

format

A New Living Concept
By Cressey. For You.

Final Townhome Release

**2 & 3 bedroom townhomes located
on a quiet tree-lined street.**





**Everything you need
and nothing you don't.**

Introducing Format townhomes – East Vancouver's rare and sophisticated 2 and 3 bedroom homes built by Cressey with interior design by Ste Marie. Featuring a selection of walkup homes with an expansive feel and minimalistic approach, the final townhome collection at Format combines functionality, beauty, and simplicity.

Tucked away on an idyllic tree-lined street, the townhomes connect via a greenway to the thriving East Vancouver neighbourhood of Cedar Cottage. The modern homes are thoughtfully designed for people who crave a design-forward aesthetic with the walkability of urban living and a family-friendly lifestyle, for a home that gives you space to grow.



Where family and culture intersect.

Format's locale celebrates the best of family-friendly living in an urban epicentre with some of the most celebrated bistros, independent shops and boutiques, farmers' markets as well as a burgeoning arts scene at your doorstep.

[Watch Video](#)



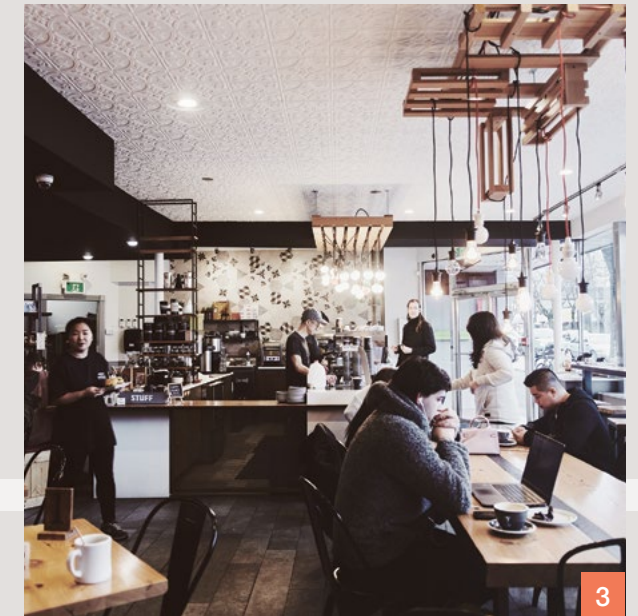


1



2

- 1 — Local bakery Flourist offers healthy foods and fresh-milled grains.
- 2 — Shops and cafés in the neighbourhood are proudly independent.
- 3 — Pallet Coffee Roasters brings coffee love to the community.



3

Surrounded by panoramic tree-lined streets in East Vancouver, Format's final collection of townhomes is ideally located on Fleming Street, which borders Format to the east. Townhomes at Format strike an ideal balance for growing families who seek sophisticated minimalism paired with abundant outdoor space and rich community amenities close to where they work and play. Home to an incredible variety of indoor and outdoor recreational activities at John Hendry Park and Trout Lake Community Centre, Format is also situated close to an abundance of excellent schools, such as Lord Selkirk Elementary and Little Cedar Montessori Preschool, a short walking distance away.

Format offers you a family-oriented neighbourhood's walkability with the ease and proximity to downtown Vancouver – a short 13-min drive or 18-minute bike ride away. Or take advantage of the city's dedicated bike pathways, including Kingsway Ave, to coast through the city.

GROCERY & SHOPPING

- 1 Save-On-Foods
- 2 Jackson's General Store
- 3 Famous Foods
- 4 Pharmasave
- 5 T&T Supermarket
- 6 Metrotown Centre

EDUCATION

- 1 Little Cedar Montessori PreSchool
- 2 Lord Selkirk Elementary School
- 3 Gladstone Secondary School

CHILD CARE

- 1 Learning Tree Day Care
- 2 Playhouse Child Development Centre

RESTAURANTS & CAFÉS

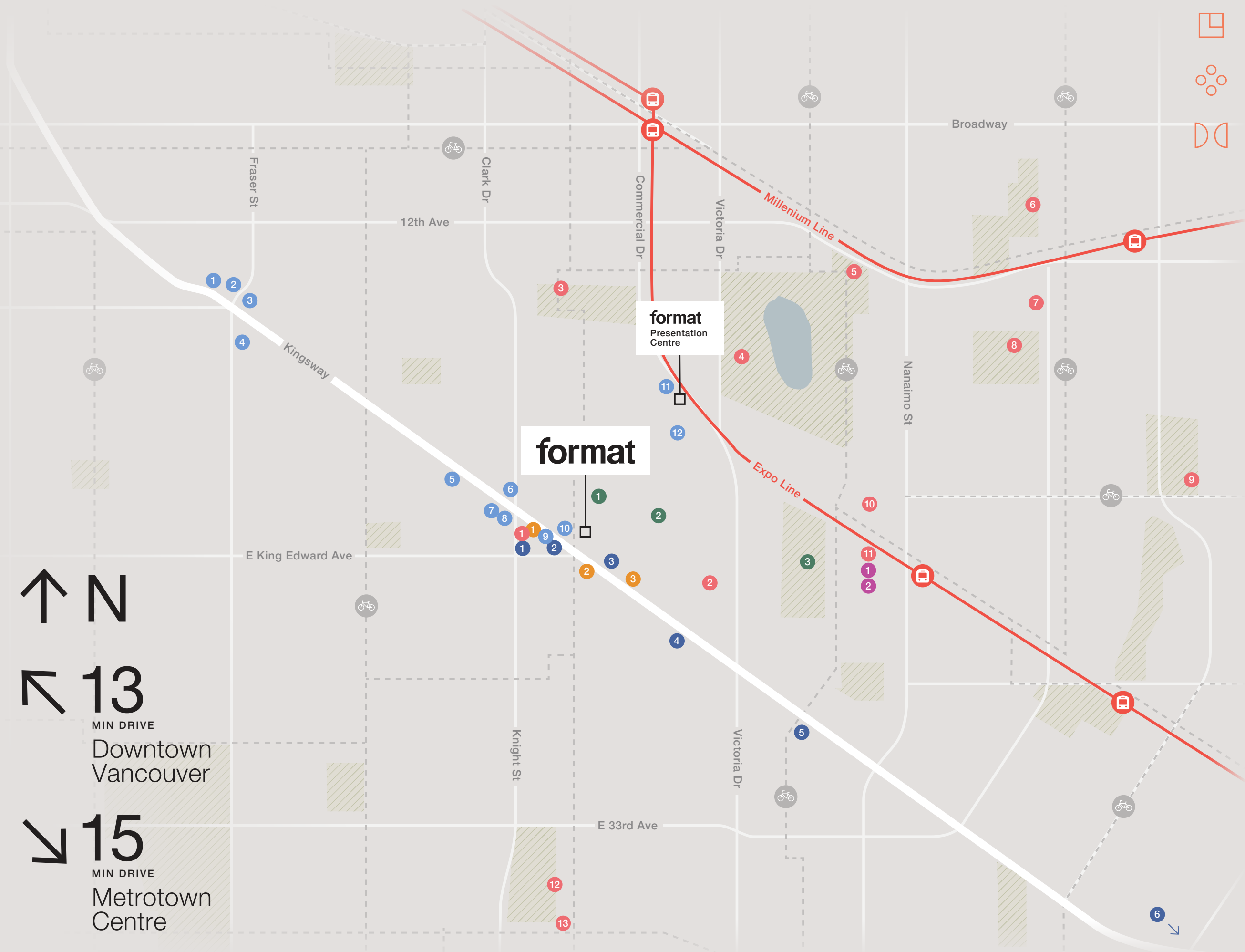
- 1 Osteria Savio Volpe
- 2 Les Faux Bourgeois
- 3 Sal y Limón
- 4 Bells and Whistles
- 5 Hai Phong Vietnamese Restaurant
- 6 House of Dosas
- 7 Do Chay
- 8 Pallet Coffee Roasters
- 9 Pink Peppercorn Seafood House
- 10 White Spot
- 11 Flourist
- 12 Commercial Street Café

HEALTH & WELLNESS

- 1 Anytime Fitness
- 2 Enhanced Performance
- 3 30 Minute Hit

PARKS & COMMUNITY

- 1 Vancouver Public Library
- 2 Brewers Park
- 3 Clark Park
- 4 Trout Lake Community Centre
- 5 John Hendry Park
- 6 Van Tech Fields
- 7 Italian Cultural Centre of Vancouver
- 8 Beaconsfield Park
- 9 Renfrew Park Community Centre
- 10 Copley Community Orchard
- 11 Crow's Point Community Garden
- 12 Kensington Community Centre
- 13 Tecumseh Annex





A standout sanctuary.

Interiors for Format are designed by Vancouver's own Ste. Marie, responsible for some of the city's most innovative and stunning restaurants, retail and residential interiors. Format's interior design delivers a clean and impactful aesthetic grounded in high-quality natural and contemporary materials with the backdrop of large open living spaces.

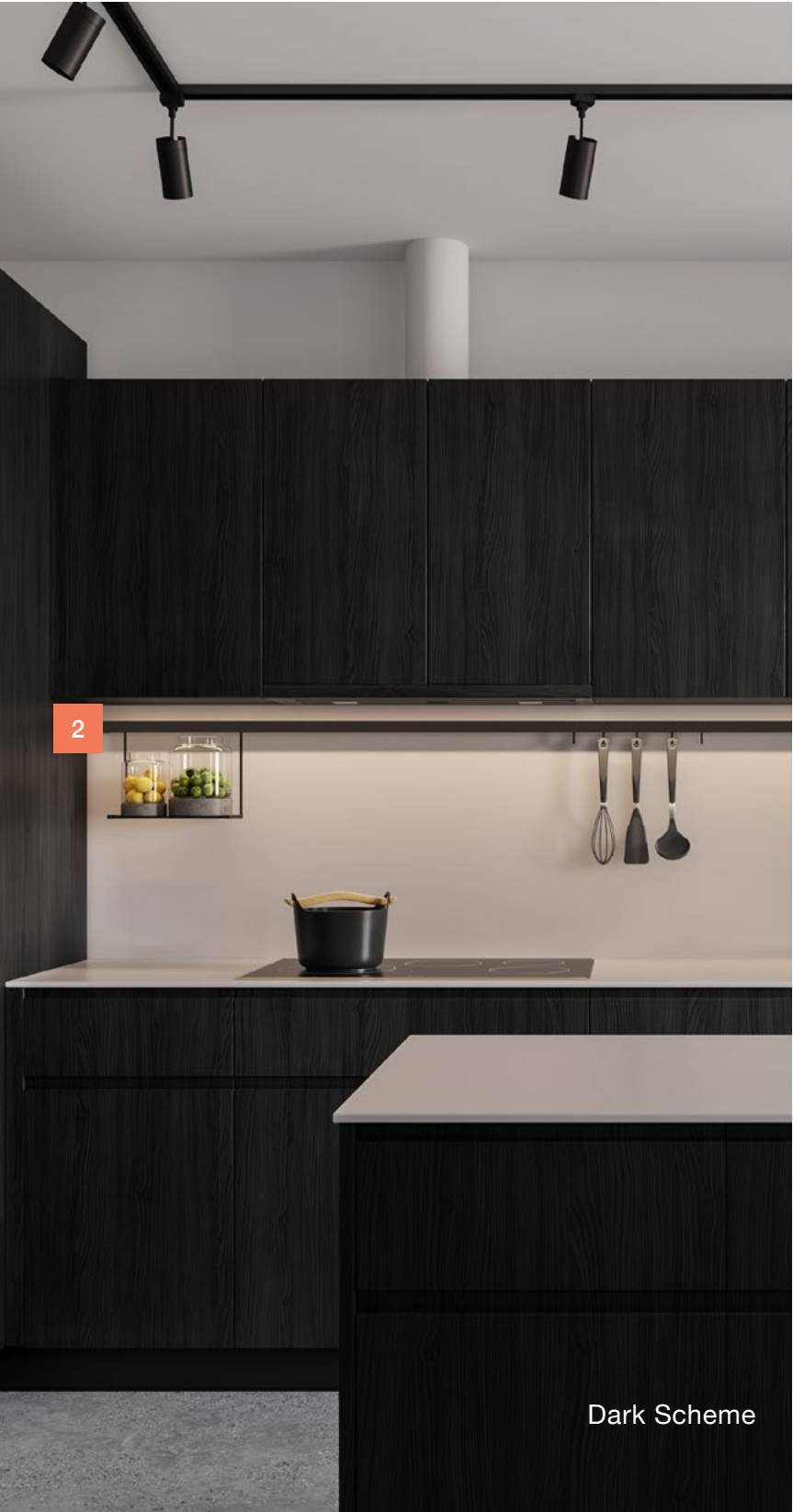
Masterfully Designed – Simplicity. Efficiency.

The final townhome release for this modern development includes details like the CresseyKitchen™ – synonymous with thoughtful design featuring integrated full-sized premium European Fulgor appliances, durable Dekton countertops and sleek matte black fixtures; and details you don’t see, like generous organizational storage, created to keep clutter at bay in a busy household.



- 1 — Open shelves, closed cupboards and LeMans corner storage systems: find space for all your goods and gadgets.
- 2 — Hook rail storage is a minimal, flexible way to keep your most-used items within arms reach.
- 3 — DEKTON countertops are ultra-durable, easy to clean and heat and scratch resistant—so you can get as adventurous as you want in the kitchen.
- 4 — Each townhome offers two curated colour schemes – a light option combines flat cut white oak with a warm, airy palette, and a dark option creates a sense of structure with bold, stained wood surfaces.

[Download Features](#)



Dark Scheme



Light Scheme



Townhome C

With 3 bedrooms and 2.5 bathrooms, this family-oriented home offers a rare layout with four levels and over 1,700 sqft of spacious interiors. It's all in the details with this Format townhome, like the bedroom level laundry room, much-coveted air conditioning, or the generous storage area that offers plenty of space for that off-road stroller or weekend ski, bike and golf gear. Outdoor space abounds with two private courtyards bookending the home as well as a sanctuary-like private suite featuring two private balconies for the ultimate extension of relaxing and entertaining. The street level entrance is a pet owner's dream, while the direct connection to the parkade creates easy all-weather access into your home.

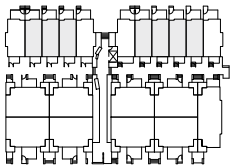
- 1 — Sleek and modern glass walled staircase provides an open feel throughout the living space
- 2 — Private primary suite floor featuring double vanity and frameless glass walk-in shower in the ensuite
- 3 — 4 private outdoor spaces
- 4 — Laundry room with folding table and sink
- 5 — Direct entry into home from parkade provides ease of access

Townhome C

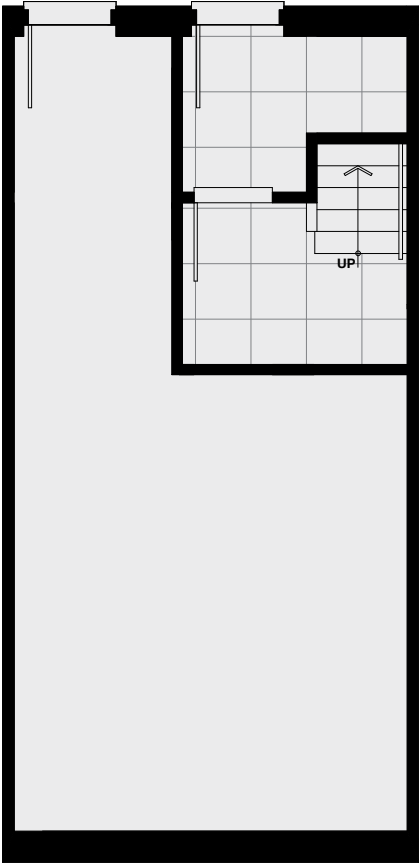
3 Bedroom + 2.5 Bathroom + Rec Room

Interior 1,747 SQFT

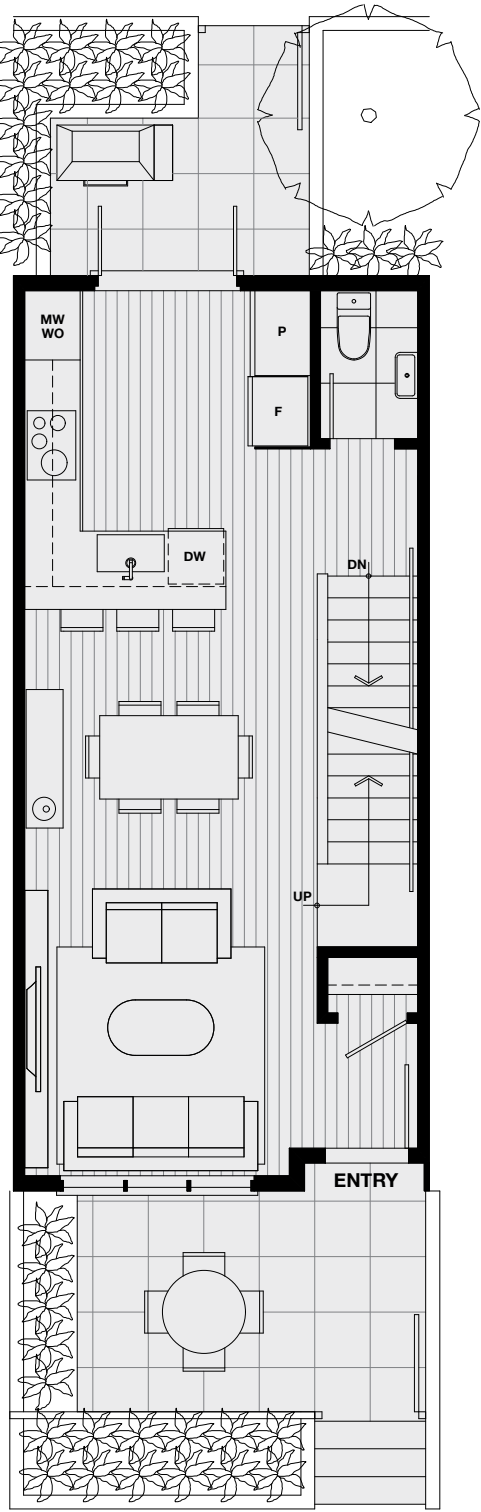
Exterior 369 SQFT



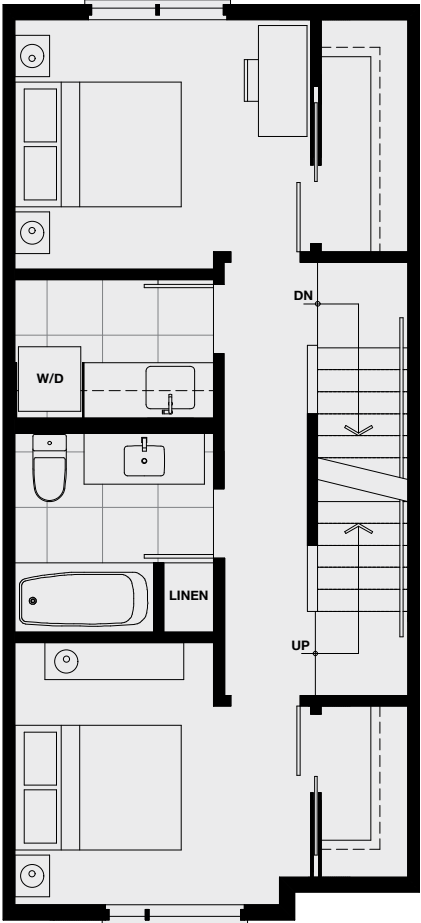
LEVEL 1



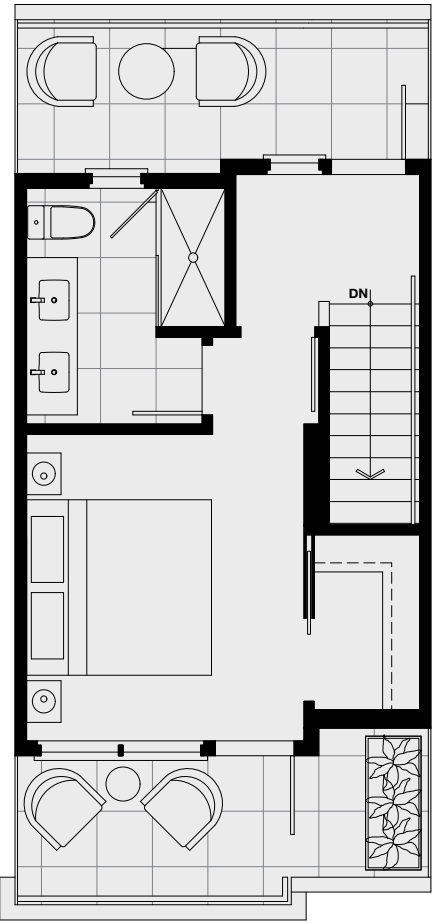
Lower



Main



Second



Upper



Townhome D + D1

Enjoy the ease of walk-up access to these stunning 2 bedroom townhomes with 2 levels of solid concrete construction. These sleek, elegant homes feature thoughtfully designed living and dining spaces on the first floor with bedrooms on the second floor, all with sophisticated polished concrete floors and elevated features such as locally crafted wardrobe systems for exceptional storage. An adjacent park provides access to a welcoming green space and a variety of neighbourhood kid & pet friendly parks for that much-needed nature-based stroll.

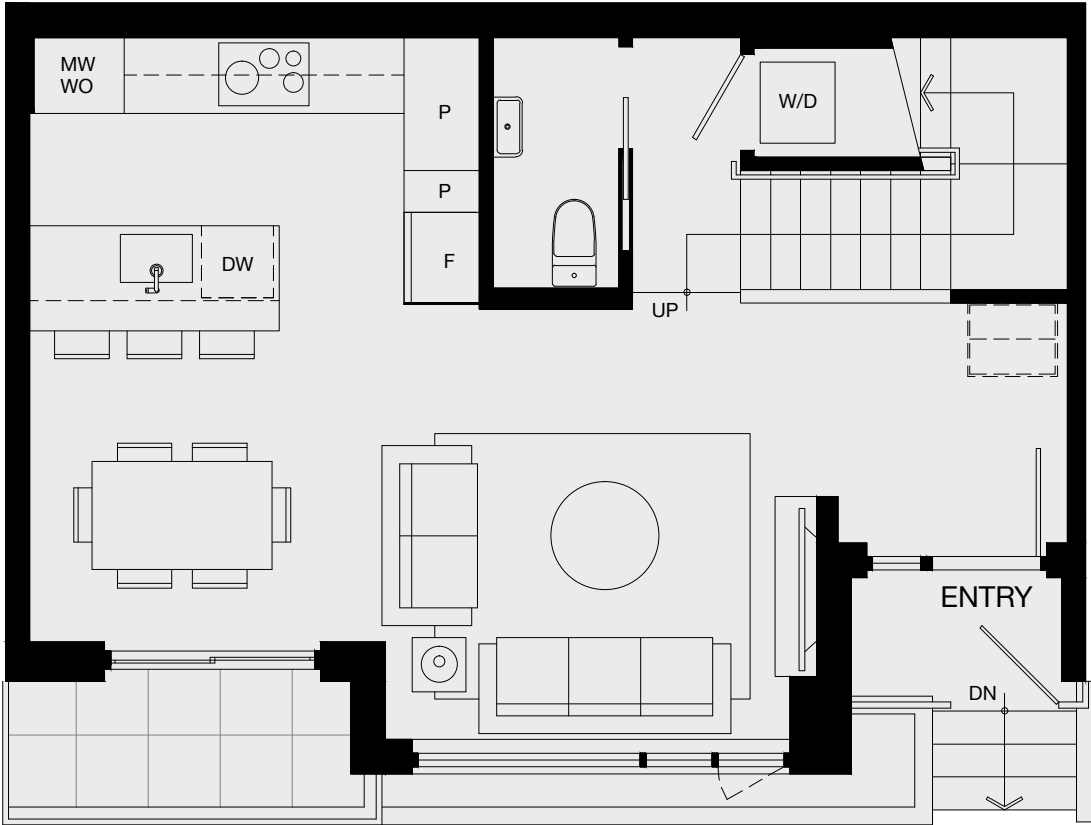


Townhome D

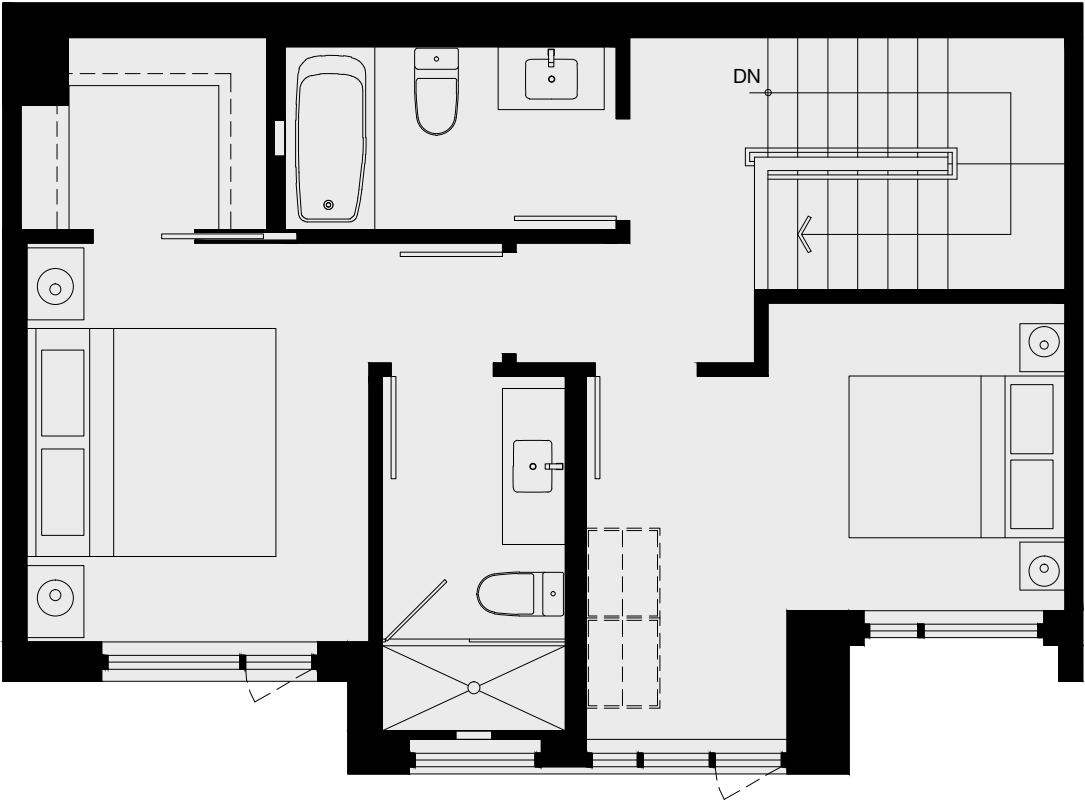
2 Bedroom + 2.5 Bathroom

Interior 1,141 SQFT

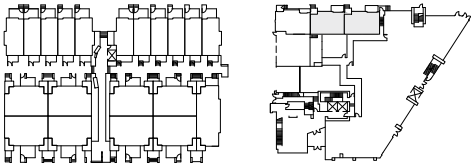
Exterior 33 SQFT



Main



Second



LEVEL 1

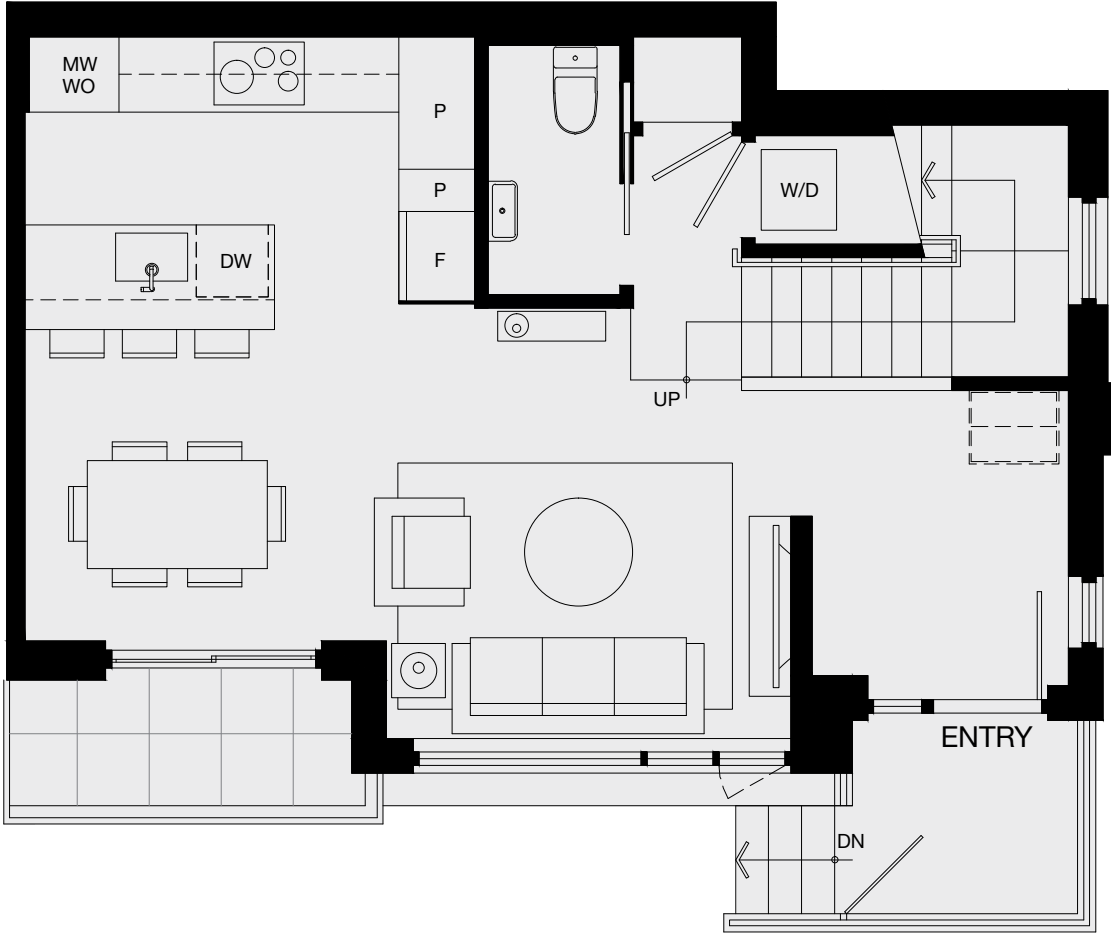
The developer reserves the right to modify or make substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales powered by MLA Canada Realty. E.&O.E.

Townhome D1

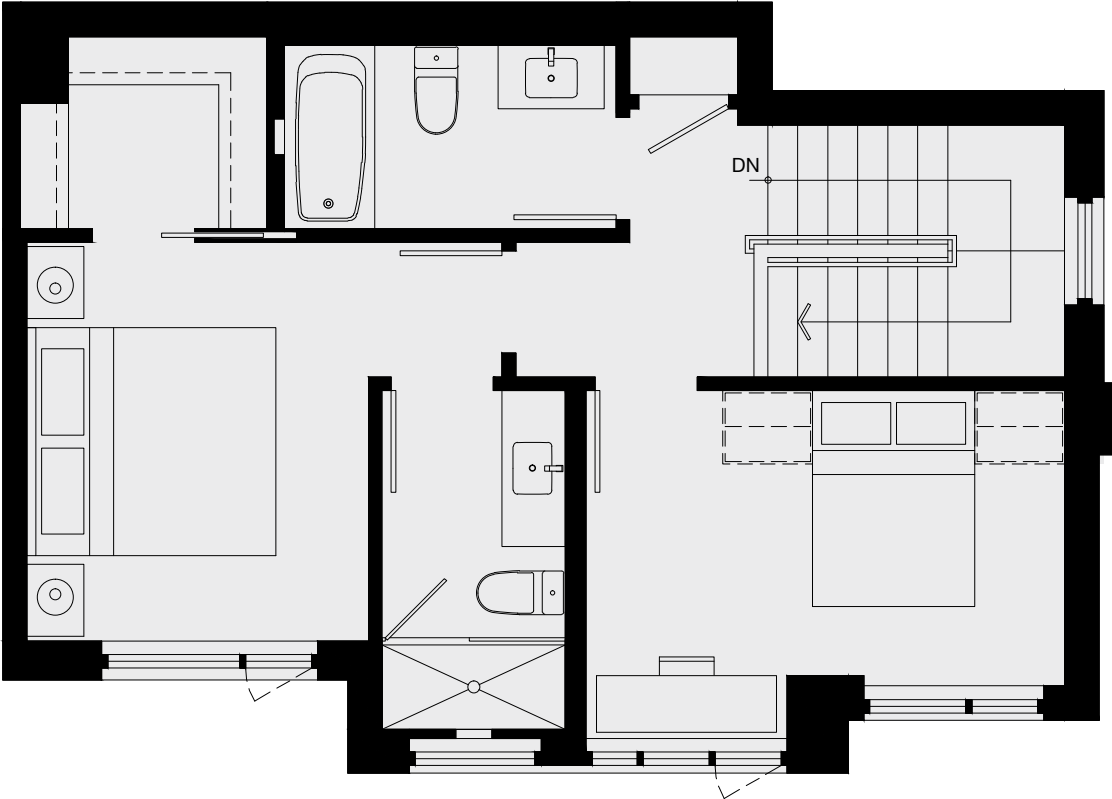
2 Bedroom + 2.5 Bathroom

Interior 1,152 SQFT

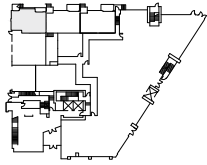
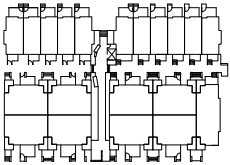
Exterior 67 SQFT



Main



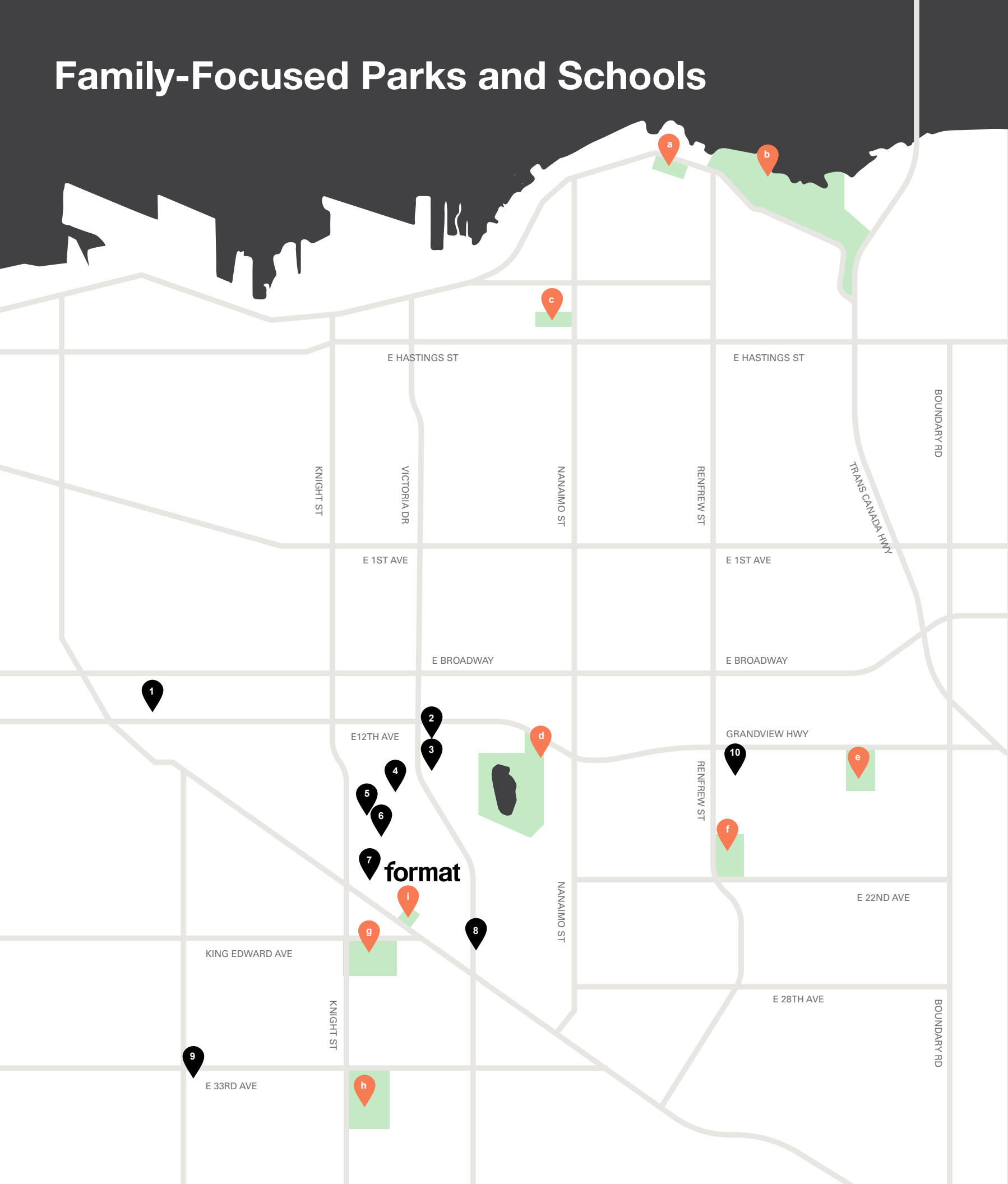
Second



LEVEL 1



Family-Focused Parks and Schools



PET FRIENDLY PARKS

- a Dusty Greenwell Park** (on water)
This narrow grassy unfenced park is located in a quiet neighborhood with views of the North Shore Mountains and the Second Narrows Bridge.
Location: 2799 Wall St | Area: 5,313m²
- b New Brighton Park** (on water)
A popular dog park with access to water and views of the Burrard Inlet and the North Shore Mountains. It has a large fenced off-leash enclosure with a water fountain at the west end of the park.
Location: 3201 New Brighton Rd | Area: 7,004m² (fenced) and 901m² (water access)
- c Pandora Park**
This fully-fences off-leash park features a water fountain and hard packed dirt making it easy for dogs to run and play on.
Location: 2325 Franklin St | Area: 2,672m²
- d John Hendry (Trout Lake) Park**
Conveniently around the corner from Format, the beach area and wildlife habitat around the lake can make one forget that the park is in the city.
Location: 3300 Victoria Dr | Area: 27,202m²
- f Falaise Park**
Enjoy views of the North Shore Mountains, Mount Seymour, Grouse Mountain and Cypress Mountain at this large unfenced grassy field.
Location: 3434 Falaise Ave | Area: 12,136m²
- e Renfrew Community Park**
Located at the end of Belanger Road, this off-leash dog park has an enclosed area allowing pets to run freely.
Location: 2929 E 22nd Ave | Area: 1,392m²
- g Kingcrest Park**
This dog park features an unfenced, open grassy area.
Location: 4150 Knight St | Area: 7,418m²
- h Kensington Park** (leashed area)
This park's sports fields open up to views of the North Shore mountains. Features a community centre and a skate park
Location: 5175 Dumfries St | Area: 5,840m²
- i Format's Parkette**
Conveniently steps away from Format, this park is family and dog-friendly and lit for your late night walks.

SCHOOLS

- 1 VSB StrongStart Early Learning**
StrongStart is a free program offered to children ages 0-5.
Location: 2740 Guelph St
- 2 CEFA Early Learning Commercial Drive**
Core Education & Fine Arts is Canada's leading private school for children ages 1-5.
Location: 2946 Commercial Dr
- 3 Stratford Hall**
An independent, International Baccalaureate (IB) World School for students in grades K-12.
Location: 3000 Commercial Dr
- 4 St. Joseph's School**
A private Christian school for grades K-7.
Location: 3261 Fleming St
- 5 Community Montessori Children's Centre**
A 8:00am to 5:30pm daycare providing introduction to French and Music.
Location: 1461 E 19th Ave
- 6 Tyee Elementary School**
A Montessori alternative program school for grades K-7.
Location: 3525 Dumfries St
- 7 Little Cedar Montessori Pre School**
Offers full time or part time placements for families that need before and/or after school care.
Location: 1530 E.22nd Ave
- 8 Rising Sun Montessori Pre School**
Daycare providing an enriched curriculum on Practical Life, Sensorial, Language, Mathematics and Cultural Studies.
Location: 4306 Victoria Dr
- 9 South Vancouver Learning Centre**
Academic and social development for students aged 12-18 years in Grades 8-10.
Location: 4920 Fraser St
- 10 St. Jude Elementary School**
An independent Catholic elementary school for students in grades K-7.
Location: 2953 E 15th Ave E

Amenities with impact.

Designed with growing families in mind, Format townhomes have access to generous amenities that inspire engagement and community spaces that invite conversation and connection.



- 1 — Retractable glass walls provide indoor/outdoor options perfect for entertaining and relaxing
- 2 — A welcoming outdoor space with outdoor bbq and dining options for entertaining.
- 3 — Abundant natural light and a variety of seating options for co-working or socializing.
- 4 — A scenic mountain and city view accompanies an expansive rooftop with generous seating for al fresco dining.



Format shared spaces include a multipurpose workshop, fitness centre, and dedicated areas for co-working that are functional and welcoming. Every home at Format has access to an expansive rooftop with outdoor kitchen, urban agriculture, bbq and an eating area for a true extension of your home. A second level of amenities provides access to a spacious lounge that seamlessly bridges the gap between indoor and outdoor entertainment spaces. Interiors feature plenty of seating ideal for working and a retractable glass wall that opens onto an outdoor terrace complete with pizza oven and banquette seating, surrounded by greenery and and a view of the north shore.



East Vancouver Townhome Living. By Cressey.

**Connect with our
sales team today.**

3435 Commercial Street, Vancouver
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FormatByCressey.com

