



FINAL RELEASE

Advanced Preview Package

OAK AT **Ōku**
64 | OAK

NEARLY 34,000SF OF COMMERCIAL SPACE AND HUNDREDS OF NEW HOMES WILL TRANSFORM SOUTH OAK OVER THE NEXT 8 YEARS

SOLID, STYLISH AND SMART

Ōku is west side living that explores the boundaries of thoughtful design and iconic architecture.

Located at 64th and Oak, its striking form makes a visual statement at Vancouver's southern gateway. Situated in a prestigious west side neighbourhood that is traditionally residential, Ōku pairs enviable location with easy access to urban life.

*A Prestigious West Side
Neighbourhood*



YVR — 6 MIN

THE CENTRE
OF THE WESTSIDE

Ōku

64 | OAK

VANDUSEN GARDENS — 5 MIN

SIR WINSTON CHURCHILL SECONDARY SCHOOL — 3 MIN

DOWNTOWN — 16 MIN

OAKRIDGE CENTRE — 5 MIN

QUEEN ELIZABETH PARK — 7 MIN

LANGARA GOLF COURSE — 5 MIN

MARINE DRIVE SKYTRAIN STATION — 4 MIN

MARINE GATEWAY SHOPS & SERVICES — 4 MIN



HIGHLY URBAN WITH A PEACEFUL SIDE

Located between the urban corridors of Granville and Cambie Streets, Ōku is situated within Vancouver's West Side that is made even more quiet with solid concrete construction. With an outstanding number of recreation opportunities, Oak Park is a lively and welcoming place just a few minutes' walk north, and the surrounding streets are leafy and tree-lined.

Urban amenities are also within easy reach. The walkable Marine Gateway offers shops, theatres, restaurants, and the Marine Drive SkyTrain station. McArthurGlen and Oakridge are only a few minutes' drive, and transit makes easy connections to YVR and downtown. This neighbourhood offers a number of prestigious schools that cater to students from ages Kindergarden to College.





**1 MARINE GATEWAY
4 MINUTE DRIVE**

A convenient hub for shops, services and restaurants, Marine Gateway also offers access to the Canada Line SkyTrain and Cineplex Cinemas.

**2 OAKRIDGE CENTRE
5 MINUTE DRIVE**

Today Oakridge is regarded as one of Vancouver's premiere shopping destinations, but its multi-phase re-development, slated for completion in 2026, will make it a city-wide destination.

**3 SOUTH GRANVILLE
9 MINUTE DRIVE**

One of Vancouver's oldest and most refined shopping districts, South Granville offers shops, restaurants, galleries and one-of-a-kind antique stores.

**4 RICHMOND
6 MINUTE DRIVE**

Richmond's Asian cuisine is world-renowned. It also offers access to shopping centres, the Night Market, Richmond Olympic Oval and the River Rock Casino.

**5 MARPOLE
4 MINUTE DRIVE**

Banking, grocery stores and restaurants conveniently located on Granville Street at 70th Ave.

**EASY ACCESS TO SHOPS,
RESTAURANTS, PARKS, BIKE LANES,
TRANSIT... YVR AND THE
WORLD BEYOND.**



ENERGY SMART THINKING

To create a sophisticated, energy wise building, we began with its building envelope – the Ōku shell. Its high-performance design, which exceeds LEED Gold rating, maximizes both heating and cooling; minimizing heat loss in the winter, and heat gain in the summer.

Details like high-efficiency VRF air-conditioning, individual suite metering, and LEDs throughout take efficient thinking to every corner of the design.





KITCHENS FEATURE THOUGHTFULLY
DESIGNED LAYOUTS THAT ARE AS
PRACTICAL AS THEY ARE BEAUTIFUL.

REFINED KITCHEN LAYOUTS

Stylish kitchens are European in outlook with fully-integrated, chef-ready Gaggenau appliance packages. Cabinetry is streamlined, efficient and offers an elegant look that also maximizes storage space. Blanco Silgranit® undermount sinks in each unit anchor beautiful quartz countertops and over-sized tile backsplashes. Öku's commitment to smart design makes kitchen spaces well-equipped for entertaining, and practical for everyday use.

Light Kitchen Scheme Shown

THE KITCHENS HAVE BEEN CRAFTED TO MAKE ANY CHEF PROUD.

THOUGHTFUL LIVING SPACES

With over-height ceilings stretching upward, living spaces feel airy and are accentuated by floor-to-ceiling windows windows allowing maximum light.

Select homes include moveable wall systems that add functionality of a live/sleep room allowing residents to customize how they want to live.

Light Kitchen Scheme Shown





FEATURES

A SMART HOME, OKU's ENVELOPE

- Solid, concrete construction provides quiet living
- 30% thicker exterior walls for energy efficiency
- All-season comfort with best in class VRF air-conditioning technology in every home
- All homes individually metered; homeowners pay only for what they use
- Two-tone building exterior is durable and low maintenance

STUNNING AND MODERN WEST SIDE DESIGN

- Elegant and striking architecture by award-winning Arno Matis Architecture
- Views extending to the north show the city and North Shore mountains

THOUGHTFUL FEATURES

- Expansive windows with 20% more glass than similar developments
- Superior window and wall design reduces sound transmission by 35db
- Easy home access plus a low unit-to-elevator ratio with two high-speed elevators per building
- Three amenity rooms: a fitness studio, a co-working space, and an entertainment room to enjoy with friends and family

SOUTH OAK, THE CENTRE OF THE WEST SIDE

- Convenient central location in a well-established Vancouver West neighbourhood
- Enjoy relaxing greenspace at Oak Park just one block away + a new community centre coming in 2025
- 2 minutes to playground and fitness centre at Marpole Oakridge Community Centre
- 5 minutes to Oakridge Centre, VanDusen Garden & Langara College
- 5 minutes to Canada Line and shops at Marine Gateway
- 7 minutes to Queen Elizabeth Park
- 7 minutes to Kerrisdale
- 16 minutes to Downtown Vancouver
- 6 minutes to Vancouver International Airport

WEST SIDE SCHOOLS NEARBY

- Sir Wilfred Laurier Elementary School is a 12-minute walk
- Sir Winston Churchill Secondary School is a 14-minute walk
- Langara College is a 20-minute bus or a 5-minute drive away
- UBC Vancouver is a 15-minute drive away

AMENITY HUBS AT MARINE GATEWAY AND GRANVILLE STREET

- Hop on the Canada Line at Marine Gateway for quick trips to Richmond or Downtown
- Pick up groceries at T&T Market or Safeway
- Movie nights at the VIP Cineplex
- Get in a workout at Fitness World
- Multiple bank branches for in-person banking needs

GOURMET KITCHENS

- Sleek and striking polished quartz countertops
- Statement-making large format porcelain backsplash
- Soft-close doors and drawers for a calm, quiet kitchen
- Under-cabinet lighting creates a dramatic mood
- Single bowl, under-mount BLANCO SILGRANIT® sink with a matching faucet form a kitchen focal point
- Easy eco-consciousness with a convenient and integrated recycling centre pullout

QUALITY APPLIANCE UPGRADES IN THE OAK

- Gaggenau induction cooktop
- Gaggenau stainless steel wall oven

- Gaggenau fully integrated refrigerator
- Bosch stainless steel pull-out hood fan
- Gaggenau fully integrated, quiet dishwasher
- Panasonic built-in microwave
- Full-size, 27" LG washer and dryer

LUXURIOUS INTERIORS

- Wide plank (7.5"), engineered hardwood flooring for a lavish feeling
- Recessed downlighting creates accents and feature areas
- Custom roller shades tailor exterior light on the floor to ceiling windows in every home
- European Tilt & Turn windows
- Sound dampening features like solid core laundry closet door
- Refined details like solid core shelving in all closets

REFINED AND ELEGANT BATHROOMS

- Large format glazed porcelain floor and wall tiles surround the tub or shower
- Ceramic tiled shower is enclosed by a sleek and frameless glass door
- Full-sized soaker tub with sloped backrest provides total relaxation
- Polished quartz countertops sit atop vanities designed to maximize storage space

- Water-efficient dual flush toilets
- Mirrored medicine cabinet in ensuite provides easy access and extra storage

PRIVATE AMENITIES

- Fitness studio is bright and smartly equipped for workouts to maintain a healthy lifestyle
- Co-working space is modern for entrepreneurs, freelancers, small businesses, and those working from home
- Entertainment lounge is well-appointed with kitchenette, large screen TV, seating, and access to a partially covered landscaped play area

OPTIONAL UPGRADE

- Cozy and quiet wool carpeting in each bedroom
- Level 2 E/V Charging Station

PEACE OF MIND

- 60 years of building experience
- Take comfort in Pacific Home Warranty's comprehensive protection:
 - 2-year warranty for materials
 - 5-year warranty for building envelope
 - 10-year warranty for structure

THE TEAM

DEVELOPMENT WITH A DIFFERENCE



DEVELOPER

Vancouver based Ulmus Development has been helping create livable neighbourhoods for over 35 years. We source the globe for emerging materials and technologies to integrate into what will be an ULMUS PLACE. We are committed to making a positive change in the world and strive towards environmental rebuilding through our developments.



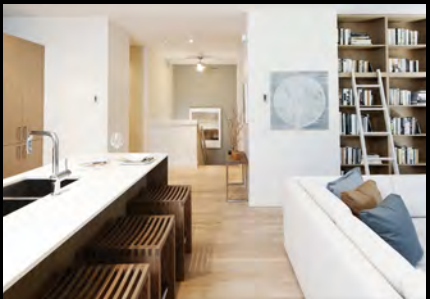
ulmus.ca



ARCHITECT

Arno Matis Architecture is an award-winning Vancouver-based architecture firm with decades of experience designing and delivering residential, hotel, and commercial projects locally and internationally.

arnomatisarchitecture.com



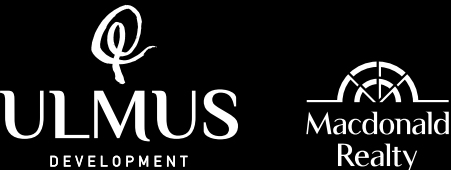
INTERIOR DESIGN

Portico Design Group is a Vancouver-based full service interior design firm. Their approach is driven by the desire to “bring space to life”. Portico designs interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will be involved with them. “We constantly challenge the expected.”

porticodesign.com



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604.677.8036
info@OkuLiving.com
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This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. The Developer reserves the right to make modifications to floor plans, features, and/or finishes without notice.