

# THE NAPIER DUPLEX COLLECTION



VANCOUVER, BC





## Beautiful finishes throughout.

### Introducing the NAPIER DUPLEX COLLECTION

Front + Back duplex under construction, coming late summer 2024!

---

Stunning presale opportunity to own a beautiful modern duplex home with luxury finishes and custom features. The layout of this home creates a seamless flow throughout, providing a comfortable and ideal setting for spending quality time with loved ones. The open floor plan concept with high ceilings, wood flooring, custom millwork and built-ins, and designer touches creates a perfect space for living and entertaining guests.

*Bespoke designed homes with unique features that offer the ultimate comforts for home owners.*



## Open concept floor plan with indoor outdoor living bliss.

This luxurious duplex project is a rare find that offers both style & functionality. This property provides an opportunity to buy early and customize your new home.

### 2 BEAUTIFUL DUPLEX HOMES

#### 1-2616 Napier Street

- Front Unit
- 1210 square feet
- 3 Bed + 3 Bath
- \$1,499,000

#### 2-2616 Napier Street

- Back Unit
- 1467 square feet
- 3 Bed + 3 Bath
- \$1,649,000



# Your dream home awaits.

---

**Starting at \$1,499,000**

---

**3 bedrooms**

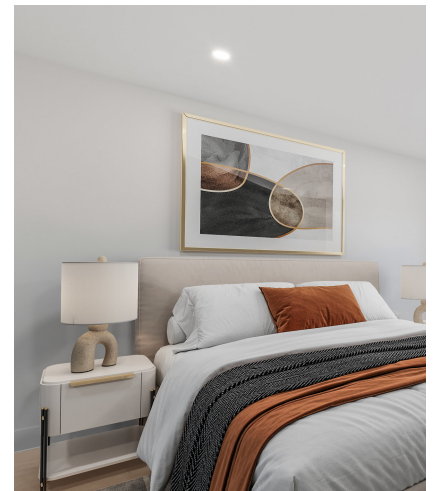
**3 bathrooms**

**1,210 - 1467 square feet**

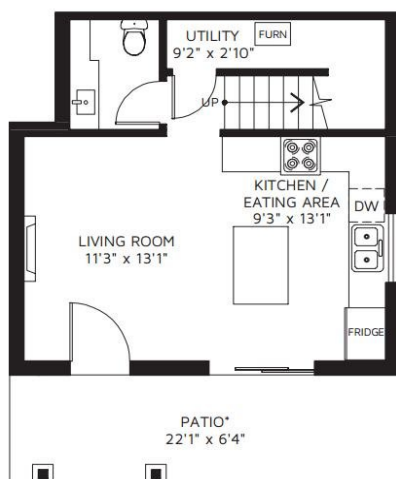
---

The experienced builder has spared no expense in creating this beautiful home that boasts 3 bed + 3 bath spread over a comfortable living space.

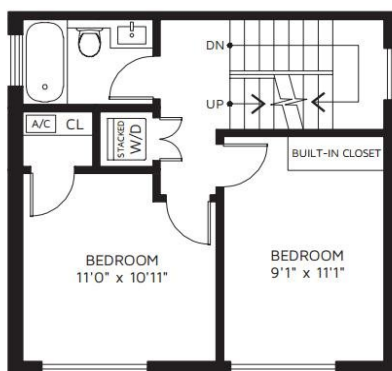
The central location of this property makes it an ideal spot for anyone looking for easy access to shopping, great schools, and quick easy access to downtown Vancouver. The walk-out front and back yards are fully landscaped and fenced providing ample privacy for outdoor family enjoyment and activities.



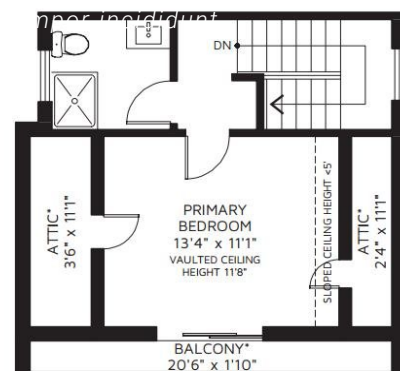
2616 NAPIER ST, VANCOUVER, V5K 2W6  
UNIT A



**MAIN FLOOR**  
CEILING HEIGHT 9'0"

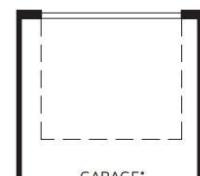


**ABOVE MAIN FLOOR**  
CEILING HEIGHT 9'0"



**UPPER FLOOR**

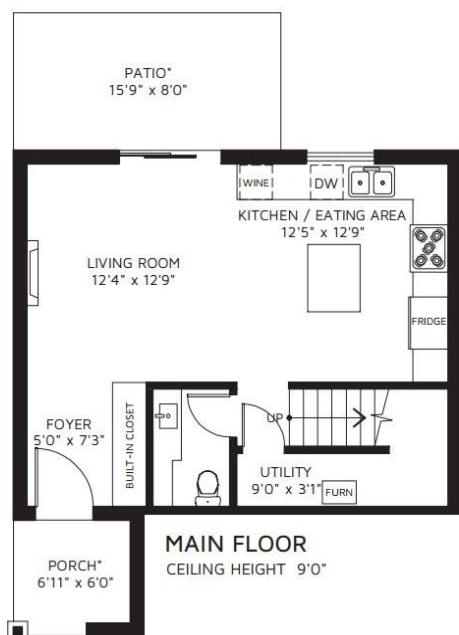
UPPER FLOOR	299	SQ FT
ABOVE MAIN FLOOR	464	SQ FT
MAIN FLOOR	447	SQ FT
<b>TOTAL FINISHED AREA</b>	<b>1,210</b>	<b>SQ FT</b>



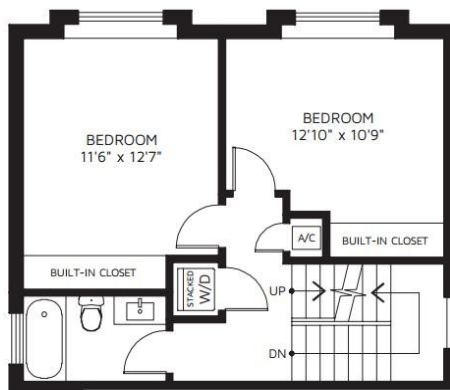
# Floor Plans

**MBG** MANNY BAL  
REAL ESTATE GROUP

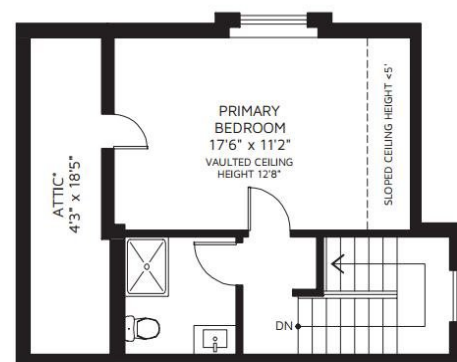
## UNIT B



**MAIN FLOOR**  
CEILING HEIGHT 9'0"

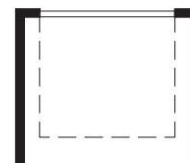


**ABOVE MAIN FLOOR**  
CEILING HEIGHT 9'0"



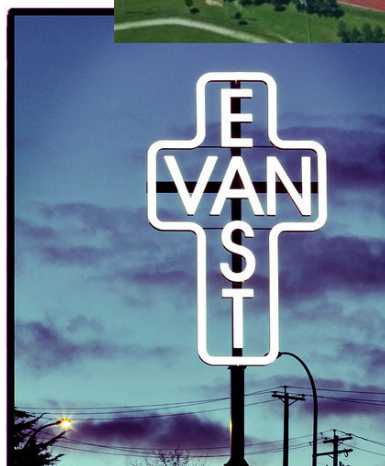
**UPPER FLOOR**

UPPER FLOOR	348	SQ FT
ABOVE MAIN FLOOR	559	SQ FT
MAIN FLOOR	560	SQ FT
<b>TOTAL FINISHED AREA</b>	<b>1,467</b>	<b>SQ FT</b>





# Renfrew - Grandview Woodlands neighborhood.



Very Walkable

Most errands can be accomplished on foot



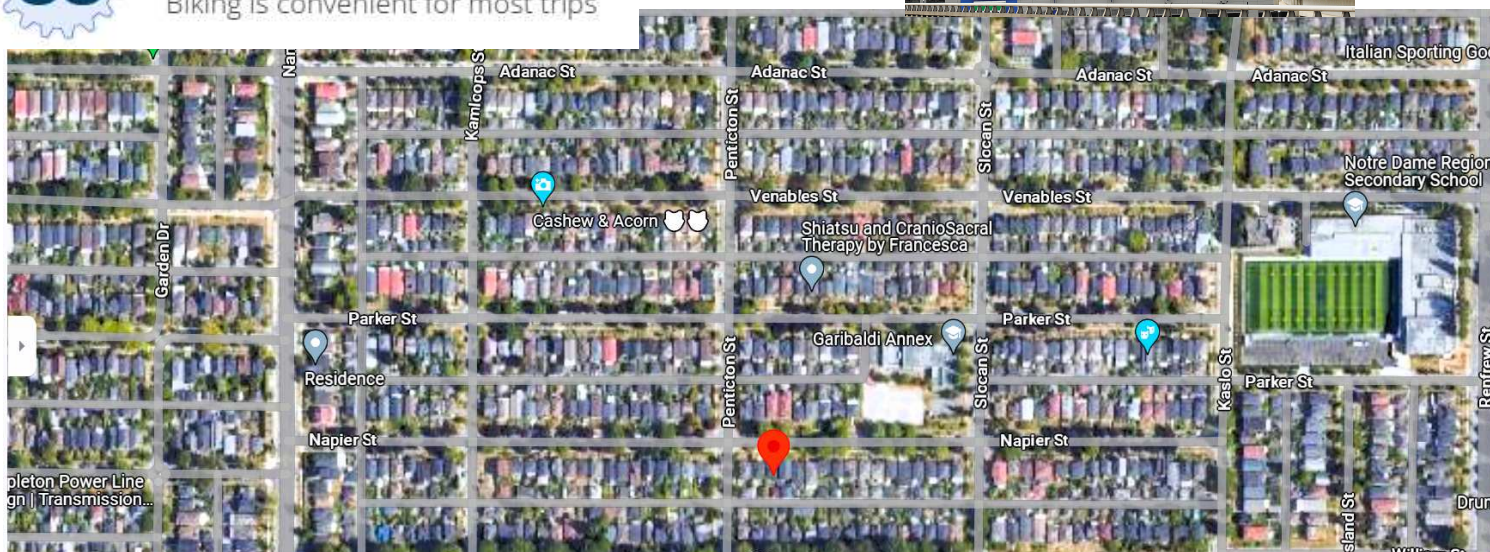
Good Transit

Many nearby public transportation options



Very Bikeable

Biking is convenient for most trips





# Marketing Burnaby + Vancouver's Finest Real Estate.



Manny Bal is an award winning premier Real Estate Advisor with years of experience servicing his clients in Burnaby, Vancouver, and the surrounding areas.

Performing to the highest standards of excellence, privacy, integrity, and respect. Commitment to elevating the sales & marketing experience. Diverse background in residential, commercial, construction, presales, and other investment assets.

"Luxury is a service - for first time buyers, to high end residential sellers, and property investors - we focus on the details and are dedicated to delivering results."

Discover the Difference.



Manny Bal PREC\*  
Angell Hasman &  
Associates Realty Ltd.  
[info@mannybal.com](mailto:info@mannybal.com)  
604-723-3358  
[www.mannybal.com](http://www.mannybal.com)

\*The information disclosed is deemed reliable, however we assume no responsibility for its accuracy. All measurements approximate and this website is for marketing information purposes only. This communication is not intended to cause or induce breach of an existing agency agreement. \*PREC – Personal Real Estate Corporation.