

AU | AURUM DEMO

VANCOUVER, BC · CANADA (DEMO)

# BC Sixplex Courtyard

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THE RESIDENCE

# BC Sixplex Courtyard

Six strata residences in two buildings around a shared courtyard in East Vancouver: a three-storey front building on the street and a two-storey rear building on the lane, shown from AURUM's 3D model of the architect's drawings.

## AT A GLANCE

| | |
|---|---|
| BEDROOMS<br>**12** | BATHROOMS<br>**8**<br>full washrooms and 2 powder rooms |
| BUILT-UP AREA<br>**436.5 m²**<br>4699 sq ft | TERRACE AREA<br>**68.4 m²**<br>736 sq ft |
| PLOT AREA<br>**Site data from the site plan** | COMPLETION<br>**Pre-sale, to be built** |

ASKING PRICE

**Price on request**

KEY FEATURES

# What sets this home apart

ARCHITECTURE

Contemporary West Coast multiplex: a fourplex on the street and a duplex on the lane around a shared courtyard

VIEW

The street to the south and the lane to the north; the courtyard between the two buildings; the third-floor balconies face the street

CEILING HEIGHT

Residences 3 and 4: the third-floor living

FIREPLACE

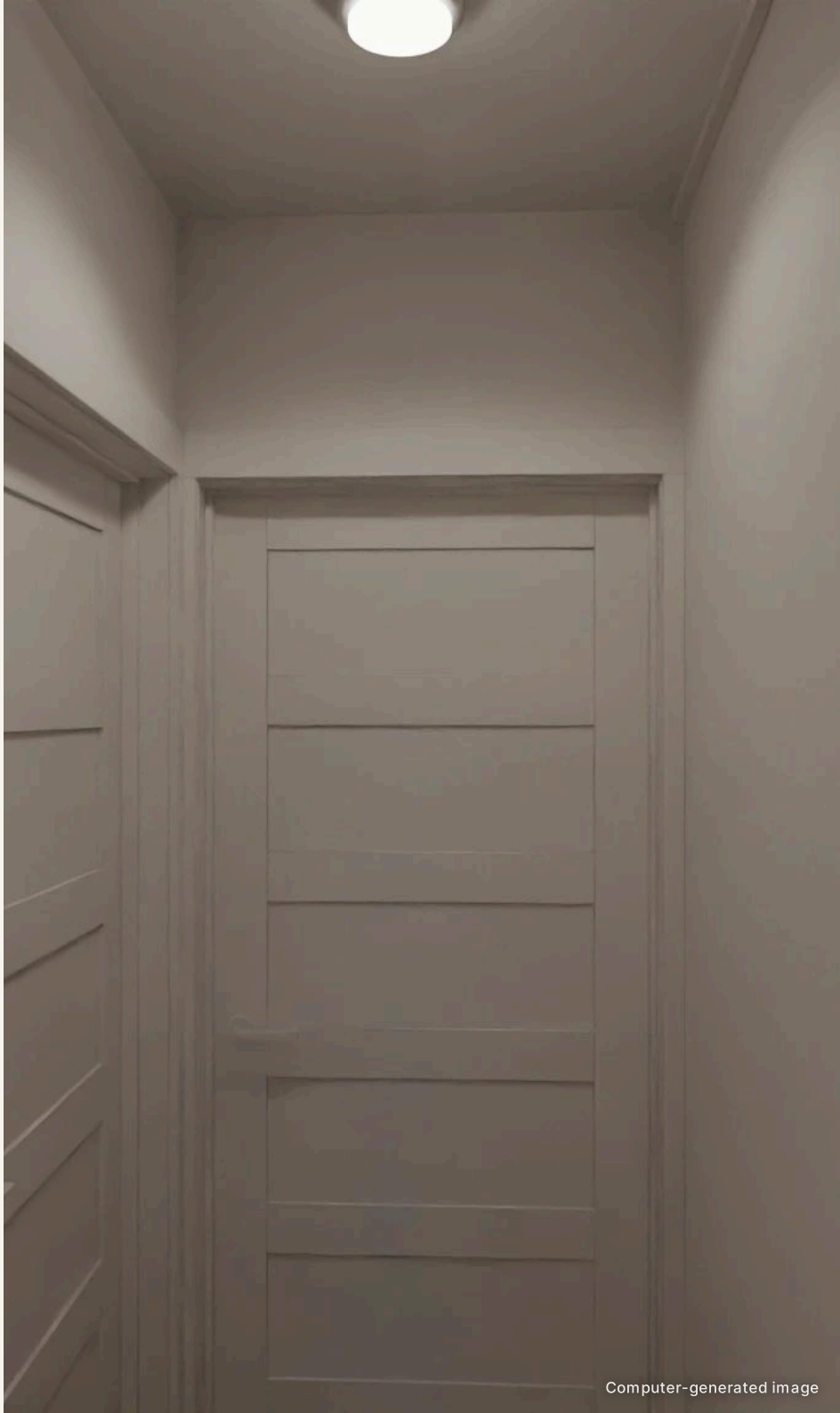
No fireplace in the plans

WALK-IN CLOSET

No walk-in closet in the plans

COOLING

Heating and cooling: an all-electric air-source heat pump for each residence, no natural gas (demo specification)



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## The courtyard

The shared courtyard between the two buildings




## At dusk




## The lane

The rear building from the lane, with parking under its upper balcony




## The street

The street: the sixplex among the houses of its block




## Residence 3 · Kitchen




## The front building

The front building at golden hour, seen from across the street




INSIDE

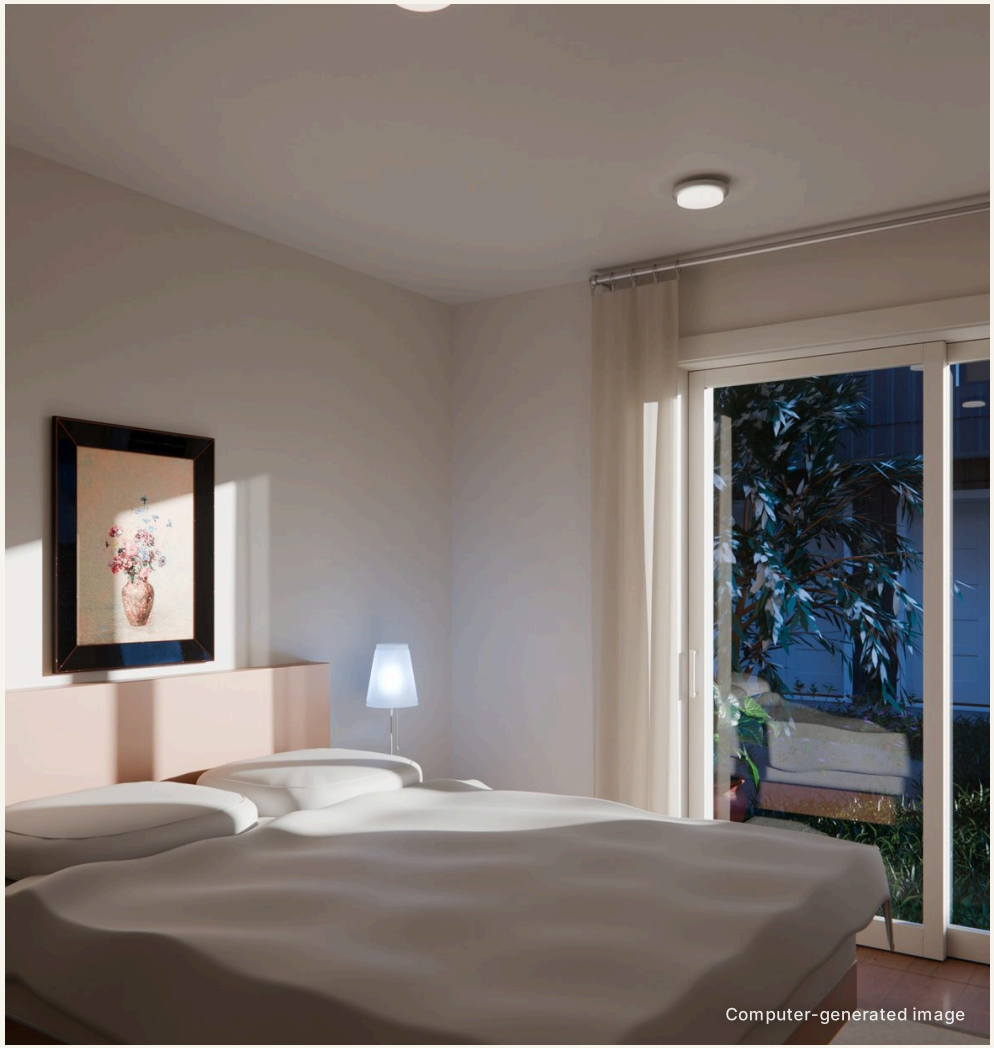
## Residence 1 · Living

Residence 1: open-plan kitchen, living and dining room on the ground floor




## Residence 3 · Living

Residence 3: the third-floor living and dining room under the sloped ceiling



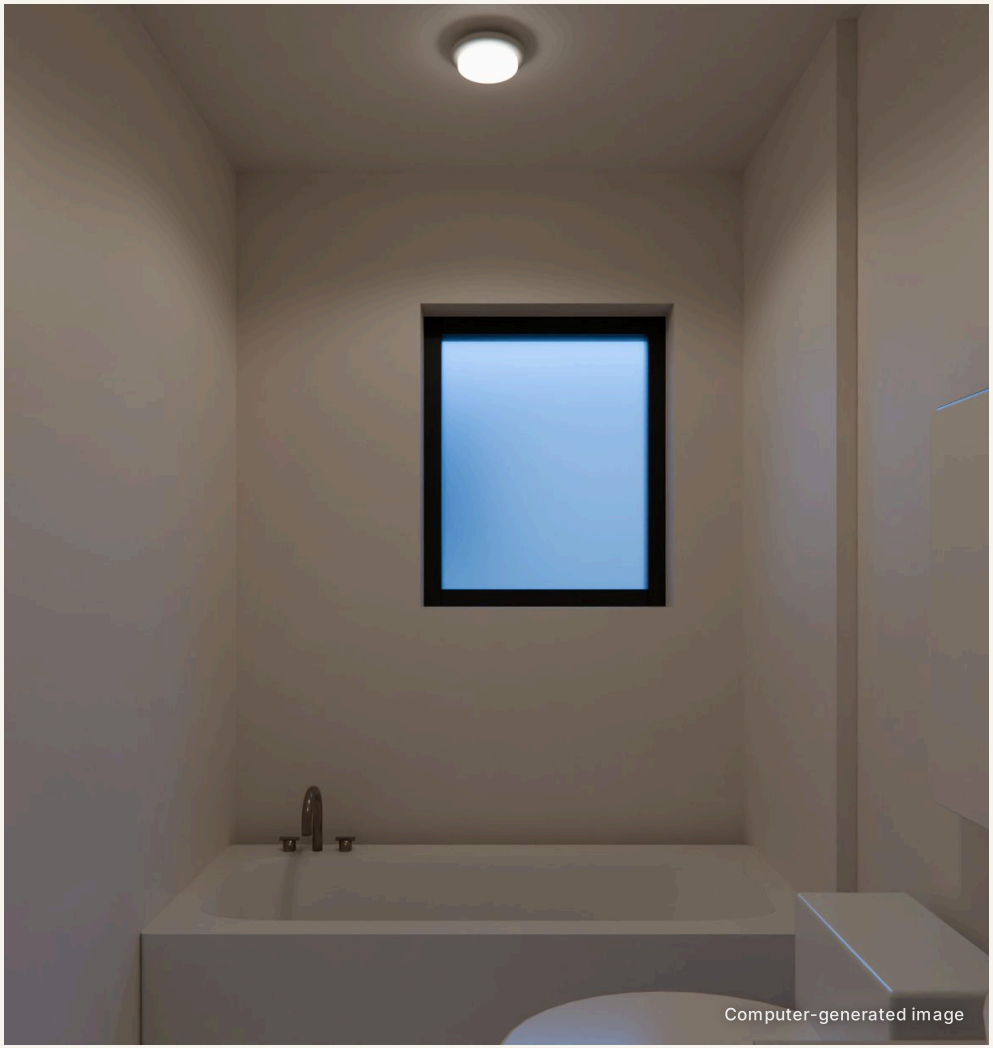

## Residence 2 · Bedroom

Residence 2: the bedroom with sliding doors to the courtyard



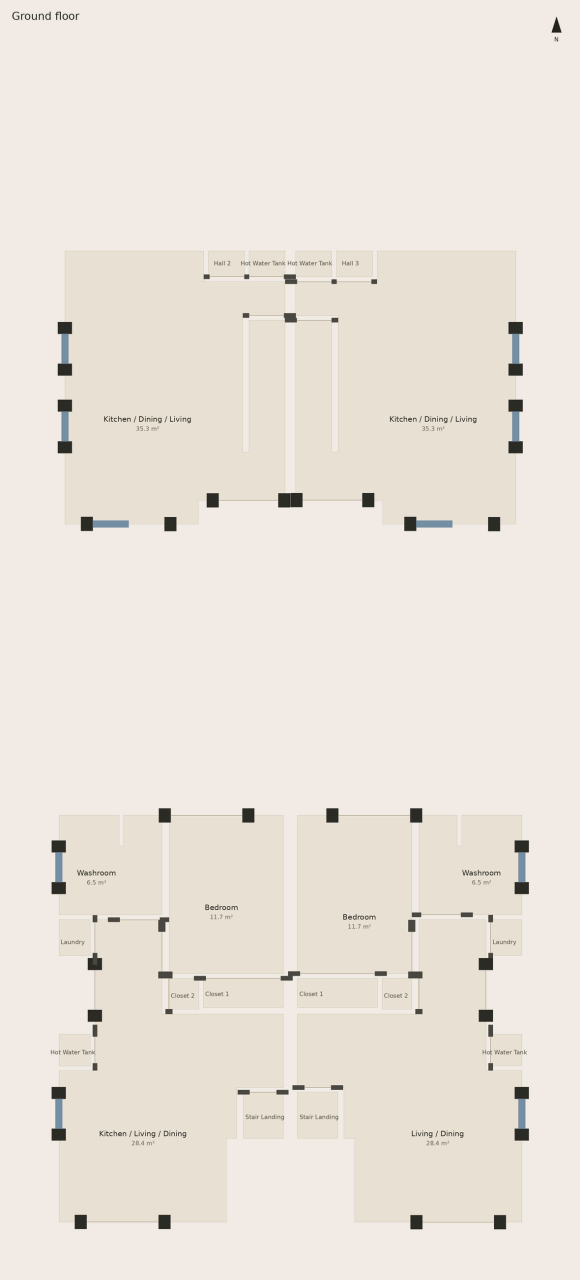

**Residence 4 · Bedroom**

Residence 4: the largest bedroom, on the second floor




**Residence 4 · Washroom**

Residence 4: a washroom with a bathtub




Floor plan for identification only, not to scale. Measurements and areas are approximate.

FLOOR PLANS

# Ground floor

**Residence 1 · Kitchen / Living / Dining** — 28.4 m² (306 sq ft)
Irregular shape, overall 7.71 × 5.70 m (25′ 4″ × 18′ 9″)

**Residence 1 · Bedroom** — 11.7 m² (126 sq ft)
4.04 × 2.90 m (13′ 3″ × 9′ 6″)

**Residence 1 · Washroom** — 6.5 m² (70 sq ft)
Irregular shape, overall 2.62 × 2.54 m (8′ 7″ × 8′ 4″)

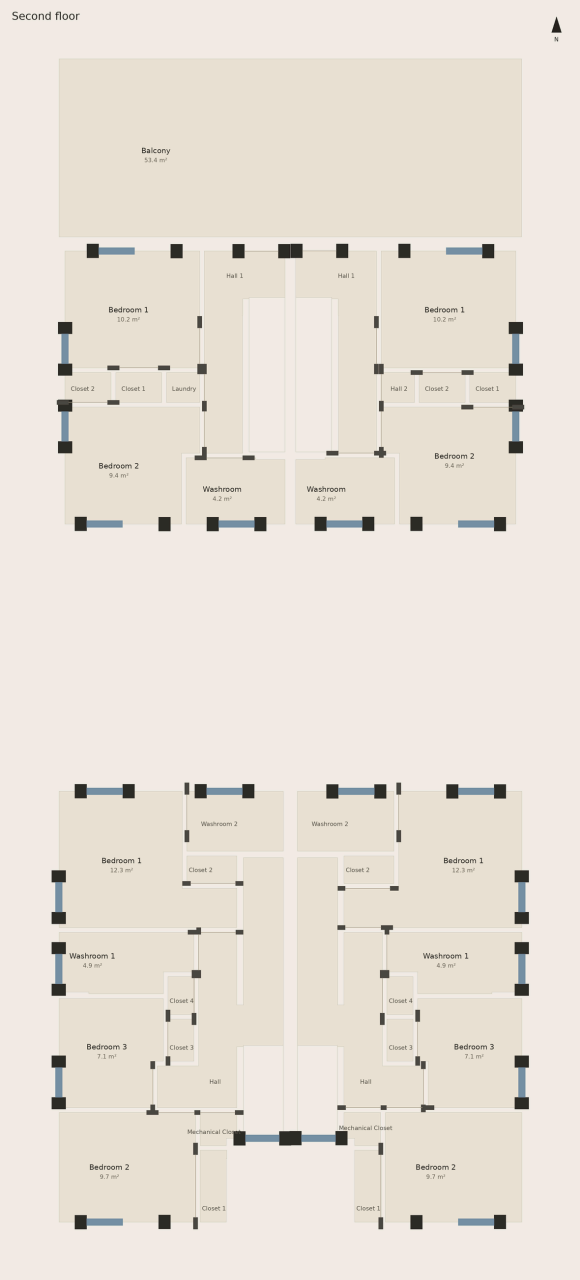
**Residence 2 · Living / Dining** — 28.4 m² (306 sq ft)
Irregular shape, overall 7.71 × 5.70 m (25′ 4″ × 18′ 9″)

**Residence 2 · Bedroom** — 11.7 m² (126 sq ft)
4.04 × 2.90 m (13′ 3″ × 9′ 6″)

**Residence 2 · Washroom** — 6.5 m² (70 sq ft)
Irregular shape, overall 2.62 × 2.54 m (8′ 7″ × 8′ 4″)

**Residence 5 · Kitchen / Dining / Living** — 35.3 m² (380 sq ft)
Irregular shape, overall 6.96 × 5.59 m (22′ 10″ × 18′ 4″)

**Residence 6 · Kitchen / Dining / Living** — 35.3 m² (380 sq ft)
Irregular shape, overall 6.96 × 5.59 m (22′ 10″ × 18′ 4″)




Floor plan for identification only, not to scale. Measurements and areas are approximate.

FLOOR PLANS

# Second floor

**Residence 3 · Bedroom 1** — 12.3 m² (132 sq ft)
Irregular shape, overall 4.52 × 3.47 m (14′ 10″ × 11′ 5″)

**Residence 3 · Washroom 2** — 3.7 m² (40 sq ft)
2.45 × 1.52 m (8′ × 5′)

**Residence 3 · Hall** — 10.5 m² (113 sq ft)
Irregular shape, overall 6.38 × 3.20 m (20′ 11″ × 10′ 6″)

**Residence 3 · Bedroom 2** — 9.7 m² (104 sq ft)
3.47 × 2.79 m (11′ 5″ × 9′ 2″)

**Residence 3 · Bedroom 3** — 7.1 m² (76 sq ft)
Irregular shape, overall 2.78 × 2.65 m (9′ 2″ × 8′ 8″)

**Residence 3 · Washroom 1** — 4.9 m² (53 sq ft)
Irregular shape, overall 3.43 × 1.57 m (11′ 3″ × 5′ 2″)

**Residence 4 · Bedroom 3** — 7.1 m² (76 sq ft)
Irregular shape, overall 2.78 × 2.65 m (9′ 2″ × 8′ 8″)

**Residence 4 · Hall** — 10.5 m² (113 sq ft)
Irregular shape, overall 6.38 × 3.20 m (20′ 11″ × 10′ 6″)

**Residence 4 · Bedroom 2** — 9.7 m² (104 sq ft)
3.47 × 2.79 m (11′ 5″ × 9′ 2″)

**Residence 4 · Bedroom 1** — 12.3 m² (132 sq ft)
Irregular shape, overall 4.52 × 3.47 m (14′ 10″ × 11′ 5″)

# Second floor · continued

**Residence 4 · Washroom 2** — 3.7 m² (40 sq ft)
2.45 × 1.52 m (8′ × 5′)

**Residence 4 · Washroom 1** — 4.9 m² (53 sq ft)
Irregular shape, overall 3.43 × 1.57 m (11′ 3″ × 5′ 2″)

**Residence 5 · Bedroom 1** — 10.2 m² (110 sq ft)
3.42 × 2.98 m (11′ 3″ × 9′ 9″)

**Residence 5 · Hall 1** — 6.3 m² (67 sq ft)
Irregular shape, overall 5.15 × 2.05 m (16′ 11″ × 6′ 9″)

**Residence 5 · Bedroom 2** — 9.4 m² (101 sq ft)
Irregular shape, overall 3.42 × 2.98 m (11′ 3″ × 9′ 9″)

**Residence 5 · Washroom** — 4.2 m² (45 sq ft)
Irregular shape, overall 2.51 × 1.69 m (8′ 3″ × 5′ 6″)

**Residence 6 · Balcony** — 53.4 m² (575 sq ft)
11.77 × 4.54 m (38′ 7″ × 14′ 11″)

**Residence 6 · Hall 1** — 6.3 m² (67 sq ft)
Irregular shape, overall 5.15 × 2.05 m (16′ 11″ × 6′ 9″)

**Residence 6 · Bedroom 1** — 10.2 m² (110 sq ft)
3.42 × 2.98 m (11′ 3″ × 9′ 9″)

**Residence 6 · Bedroom 2** — 9.4 m² (101 sq ft)
Irregular shape, overall 3.42 × 2.98 m (11′ 3″ × 9′ 9″)

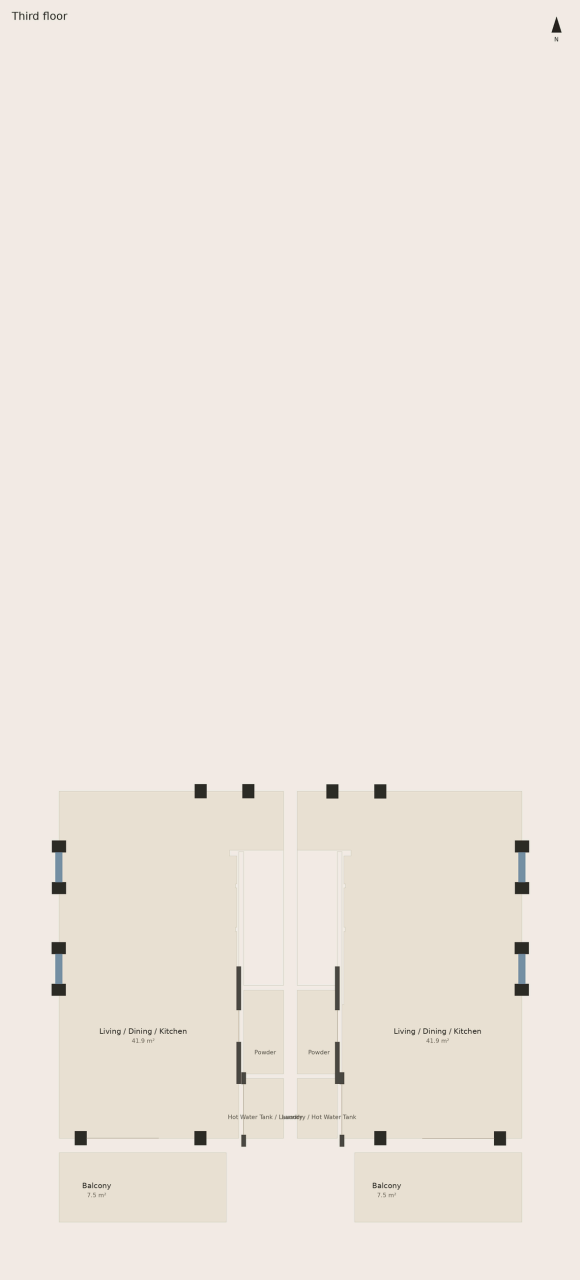
Floor plan for identification only, not to scale. Measurements and areas are approximate.

# Second floor · continued

**Residence 6 · Washroom** 4.2 m² (45 sq ft)

Irregular shape, overall 2.51 × 1.69 m (8′ 3″ × 5′ 6″)

Floor plan for identification only, not to scale. Measurements and areas are approximate.




Floor plan for identification only, not to scale. Measurements and areas are approximate.

FLOOR PLANS

# Third floor

**Residence 3 · Living / Dining / Kitchen** — 41.9 m² (451 sq ft)
Irregular shape, overall 8.85 × 5.71 m (29′ × 18′ 9″)

**Residence 3 · Balcony** — 7.5 m² (81 sq ft)
4.25 × 1.77 m (13′ 11″ × 5′ 10″)

**Residence 4 · Living / Dining / Kitchen** — 41.9 m² (451 sq ft)
Irregular shape, overall 8.85 × 5.71 m (29′ × 18′ 9″)

**Residence 4 · Balcony** — 7.5 m² (81 sq ft)
4.25 × 1.77 m (13′ 11″ × 5′ 10″)

LOCATION AND GROUNDS

# The setting

### CITY

Vancouver, BC: the demo lot is in East Vancouver (fictional address)

### AREA

Hospital: Vancouver General Hospital about 10–15 minutes by car (demo location)

### DISTANCE TO AIRPORT

Vancouver International Airport (YVR): about 30–40 minutes by car (about 20 km)

### DISTANCE TO BEACH

Kitsilano Beach and English Bay about 20 minutes by car (demo location)

### ORIENTATION

The front building faces south, towards the street; the rear building backs onto the lane (3D staging, not in the drawings)

### PARKING

4 parking stalls off the lane, under the rear building's upper balcony (site plan A010); one stall each comes with Residences 3, 4, 5 and 6 (demo)



Computer-generated image

SPECIFICATION

# Finishes, systems and inclusions

### WINDOWS

36 windows across the residences: Residence 1 — 2; Residence 2 — 2; Residence 3 — 8; Residence 4 — 8; Residence 5 — 7; Residence 6 — 9; sizes: 22 of 0.76 × 0.91 m (2′ 6″ × 3′), 12 of 0.91 × 1.83 m (3′ × 6′) and 2 of 0.91 × 1.93 m (3′ × 6′ 4″)

### APPLIANCES

Kitchen in every residence (locations per the plans): a 30-inch electric range with a hood above, a refrigerator, a microwave in the upper cabinets and a stainless sink; a dishwasher is part of the demo specification. Laundry: a stacked washer and dryer in each residence's laundry closet

### FEATURES

Fire safety: the code summary lists the buildings as sprinklered, with the final sprinkler design set by the site design; floors between residences are 45-minute fire separations; a fire alarm system is not required at this size, and every residence has smoke alarms (BC Building Code)

### LAUNDRY

Laundry in the plans: Residence 2 — Laundry (ground floor), Residence 1 — Laundry (ground floor), Residence 5 — Laundry (second floor), Residence 4 — Laundry / Hot Water Tank (third floor) and Residence 3 — Hot Water Tank / Laundry (third floor)

### COOLING SYSTEM COST

Heat pump heating and cooling is included in the price of every residence: no extra charge

## OPTIONS ON REQUEST

### GARAGE

No garage in the plans; parking is off the lane, under the rear building's upper balcony

### POOL

No swimming pool in the plans

### SOLAR PANELS

No solar panels in the plans

# Price and terms

ASKING PRICE

## Price on request

OWNERSHIP

Zoned R1-1 Residential Inclusive in the City of Vancouver, the zone that allows multiplexes (demo lot)

YEAR BUILT

New construction: completion estimated in autumn 2027 (demo schedule)

FURNISHING

shown furnished: 3D staging, not included

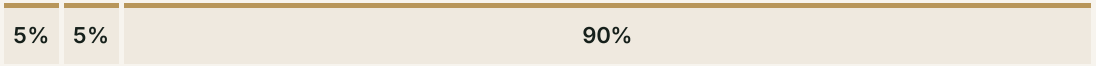
SERVICE CHARGE

Property tax, City of Vancouver: about 0.29% of the assessed value a year, before the home owner grant (demo estimate); at the list prices, per year: from about 2,030 for Residence 1 to about 3,970 for Residence 4 CAD

DEPOSIT TERMS

Rescission period: under REDMA the buyer can cancel within 7 days after signing and receiving the disclosure statement, and the deposits are returned in full

### Payment plan




| | MILESTONE | SHARE | AMOUNT | CUMULATIVE |
|---|---|---|---|---|
| 01 | First deposit on signing the contract of purchase and sale, held in trust | 5% | | |
| 02 | Second deposit 90 days after signing, held in trust | 5% | | |
| 03 | Balance on completion | 90% | | |

Demo pre-sale terms, not an offer: deposits are held in trust under BC's Real Estate Development Marketing Act until completion; the amounts follow the price of the chosen residence.

CONTACT AND VIEWINGS

# Arrange a viewing

COMPANY

AURUM Demo Realty (fictional brokerage for the demo)

OFFICE

Demo presentation centre in Vancouver (fictional, no walk-in address)

WORKING HOURS

Monday to Friday 9:00–18:00 and Saturday 10:00–16:00, Pacific Time; the assistant on this page answers 24/7

LICENCE

Pre-sale marketing by AURUM Demo Realty (fictional), licensed with the BC Financial Services Authority (demo, not a real licence)

VIEWINGS

During construction, buyers can visit the site with the sales team at key stages — framing, drywall and the final walk-through — by appointment (demo)

Demo listing by AURUM Demo Realty — sales@example.com. Not a real offer.

**Walk through the house online**

https://app.aurum.estate/sites/sixplex-courtyard-001/

IMPORTANT NOTICE

Images marked as computer-generated are visualisations for illustration only; they are not photographs. Furniture, décor, landscaping, lighting, views and surroundings are indicative and may differ from the completed property.

Floor plans are for guidance only and not to scale; all dimensions and areas are approximate. Specifications, finishes and prices may change without notice. This brochure does not form part of any offer or contract; buyers should verify all information independently.

Every figure in this brochure is a confirmed fact of the listing. Brochure prepared 5 October 2026.

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Released 5 October 2026