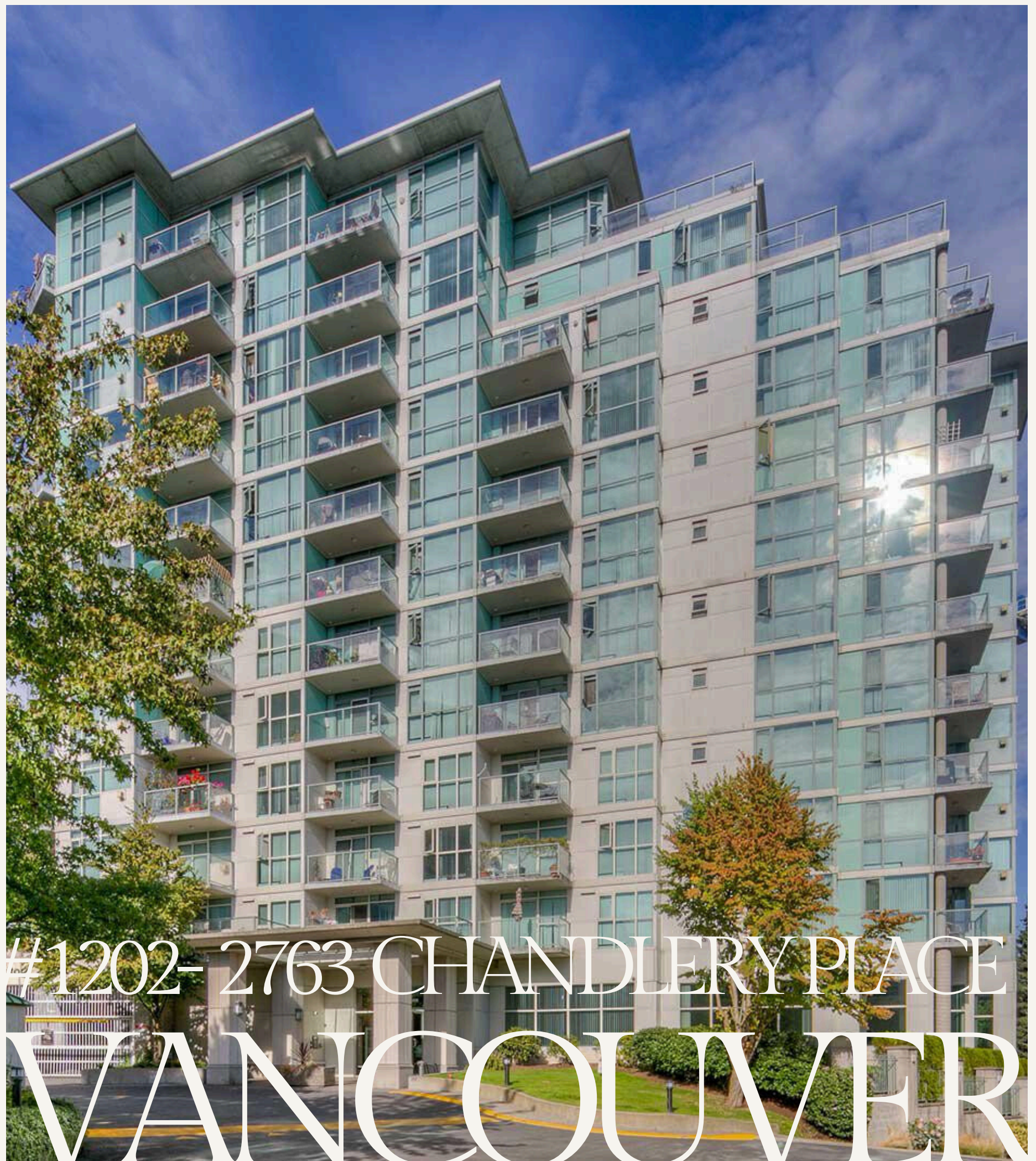


T H E C O L L E C T I V E

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



#1202- 2763 CHANDLERY PLACE

VANCOUVER

E F F O R T L E S S S T Y L E



EVERY DAY FEELS LIKE A VACATION

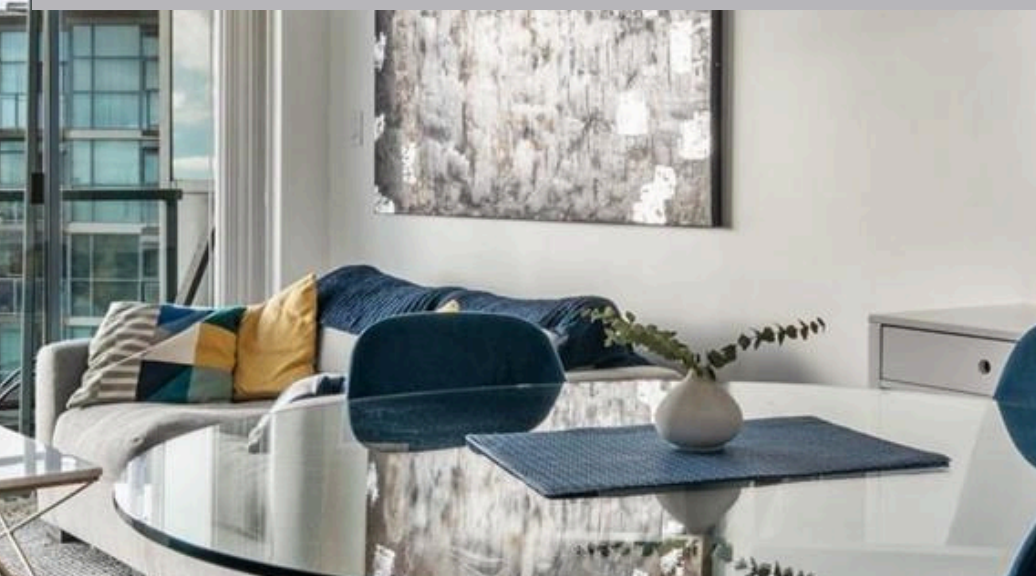
Nestled within the tranquil and well-regarded River Dance complex, Unit 1202 stands as a rare gem, offering a harmonious blend of modern design and natural beauty in the vibrant Killarney neighborhood. This exquisite sub-penthouse suite boasts an expansive 618 sq. ft. of thoughtfully designed living space, with an exceptional layout that maximizes both comfort and function. The unit is bathed in an abundance of natural light, thanks to its well-positioned windows that capture the panoramic views of the Fraser River, providing an ever-changing backdrop of serene water views and lush greenery. Every room is designed with care, allowing residents to indulge in the peaceful ambiance of their home while taking in the soothing sights of the surrounding landscape.



SPACE TO LIVE, ENJOY, AND LOUNGE

The spacious living room in Unit 1202 is a welcoming area that offers a bright and airy ambiance, thanks to the large windows that fill the room with natural light. The expansive floor plan seamlessly integrates with the other living areas, creating an open, flowing space that's perfect for both relaxing and entertaining.

Whether you're hosting friends or enjoying a quiet evening at home, this room provides a comfortable and versatile environment. The wide-plank flooring adds a touch of modern sophistication, while the unobstructed views of the Fraser River create a calming atmosphere that enhances the room's overall appeal.



WHERE FLAVOR



The kitchen is the heart of this home, featuring high-end stainless steel appliances, quartz countertops, and custom cabinetry that provides both style and ample storage space. Its open-concept layout seamlessly flows into the living and dining areas, making it perfect for both casual meals and entertaining guests. The island provides additional prep space and doubles as a breakfast bar for those on-the-go mornings. The sleek design and modern finishes make this kitchen not only functional but also visually appealing, offering a space where cooking becomes a joy.

MEETS FUNCTION

YOUR PERSONAL PEACEFUL ESCAPE



The master bedroom is a serene retreat that offers both space and comfort. With its generous proportions, it provides ample room for a king-sized bed and additional furnishings, ensuring that it remains a cozy yet luxurious sanctuary. The large windows continue the theme of natural light, bringing in picturesque views of the river and surrounding greenery. The room also features custom cabinetry, providing excellent storage solutions, and a calming color palette, which adds to the relaxing environment. This bedroom is designed to provide restful nights and a peaceful start to each day.

DESIGNED FOR YOUR DREAMS



The second bedroom is incredibly versatile, offering ample space that can be adapted to suit a variety of needs. Whether used as a guest room, a home office, or a child's room, this room is large enough to accommodate furniture while still maintaining a comfortable flow. The window ensures a good amount of natural light throughout the day, while the space itself is designed to provide flexibility for whatever your lifestyle demands. As with the rest of the home, the contemporary finishes are evident, including wide-plank flooring, ensuring the room ties in seamlessly with the overall aesthetic of the suite.



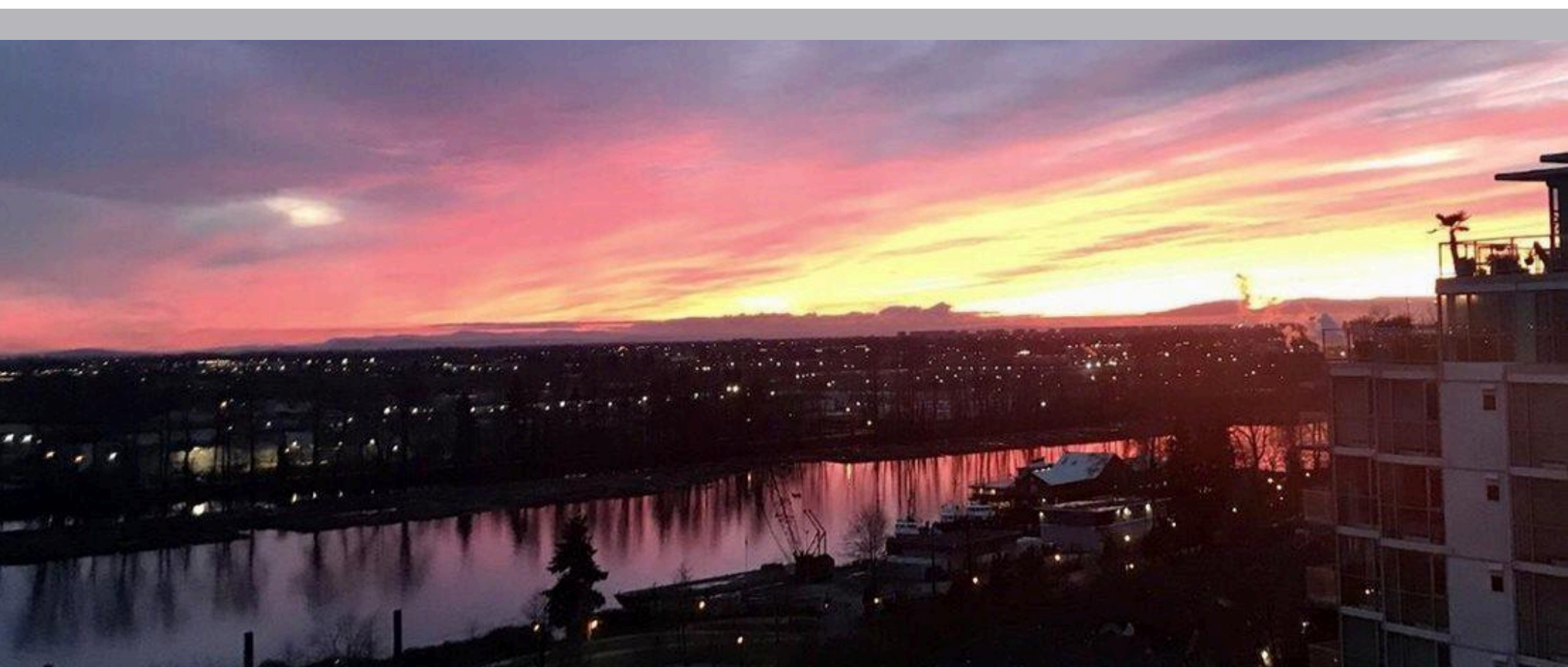
DESIGNED TO REFRESH YOUR SENSES

The bathroom in Unit 1202 combines functionality and style. Featuring modern fixtures and clean lines, this space exudes a spa-like feel. The quartz countertops add a touch of luxury, while the high-quality cabinetry provides practical storage. A well-designed bathtub/shower combination ensures comfort and convenience, allowing for both quick refreshes and indulgent soaks. The sleek, contemporary design of the bathroom fits perfectly with the overall modern vibe of the home, making it a soothing space to unwind after a busy day.



EVERY DAY FEELS LIKE A VACATION

Step outside onto your private balcony, and you'll be greeted by stunning, unobstructed views of the Fraser River and the lush greenery that surrounds the area. Whether you're starting your day with a cup of coffee or winding down in the evening, this outdoor space is the perfect place to relax and take in the beauty of the environment. The generous size of the balcony allows for comfortable seating and the addition of plants, creating your own personal oasis. This private outdoor area extends the living space of the home, making it an ideal spot for enjoying the fresh air and the tranquility of your surroundings.



DESIGNED FOR YOUR DREAMS



River Dance offers a host of excellent amenities that cater to the needs of its residents. The building features a fully equipped fitness center, allowing you to maintain an active lifestyle without leaving the comfort of your home. The amenity room is a versatile space for social gatherings, events, or relaxation. For those who love the outdoors, there are bike storage areas and garden plots for residents to grow their own plants. The building is also pet-friendly, offering a dog play area where pets can safely enjoy some exercise. Concrete construction ensures durability and soundproofing, while well-maintained common areas enhance the overall living experience. These amenities provide a lifestyle that supports both relaxation and activity, making the building a desirable place to call home.



Selling

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

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 & New Development

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.

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