

T H E C O L L E C T I V E

R E A L E S T A T E T E A M



1103 1295

RICHARDS ST

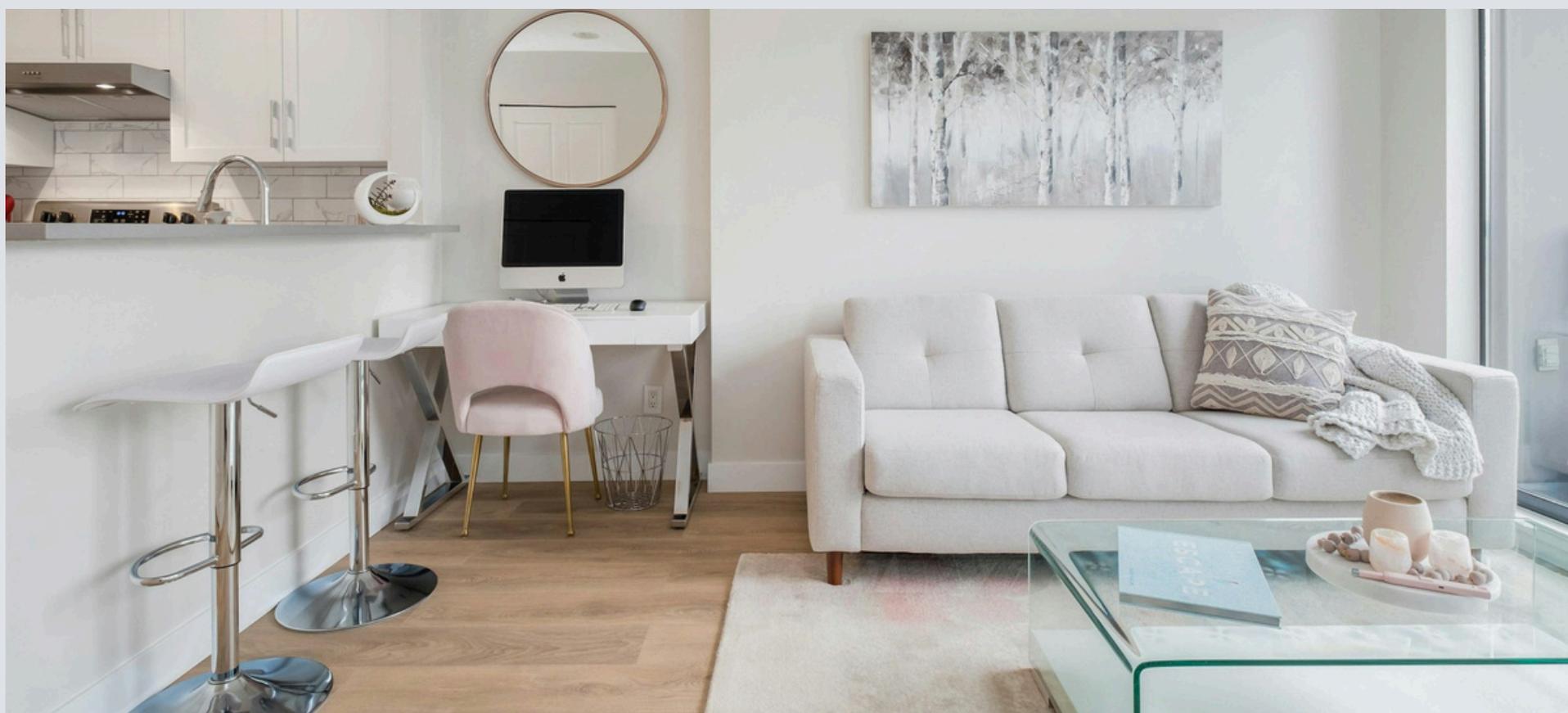
URBAN SANCTUARY



# EVERY DAY FEELS LIKE A VACATION

Let me walk you through why this one feels so good the second you step inside. This home has been beautifully renovated, it's filled with natural light, and it genuinely lives larger than 480 sq ft. The layout is open, clean, and super functional, so it can easily feel like a one bedroom, without sacrificing your living space. Newer appliances, modern finishes, and that warm, move in ready vibe that's hard to find at this price point downtown.

And then there's the location. You're right in the heart of Yaletown, which means cafés, restaurants, boutique shopping, and the seawall literally steps away. What this means for you is simple: a polished city home in one of Vancouver's most walkable neighbourhoods, with none of the renovation stress.

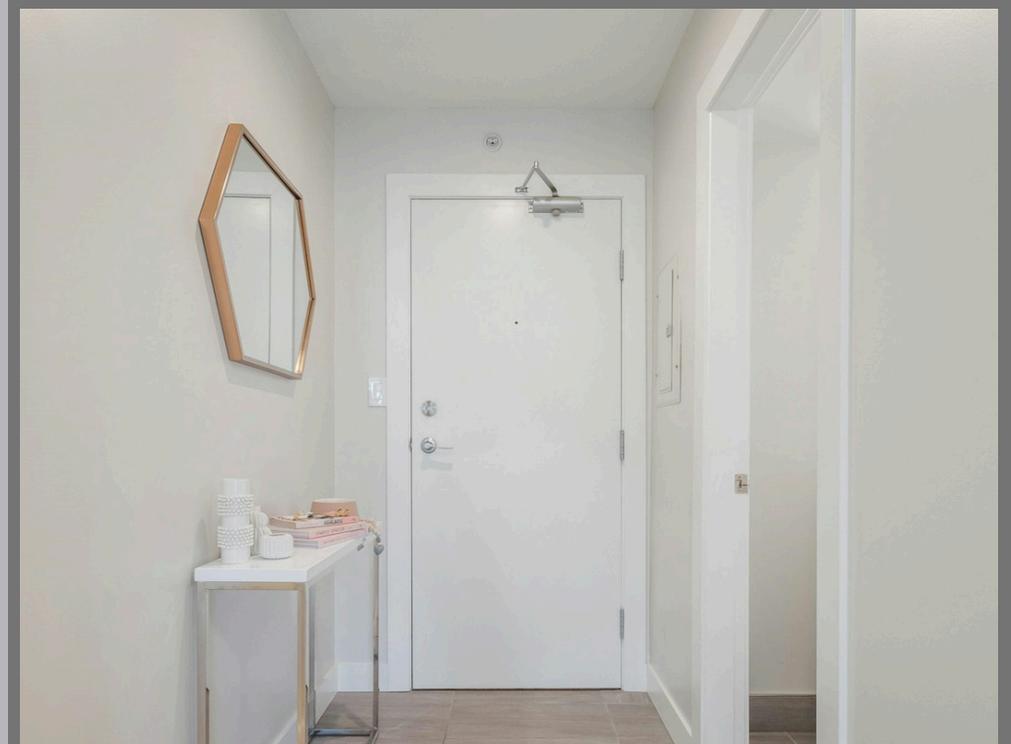
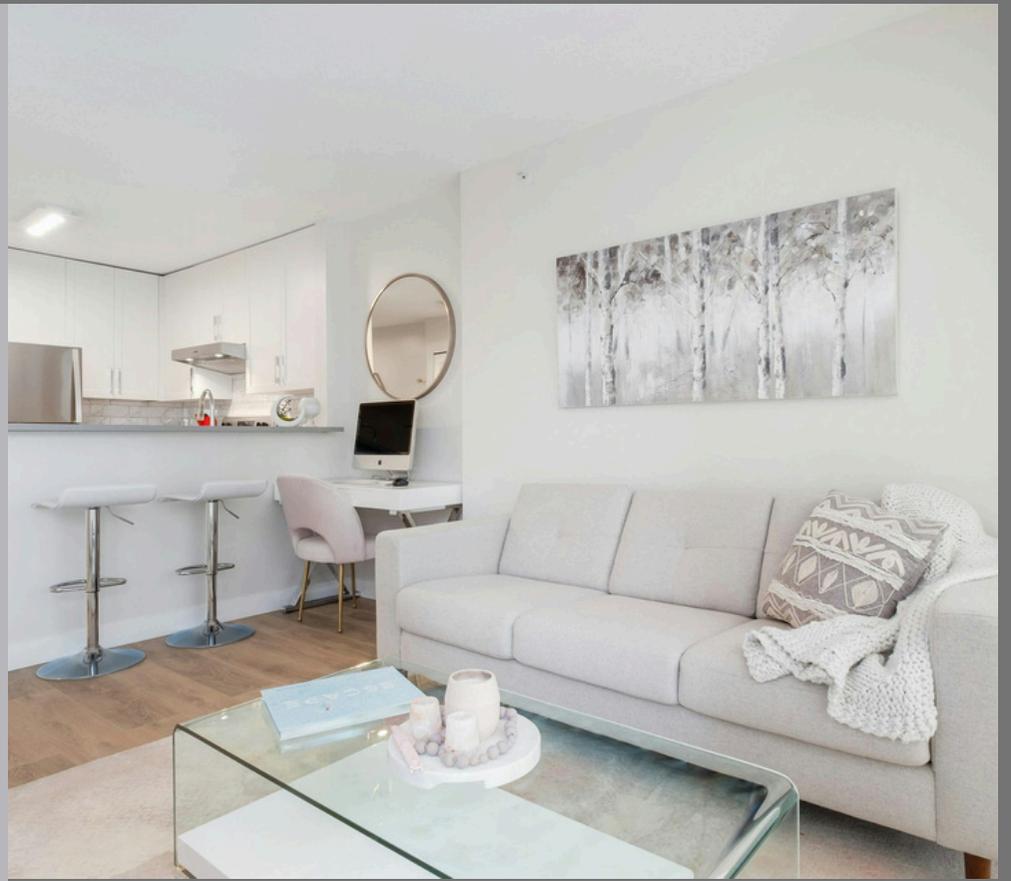


# SPACE TO LIVE, ENJOY, AND LOUNGE

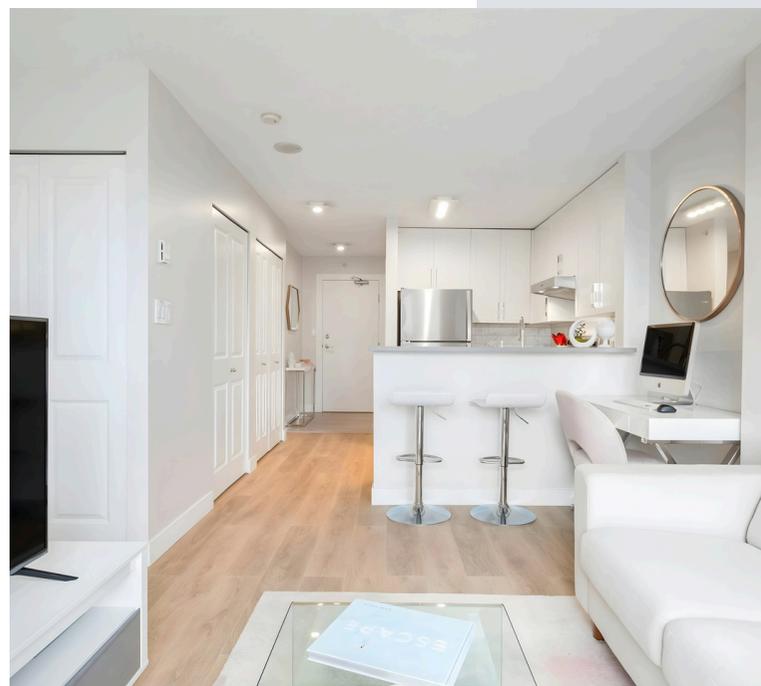
This living area is designed to feel comfortable, not cramped. The renovation brings in clean, modern finishes that make the home feel fresh and polished, but still inviting and livable. Natural light carries through the space, giving it that “bright city home” feel that’s so important downtown.

The open concept layout is the real win here. It creates flow between your living, dining, and kitchen areas so you can actually use the space in different ways. Movie night on the couch, friends over for a glass of wine, or a quiet Sunday reset at home, it all works. And because everything is updated, you get the best part of condo living: low stress, easy upkeep, and a space that feels ready for you right now.

Before you commit to a downtown condo, this is what you want. A layout that feels bigger than the square footage and a finish level that doesn’t require you to budget for renovations the minute you move in.



# WHERE FLAVOR



This kitchen is a perfect example of effortless style. Modern, streamlined, and thoughtfully updated so it feels clean and current without being overly trendy. The newer appliances are a huge bonus, because they don't just look good, they make daily life smoother and more reliable.

The way it's positioned within the open concept layout makes it great for entertaining. You can cook and still be part of the conversation. You can host without feeling like you're tucked away. And for everyday living, it just works. Simple meals, quick breakfasts, or a cozy dinner at home after a long day, this kitchen supports your routine without feeling like a compromise.

What this means for you is that you get function and style in one of the most important rooms in the home, and you don't have to "plan to update it later." It's already done.

# MEETS FUNCTION



# YOUR PERSONAL PEACEFUL ESCAPE



This home is so versatile, it can comfortably function like a one bedroom setup. That means you can create a more defined sleeping area, keep your living space feeling separate, and still have room to move. It's the perfect "city retreat" feeling, especially if you want that little bit of privacy without paying full one bedroom pricing.





## DESIGNED TO REFRESH YOUR SENSES

The bathroom follows the same theme as the rest of the home: modern, clean, and move in ready.

Renovations matter here because bathrooms can be one of the most expensive and annoying spaces to update later.

This one feels fresh and well cared for, with a polished look that fits the overall design of the home. It's the kind of space that makes mornings easier and gives you that "everything is done" feeling that buyers love. Before you commit, this is part of the checklist I always focus on with clients. Bathrooms tell you a lot about the level of care and the quality of updates in a home.



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The partly covered patio makes indoor-outdoor living effortless, whether you're hosting family BBQs or enjoying a quiet evening outdoors. An oversized shed on the side provides ample storage for all your lawn care tools, gardening supplies, and outdoor equipment, keeping everything organized and out of sight. This backyard truly blends beauty, functionality, and lifestyle — the perfect extension of your home.



# ERIN PRICE EMERY

Real Estate Expert



**FROM  
VISION TO  
REALITY**

Passion  
**PRECISION**  
Results



OAKWYNREALTY

# My Highlights

- Top 1% agent at Oakwyn Realty
- Top 10% agent of the Real Estate Board of Greater Vancouver
- Over 15 years of Real Estate experience
- Ranked top 100 BC Real Estate Agents On Social Media
- Medallion Club member
- Member of Real Estate Board of Greater Vancouver REALTORS®
- Member of British Columbia Real Estate Association
- Member of The Canadian Real Estate Association
- Blockwatch Captain
- Long-term Strata Council member
- Community volunteer

Erin Price Emery, Founder of The Collective Real Estate Team, is more than just a real estate agent—she's a visionary leader with over a decade of experience. Known for her business acumen, negotiation expertise, and personalized approach, Erin is dedicated to putting her clients' needs first. With a foundation built on transparency, honesty, and a relentless work ethic, she ensures every real estate journey is seamless and successful.



## Buying with Erin

As a dedicated real estate professional, Erin is deeply passionate about helping clients navigate the complex process of buying a home. Whether you are a first-time homebuyer or a seasoned investor, Erin provides the utmost care and precise guidance tailored to your unique needs.

Known for my trustworthiness, accountability, and attention to detail, Erin manages all aspects of the home-buying process efficiently, making it as seamless and stress-free as possible. Clients appreciate her helpful nature and commitment to their satisfaction, knowing they can count on Erin to support their interests and help them achieve their real estate goals.



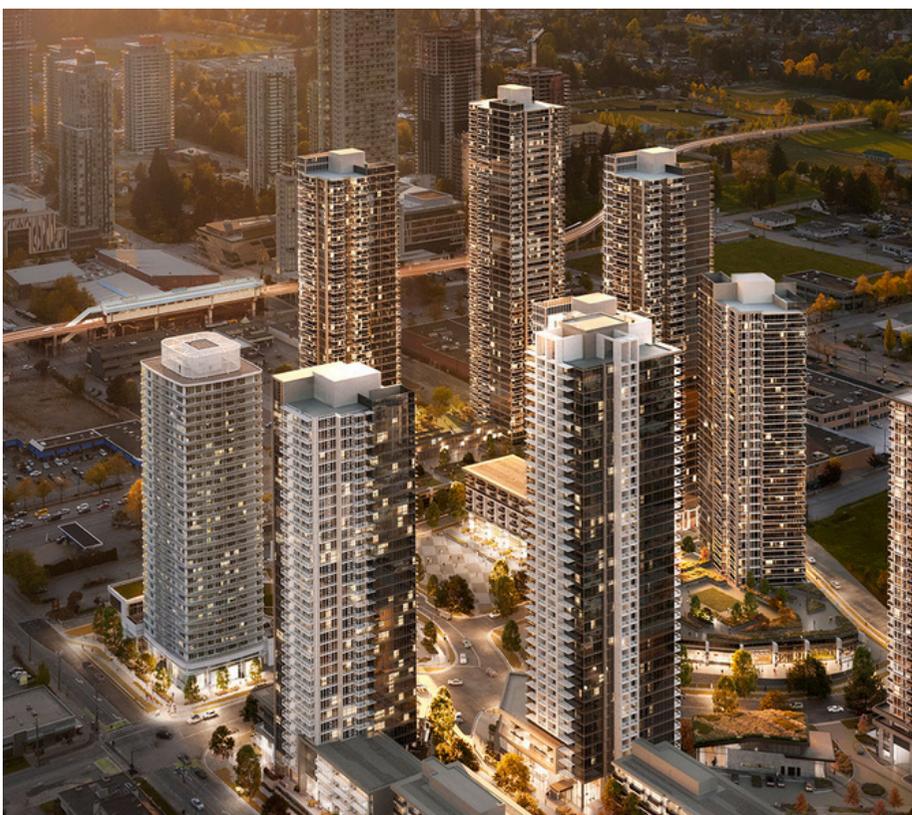


## Selling with us

Our team delivers a personalized, results-driven real estate experience tailored to each seller's goals. As top agents in Vancouver, we combine market expertise, assertive negotiation, and innovative marketing to secure the best prices. From strategic pricing to flawless property presentation, every listing gets red-carpet treatment. We partner with top stylists, photographers, and videographers to create standout campaigns that drive exceptional results. Video is a key part of our strategy, helping us reach global buyers and sell over \$50 million in real estate via social media in under two years. With our proven approach, we ensure seamless transactions and exceed expectations every time.

## Buying with us

With over a decade of experience, our team expertly guides buyers through competitive markets, offering honest insights and tailored advice to ensure informed, confident decisions. We specialize in matching buyers with properties that align with their lifestyles and goals, delivering unmatched personalized service and attention to detail. From market navigation to skillful negotiation, we work tirelessly to secure the best prices and terms, ensuring a smooth and successful buying experience.



## Presales

The Collective Real Estate Team is a trusted leader in Presales across the Lower Mainland, offering unmatched expertise and strong relationships with top developers. This gives clients exclusive access to high-demand opportunities and priority treatment in sought-after projects. Our team goes above and beyond for investor clients, providing personalized attention and expert guidance throughout the presale process, ensuring a seamless and stress-free experience from start to finish.

# THE COLLECTIVE REAL ESTATE TEAM



At The Collective Real Estate Team, we are more than just a group of real estate professionals – we are a passionate, driven, and dynamic team dedicated to helping clients achieve their real estate goals.

We bring together years of combined expertise in the local market, specializing in everything from Luxury Properties to Presales. Our team is built on a foundation of collaboration, innovation, and a shared commitment to excellence.

We understand that buying or selling a home is one of the most significant decisions in life, and we are here to make that journey seamless, successful, and even enjoyable. At The Collective Real Estate Team, we believe in making real estate personal. We pride ourselves on our ability to connect with clients on a deeper level, offering tailored advice and solutions that fit their unique circumstances. With a reputation for professionalism, passion, and success, we're here to guide you through every step of your real estate journey. When you work with us, you're not just hiring a team – you're gaining trusted partners committed to your success. Let's make your real estate dreams a reality, together.

[THECOLLECTIVEVANCOUVER.COM](https://thecollectivevancouver.com)



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LET'S  
CONNECT



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PRICE EMERY

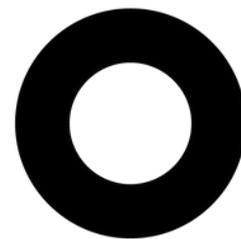
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