



# CATES RESIDENCE

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A POINT GREY ROAD HERITAGE MASTERPIECE  
& THE POINT GREY ROAD LOTS



# HERITAGE REMASTERED

A POINT GREY ROAD  
HERITAGE MASTERPIECE

The Cates Residence: Built in 1908  
Heritage Significance: A Primary Significance  
Architectural Style: Queen Anne Revival

Surprisingly, the Queen Anne Revival design has little to do with Queen Anne or the style of architecture built during her reign. The Queen Anne Revival is from the late Victorian era and gained popularity from 1890-1914. It is considered to be an eclectic style that incorporated design elements from many eras. Such features include asymmetrical facades, steeply pitched roofs, front facing gables, wrap around verandas, overhanging eaves and circular turrets.

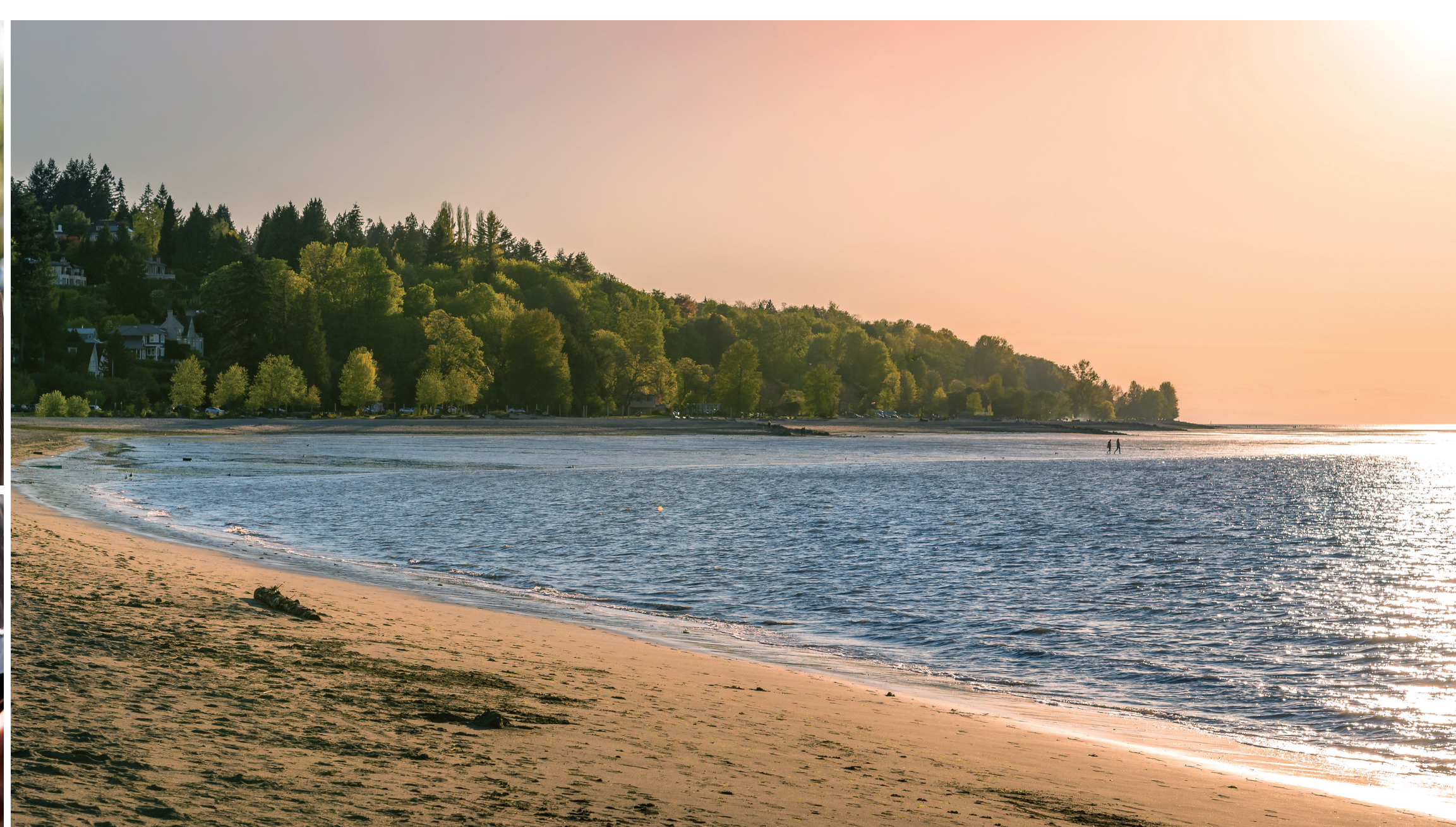
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INSPIRED  
BY THE PAST,  
BUILT FOR  
THE FUTURE





# POINT GREY KITSILANO

Point Grey living offers scenic ocean views and tree lined streets. Enjoy the beach year round, with Kitsilano beach steps from your front door. An established neighbourhood, Point Grey offers plenty of shopping and dining options. Vibrant Kitsilano comprises local eateries, artisan bakeries, boutiques, markets and more. A picturesque location where nature meets refined living and everyday conveniences.

## WEST SIDE AMENITIES AT YOUR DOOR



- DRIVE TIMES FROM POINT GREY**
- 10 min to UBC
  - 12 min to Vancouver General Hospital
  - 30 min to YVR
  - 20 min to Downtown
  - 8 min to Granville Island
  - 5 min to Future Skytrain

### COFFEE & DINING

- 1 Cafe Local
- 2 Starbucks
- 3 Raisu
- 4 Kokomo
- 5 Sophie's Cosmic Cafe
- 6 Jam Cafe
- 7 The Naam
- 8 49th Parallel Café
- 9 Las Margaritas
- 10 Romer's Burger Bar
- 11 Trattoria
- 12 Siegel's Bagels
- 13 Boathouse
- 14 Nook
- 15 Local Public Eatery

### SHOPPING & CONVENIENCES

- 1 Safeway
- 2 Whole Foods Market
- 3 Urban Outfitters
- 4 Knix Vancouver
- 5 Lululemon
- 6 Kits Market
- 7 Arc'teryx Kitsilano

### FITNESS & RECREATION

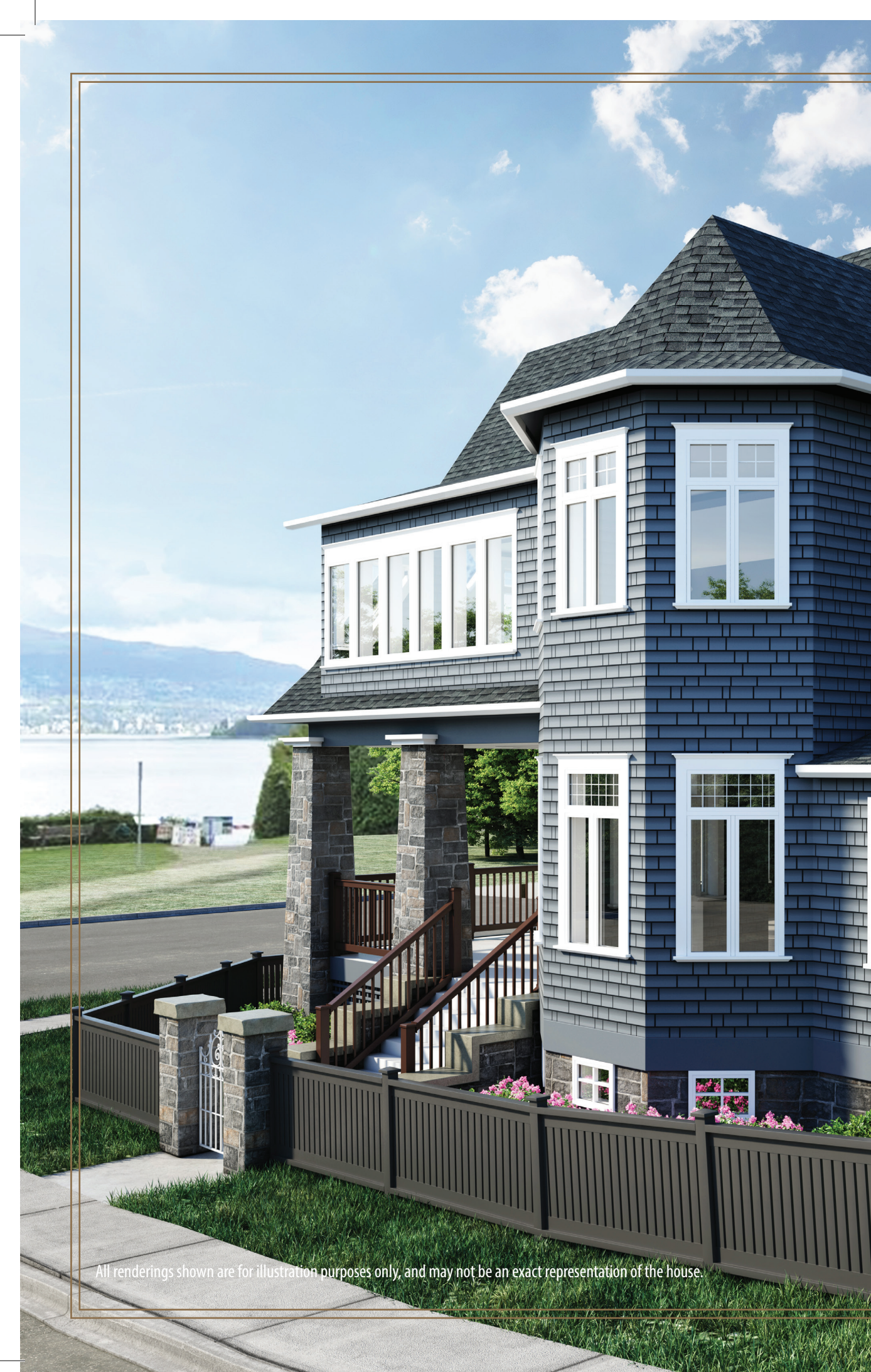
- 1 Lagree West Kitsilano
- 2 Ride Cycle Club
- 3 Pure Barre
- 4 F45 Training
- 5 Ron Zalko Fitness & Yoga
- 6 Fifth Avenue Cinemas
- 7 Vancouver Maritime Museum
- 8 Kitsilano Beach Basketball Courts
- 9 Kitsilano Pool
- 10 Kitsilano Yacht Club

### SCHOOLS

- 1 General Gordon Elementary School
- 2 Henry Hudson Elementary School
- 3 Mosaic Montessori Preschool
- 4 St. Augustine School
- 5 Reach for the Stars Montessori



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# DESIGN & ARCHITECTURE

The Cates Residence is a heritage masterpiece. Fully rebuilt, with all the character of a Queen Anne Revival, but with the peace of mind of a new home. Gourmet kitchen, open concept living and dining room, spiral staircase, oversized picture windows to take advantage of the stunning views to the north. All this on prestigious Point Grey Road.



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# CATES RESIDENCE FEATURES & FINISHES

## GENEROUS SPACES FOR LIVING

Luxurious chef's kitchen featuring quartz waterfall island, quality cabinetry with undermount lighting, integrated fridge and dishwasher. Oversized windows everywhere to let in light and show off the spectacular views.

- High ceilings: 9' basement, 9'6" main floor, 9' upper floor
- Engineered hardwood and tile throughout
- Quartz countertops

## KITCHEN:

- 42" Sub-Zero classic French doors fridge/freezer with internal dispenser
- 48" Wolf range with stainless steel finish, 4 burners, infrared char broiler and infrared griddle
- 30" Wolf stainless steel wall oven
- 30" Wolf E series professional drop-down door microwave oven
- 46" Wolf Pro Hood Liner - 19" depth
- 24" Cove stainless steel dishwasher
- 24" Sub-Zero wine cooler UC 24

## BATHROOMS:

- Detached showers with glass enclosures, and free-standing bathtub in main bathroom
- Thoughtfully chosen bathroom accessories in polished chrome, or brushed bronze
- Beautifully selected quartz countertops with quartz backsplash

## BAR:

- 24" Wolf undercounter refrigerator/freezer with ice
- 24" Bloomberg stainless steel dishwasher
- 24" Sub-Zero integrated wine storage column

## LAUNDRY:

- Samsung washer platinum
- Samsung dryer platinum
- Quartz countertops with tiled backsplash
- Undermount sink with pull down spray faucet

## QUALITY CONSTRUCTION & CRAFTSMANSHIP

Interior design palette carefully selected by award-winning Martie Knockaert of Different Design Group Inc.

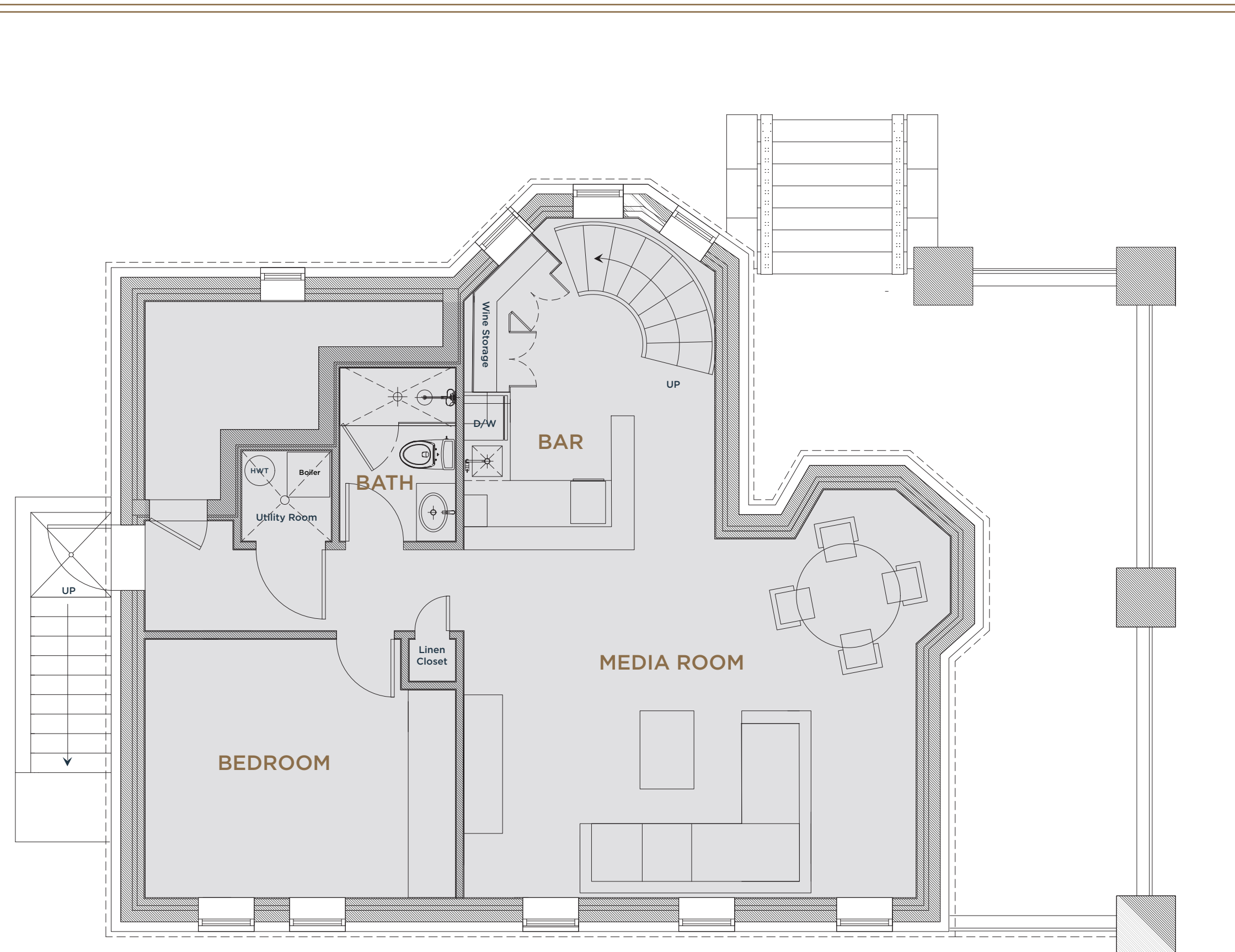
- Radiant in-floor heating throughout
- Air conditioning on the main and upper floors
- Fire protection/sprinkler system for the entire house including exterior water curtain along the east elevation
- Fiberglass asphalt shingles roof
- Fully rainscreened
- Custom millwork for the media center cabinet, and the closets
- Quality finished carpentry including custom built spiral stairs, rails, crown moldings, wall panels, trims, flat panel molded doors
- Kozy Heat gas fireplace
- Motorized sunscreen or darkening roller shades
- Integrated security system, audio/video, surveillance system, and Control4
- Samsung The Frame 65" 4K UHD HDR QLED Tizen OS Smart TV in the living room,
- Samsung 75" or 85" 4K UHD HDR QLED Tizen Smart TV in the media room
- Spacious covered entry porch with ceiling mounted radiant heaters for seamless indoor/outdoor, all season living
- Outdoor deck with a spectacular ocean views
- 2 charging outlets for electric vehicles in the garage (240 Volts)
- Professional landscaping with built-in irrigation systems
- Travelers Guarantee 2-5-10 Warranty for your peace of mind



BASEMENT

**BASEMENT**  
924 Sq. Ft.

- Bar
- Full Bath
- Bedroom
- Media Room
- Utility Room



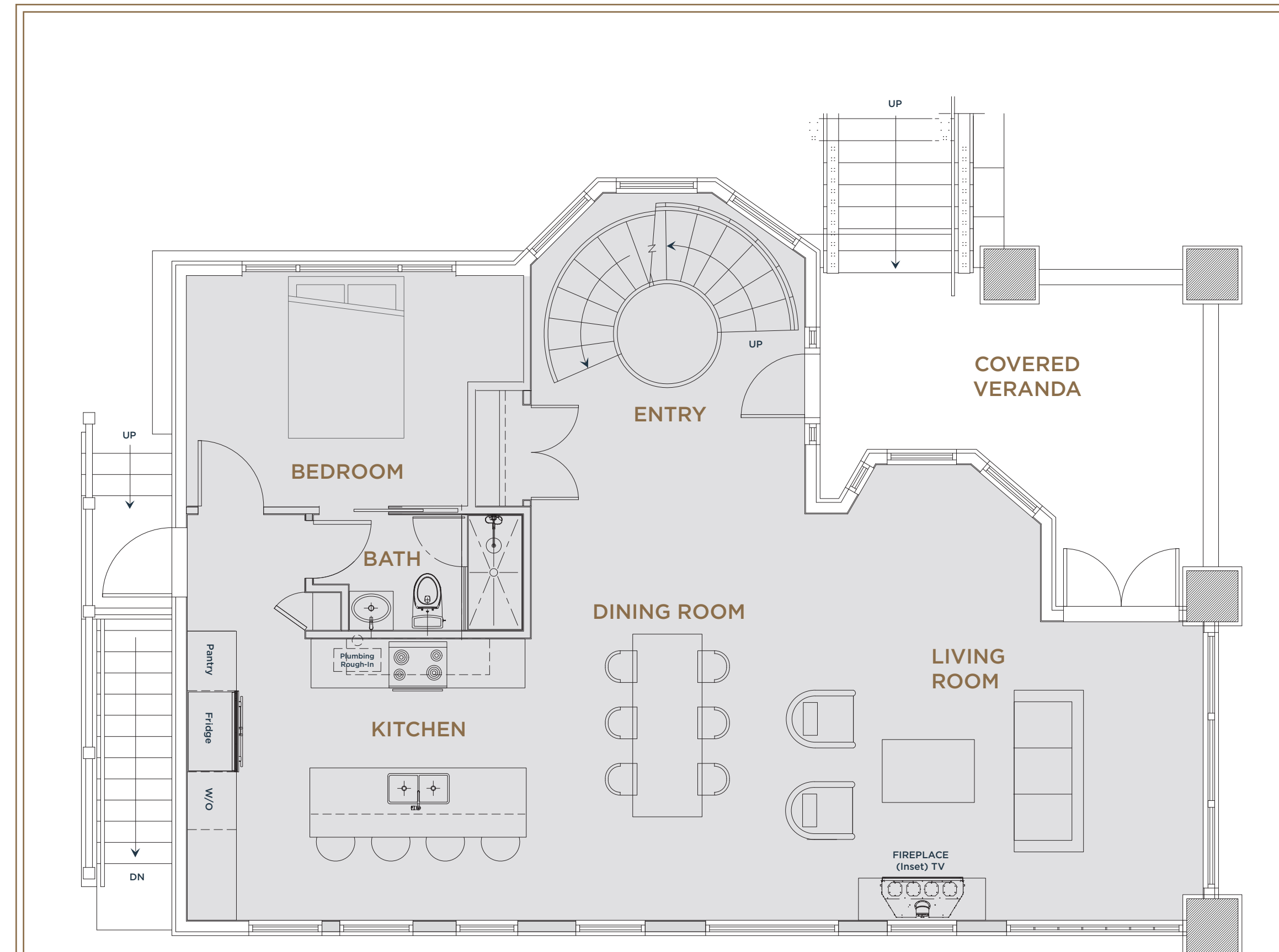
Total Home 3,255 Sq. Ft. / Double Car Detached Garage 434 Sq. Ft.



MAIN FLOOR

**MAIN FLOOR**  
1,187 Sq. Ft.

- Entry
- Bedroom
- Kitchen
- Dining Room
- Living Room
- Covered Veranda



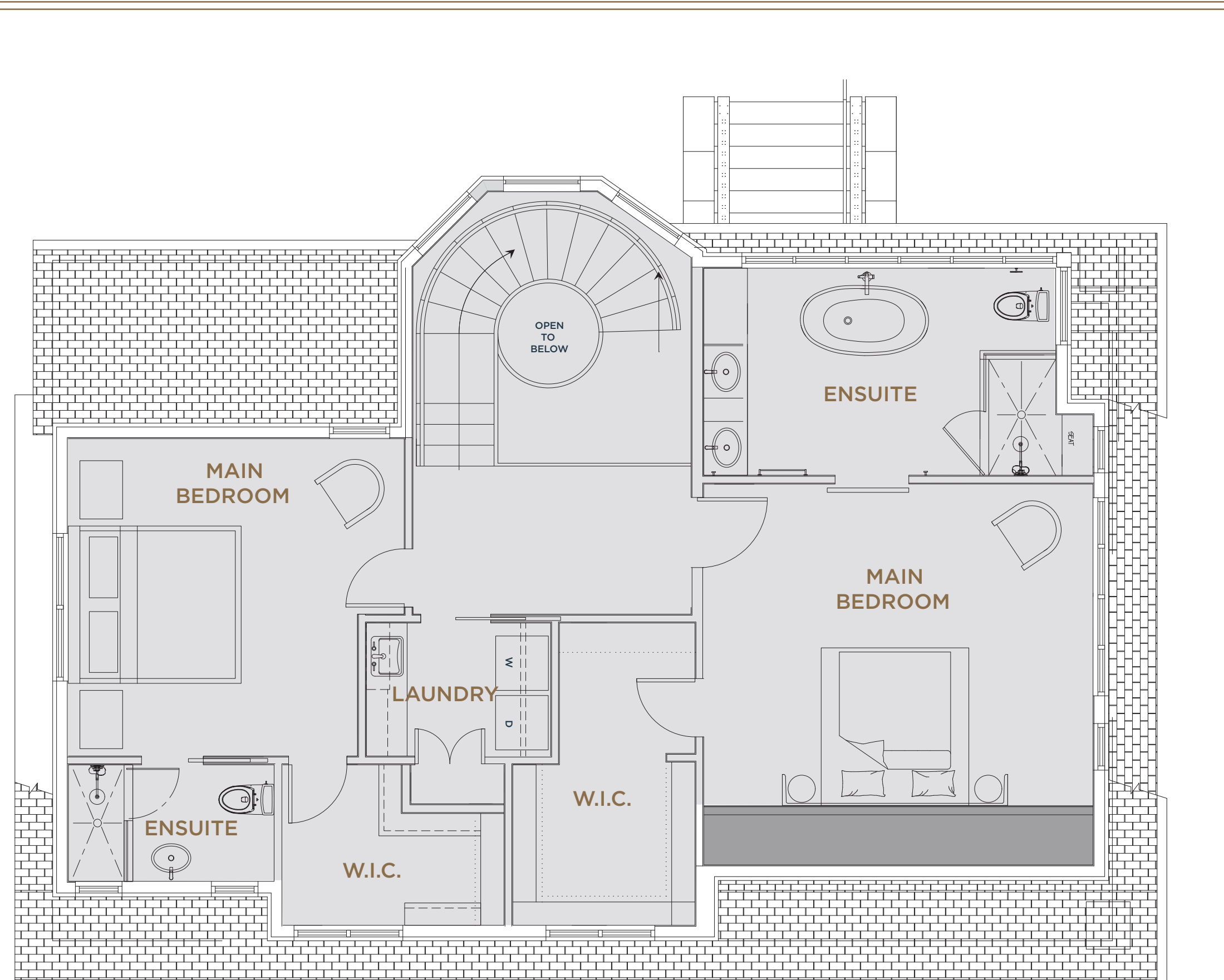
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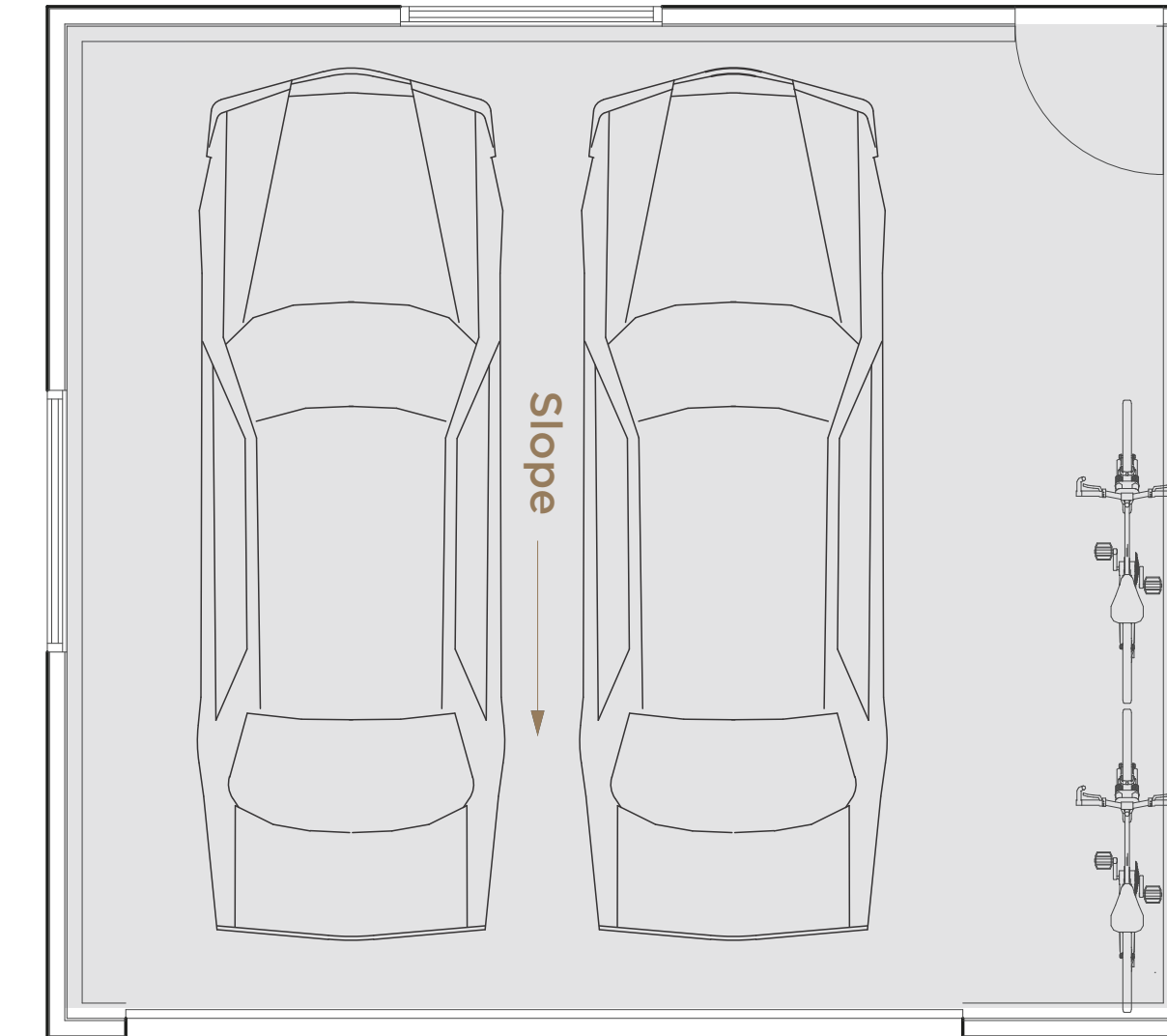
## UPPER FLOOR

1,144 Sq. Ft.

- 2 Main Bedrooms
- 2 Ensuites
- Laundry
- Walk In Closets



Total Home 3,255 Sq. Ft. / Double Car Detached Garage 434 Sq. Ft.



Total Garage Area 434 sq. ft.



## DETACHED GARAGE

434 Sq. Ft.

- 2 charging outlets for electric vehicles (240 Volts)
- Rain screen on the exterior walls
- Insulated sectional garage door, with double pane clear glass, custom paint, and wireless key pad
- Epoxy floors





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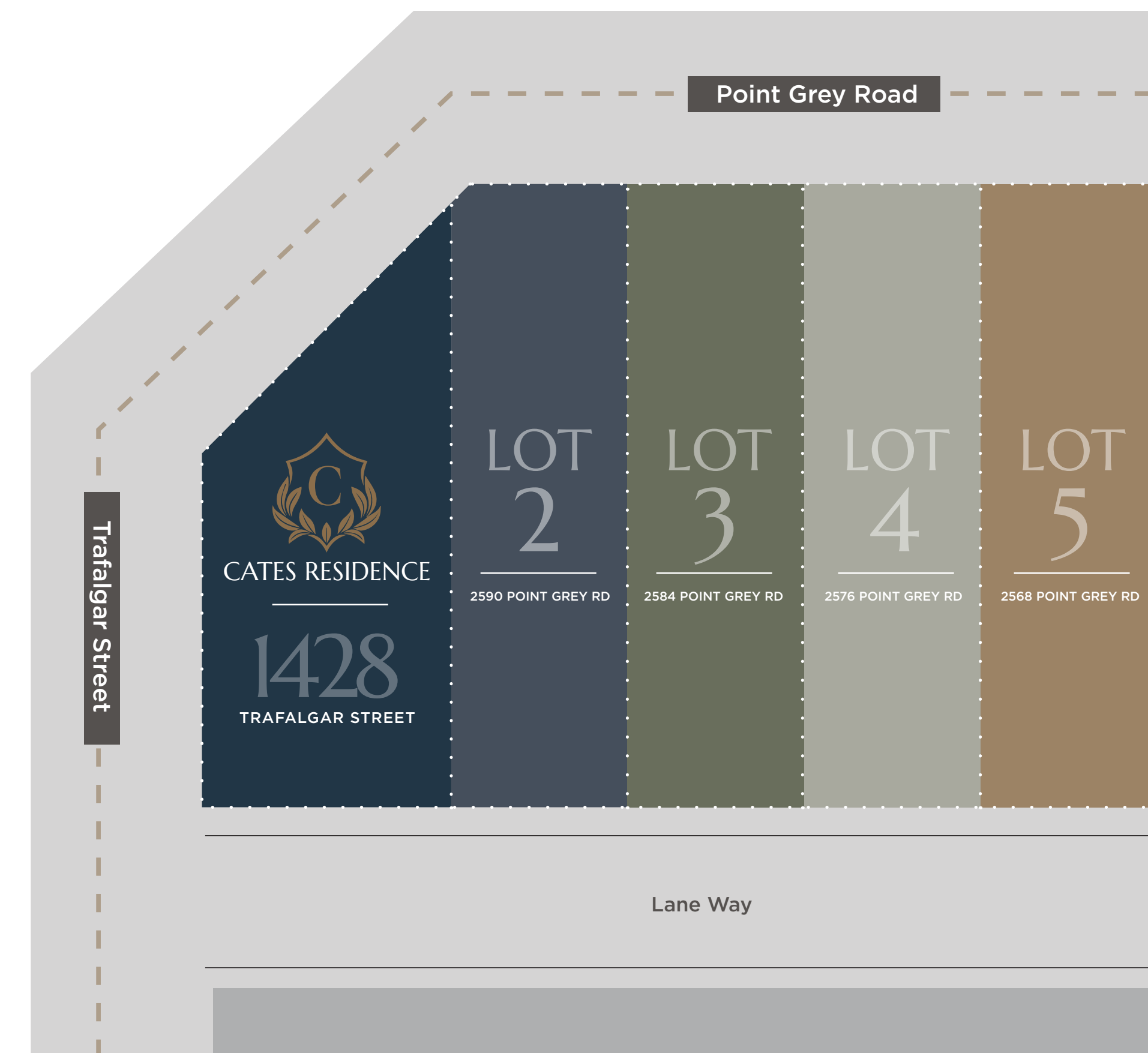


# THE POINT GREY ROAD LOTS

## YOUR DREAM HOME

A rare opportunity to build on Point Grey Road. Zoned to build a single family home or duplex. Bring your imagination and design your dream home on Point Grey Road. Be a part of this exclusive heritage community surrounded by West Coast beauty.

# SITE PLAN



### CATES RESIDENCE

1428 Trafalgar Street  
Lot area: 4,263 sq. ft.

### LOT 2:

2590 Point Grey Road  
Lot area: 3,883 sq. ft.

### LOT 3:

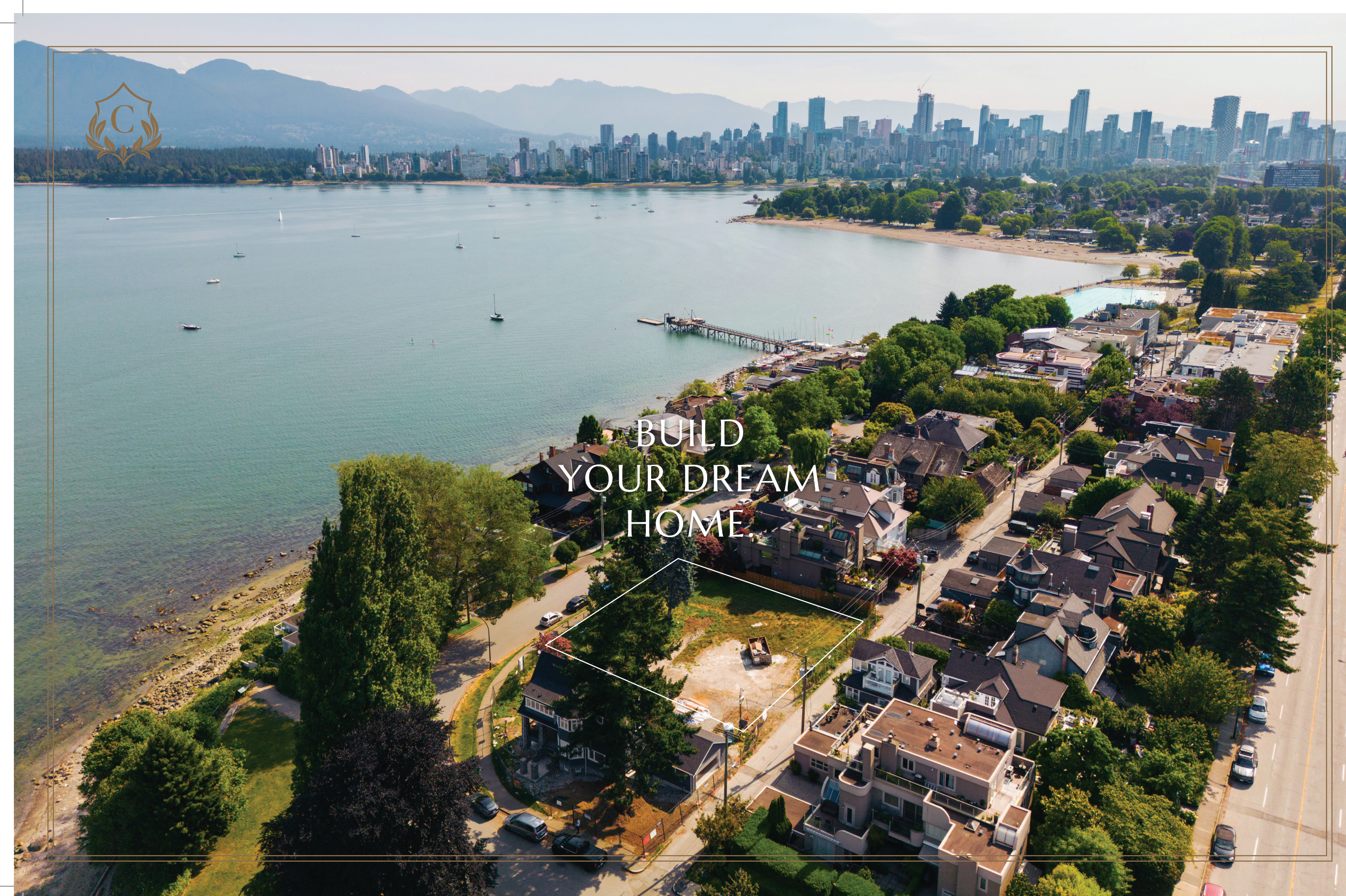
2584 Point Grey Road  
Lot area: 3,888 sq. ft.

### LOT 4:

2576 Point Grey Road  
Lot area: 3,888 sq. ft.

### LOT 5:

2568 Point Grey Road  
Lot area: 3,888 sq. ft.



# NOTES

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**CATES RESIDENCE & THE POINT GREY ROAD LOT INQUIRES:**

Sarah Toigo, Realtor®

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