

# THE CUT

*phase 2*

EXCLUSIVE PREVIEW PACKAGE

# WELCOME TO THE HOOD



In the heart of East Van's Trout Lake neighbourhood lies a true hidden gem, waiting to be discovered. Welcome to Phase 2 at The Cut.

Tucked away from the hustle and bustle, these townhomes and garden flats offer peaceful urban living. A residential oasis amongst tree-lined streets along the Central Valley Greenway, where the unexpected is woven into everyday life. Just a short walk away, Trout Lake invites you to unwind in its natural splendor with graceful willows and peaceful pathways.

**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

A photograph of a park scene. In the foreground, a woman with long dark hair, wearing a white top and plaid pants, is walking a dark-colored dog on a leash along a light-colored gravel path. The path curves through a grassy area. In the background, several large, mature weeping willow trees with dense, drooping green foliage dominate the landscape. The sky is a pale, overcast grey. The overall atmosphere is calm and natural.



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 where it's at 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**

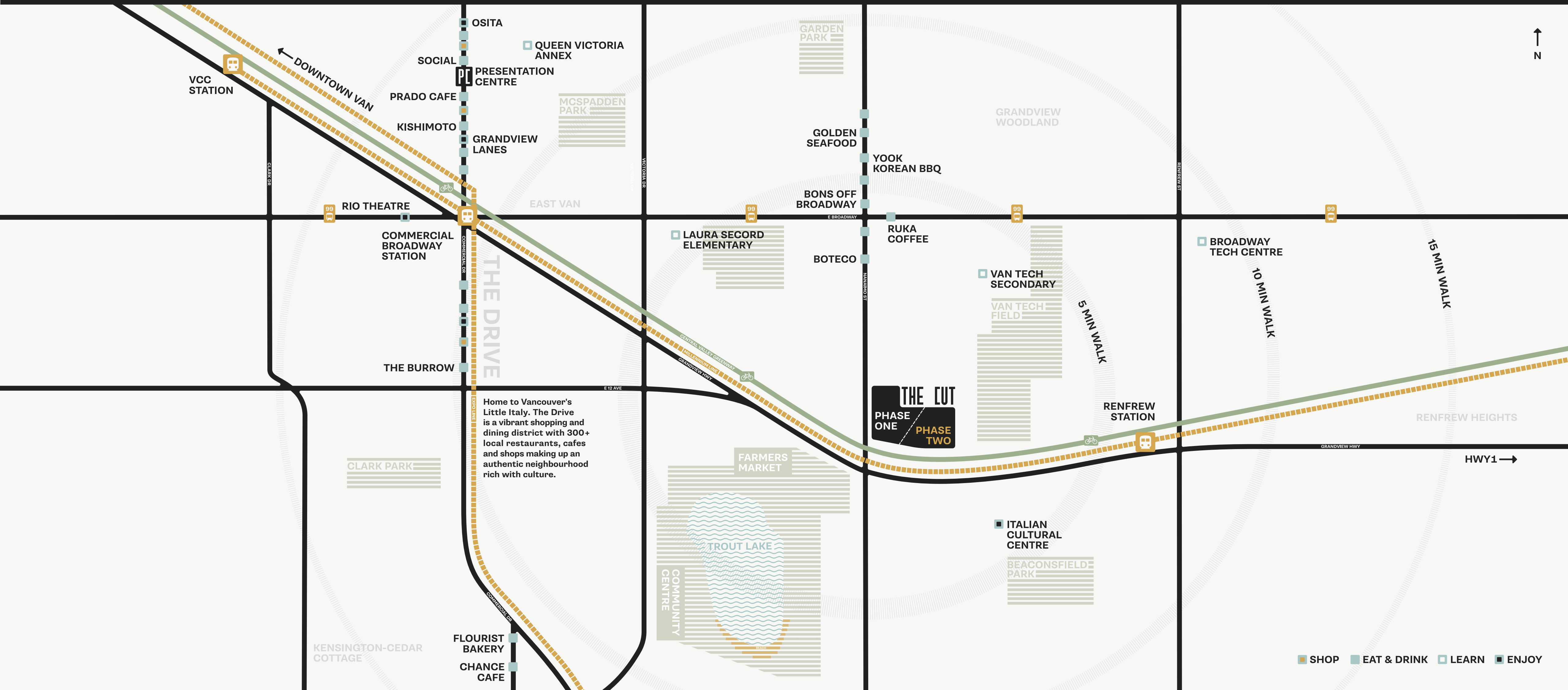
Two Skytrain stations, Renfrew and Commercial Broadway, are a short walk away. Board the train and be downtown in as little as 10 minutes and enjoy an easy connection to UBC with the 99B Line passing on Broadway, three blocks away.



### **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



# OUT

The Cut features expressive and contemporary architecture with unique rounded metal corners enhanced 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**

Spacious 9 ft. ceilings allow for overheight cabinets with ample storage and efficient layouts. The Cut kitchens are made to impress.

### **AIR CONDITIONING**

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.

# IN



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.

KITCHEN



#### **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 soap & shampoo 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.

## 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
- » Cycle along the connected Greenway all the way to Downtown Vancouver or New Westminster

### 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 and the Italian Cultural Centre
- » Walk 1 block to Vancouver Technical Secondary and enjoy the tennis courts, basketball courts, football field, turf soccer pitch and 400m running track
- » 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 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 ensuites\*
- » Beautiful and durable solid surface countertop matching kitchen selection
- » European porcelain large format matching floor and wall tiles in double vanity ensuites\*
- » Kohler chrome fixtures and accessories
- » Undermount rectangular sink for a sleek modern look
- » Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes
- » Integrated soap niche and custom floor tile for a seamless look and feel in ensuites\*
- » 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

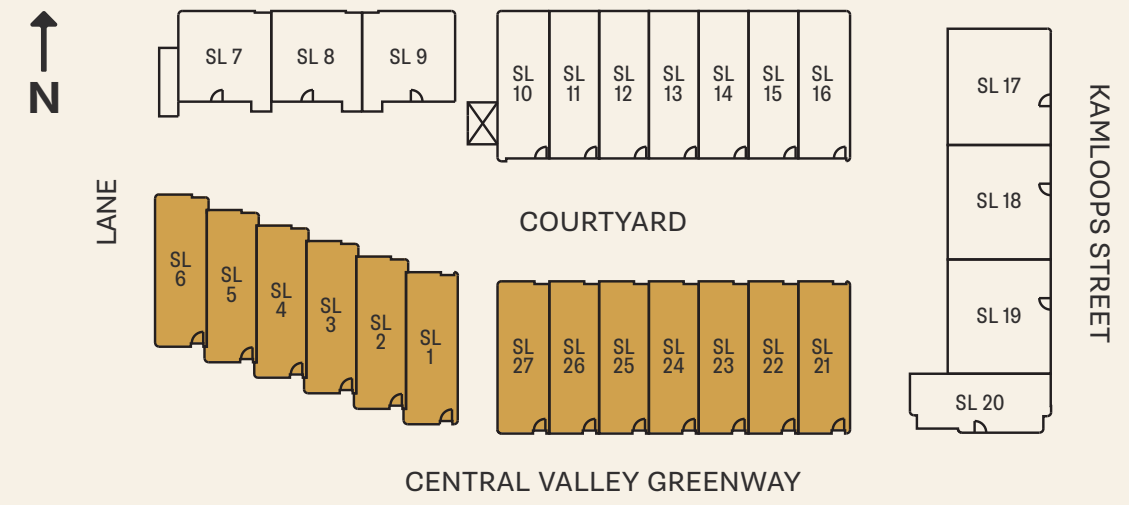


**1 BEDROOM + 1 BATHROOM**

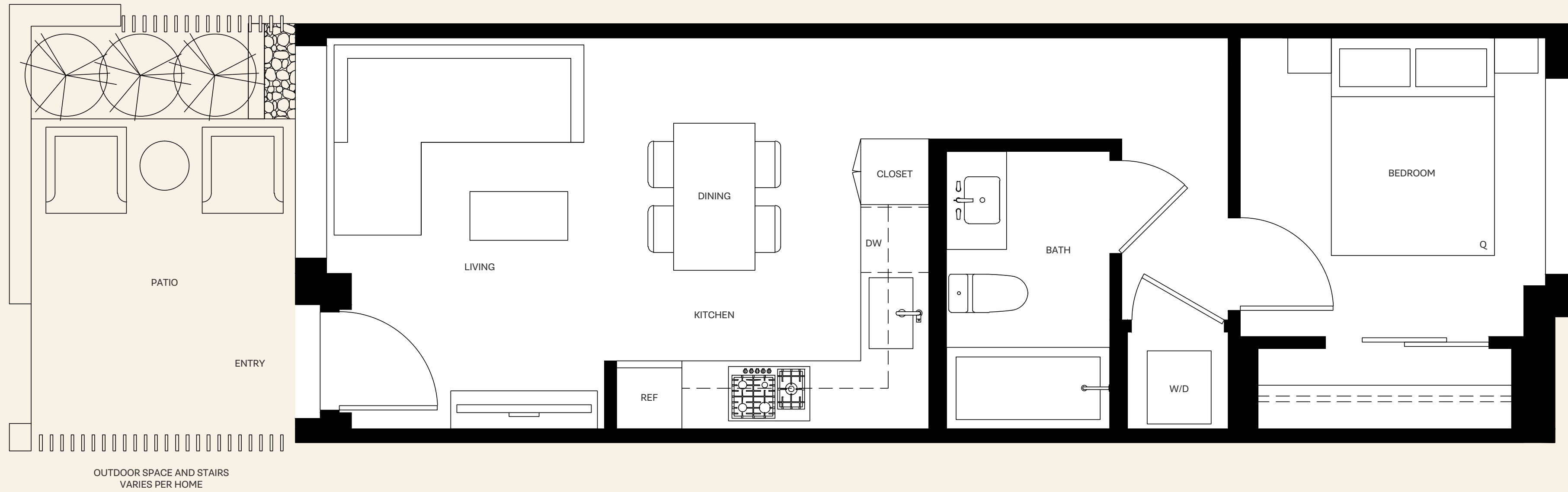
**INTERIOR** 490 sq ft

**EXTERIOR** 78 - 111 sq ft

**TOTAL** 568 - 601 sq ft



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# A3

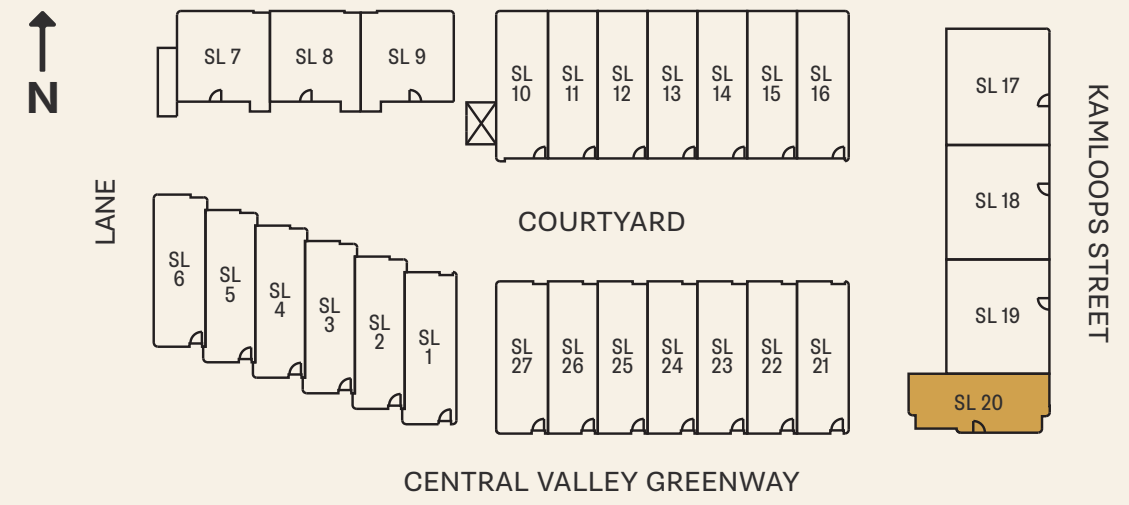
*phase 2*

**1 BEDROOM + 1 BATHROOM**

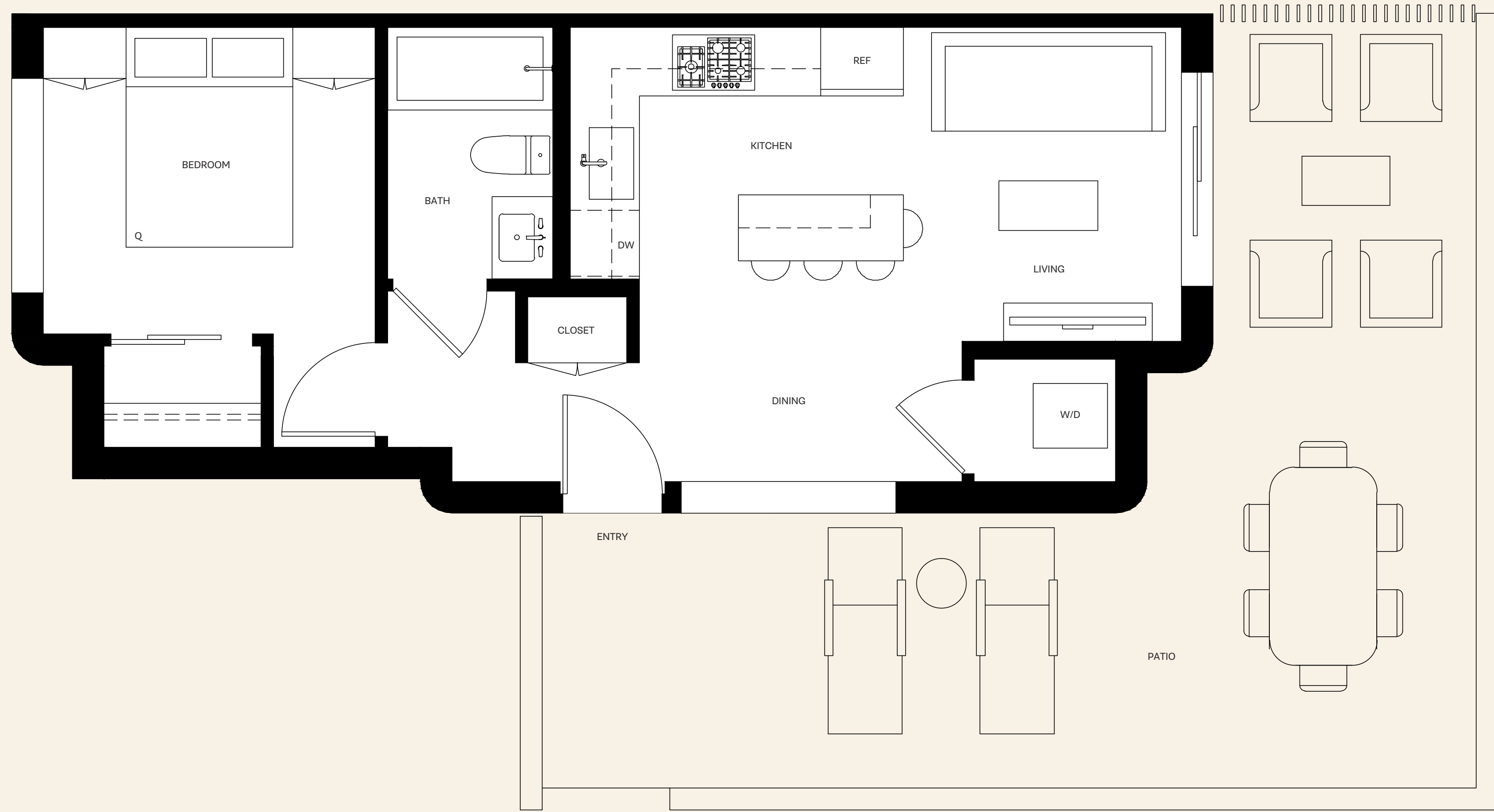
**INTERIOR** 495 **SQ FT**

**EXTERIOR** 381 **SQ FT**

**TOTAL** 876 **SQ FT**



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**GARDEN FLAT**

Dimensions, sizes, specifications, layouts, materials and features are approximate only and subject to change without notice. Actual floor plan may be mirrored. Window placements, outdoor space and exterior stairs 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.

# B4A

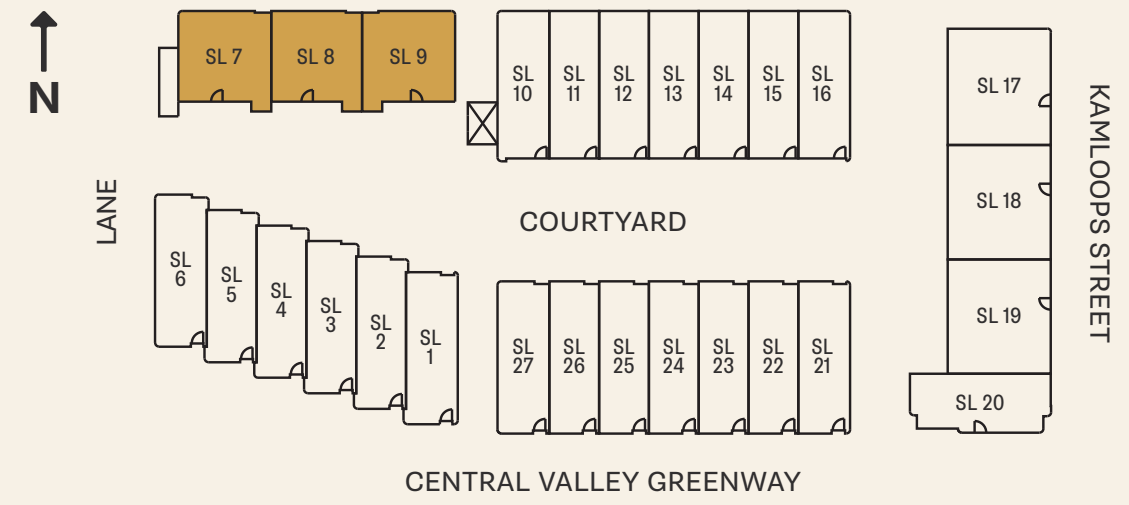
*phase 2*

1 BEDROOM + FLEX / 1 BATHROOM

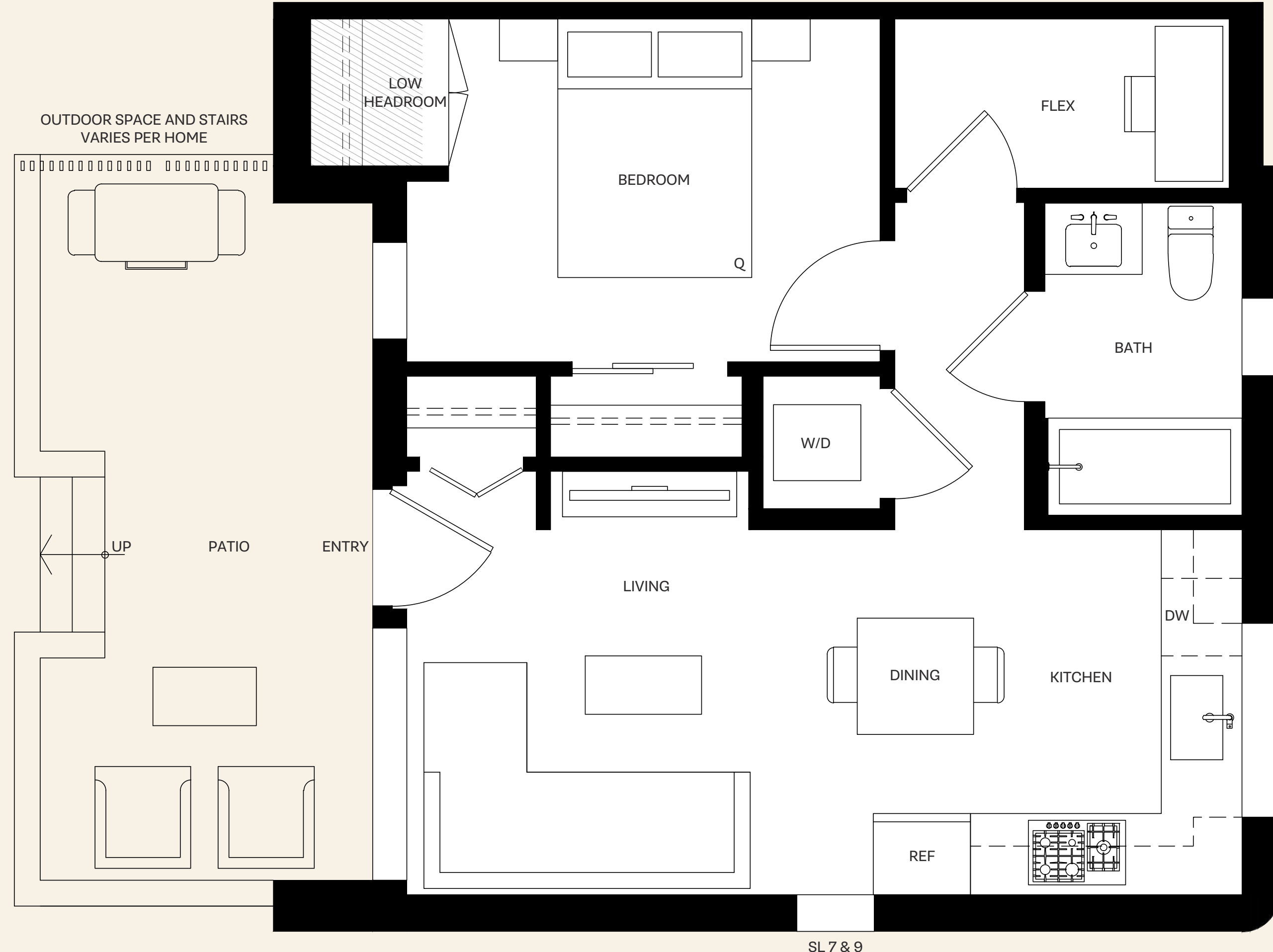
INTERIOR 540 SQ FT

EXTERIOR 138 - 160 SQ FT

TOTAL 678 - 700 SQ FT



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GARDEN FLAT

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# B5

*phase 2*

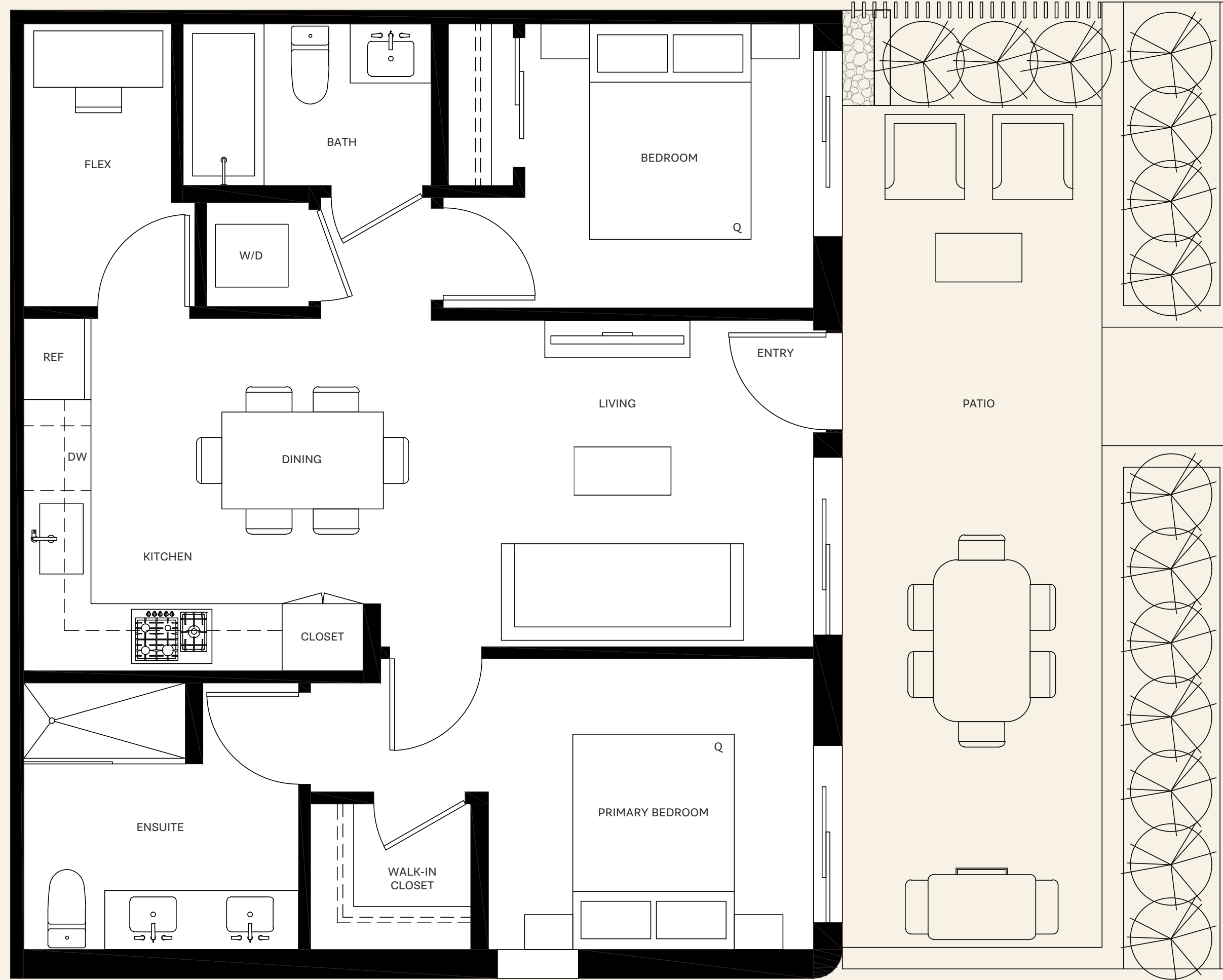
**2 BEDROOM + FLEX / 2 BATHROOM**

**INTERIOR 754 SQ FT**

**EXTERIOR 220 SQ FT**

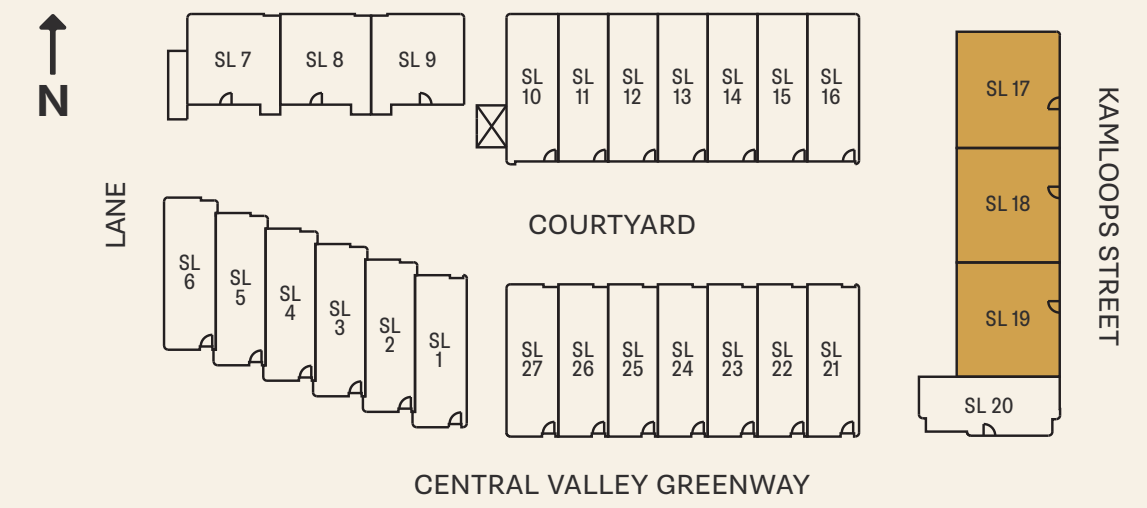
**TOTAL 974 SQ FT**

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SL 17 ONLY

OUTDOOR CONFIGURATION VARIES FOR SL17



# B3

phase 2

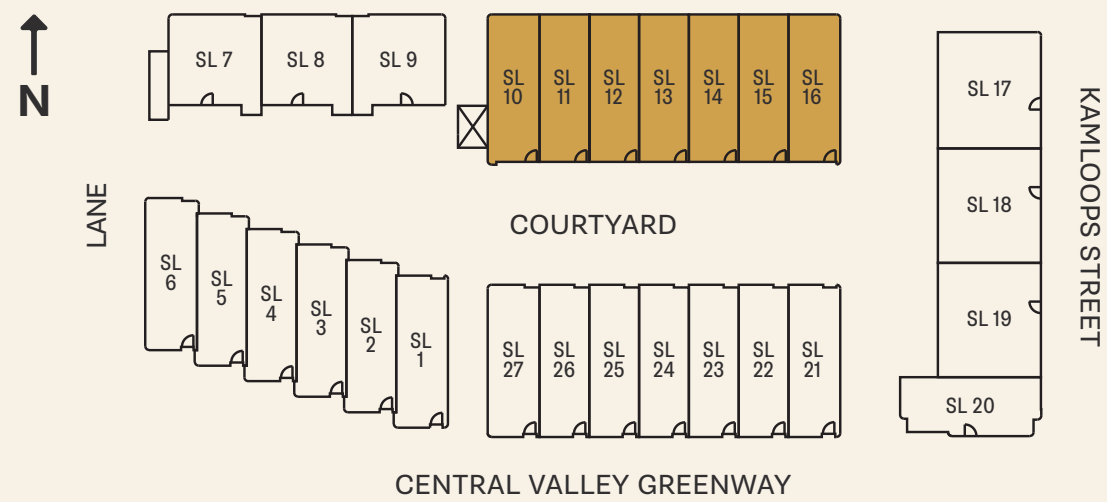
**2 BEDROOM / 2.5 BATHROOM**

**INTERIOR** 1,038 SQ FT

**EXTERIOR** 483 - 497 SQ FT

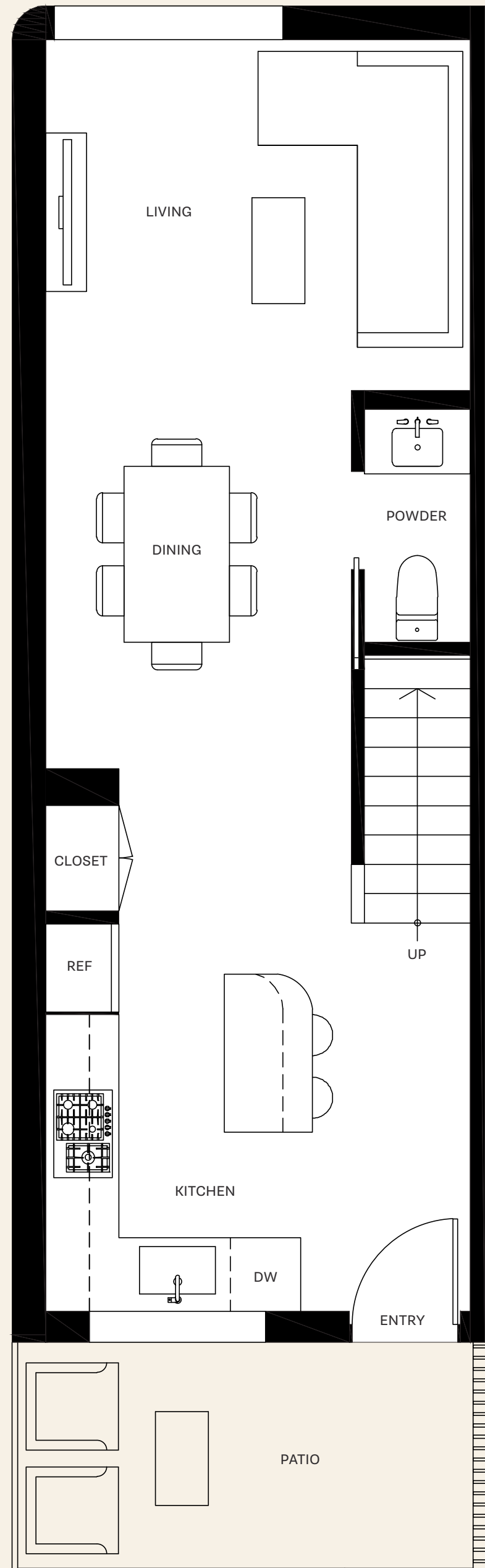
**TOTAL** 1,521 - 1,535 SQ FT

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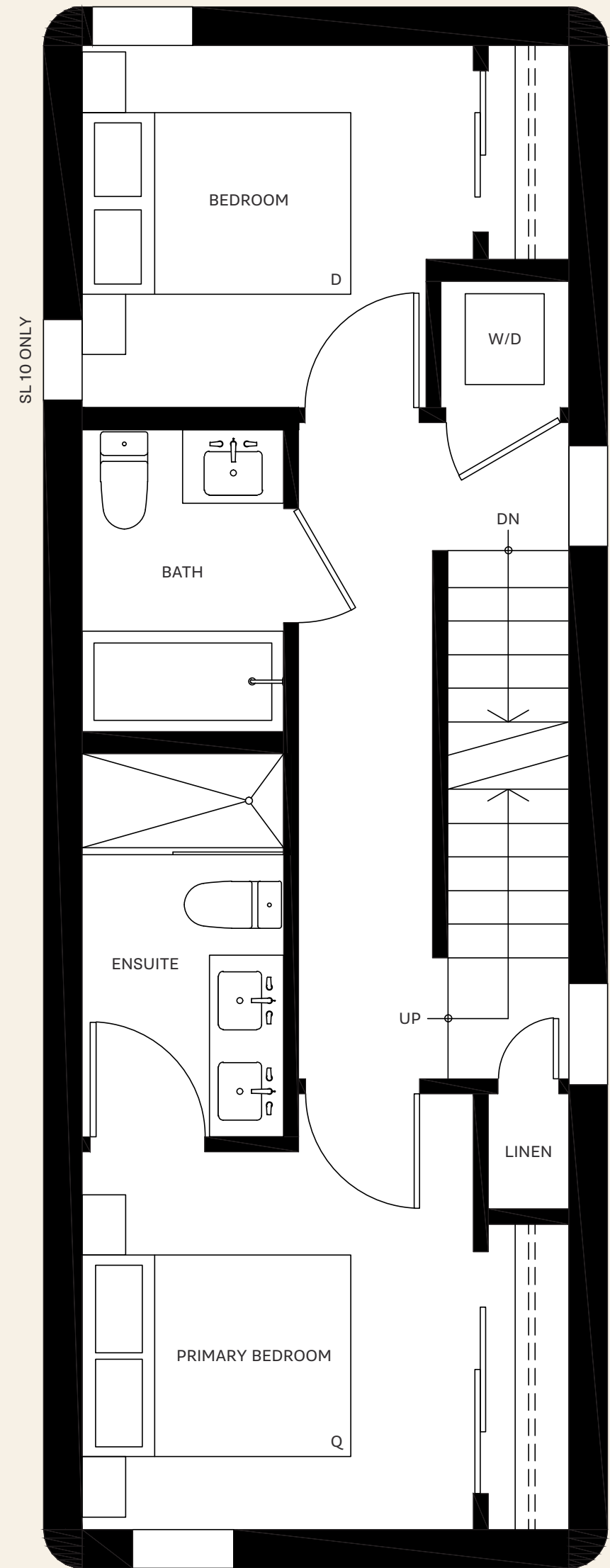
TOWNHOME

MAIN LEVEL

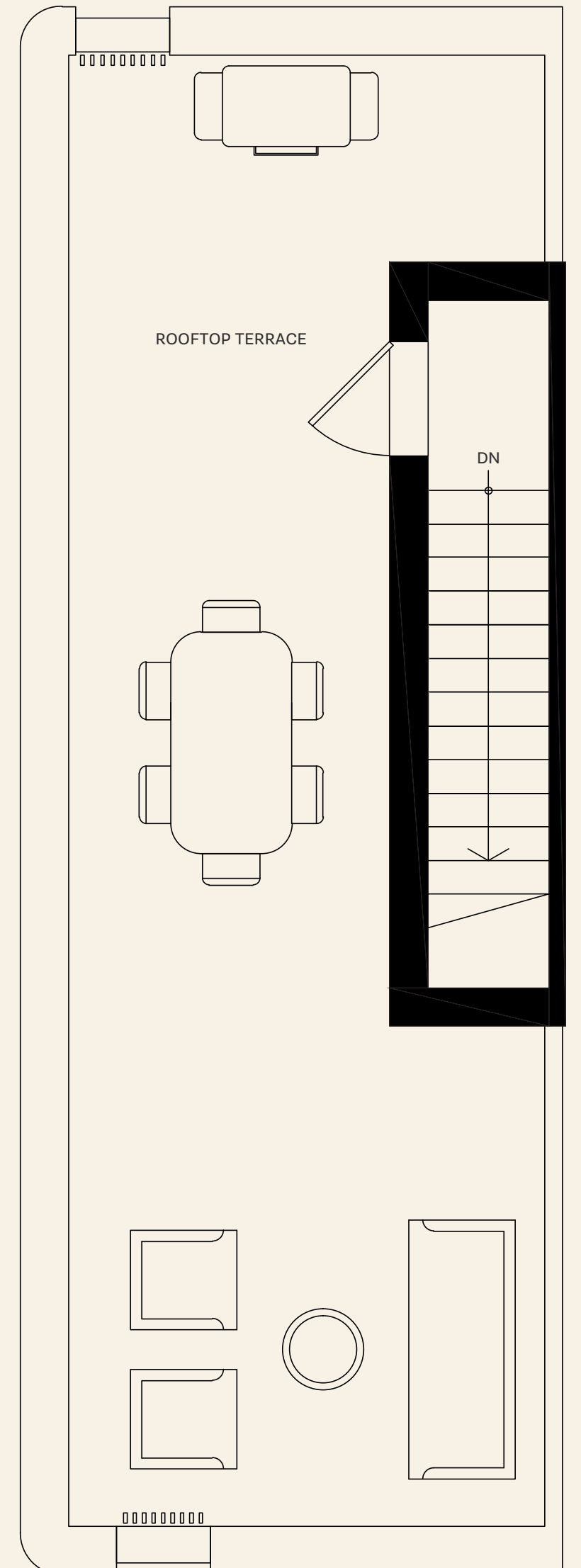


OUTDOOR SPACE VARIES PER HOME

SECOND LEVEL



ROOFTOP TERRACE



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# B4

*phase 2*

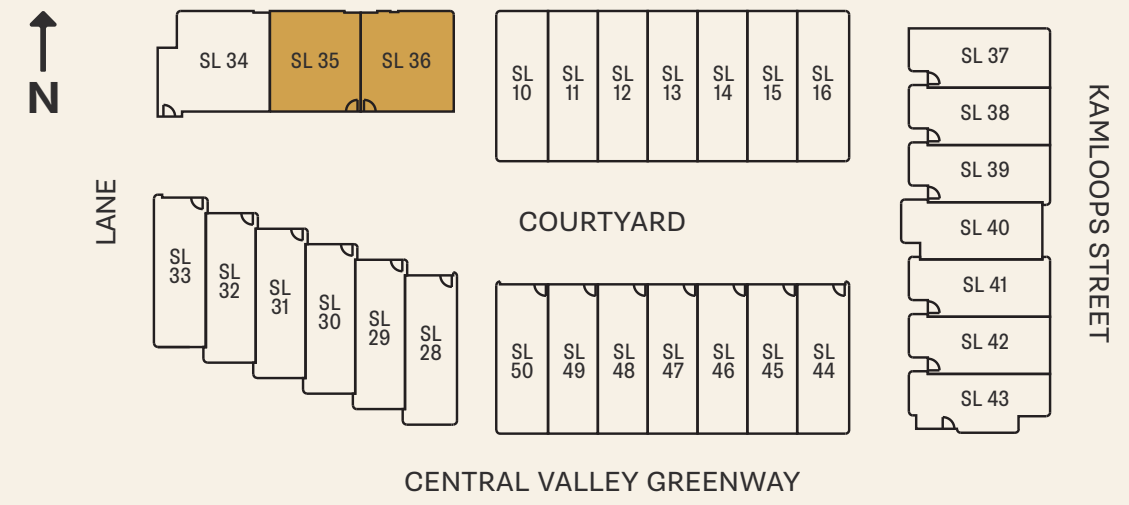
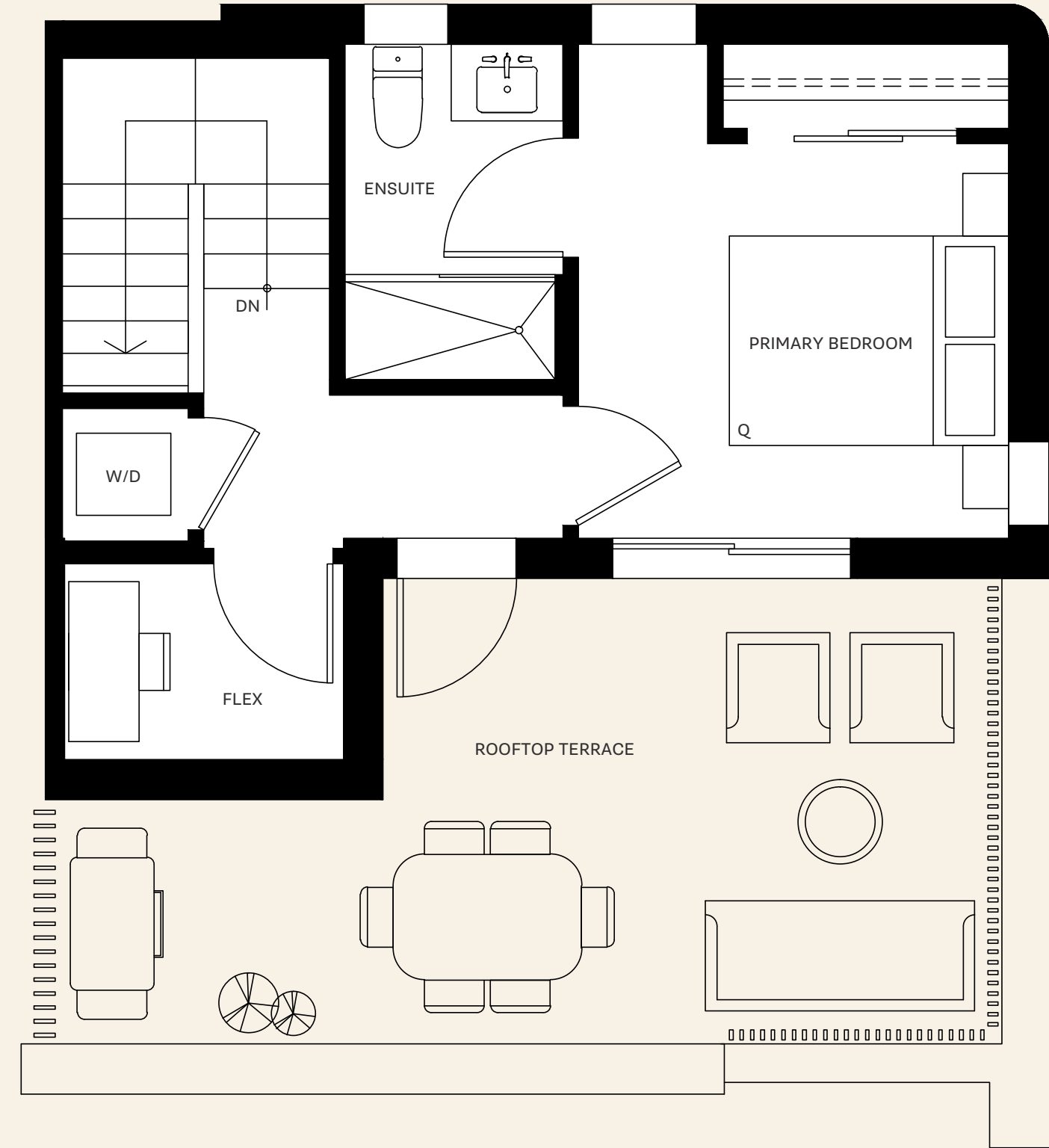
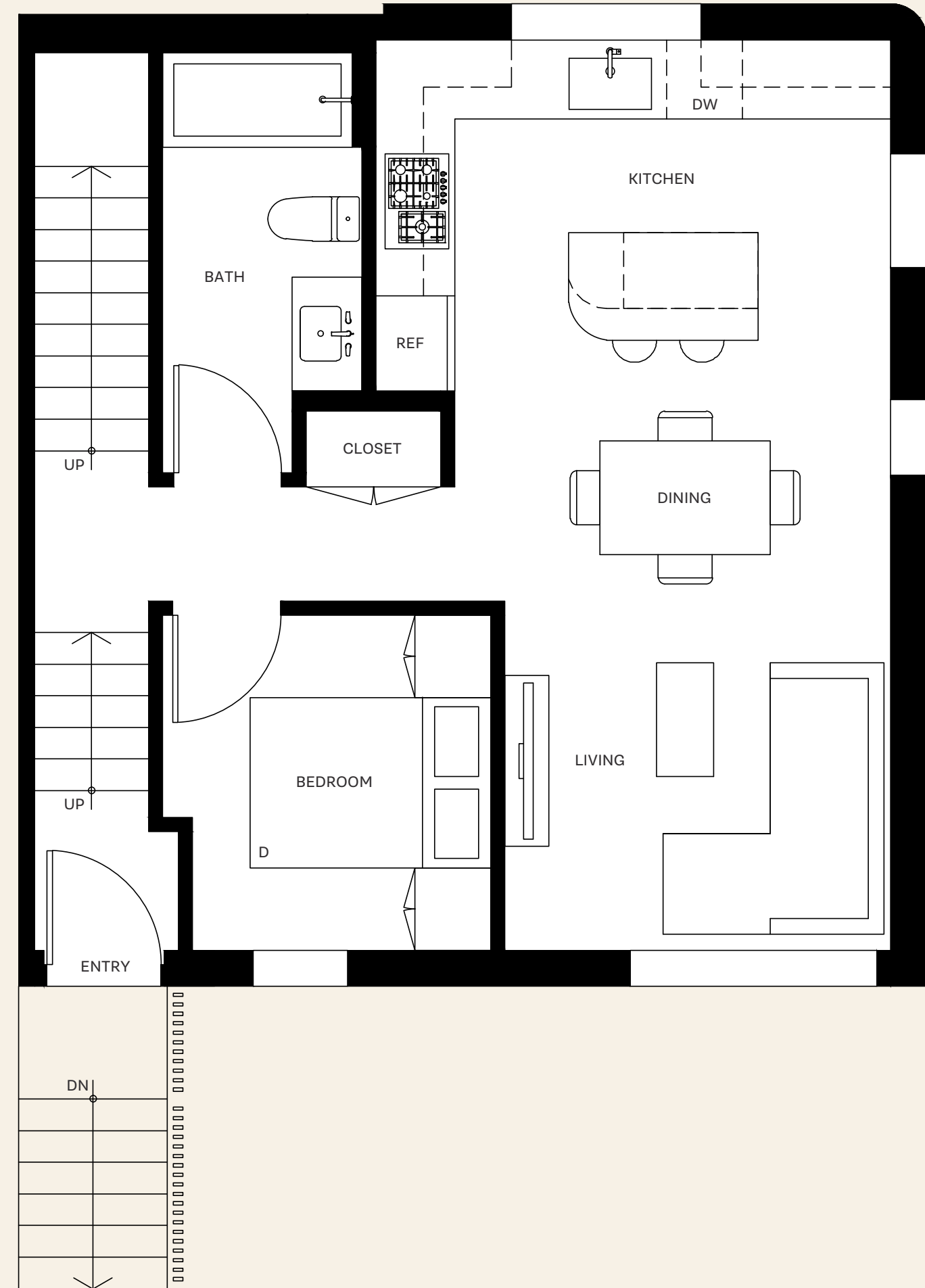
**2 BEDROOM + FLEX / 2 BATHROOM**

**INTERIOR 925 SQ FT**

**EXTERIOR 225 SQ FT**

**TOTAL 1,150 SQ FT**

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TOWNHOME

# B4E

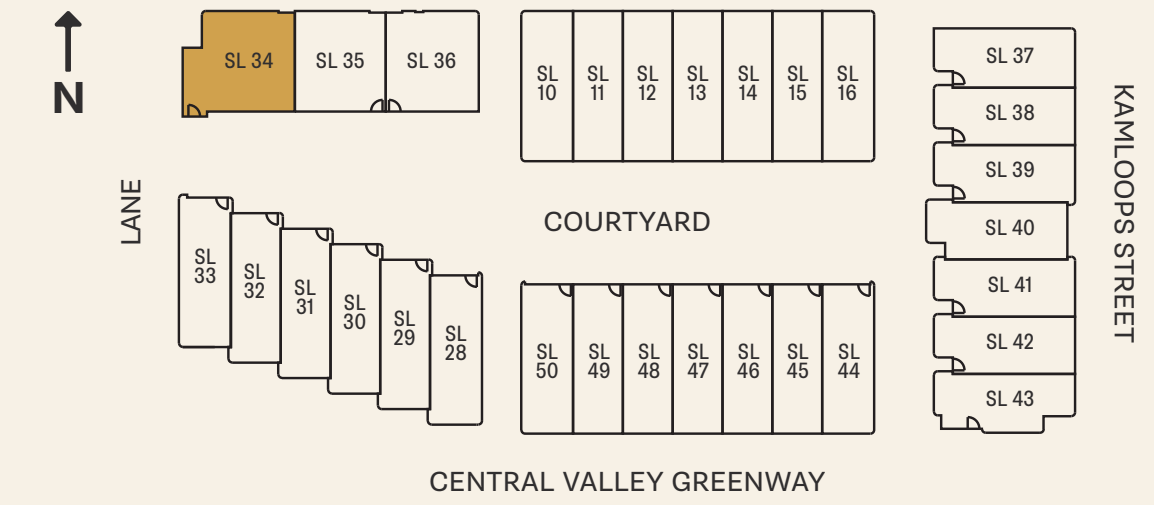
*phase 2*

2 BEDROOM + FLEX / 2 BATHROOM

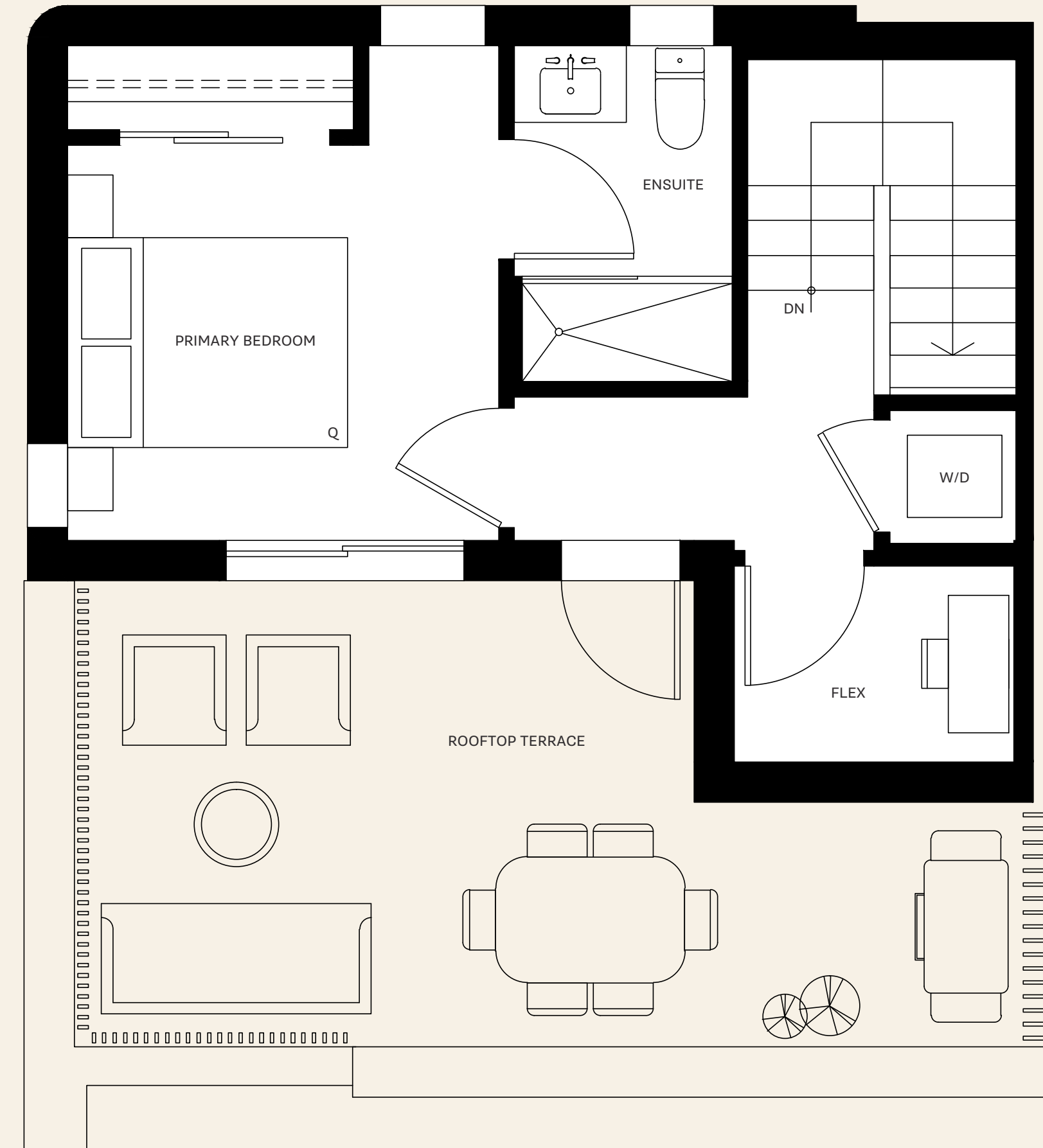
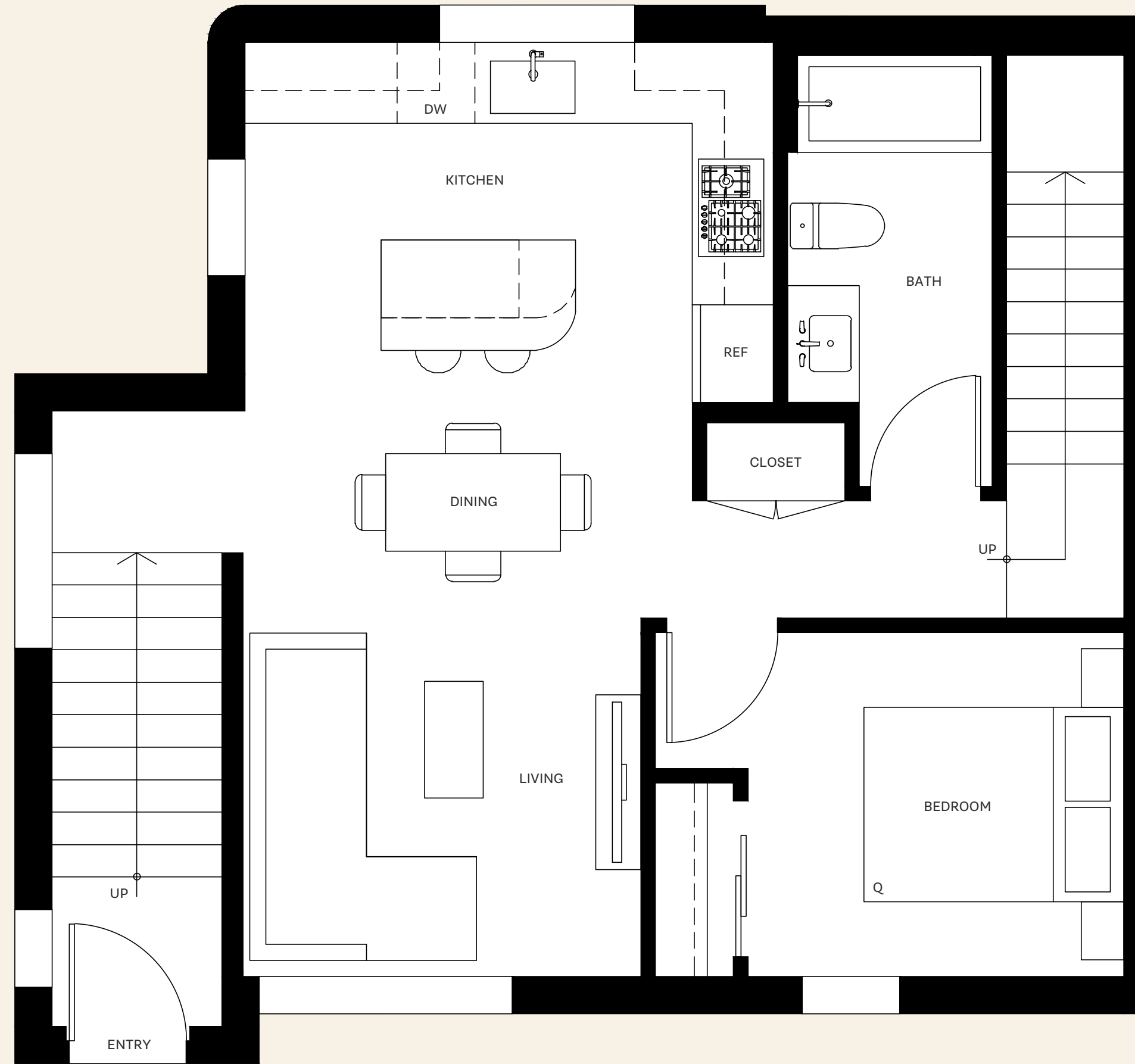
INTERIOR 1,011 SQ FT

EXTERIOR 224 SQ FT

TOTAL 1,235 SQ FT



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# C4

phase 2

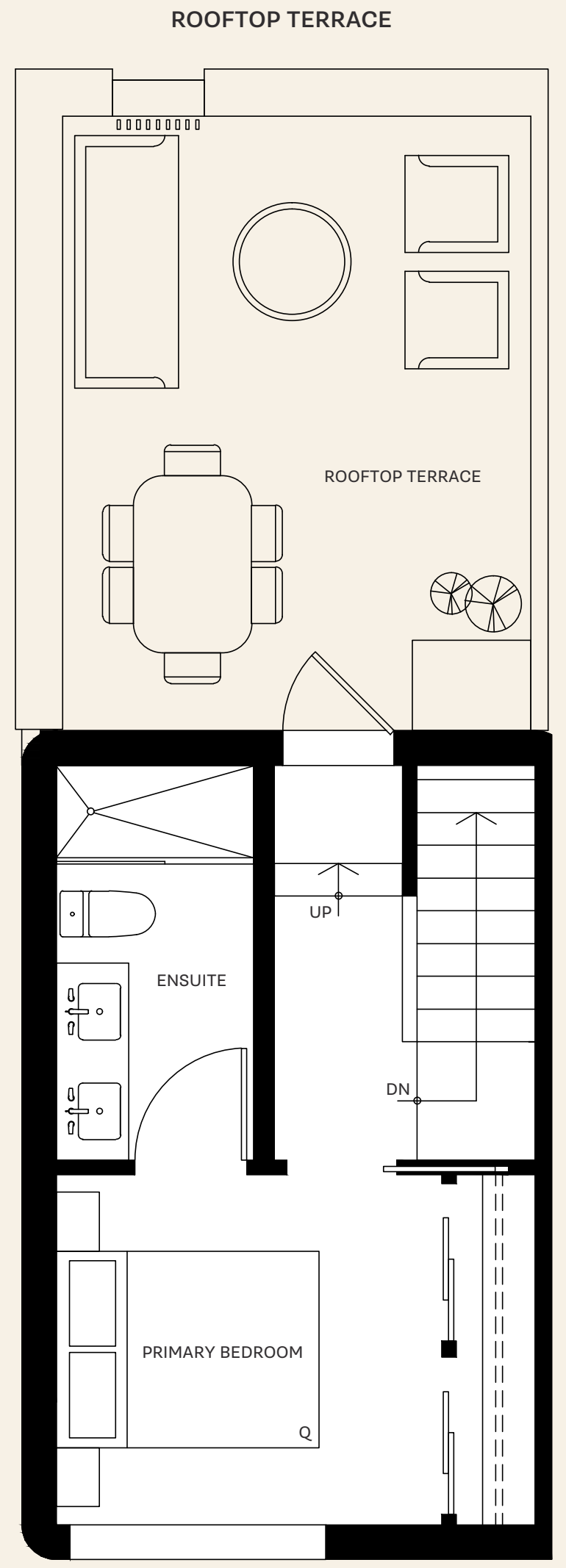
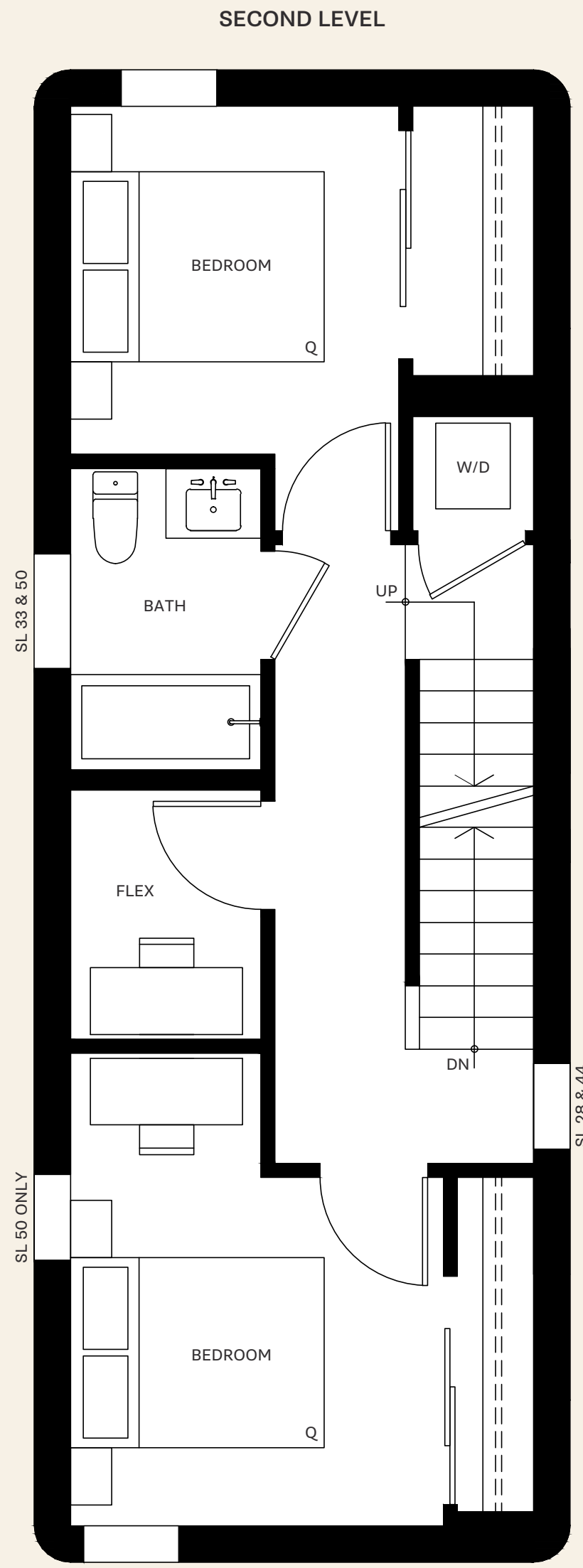
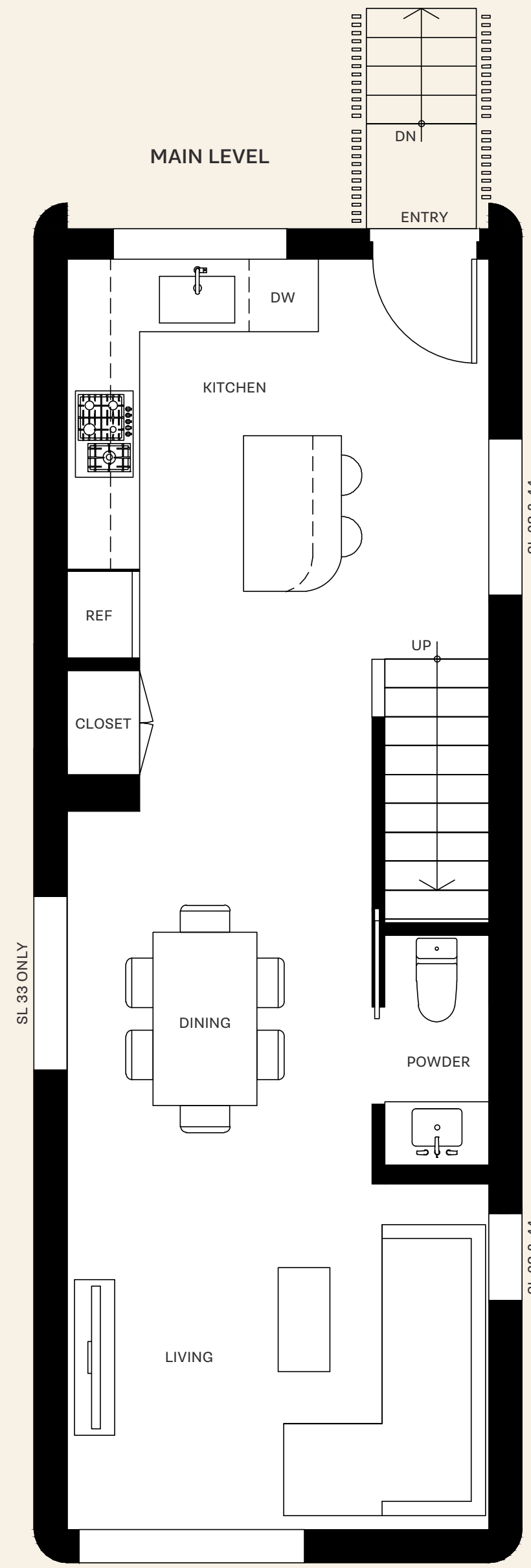
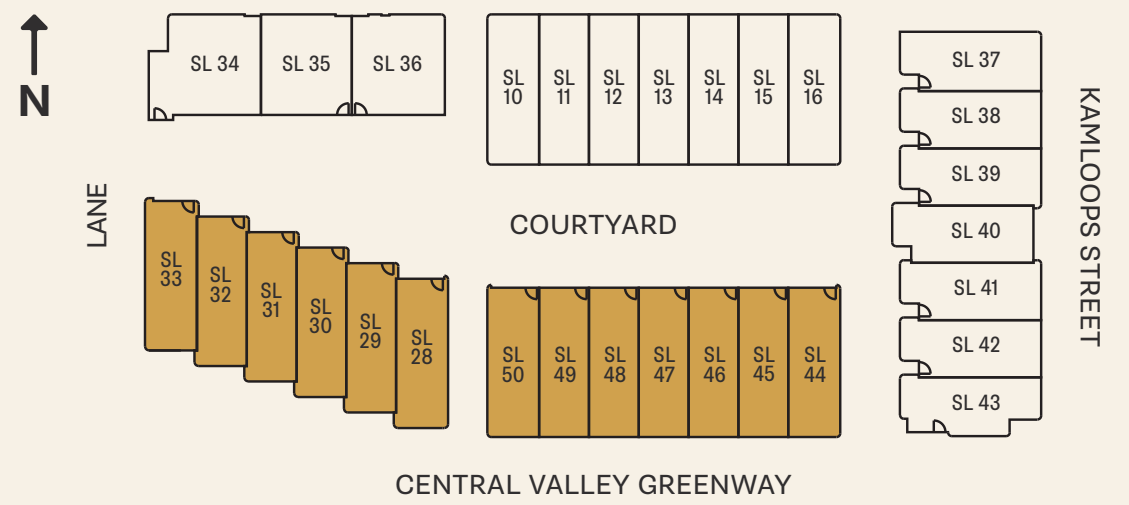
## 3 BEDROOM + FLEX / 2.5 BATHROOM

INTERIOR 1,236 - 1,248 SQ FT

EXTERIOR 192 SQ FT

TOTAL 1,428 - 1,440 SQ FT

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TOWNHOME

# D2

*phase 2*

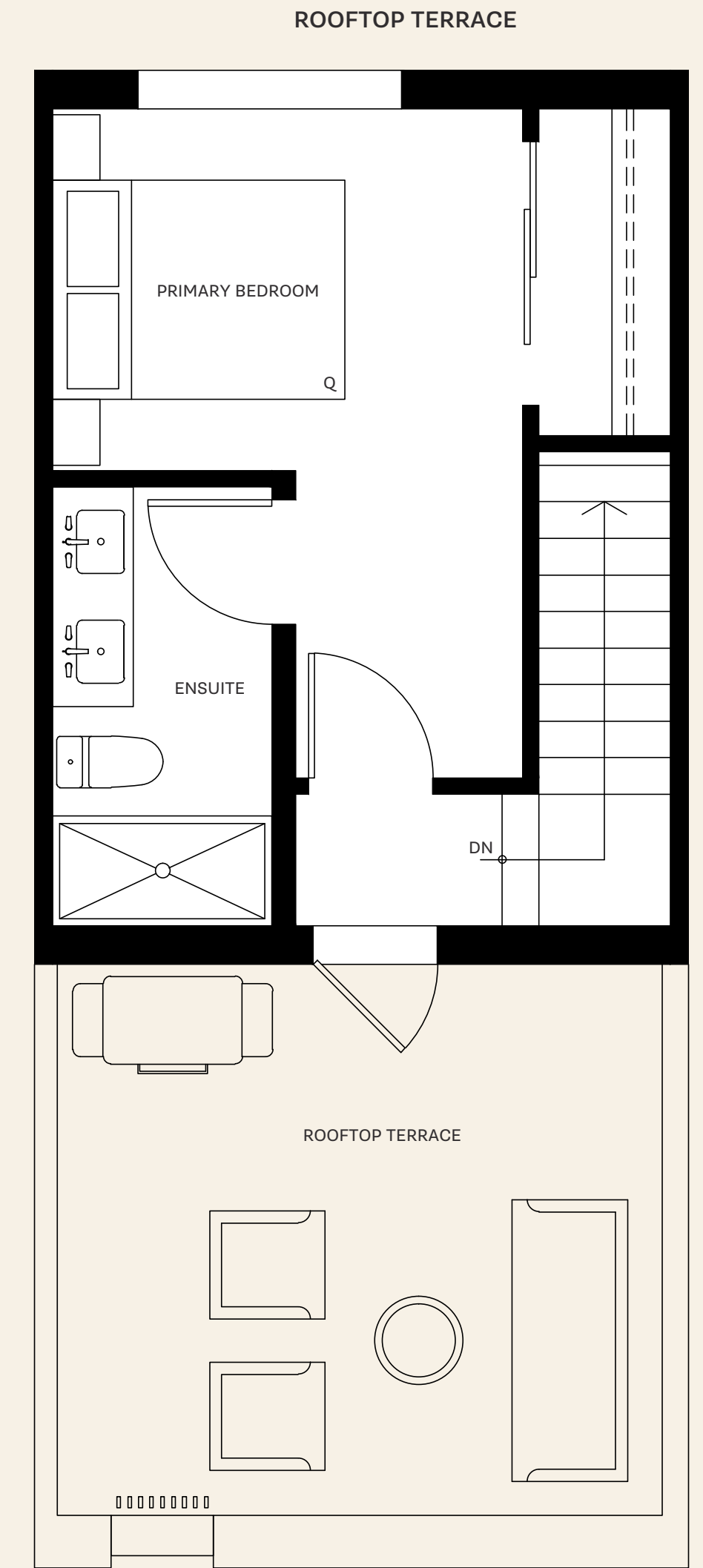
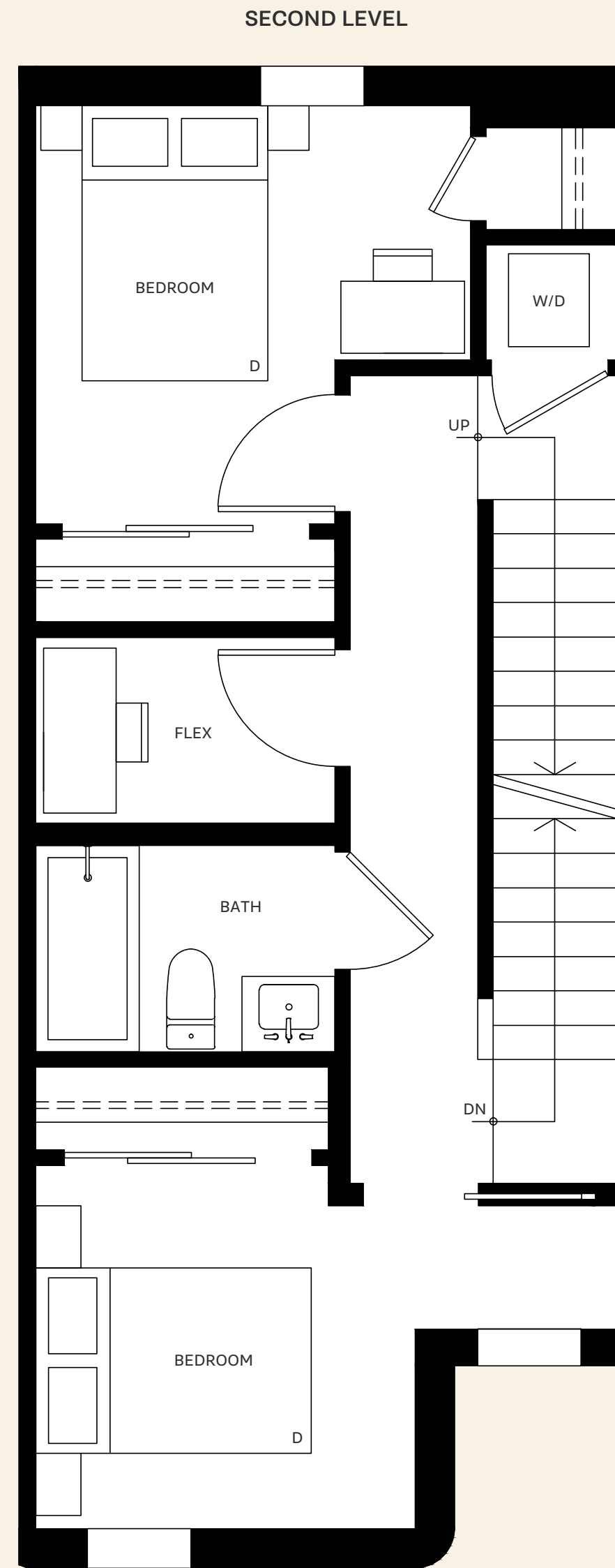
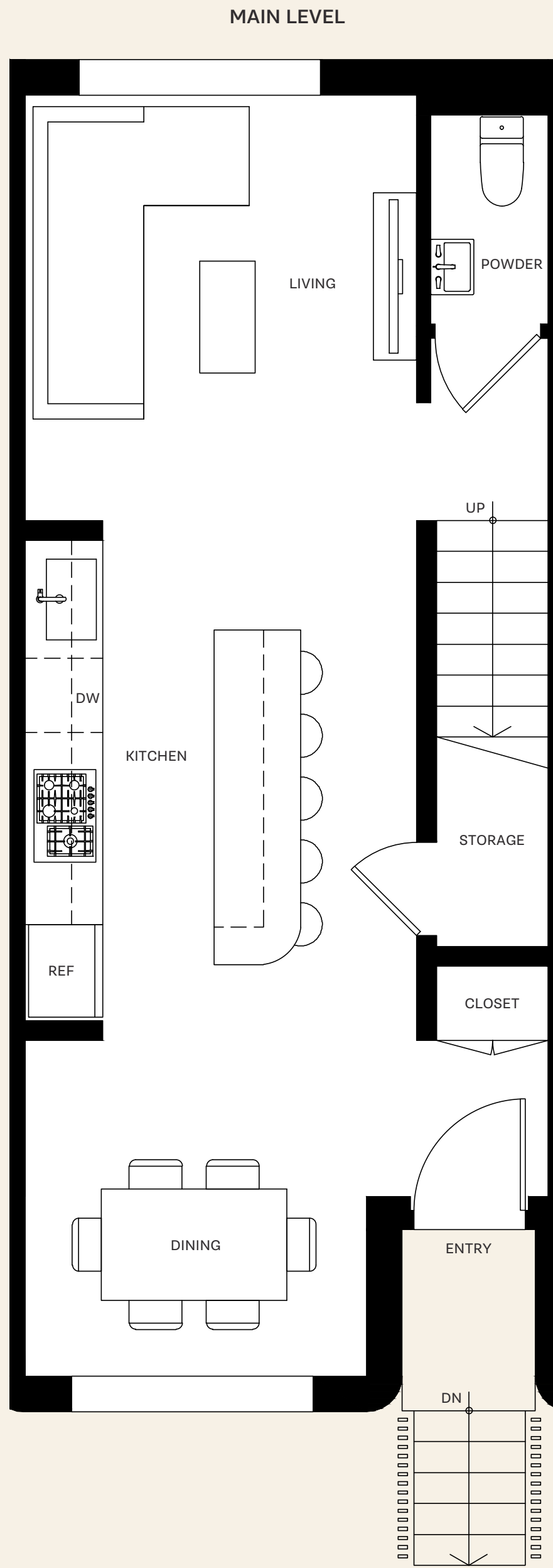
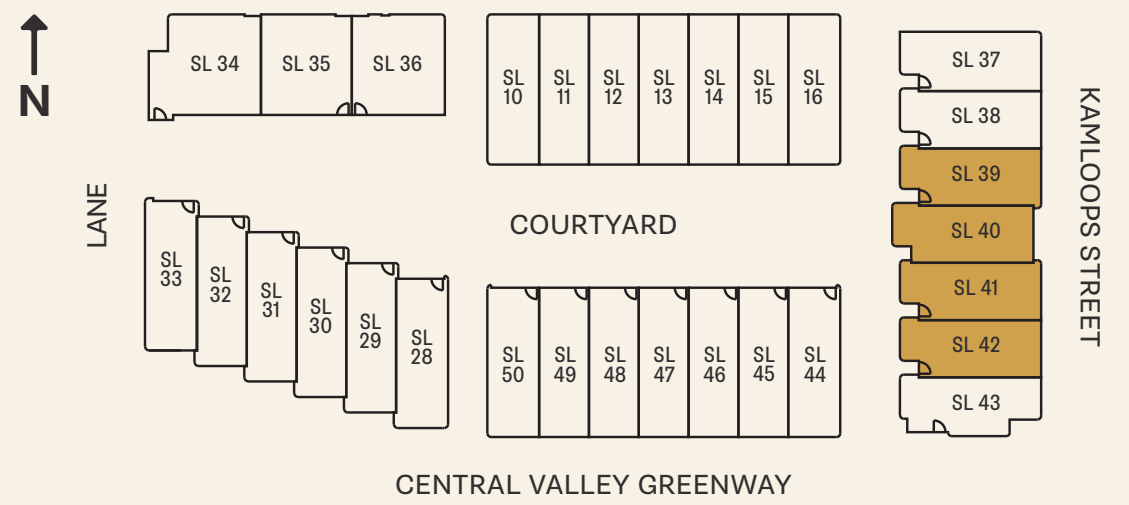
## 3 BEDROOM + FLEX / 2.5 BATHROOM

INTERIOR 1,296 SQ FT

EXTERIOR 190 SQ FT

TOTAL 1,486 SQ FT

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TOWNHOME

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# D2A

*phase 2*

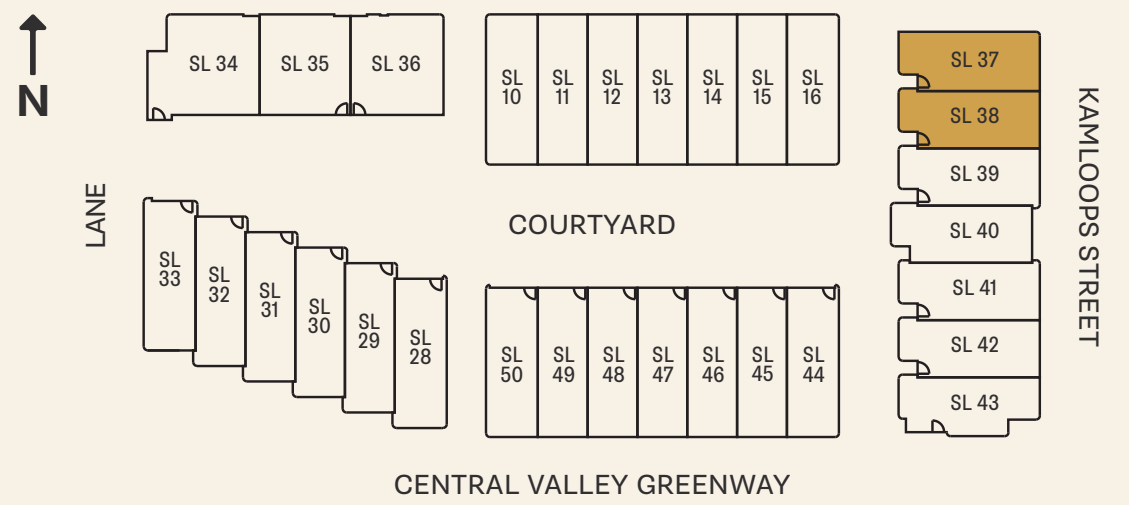
**3 BEDROOM + FLEX / 2.5 BATHROOM**

**INTERIOR** 1,296 sq ft

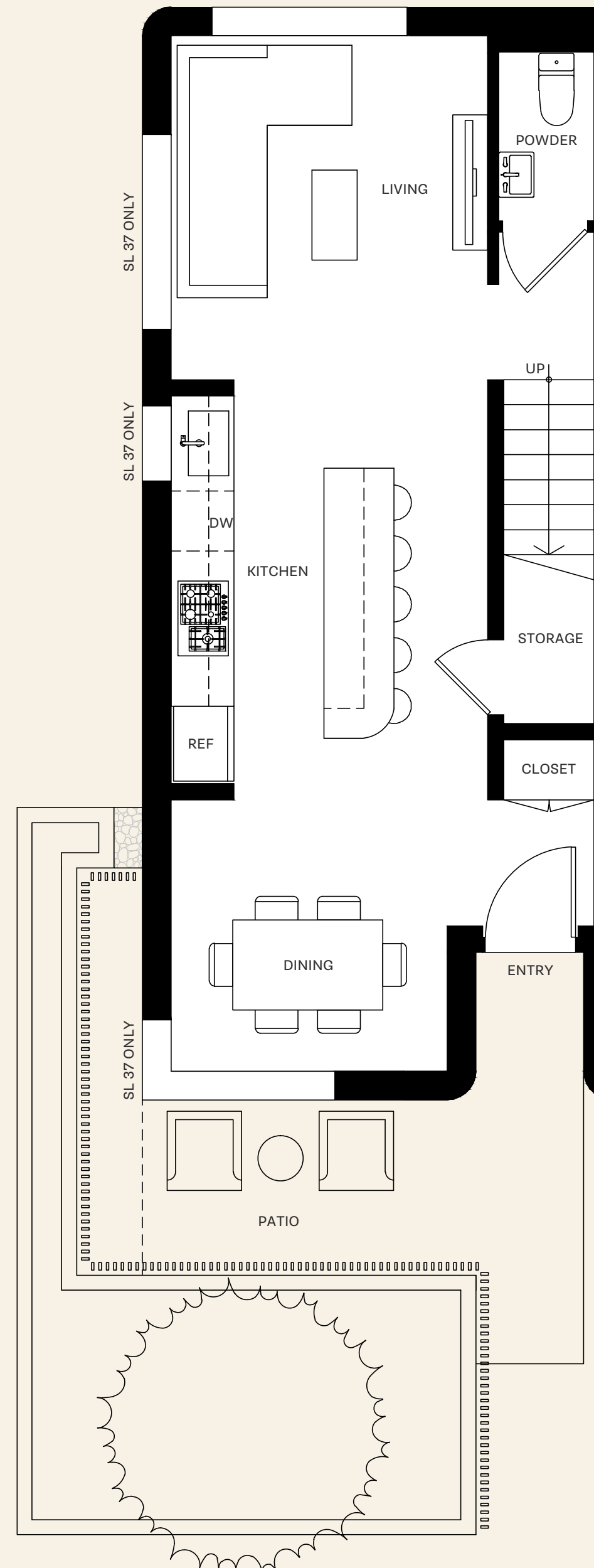
**EXTERIOR** 260 - 285 sq ft

**TOTAL** 1,556 - 1,581 sq ft

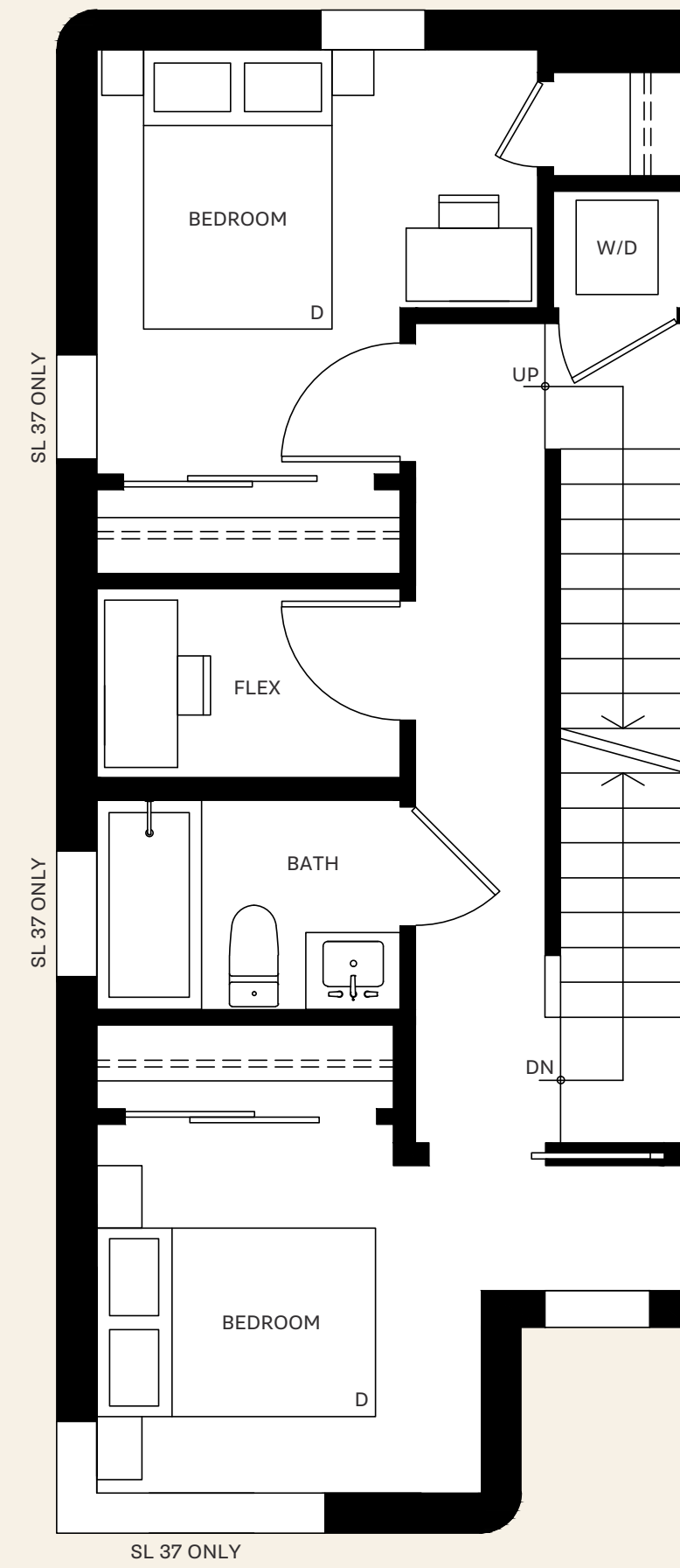
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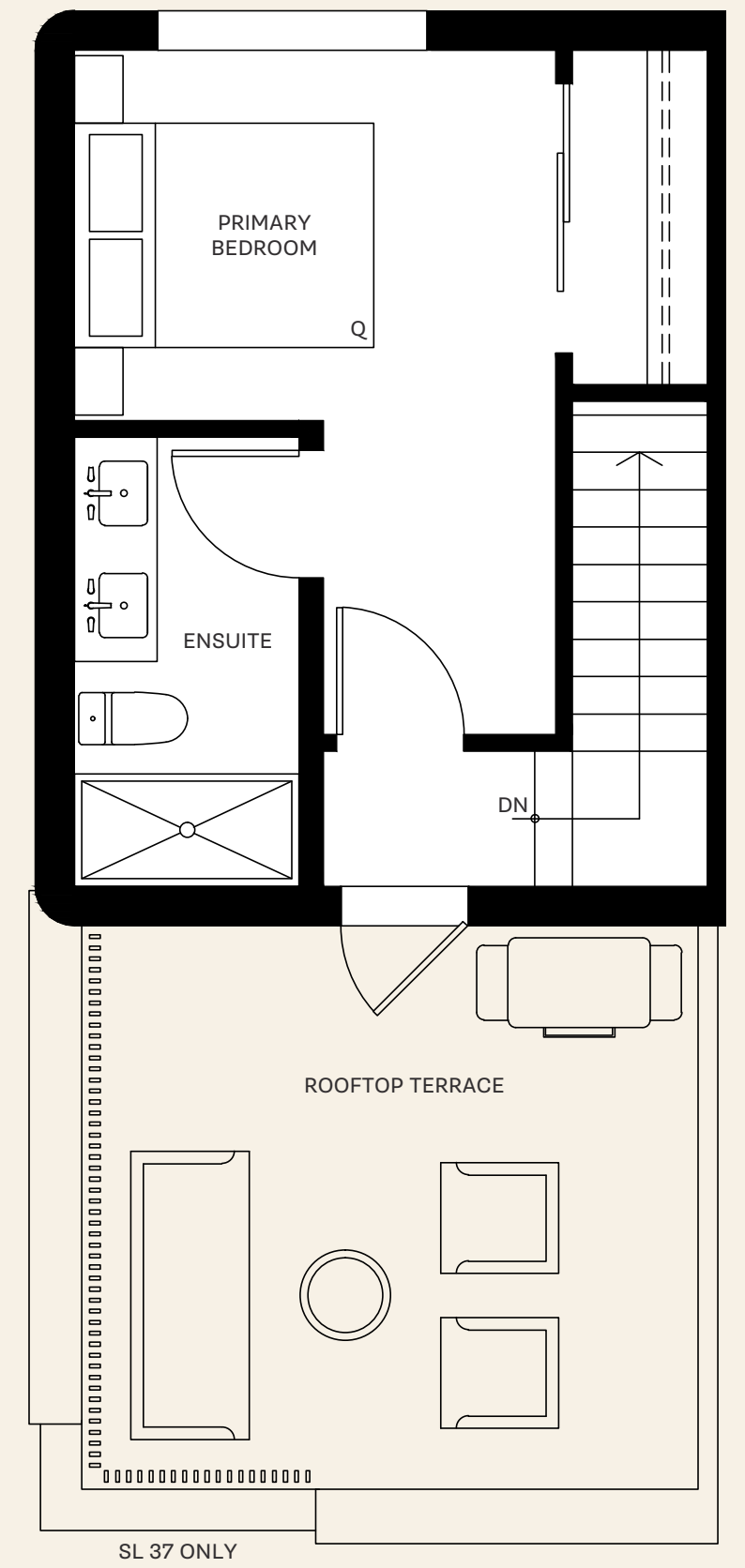
MAIN LEVEL



SECOND LEVEL



ROOFTOP TERRACE



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# D2E

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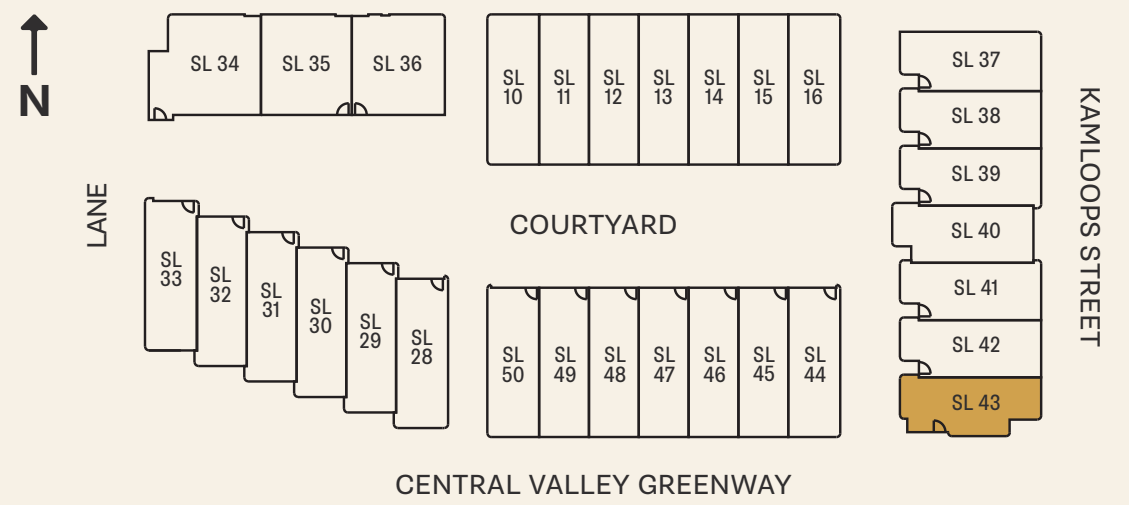
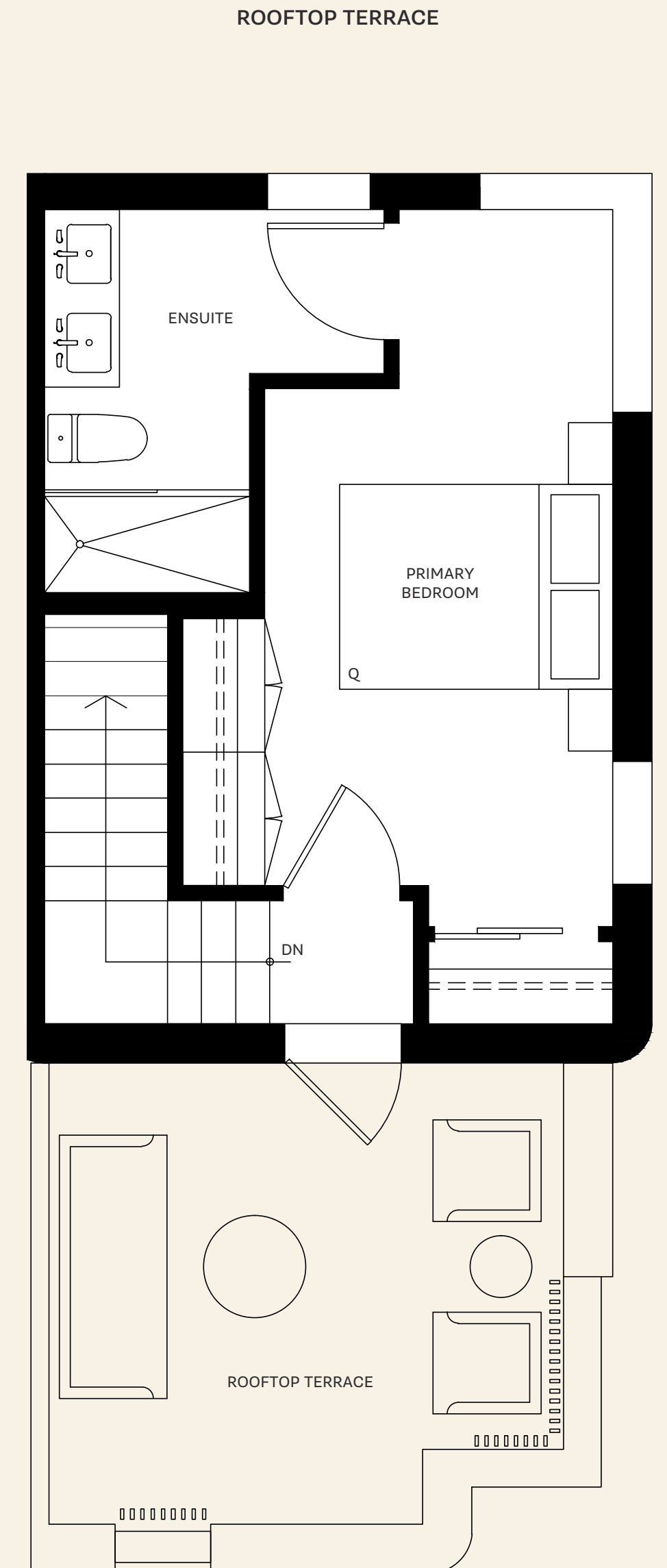
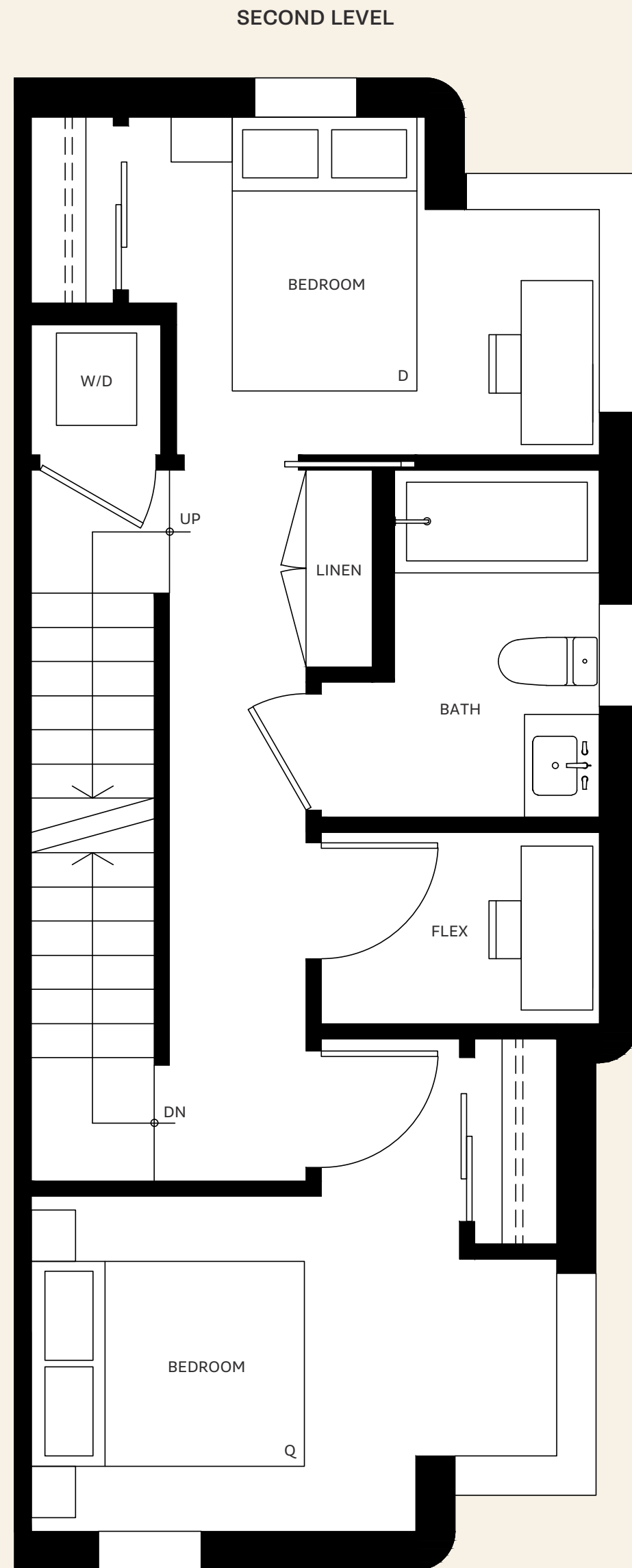
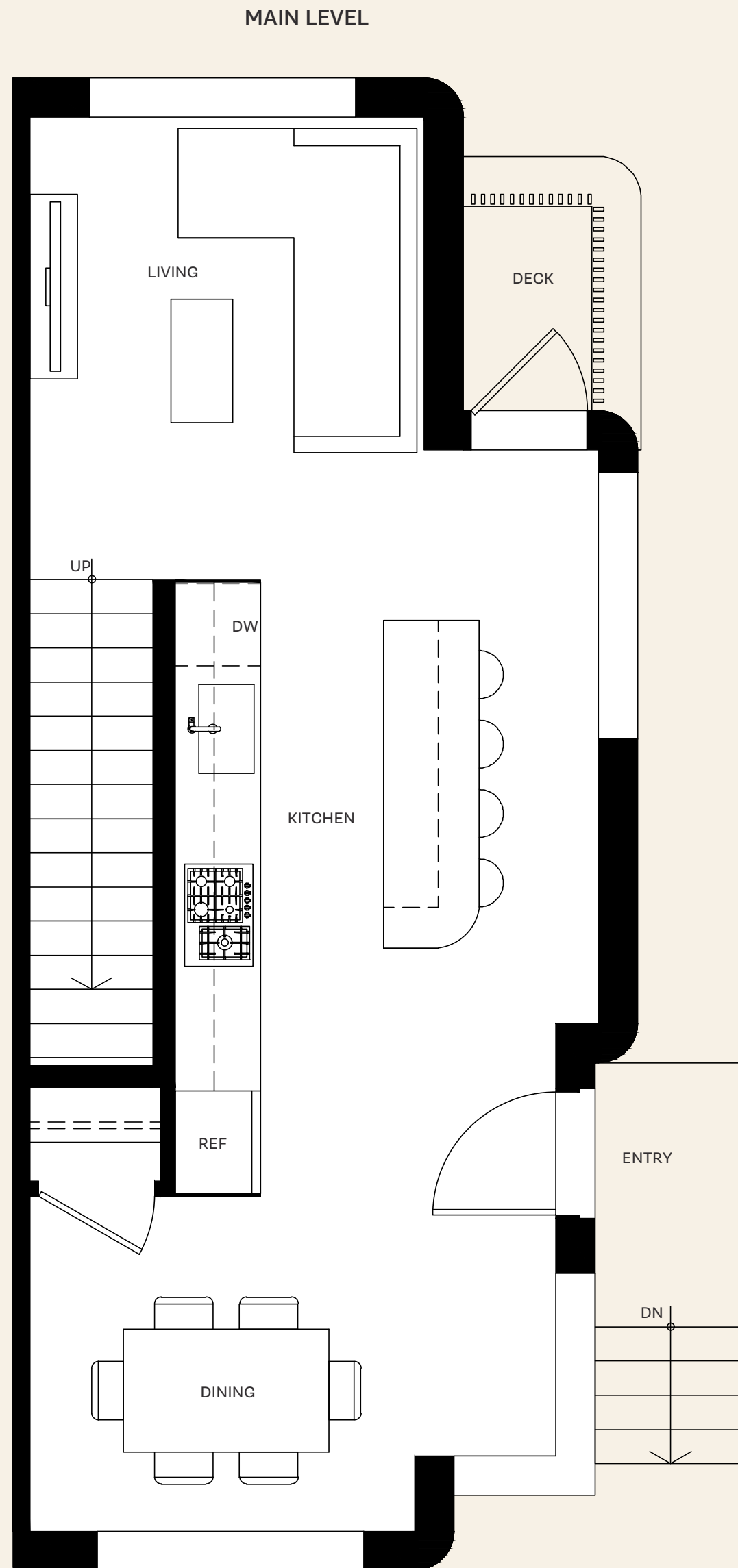
**3 BEDROOM + FLEX / 2 BATHROOM**

**INTERIOR 1,270 SQ FT**

**EXTERIOR 166 SQ FT**

**TOTAL 1,436 SQ FT**

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TOWNHOME

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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](mailto:Hello@TheCutEastVan.com)

**PRESENTATION CENTRE**

**1816 Commercial Drive, East Van**

**[TheCutEastVan.com](http://TheCutEastVan.com)**