

THE CUT

Nature of the East.

EXCLUSIVE PREVIEW PACKAGE



ARE YOU IN THE CUT?

Here, dwelling in the new, the beautiful and the unexpected is part of the lifestyle.

Trout Lake, a natural oasis to city living is just a stone's throw away from The Cut with weeping willows and winding footpaths.

Meanwhile, Commercial Drive's vibrant shopping and dining is within a leisurely stroll, with hundreds of local restaurants, cafes and shops making up an authentic neighbourhood rich with culture.

Living at The Cut means living in perfect balance with tranquility and excitement. Enjoying both nostalgic and present-day moments in East Van while giving space, literally, to the "pause" in between.

THE CUT IS WHERE NATURE AND CULTURE CONVERGE.

Living at The Cut is about the intersection of experience.
A juxtaposition of things. Beauty and grit. Quiet and connection.
Old and new.



COMMUNITY



LAKE

BRUNCH

GREENWAY

CANNOLI



DISCOVER THE NATURE OF THE EAST



The Cut is East Van's newest and rarest collection of townhomes and garden flats. Ground oriented and design forward, The Cut's single-family-inspired townhomes are designed to build a sense of community and connection. Surrounding a central courtyard and landmarked by a lush, landscaped curved entryway, The Cut creates an iconic East Van memory point right on the Central Valley Greenway.



WHERE NATURE AND CULTURE CONVERGE

East Van is special for many reasons, all of which can be experienced at The Cut.

There's a calm serenity here that every city-dweller should get to experience from the peace of Trout Lake to the buzz of The Drive.



TROUT LAKE

The Cut is just minutes from Vancouver’s only natural freshwater lake, beautifully surrounded by pathways, parks, beaches and trails. With an extensive renewal on the horizon including new boardwalks, lake lookouts, playgrounds and water quality enhancements, Trout Lake is bound to be a destination for generations to come.



THE DRIVE

A buzzing central hub that includes Little Italy, The Drive connects a diverse and energetic blend of over 300 dining, retail and entertainment spots just a few blocks from The Cut.



CENTRAL LOCATION

Centrally located in East Vancouver, The Cut offers easy access to both downtown and Hwy 1. The Italian Cultural Centre, Van Tech Secondary and Laura Secord Elementary are all within a 5 minute walk from your front door, so getting to work, school and recreation is a breeze.



SKYTRAIN STATIONS

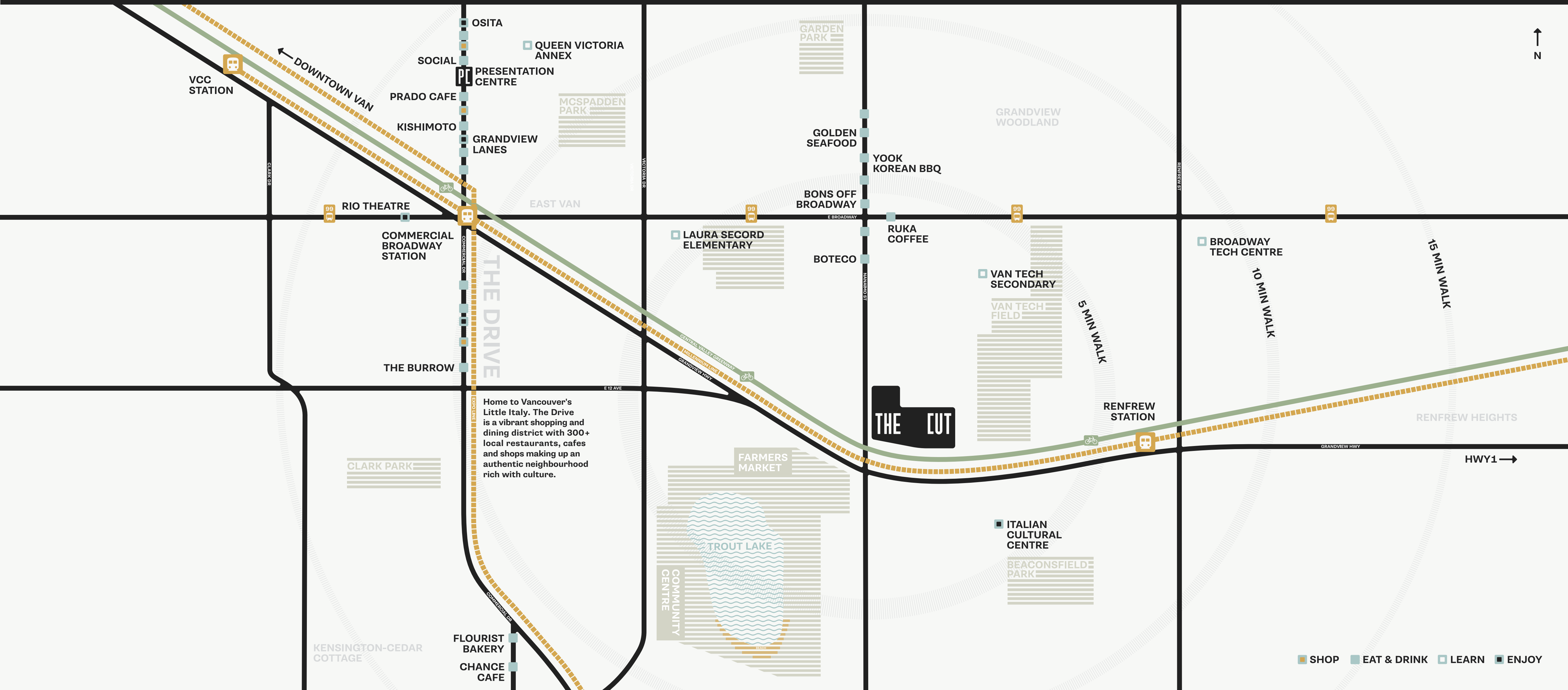
Two Skytrain stations, Renfrew and Commercial Broadway, are a short walk away. Board the train and be downtown in as little as 10 minutes and enjoy an easy connection to UBC with the 99B Line passing on Broadway, three blocks away.



CENTRAL VALLEY GREENWAY

A bike commuter’s dream, this 24 km bike path that connects False Creek all the way to the New West Quay runs right alongside The Cut. A relatively flat route, the Greenway is a peaceful commute through nature to work or the perfect place to walk the dog and take the kids for a scooter ride.

LIFE IN THE CUT



Home to Vancouver's Little Italy. The Drive is a vibrant shopping and dining district with 300+ local restaurants, cafes and shops making up an authentic neighbourhood rich with culture.

- SHOP
- EAT & DRINK
- LEARN
- ENJOY



CENTRAL VALLEY GREENWAY VIEW



CENTRAL COURTYARD



The Cut features expressive and contemporary architecture with unique rounded metal corners mirrored by beautiful interior design.

PRIVACY AND COMMUNITY

Enjoy the convenience of ground-oriented living, with your own front door to greet visitors, accept deliveries and take the dogs (or kids) for a walk.

With plenty of landscaping from the feature entry staircase to the central courtyard, The Cut feels like an extension of the neighbouring greenway.

OUTDOOR SPACE

Each home offers personal outdoor space from patios to private rooftops, complete with water connection. Rooftop terraces benefit from mountain views to the north and outlooks lush with trees along the greenway, the perfect spot for a glass of wine around the fire pit or barbecue.

MODERN AMENITIES

Additional modern amenities include underground parking, optional secure storage, and a place to park and repair your bicycle. Parking stalls come equipped with conduits allowing fast charging options for all of your EV needs.



PRIVATE ROOFTOP TERRACE



ARCHITECTURAL KITCHENS

The Cut kitchens are innovative with clean lines, quality materials and integrated European appliances.

BUILT FOR HOSTING

Gather friends around the island, curved to match The Cut's exterior and fit with a stunning Dekton waterfall that matches the countertop and backsplash.

MAXIMIZE SPACE

With overheight cabinets, ample storage and efficient layouts, The Cut kitchens are made to impress.

YEAR-ROUND CLIMATE CONTROL

Individually controlled air-conditioning and heating allow for comfortable climate control within the home, no matter the temperature outside.

OVERSIZE WINDOWS

Large oversize windows allow natural light to filter in while the 9' ceilings in the townhomes feel both bright and spacious.

Suddenly, design doesn't feel like a big enough word. Step through the front door and instantly experience a bright, airy and beautiful home.

YOUR HOME

With tonal colour schemes to emphasize minimalism and essential living, the interiors are expertly crafted by McKinley Studios to be comfortable and clean.

Intentional design, functional layouts and quality finishes combine to create an exceptional living experience at The Cut.





PRIVATE HIDEAWAY

A quiet breath of fresh air is never far away with private rooftop terraces just steps from the primary bedroom.

ULTIMATE SHOWER EXPERIENCE

The Cut shower features a unique kit-kat tile with soap niche and hand shower wand for a spa-like experience.

EASY CLEANING

Beautiful large format wall and floor tiles not only look clean but make bathroom cleaning a breeze.

RELAXING ENSUITE

A calming ensuite fit with sleek wall-mounted faucets, double door mirrored medicine cabinet and ample storage.

QUALITY COMFORT

Enjoy supreme comfort with soft carpet in townhome bedrooms and upper levels with an option for laminate to suit your aesthetic.

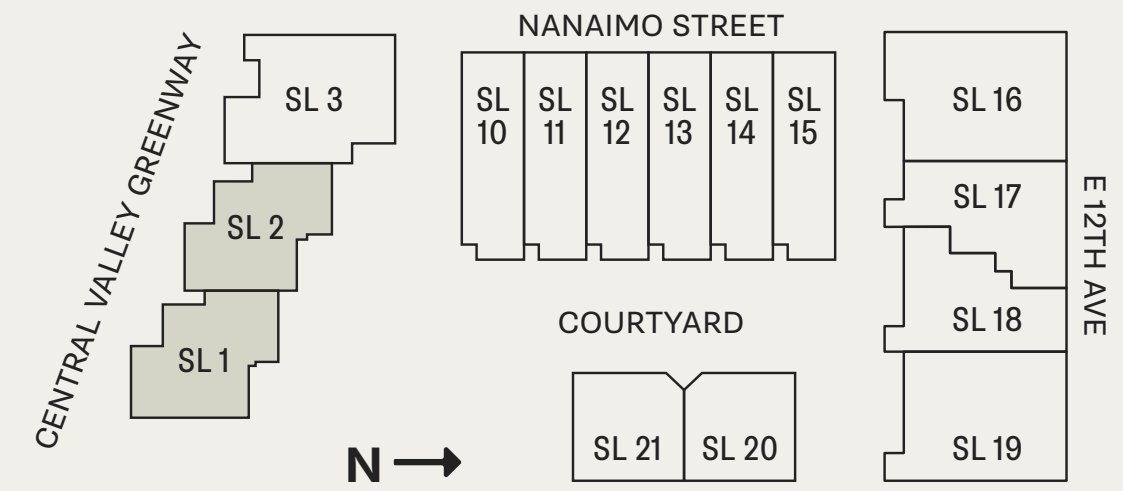
A1

1 BEDROOM + FLEX / 1 BATHROOM

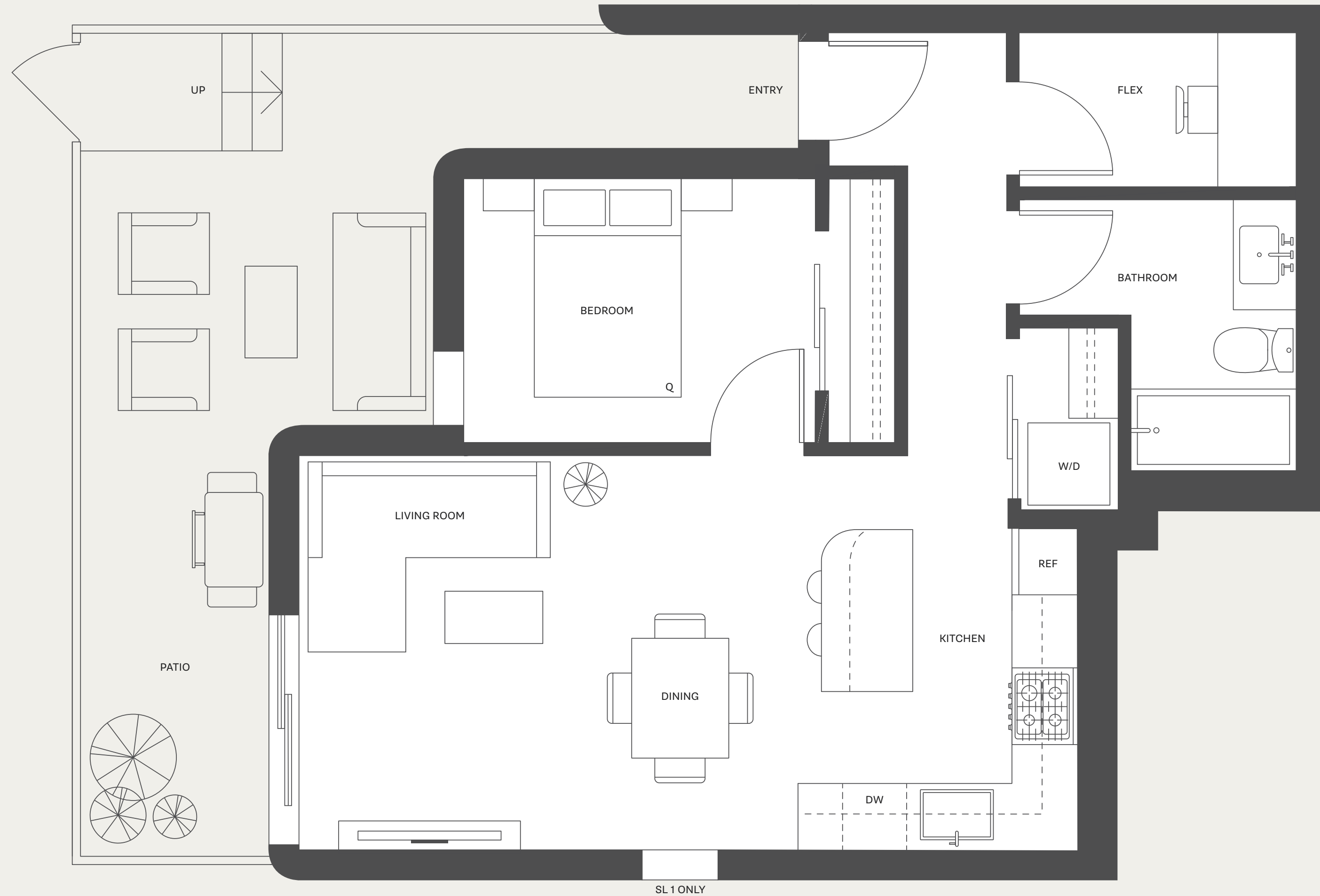
INTERIOR 635 - 650 SQ FT

EXTERIOR 239 - 259 SQ FT

TOTAL 889 - 894 SQ FT



DRAFT



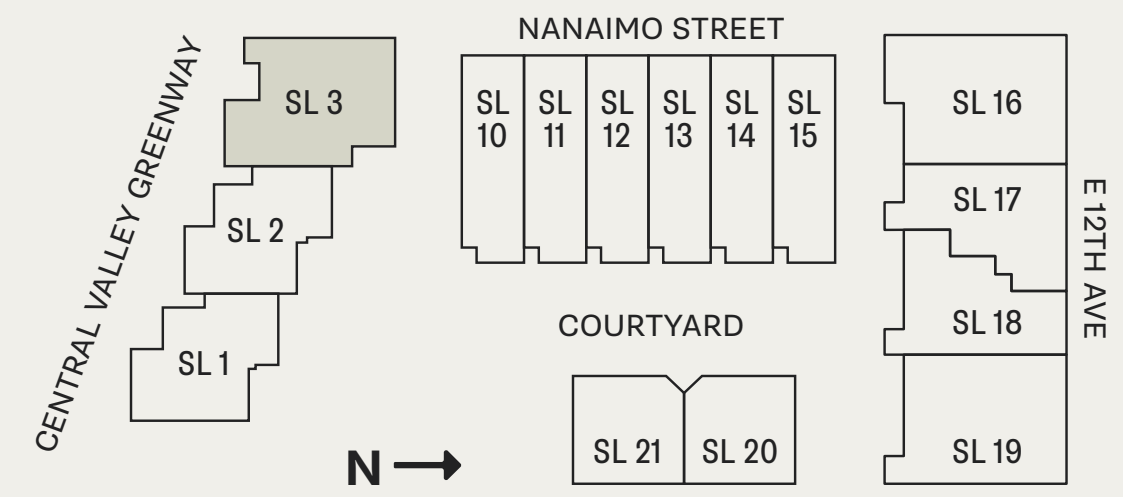
A1B

2 BEDROOM + FLEX / 2 BATHROOM

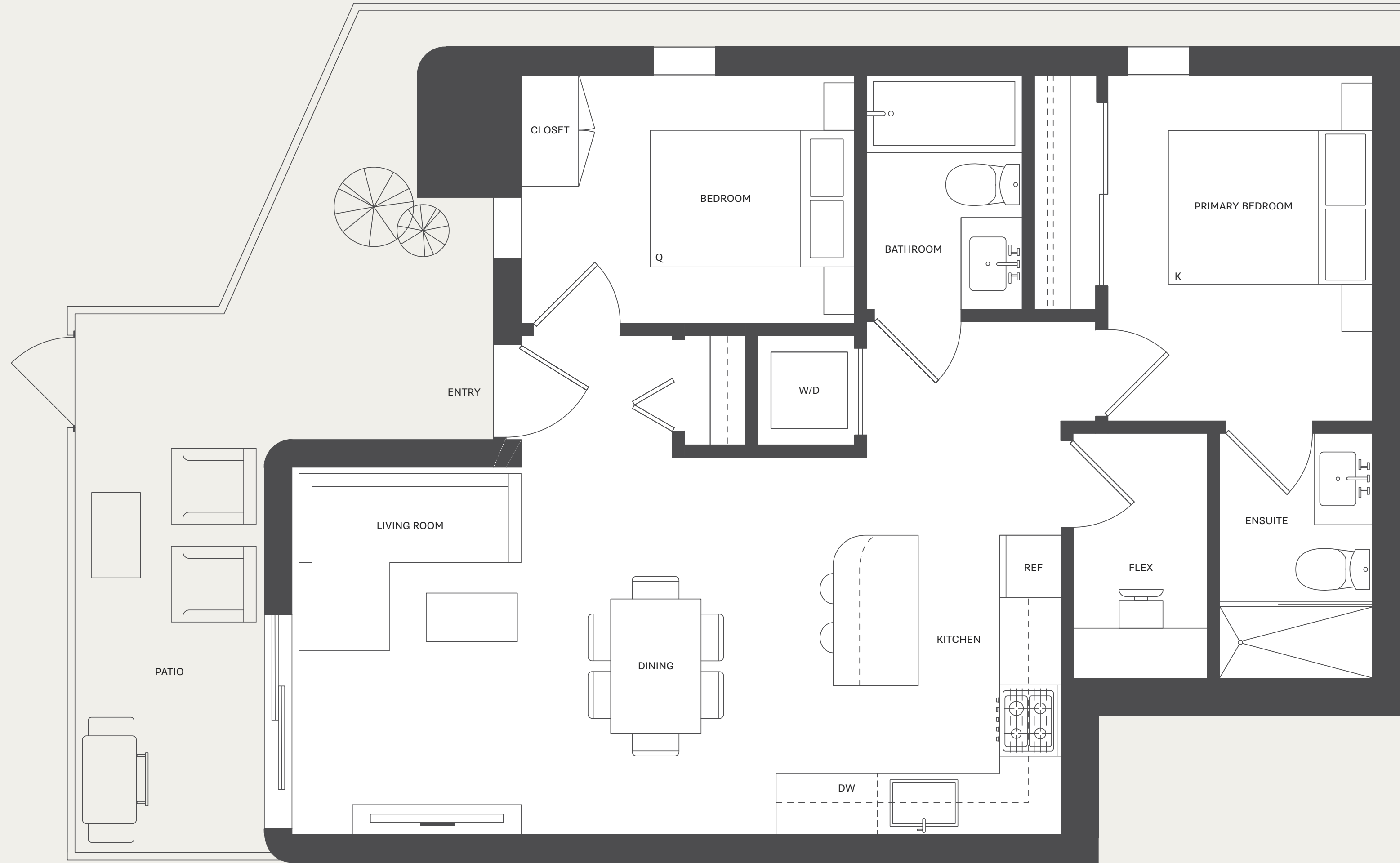
INTERIOR 803 SQ FT

EXTERIOR 197 SQ FT

TOTAL 1,000 SQ FT



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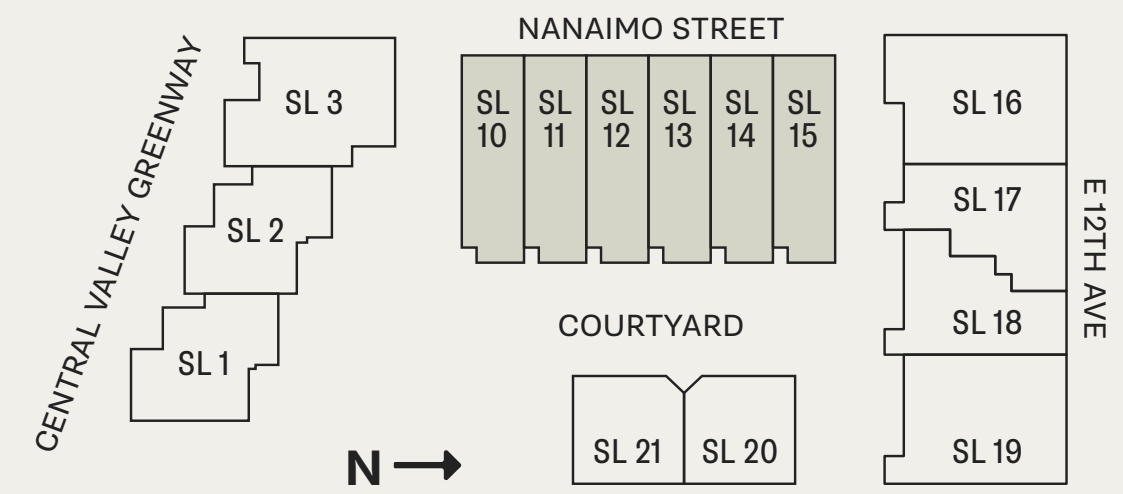
A2

1 BEDROOM + FLEX / 1 BATHROOM

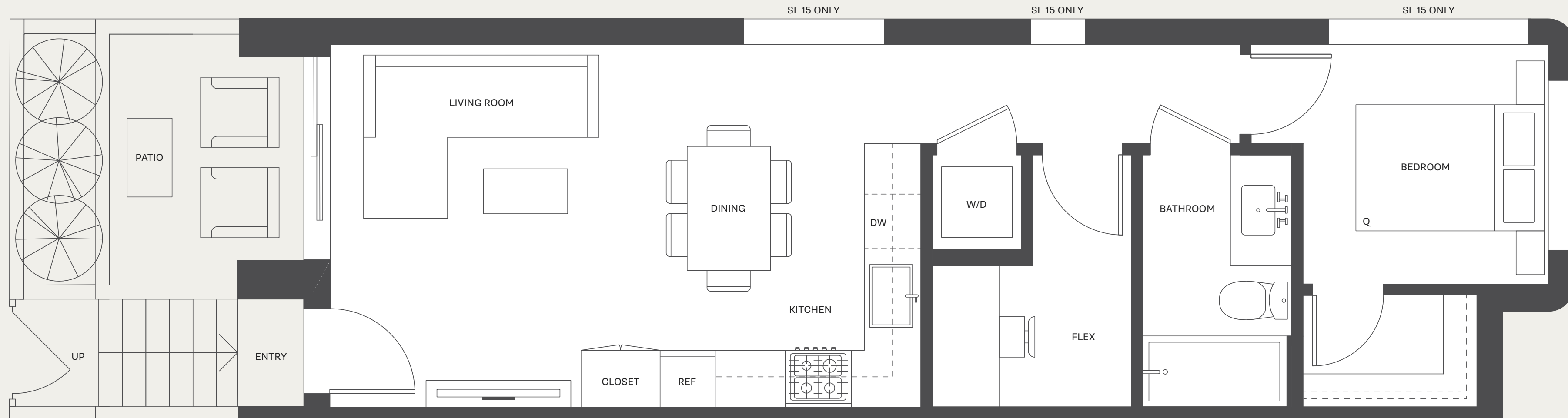
INTERIOR 591 - 594 SQ FT

EXTERIOR 59 - 62 SQ FT

TOTAL 650 - 656 SQ FT



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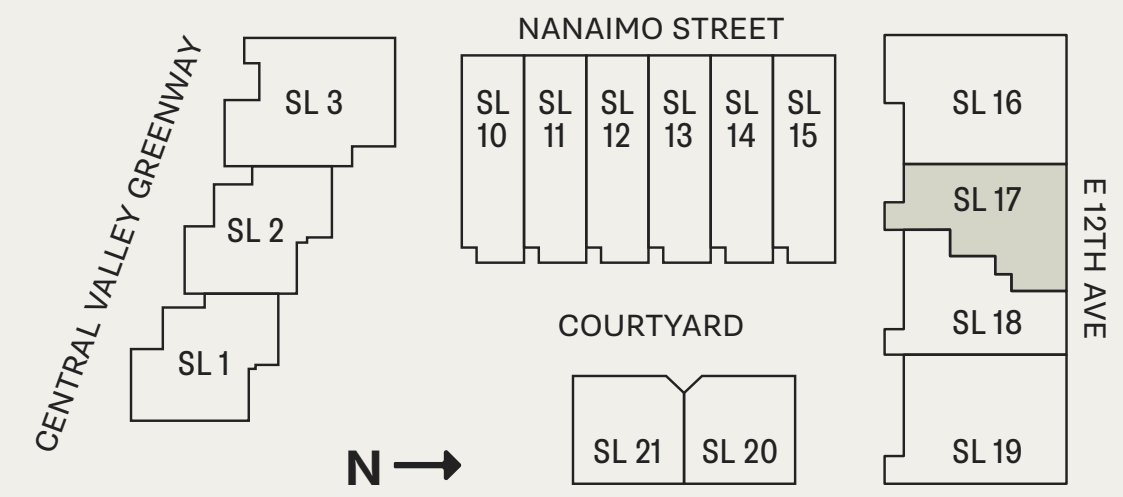
B1

2 BEDROOM / 1 BATHROOM

INTERIOR 701 SQ FT

EXTERIOR 59 SQ FT

TOTAL 760 SQ FT



DRAFT

GARDEN FLAT

Dimensions, sizes, specifications, layouts, materials and features are approximate only and subject to change without notice. Actual floor plan may be mirrored and window placements vary per unit. HRV air system may be located on patio. Buyer to verify if important. This is not an offering for sale. Any such offering may only be made with a Disclosure Statement. E.&O.E.

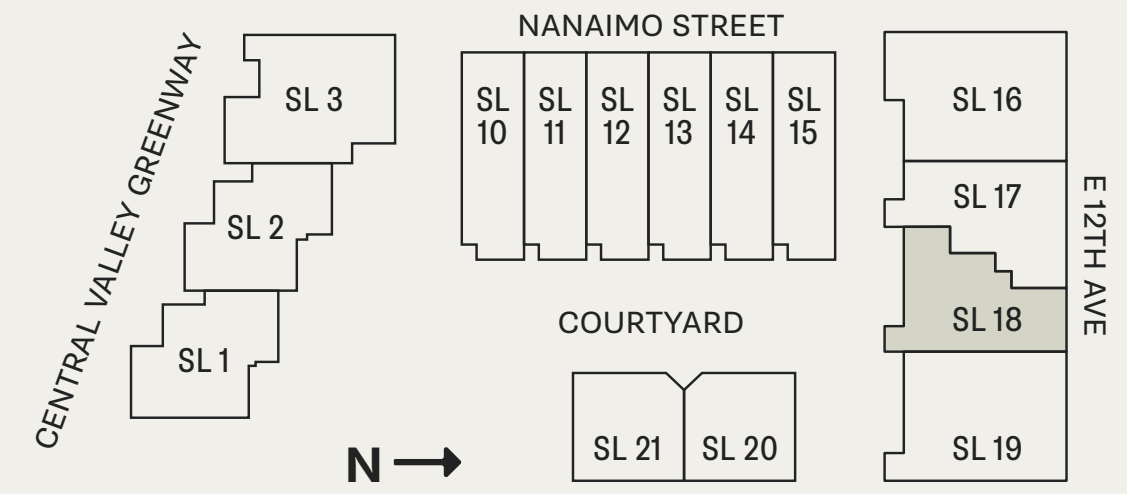
B2

2 BEDROOM / 1 BATHROOM

INTERIOR 692 SQ FT

EXTERIOR 158 SQ FT

TOTAL 850 SQ FT



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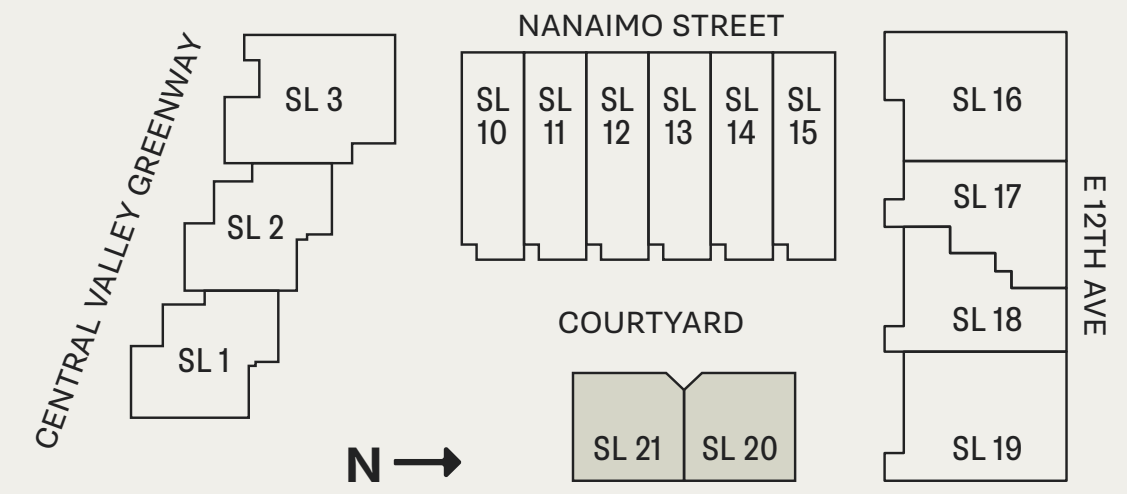
B4A

1 BEDROOM + FLEX / 1 BATHROOM

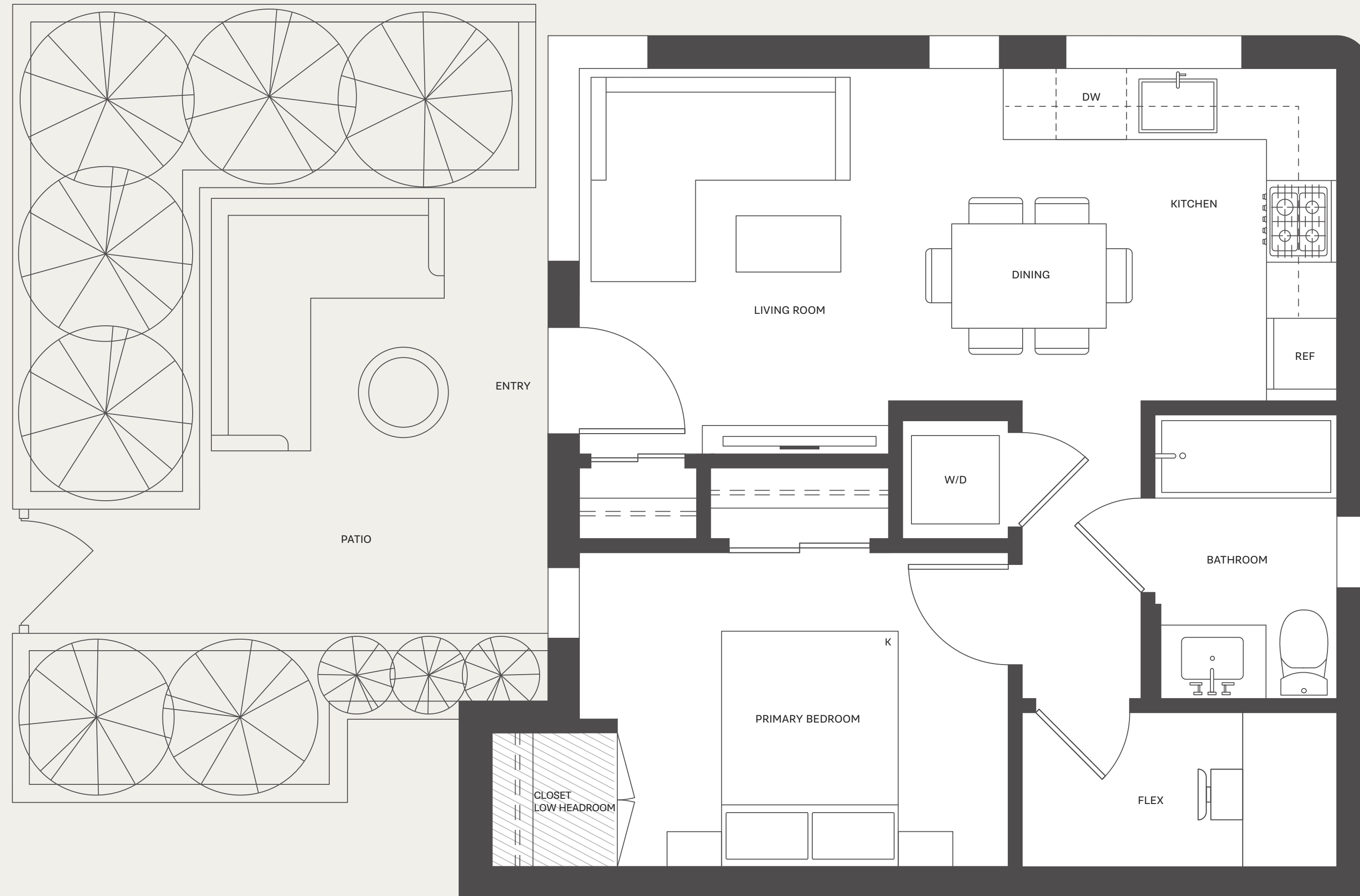
INTERIOR 538 SQ FT

EXTERIOR 129 SQ FT

TOTAL 667 SQ FT



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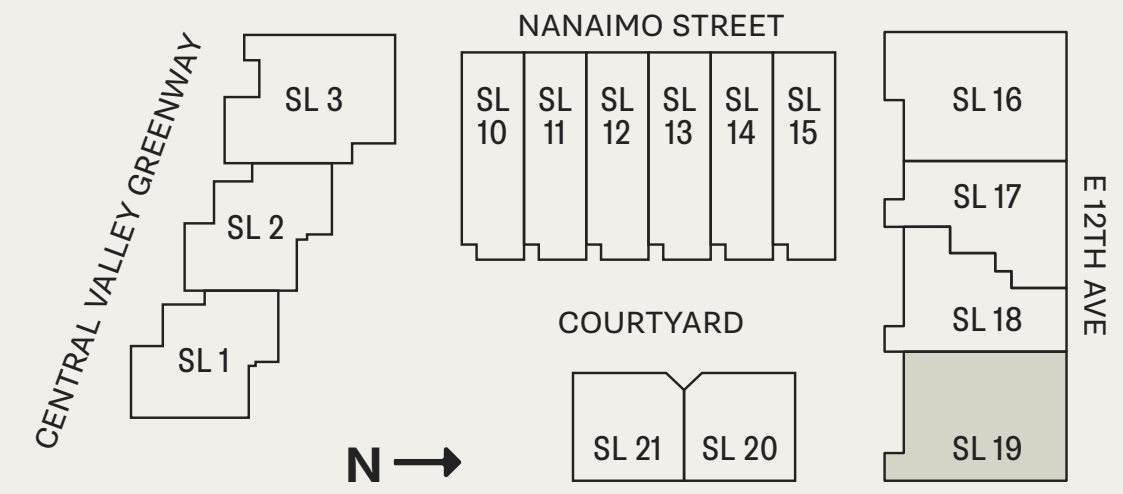
C1

3 BEDROOM + STORAGE / 2 BATHROOM

INTERIOR 924 SQ FT

EXTERIOR 158 SQ FT

TOTAL 1,082 SQ FT



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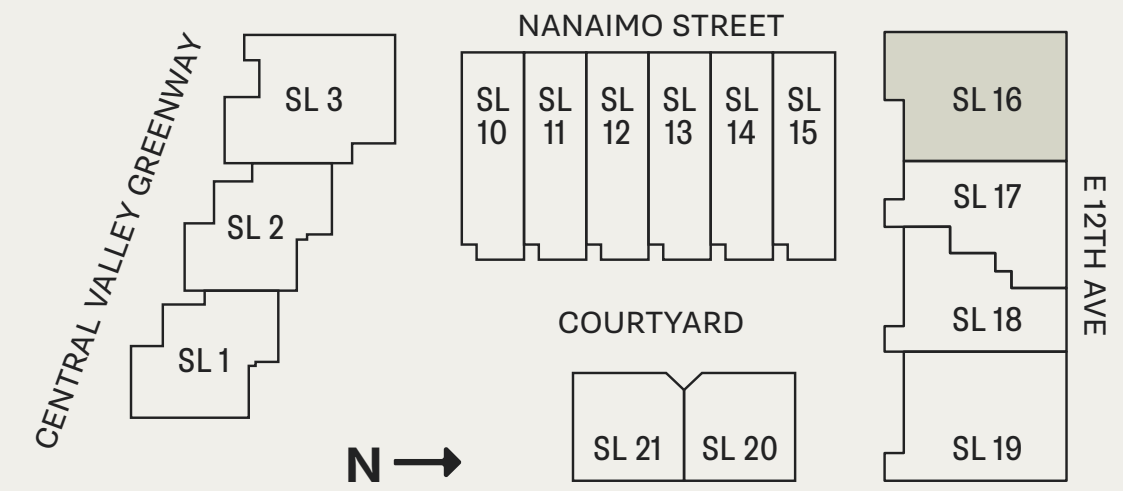
C2

3 BEDROOM + FLEX / 2 BATHROOM

INTERIOR 954 SQ FT

EXTERIOR 374 SQ FT

TOTAL 1,328 SQ FT



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GARDEN FLAT

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C4

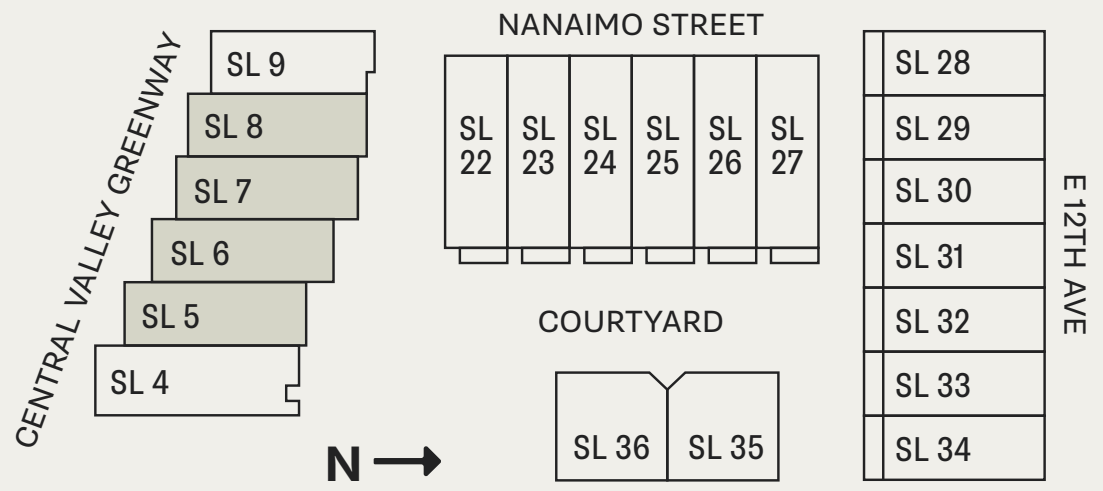
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3 BEDROOM + FLEX / 2.5 BATHROOM

INTERIOR 1,246 SQ FT

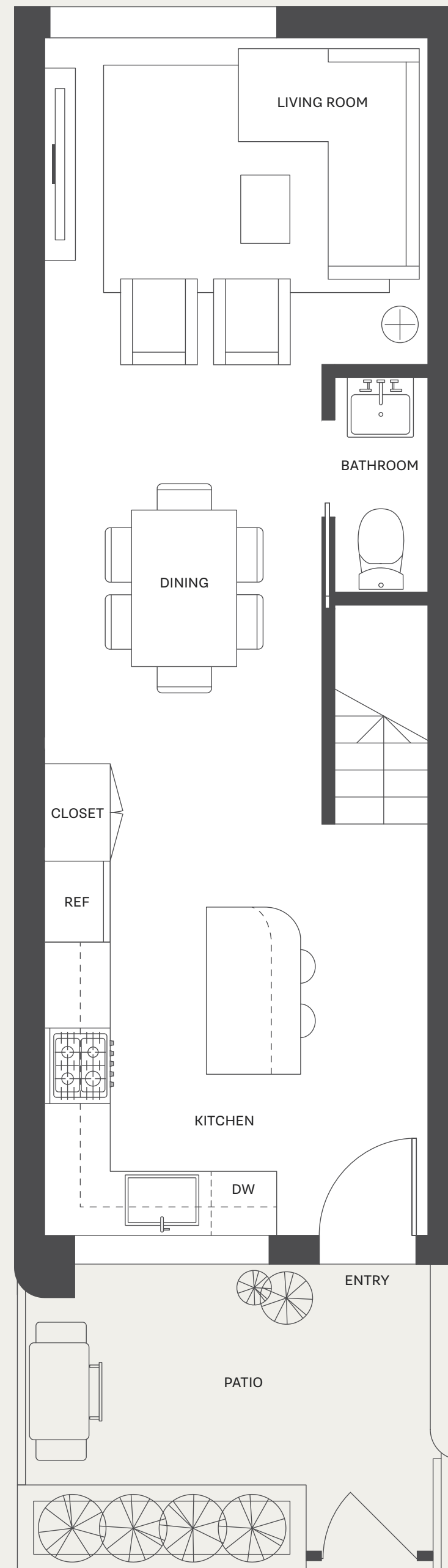
EXTERIOR 270 - 323 SQ FT

TOTAL 1,516 - 1,569 SQ FT

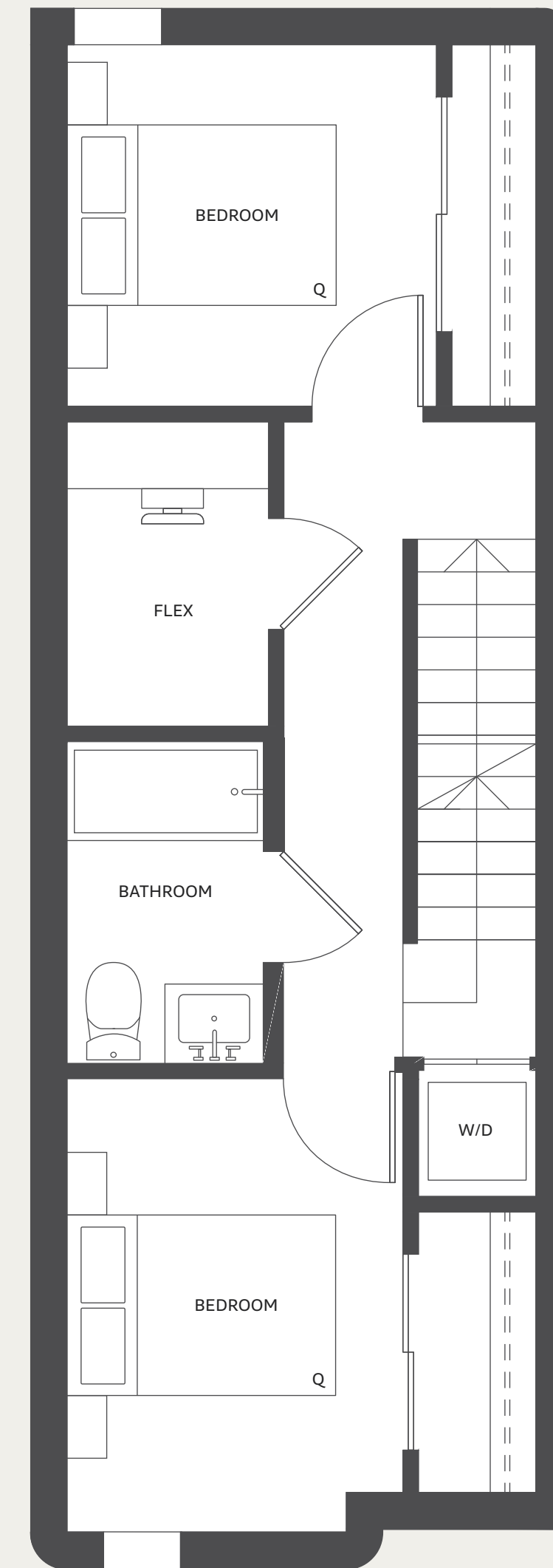


TOWNHOME

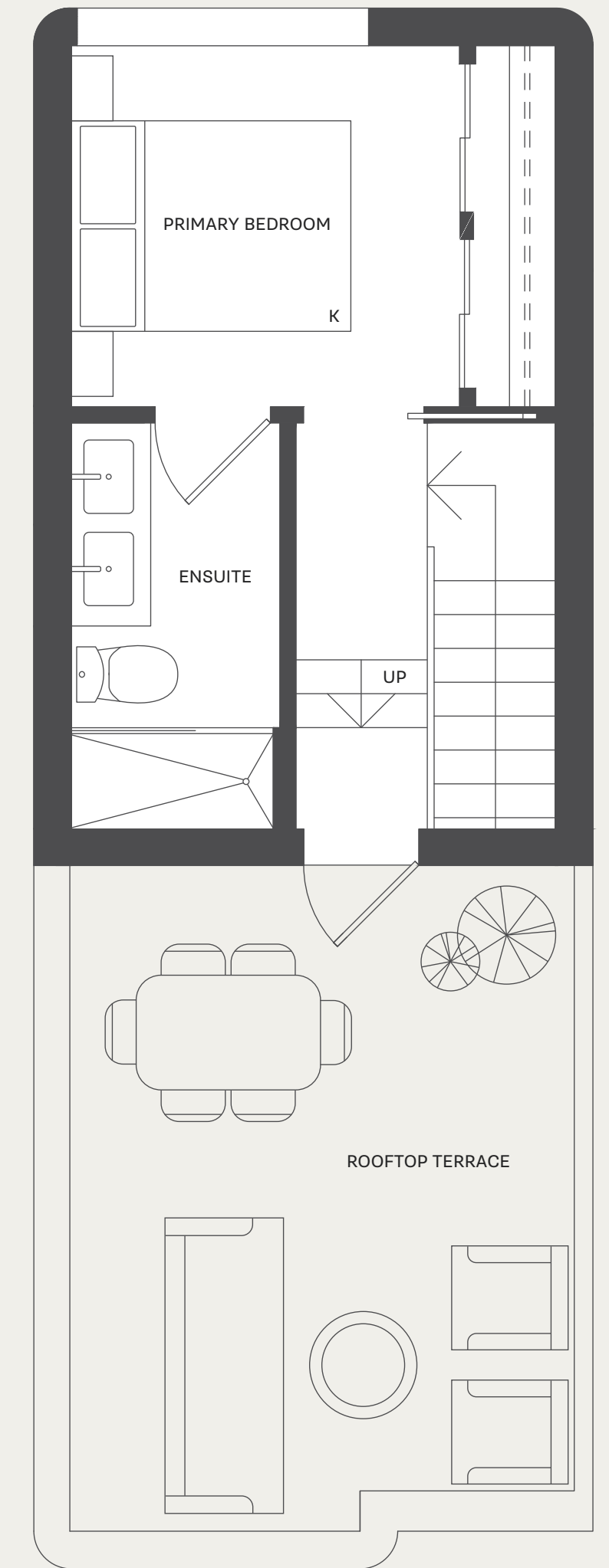
MAIN LEVEL



SECOND LEVEL



ROOFTOP TERRACE



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B3

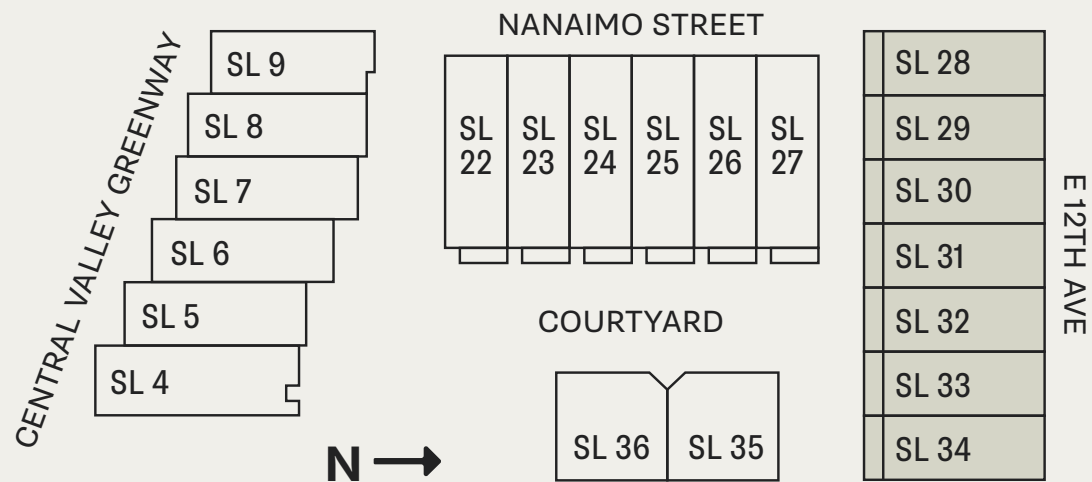
DRAFT

2 BEDROOM + STORAGE / 2 BATHROOM

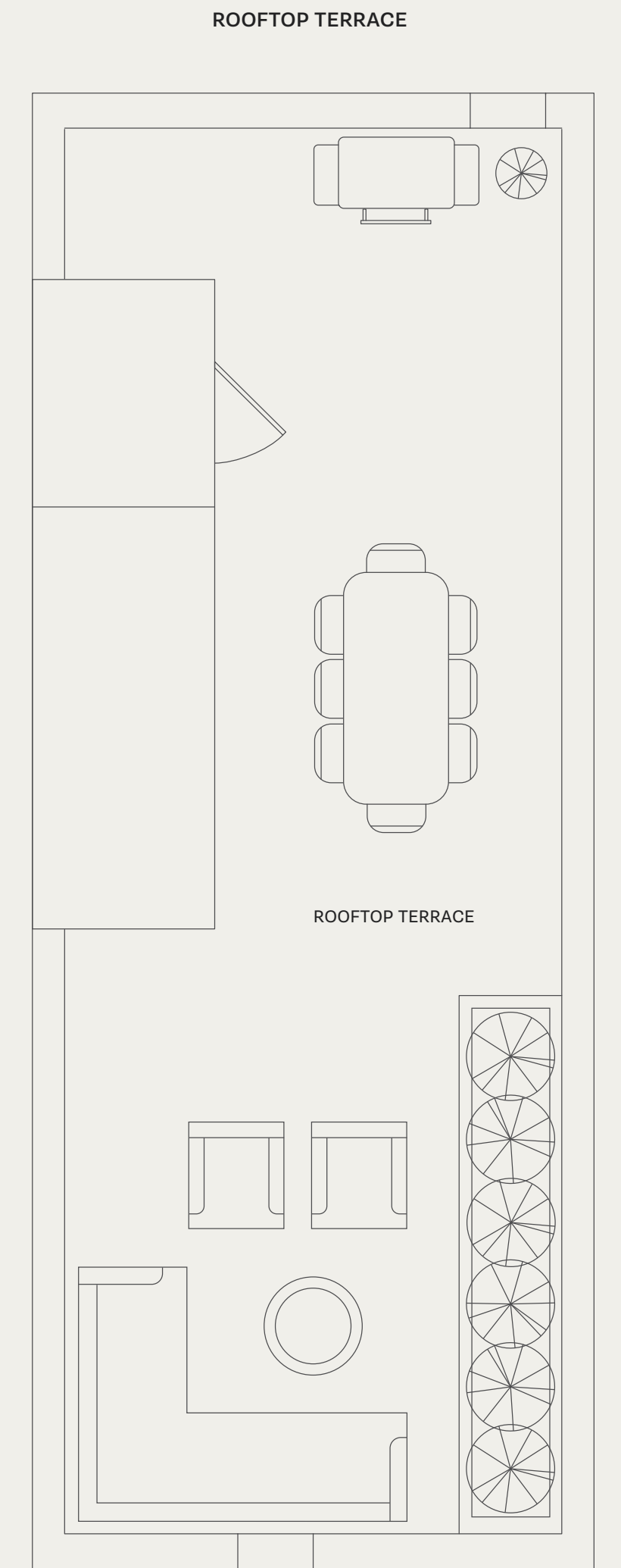
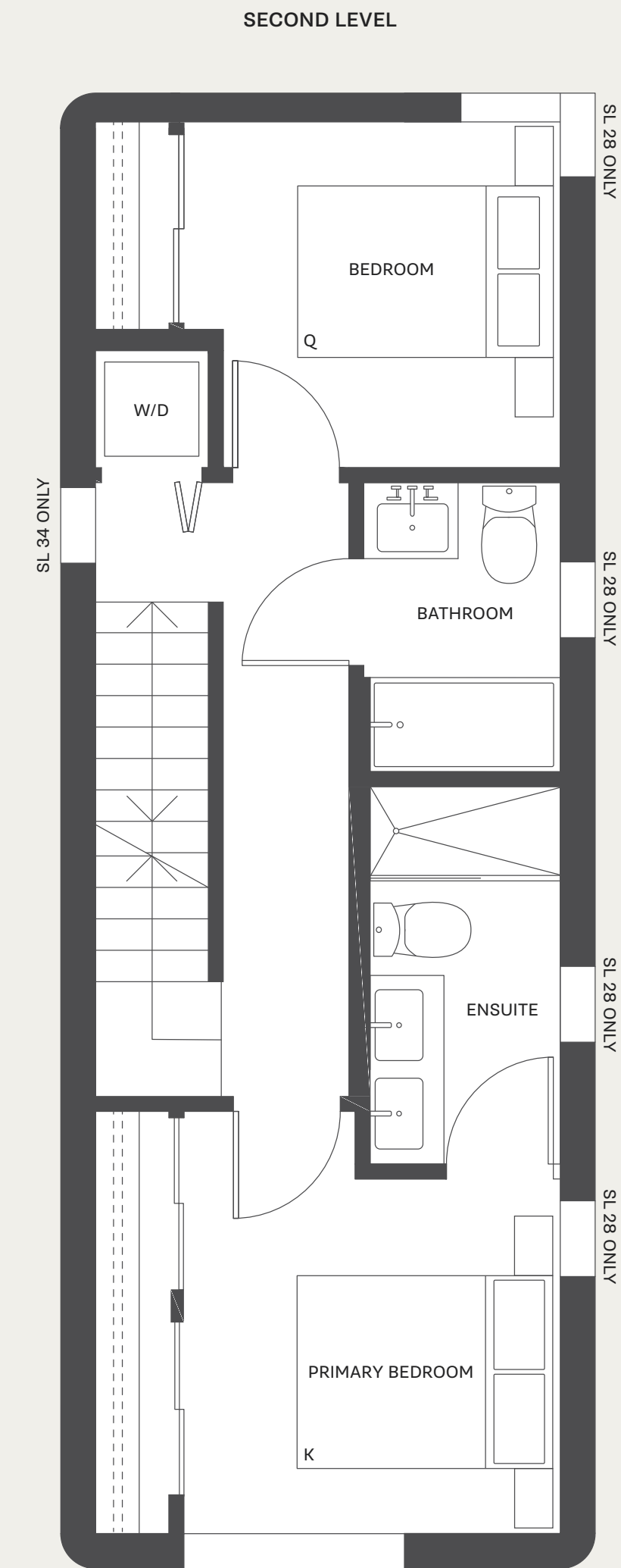
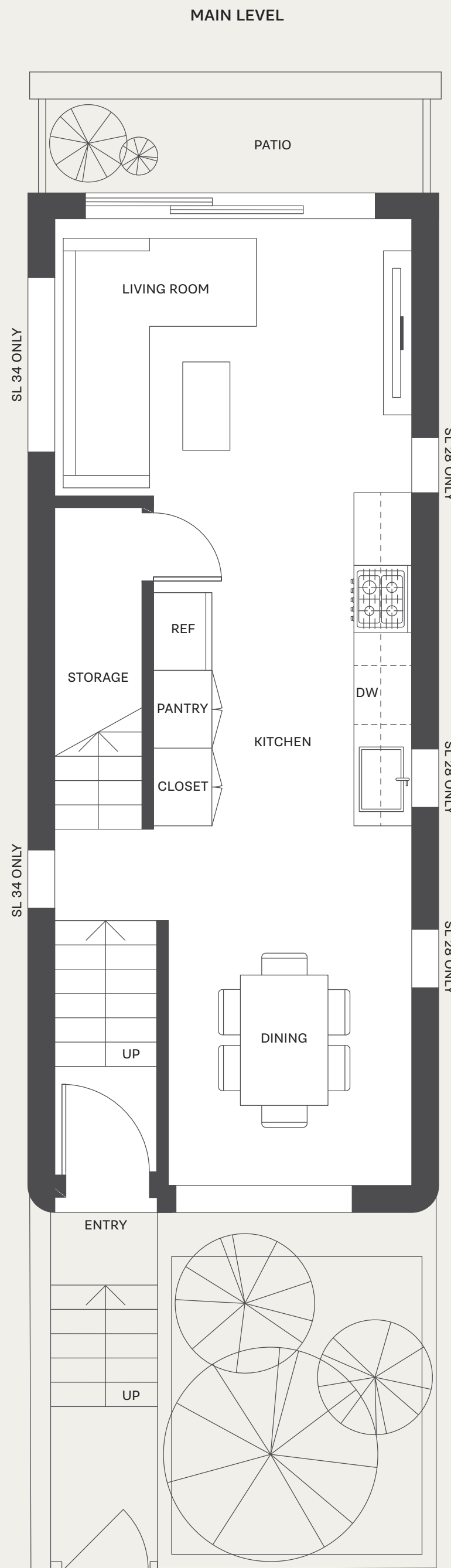
INTERIOR 1,015 - 1,020 SQ FT

EXTERIOR 414 - 465 SQ FT

TOTAL 1,434 - 1,484 SQ FT



TOWNHOME



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B4

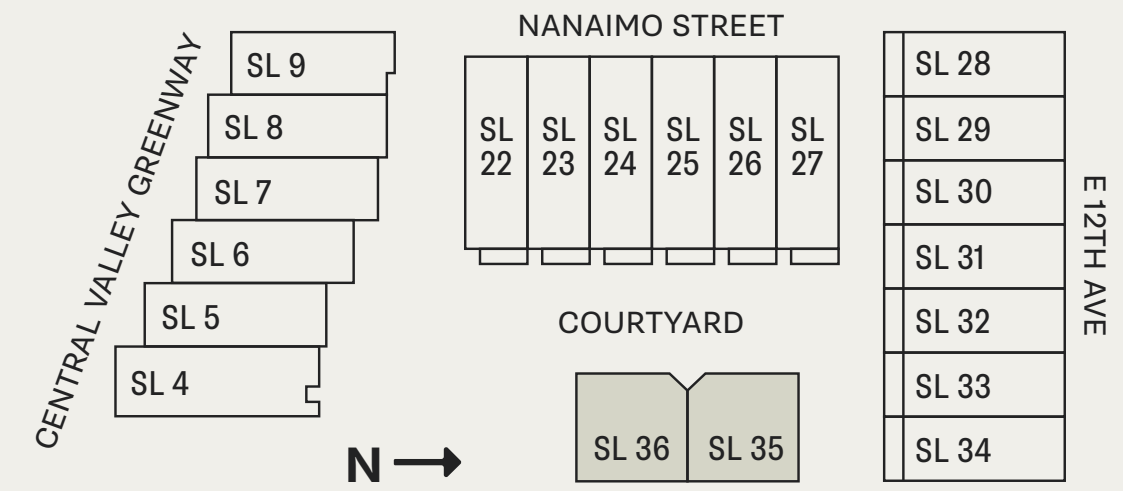
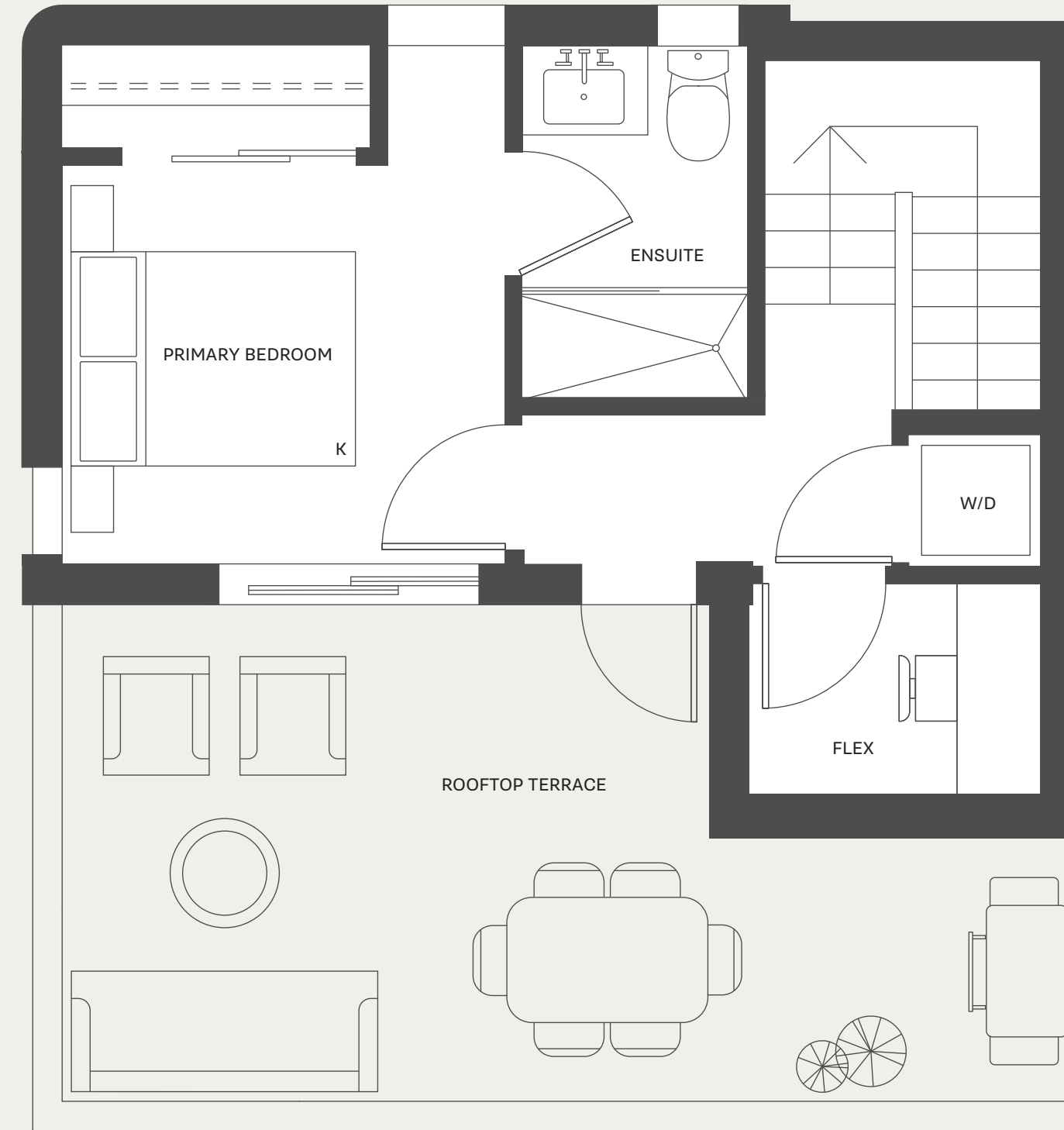
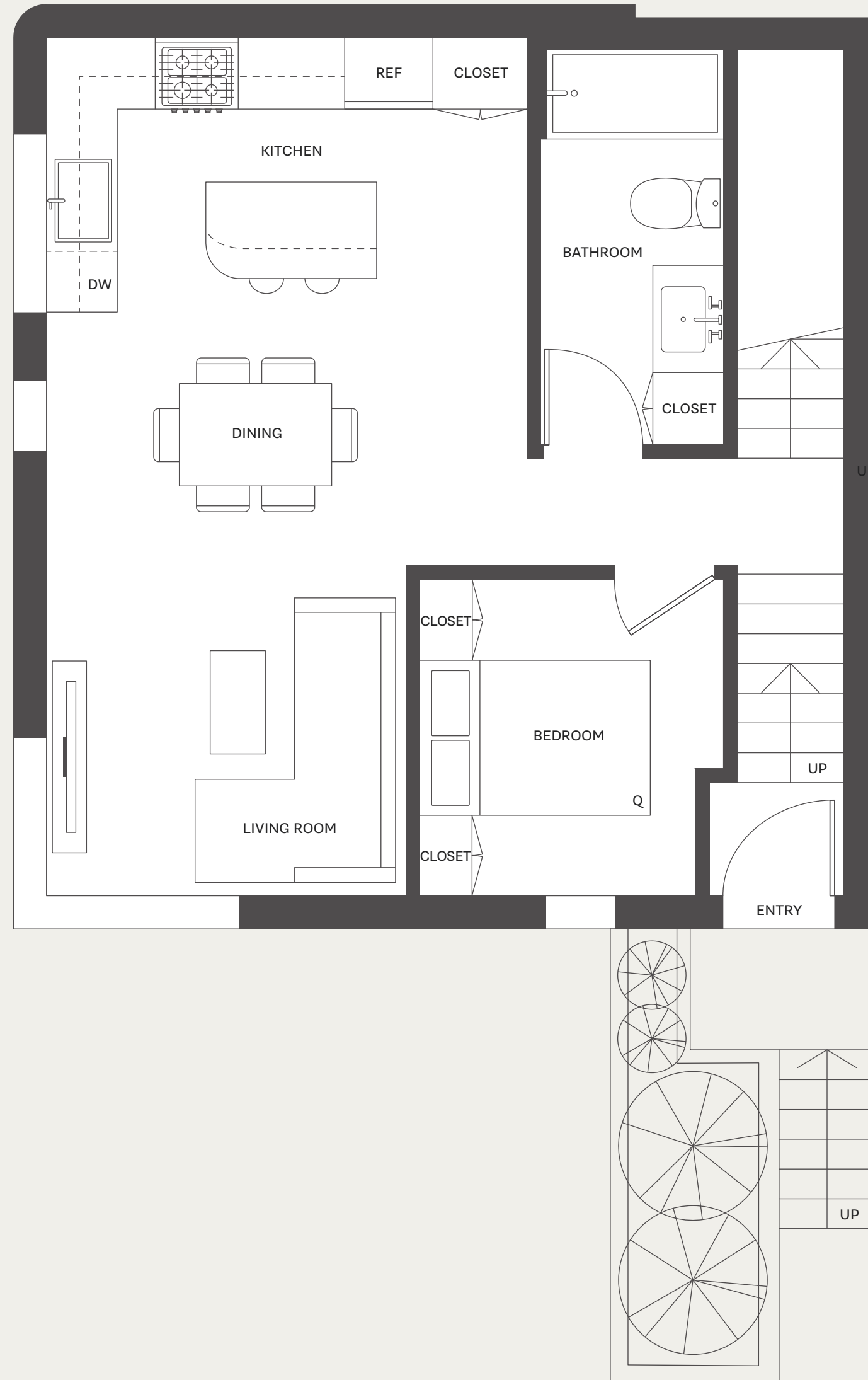
2 BEDROOM + FLEX / 2 BATHROOM

INTERIOR 927 SQ FT

EXTERIOR 229 SQ FT

TOTAL 1,156 SQ FT

DRAFT



C4A

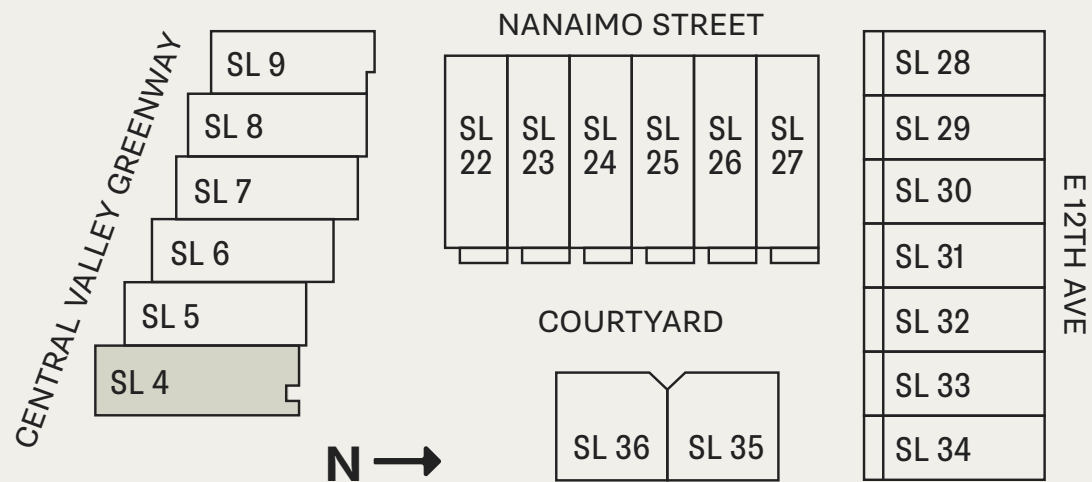
3 BEDROOM + FLEX + STORAGE / 2.5 BATHROOM

INTERIOR 1,345 SQ FT

EXTERIOR 347 SQ FT

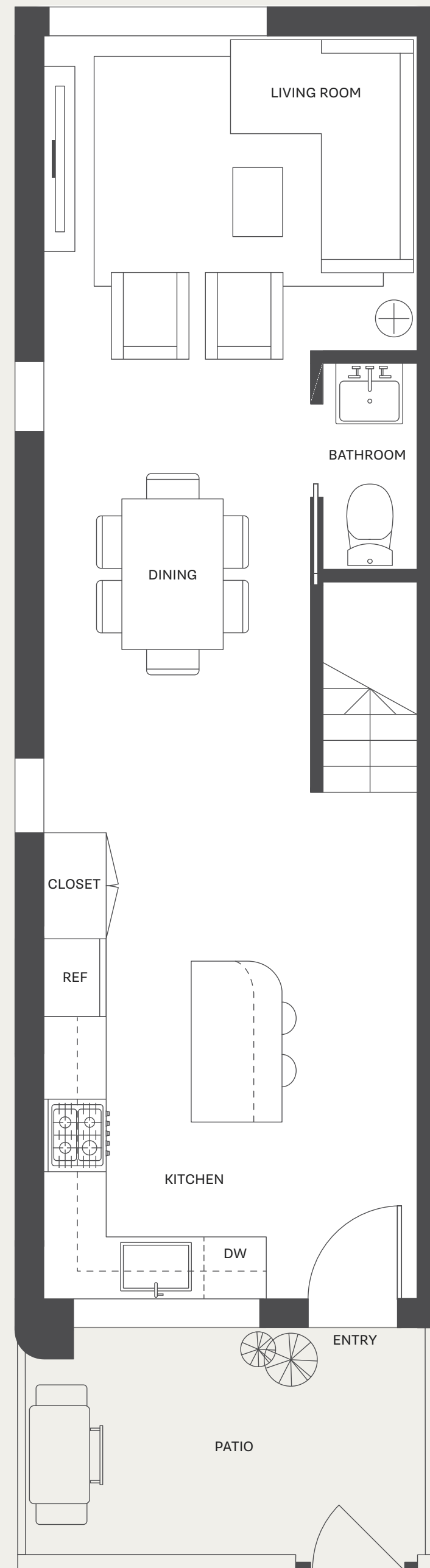
TOTAL 1,692 SQ FT

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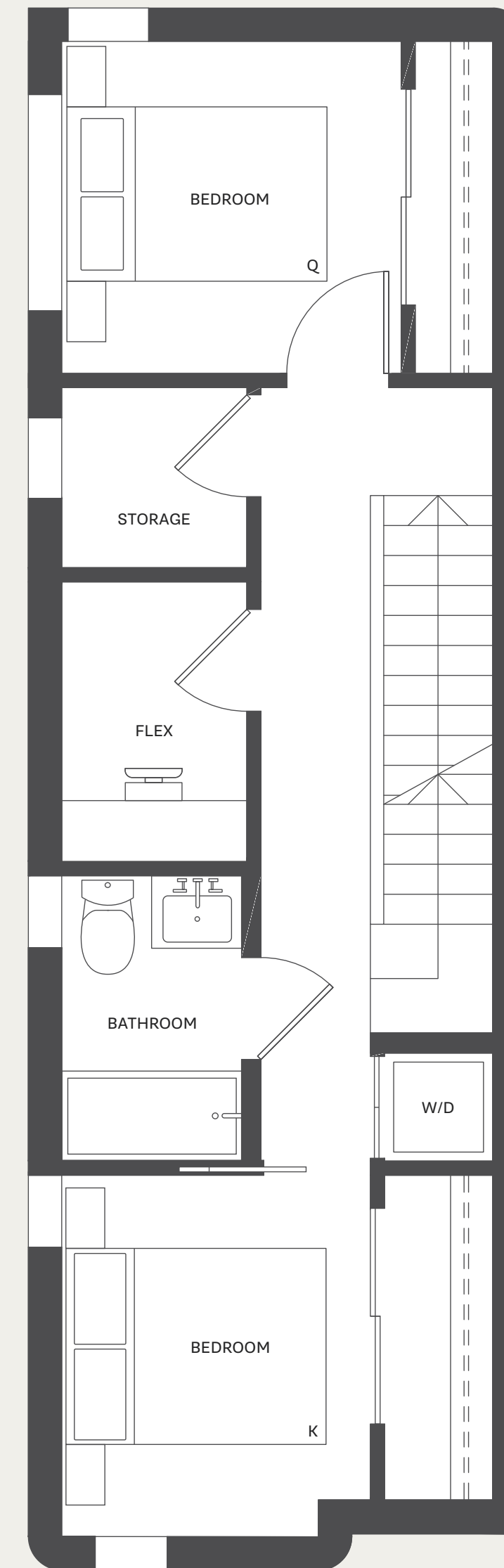


TOWNHOME

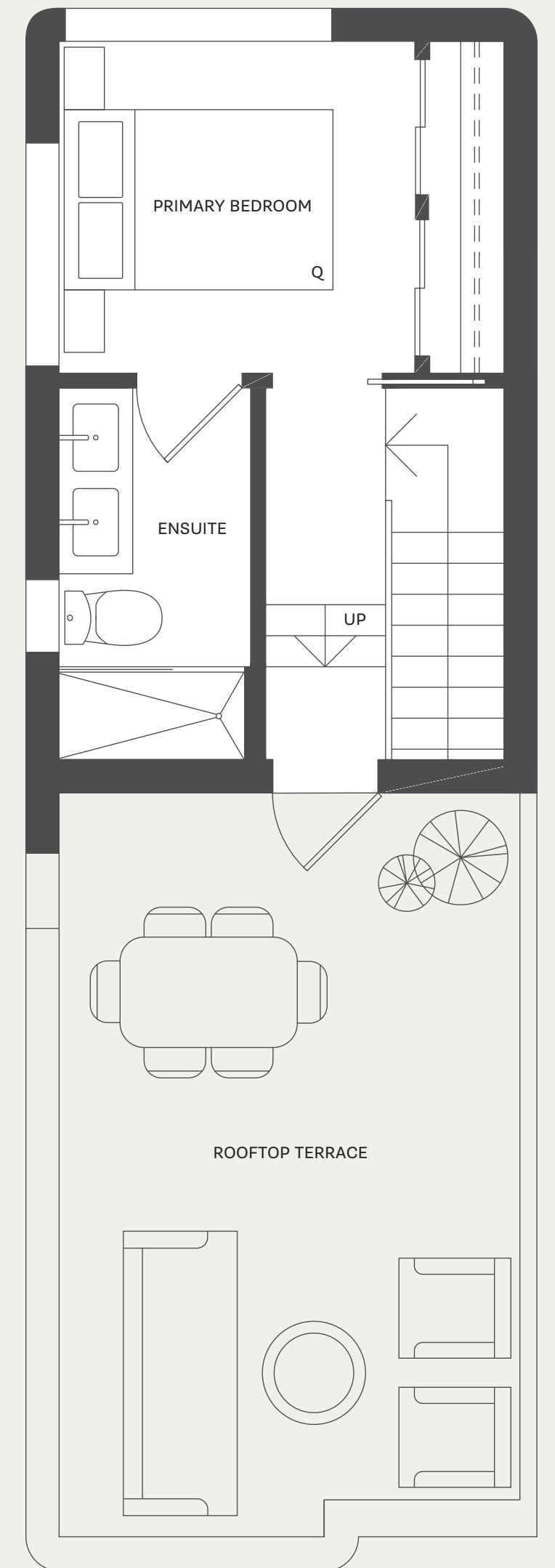
MAIN LEVEL



SECOND LEVEL



ROOFTOP TERRACE



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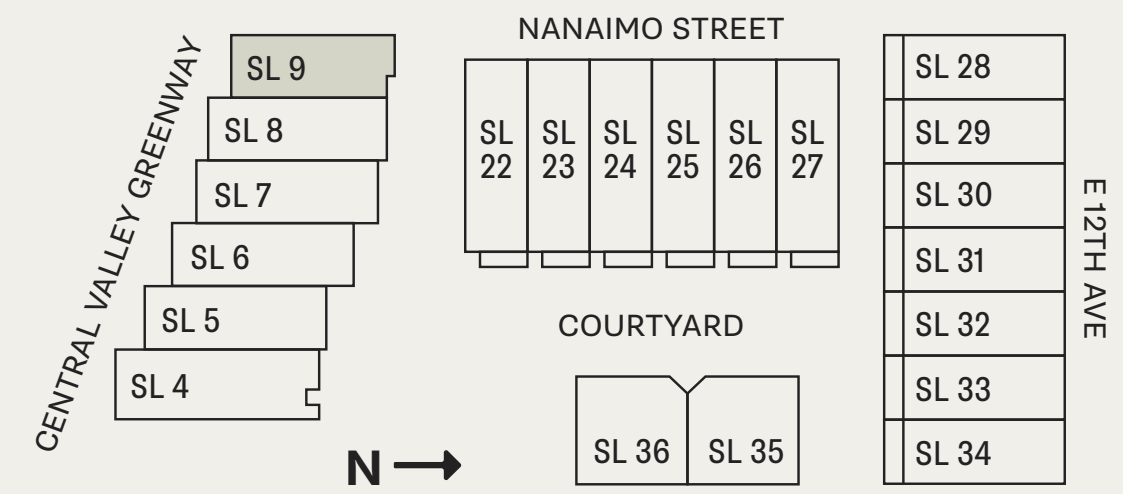
C4B

3 BEDROOM + FLEX + STORAGE / 2 BATHROOM

INTERIOR 1,340 SQ FT

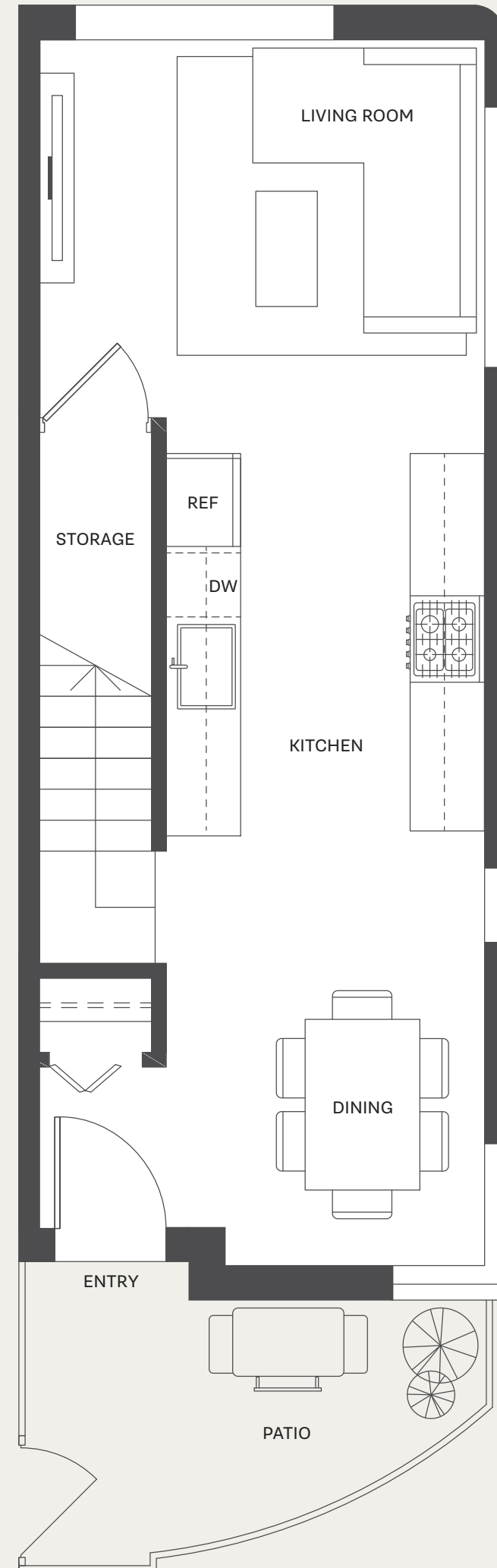
EXTERIOR 315 SQ FT

TOTAL 1,655 SQ FT

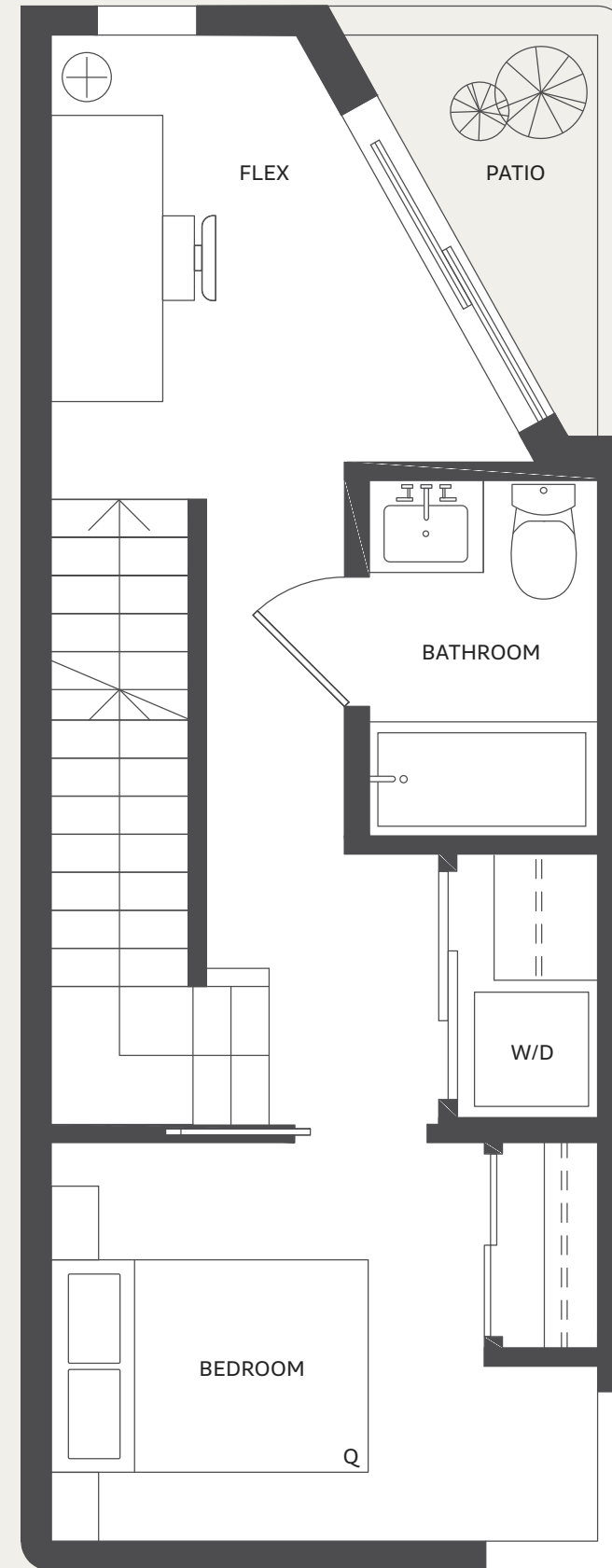


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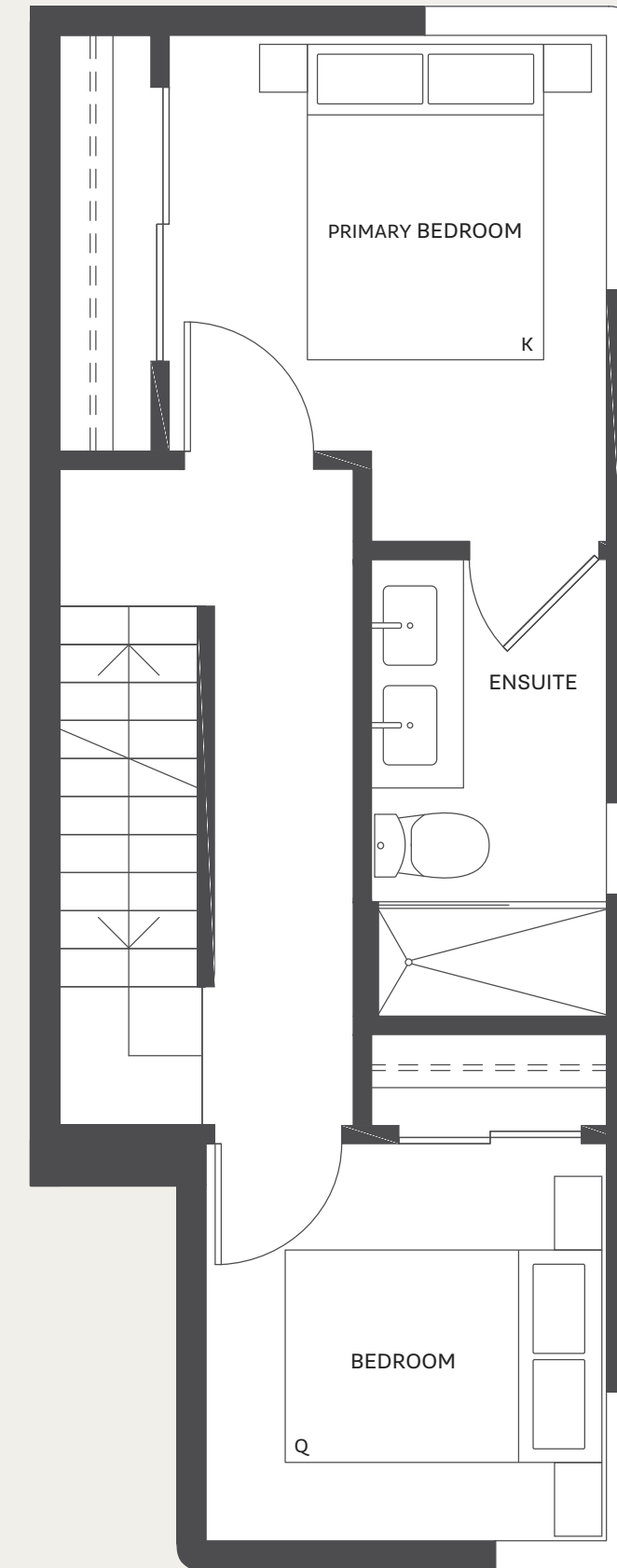
MAIN LEVEL



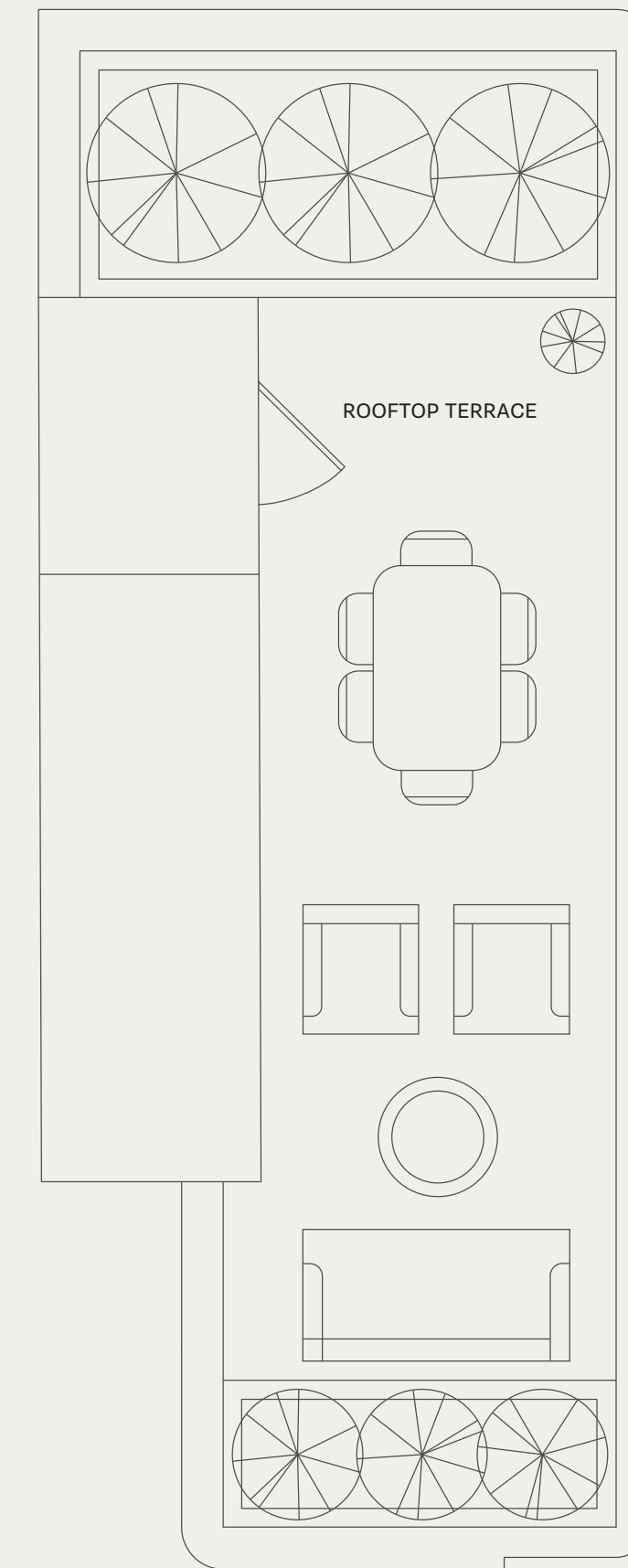
SECOND LEVEL



THIRD LEVEL



ROOFTOP TERRACE



TOWNHOME

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HOOD

WALKING DISTANCE TO TROUT LAKE & COMMUNITY CENTRE

- » Trout Lake Beach and dog park
- » John Hendry Park, walking trails, playgrounds and fields
- » Trout Lake Community Centre and ice rink
- » Trout Lake Farmers Market
- » Renewal planned by City of Vancouver including new boardwalk, lake lookouts, playground, food truck plaza and water quality enhancements

CENTRAL VALLEY GREENWAY RIGHT OUTSIDE YOUR DOOR

- » Bike commuting made easy
- » Dog walking, family strolls and recreational biking

SHORT WALK TO THE DRIVE

- » East Vancouver's vibrant shopping, dining, and entertainment district with 300+ boutique merchants including cafes, bakeries, shops and restaurants
- » Commercial/Broadway SkyTrain Station

CENTRAL LOCATION

- » Easy access to Hwy 1, the North Shore, Downtown Vancouver and beyond
- » Walk to Laura Secord Elementary, the Italian Cultural Centre, Vancouver Technical Secondary and grass fields
- » Walk to Renfrew Skytrain Station and 99 B-line bus route connecting to UBC

OUT

OUTSIDE THE HOME

- » Contemporary architectural design with rounded metal corners by award winning architectural firm Integra Architecture
- » Communal amenity-courtyard with outdoor dining, barbeque and children's play area designed to enhance social connection
- » Beautifully landscaped feature entry providing an inviting entrance into The Cut

- » Outdoor space for every home in the form of patios and private rooftop terraces
- » Sense of arrival with a ground-oriented front door for each and every home
- » Water connections on primary patios and rooftop terraces
- » Electric vehicle charging conduit rough-in

SAFETY AND SECURITY

- » Secure mail delivery system
- » Resident elevator with secure fob access control
- » Gated underground parking with secure storage, bicycle parking and repair area
- » Intercom at primary entrance with secure fob access
- » Fully sprinklered fire-protected buildings

INSIDE THE HOME

- » Calming interior design by award winning firm, McKinley Studios
- » Individually controlled air conditioning and heating for year-round climate control
- » HRV system with air filtration for fresh air intake and circulation (location varies per home, buyer to verify)
- » Beautiful and durable laminate flooring on main level of homes
- » Comfortable soft carpeting on stairs and upper levels of townhomes
- » 9' ceilings on main level of townhomes with oversized living room windows to allow for ample natural light*
- » Contemporary roller shades for natural light control
- » Minimalist profile baseboards and trim throughout
- » Energy efficient vented front-loading Samsung stacked washer/dryer
- » Solid core entry door with matte black lever and privacy lock
- » Modern flat panel doors in bedrooms, bathrooms and closets
- » Hardwired smoke detectors in all homes

KITCHEN

- » Statement curved kitchen island with waterfall*
- » A choice of two tonal color schemes:
Light scheme features a warm Dekton countertop and backsplash
Grey scheme features a cool grey Silestone countertop and backsplash
- » Large kitchen window opening to a landscaped courtyard*
- » European-inspired cabinetry complete with soft-close drawers and integrated finger pulls
- » Under cabinet LED strip lighting for well-lit kitchen prep
- » Directional cylinder lights over kitchen island*
- » Kohler fixtures and accessories
- » Undermount stainless steel single bowl sink
- » Sleek dual spray, pull down chrome faucet for easy clean up
- » Minimalist chrome hardware
- » Smart lighting system with dimmer control in the kitchen
- » Premium Italian designed integrated appliance package

BATHROOM

- » Minimalist cabinetry with soft-close doors and drawers
- » Double door mirror medicine cabinets with LED lighting*
- » Wall mounted faucet in double vanity ensuite*
- » Beautiful and durable solid surface countertop matching kitchen selection
- » European porcelain large format matching floor and wall tiles in double vanity ensuite*
- » Kohler chrome fixtures and accessories
- » Undermount rectangular sink for a sleek modern look
- » Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes
- » Kit-kat shower tile with integrated soap niche and custom floor tile for a seamless look and feel in ensuite*
- » Fixed panel glass shower enclosure in ensuite shower*
- » Soft-close, eco-friendly and low consumption toilet in all bathrooms

2 + 3 BEDROOM HOMES

- » Full size 30" Fulgor Milano fridge with integrated millwork
- » Full size 30" Fulgor Milano dual flame 5-burner gas cooktop
- » Full size 30" Fulgor Milano convection wall oven
- » 24" Blomberg dishwasher with integrated millwork
- » Euroline concealed hood fan
- » Panasonic built-in microwave

1 BEDROOM HOMES

- » 24" Fulgor Milano fridge with integrated millwork
- » 30" Fulgor Milano dual flame 4-burner gas cooktop
- » 30" Fulgor Milano convection wall oven
- » 24" Blomberg dishwasher with integrated millwork
- » Euroline concealed hood fan
- » Panasonic built-in microwave

NEW HOME PIECE OF MIND

- » Comprehensive home warranty
- » One year coverage, in-suite deficiencies
- » Two year coverage, common area materials and workmanship
- » Five year coverage, high-efficiency building envelope
- » Ten year coverage, structural materials and labour



HABITAT / MOUNT PLEASANT



ASSEMBLY / STRATHCONA



LEFT FIELD / CEDAR COTTAGE



Q / NORTH VAN



TIME / NORTH VAN



UPTOWN COLE PARK / DALLAS

fabric

Ergas Group

The Cut is a collaboration by two local developers with over 50 years of combined experience; fabric and Ergas Group.

WE KNOW EAST VAN

fabric and Ergas Group have come together on The Cut to develop thoughtful and innovative homes of distinct quality.

fabric living has been celebrating the unique, vibrant and authentic communities of East Vancouver since 2015. The newest addition to their growing East Van collection, The Cut is a true representation of fabric's mission to enhance community, lead with design and build purposeful spaces.

Ergas Group is an established family real estate investment and development firm with Vancouver roots and has a longstanding legacy of developing multi-family homes across the lower mainland and the US.

Together, fabric and Ergas Group are excited for the opportunity to celebrate the unique East Van lifestyle with the creation of The Cut, adding character to an already exciting neighbourhood.

Hello@TheCutEastVan.com
604 398 4541

PRESENTATION CENTRE

1816 Commercial Drive, East Van

TheCutEastVan.com

In the continuing effort to improve our homes, the developer reserves the right to modify or change plans, specifications, finishes and features without notice. Images shown are artist's conceptual renderings only. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&E.O.