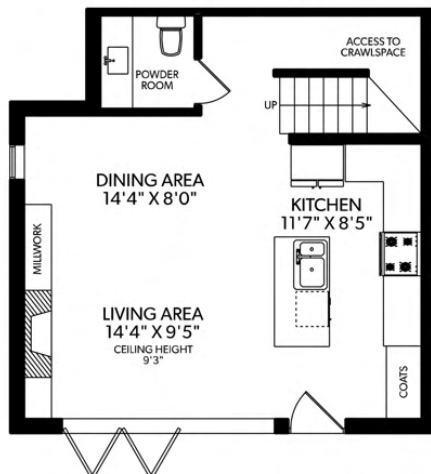
UNIT ONE

3 BEDROOM
3.5 BATH

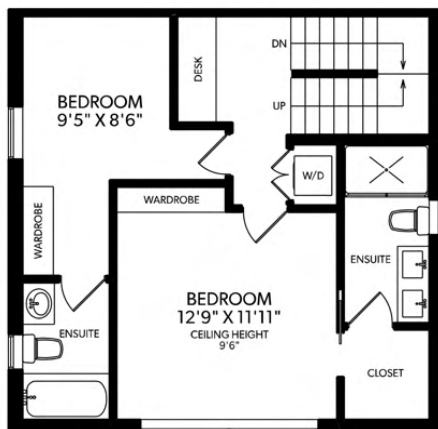
1,547 sq ft



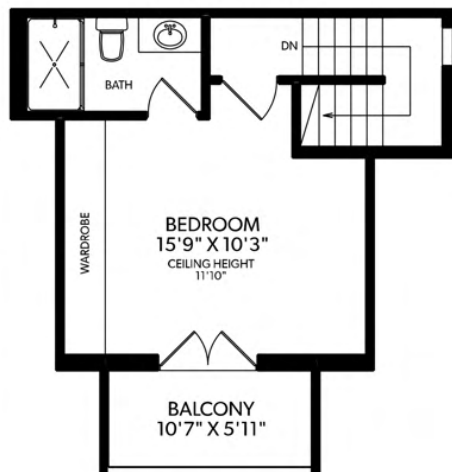
MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



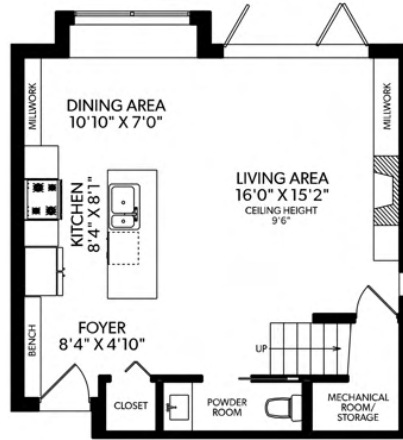
UNIT TWO

4 BEDROOM
2.5 BATH

1,596 sq ft



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



DESIGN FEATURES

Interiors

- Solid-core over height interior doors
- Clean, simple and modern Scandinavian design
- Wide-plank white oak hardwood floors
- Black interior window trims create the perfect frame for outdoor vistas
- Custom built-in millwork maximizes storage while maintaining the beautiful minimalist Scandinavian design
- Oversized windows and patio doors provide lots of natural light and bring the outdoors in



Modern Kitchens

- Stunning full height white oak cabinets appointed with dove tailed birch drawers and soft closers throughout
- Miele 36" integrated French door fridge/freezer
- Miele 36" dual-fuel M-touch 6 burner gas range
- Built-in Miele Speed Oven (confection/microwave)
- Miele fully integrated eco-friendly dishwasher
- Solid quartz counters and backsplash
- Large kitchen island with waterfall counter edge
- Fully integrated layered lighting system for effortless cooking day or night
- Contemporary black hardware and fixtures highlight the modern Scandinavian design



Luxurious Bathrooms

- Floating underlit vanities for night-time comfort
- Floor to ceiling large format tiles
- Walk-in curb-less showers with linear drains
- Extra-large custom shower niches keep all your shower essentials close at hand
- Frameless glass enclosures for a stylish and seamless look
- Premium stone countertops with sleek Kohler undermount sinks for extra counter space
- Premium matte black Aqualem solid brass faucets and shower sets
- Stunning woodgrain cabinetry designed for maximum storage and organization



Smart Home Integrations

- Hardwired Wifi boosters on all floors for reliable connectivity throughout
- Smart home thermostats by Nest
- Lutron Caseta programmable light system
- Smart doorbell with camera
- Whole-home audio system (main floor and principal rooms)
- Central vacuum
- Hard-wired security and camera system
- All spaces pre-wired to a smart panel for future extensibility
- Garages wired for EV charging station

Quality & Comfort

- High-efficiency on-demand hot water and heating system
- HRV fresh air system
- In-floor radiant heating and central air conditioning
- Sound-reducing insulation between floors and all interior walls
- Top of the line large volume LG Washer and Dryer

MEET THE TEAM



MODV Properties has been collaborating with leading industry professionals to build exceptionally beautiful and highly functional homes on Vancouver's Westside for over 15 years. Inspired by a commitment to quality and passion for design, all MODV projects share the same attention to detail and bespoke designs that form elevated living spaces people love to call home.



Architrix believes that your home is a profound place of nurture, rest and revitalization. With this belief they design spaces that are conducive to happy and healthy living. They also understand the environmental impact created by our housing needs and respond to this by designing homes that are both environmentally aware and aesthetically elevated.



Roch & Weeks Real Estate Group have a reputation of the highest level of professionalism in the industry and this has helped them stay at the top 1% of all Greater Vancouver Realtors since 2011. Their motivation comes from a desire to make sure their clients feel they are getting the very best knowledge, advice, and expertise to help them make wise real estate choices.

Utilizing a combined 50+ years of real estate experience, Roch & Weeks Real Estate Group help simplify the buying and selling process. They have a dedicated team of agents and client care coordinators with a concierge team approach which offers the best real estate experience available in Greater Vancouver. Providing market insight, state of the art technology and hands on service ensures that their clients reach their goals.

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