AURA
ON ASH

A *Limited Collection* of 16 Residences

A thoughtfully designed multiplex offering a collection of refined homes that balance functionality with elevated, understated design. Each residence has been carefully considered to enhance everyday living through quality materials, natural light, and timeless detailing.

5490 ASH STREET, VANCOUVER, BC

1 BEDROOM + 1 BATHROOM	1 BEDROOM + DEN + 1 BATHROOM	2 BEDROOM + 2 BATHROOM	3 BEDROOM + 2 BATHROOM
Approx. 675-695 sq ft	Approx. 614-705 sq ft	Approx. 840-1000 sq ft	Approx. 980-1100 sq ft

KEY FEATURES

- Considered layouts designed for comfortable, everyday living
- A cohesive palette of warm, natural materials
- Private outdoor spaces for each residence
- Dedicated parking
- Energy-efficient systems and construction
- Carefully detailed interiors with a focus on longevity

INTERIOR FEATURES

KITCHEN

- Custom millwork cabinetry with integrated soft-close hardware
- Quartz countertops with clean, uninterrupted profiles
- Fully integrated appliance package by Miele
- Premium plumbing fixtures by Kohler or equivalent
- Brushed nickel finishes throughout
- Undermount sinks with a focus on simplicity and function

LIVING SPACES

- Engineered hardwood flooring with a warm, natural tone
- Clean architectural lines and minimal transitions
- Generous windows allowing for soft, natural light

BEDROOMS

- Calm, understated spaces designed for rest and retreat
- Thoughtfully planned storage and closet organization
- Consistent material palette carried throughout

BATHROOMS

- Spanish and Italian porcelain tile, selected for subtle texture and durability
- Refined vanities with integrated storage
- Brushed nickel plumbing fixtures for a cohesive finish
- Frameless glass showers (where applicable)
- A restrained, spa-inspired material palette

EXTERIOR & BUILDING FEATURES

- Contemporary west-coast architectural expression with a restrained material palette
- Durable, low-maintenance exterior finishes
- Private entries for a sense of individuality
- Professionally considered landscaping

MECHANICAL & SYSTEMS

- Energy-efficient heating system
- Continuous ventilation (HRV) for improved indoor air quality
- On-demand hot water system (where applicable)
- EV charging rough-in provisions

LOCATION

Situated within the highly desirable Cambie Corridor, this location offers a quiet residential setting with convenient access to everyday amenities. Moments from Cambie Street, residents benefit from a curated mix of shops, cafés, and essential services, all within a highly walkable neighbourhood. Well-connected transit and nearby green spaces further support a balanced, comfortable lifestyle.

- Walking distance to Cambie Street shops, cafés, and daily conveniences
- Close to Oakridge Centre and future redevelopment
- Convenient access to the Canada Line SkyTrain
- Near Queen Elizabeth Park and VanDusen Botanical Garden
- Established, walkable residential neighbourhood

This is not an offering for sale. Sales by disclosure statement only. Sales powered by Maggie Zhu PREC, Remax Crest Realty, E&O.E. All features and finishes are subject to change without notice. Square footages are approximate and should be independently verified.

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