

VALID UNTIL NOVEMBER 13, 2026

FIVE TOP-FLOOR HOMES · LEVELS FIVE AND SIX

\$200,000 off.

Your client's best chance to own on the Westside.

EVERY HOME

\$200,000 below the previous asking

LIST PRICE

Firm · the first complete offer at list secures the home

STATUS

Completed · move-in ready · open daily 12 to 5

THE FIVE HOMES.

One home per floor plan · prices exclude GST

HOME	LEVEL	TYPE	INTERIOR	EXPOSURE	WAS ASKING	LIST PRICE	PER SF	COMMISSION
TWO BEDROOMS								
M501	(5)	Sub-penthouse	2 Bed	765 sf	South	\$998,800	\$798,800	\$1,044 2%
M603	(6)	Penthouse	2 Bed	812 sf	North	\$1,088,800	\$888,800	\$1,095 2%
K602	(6)	Penthouse	2 Bed	839 sf	West	\$1,198,800	\$998,800	\$1,190 2% + \$30,000 bonus
THREE BEDROOMS								
K503	(5)	Sub-penthouse	3 Bed	953 sf	North	\$1,249,800	\$1,049,800	\$1,102 2% + \$30,000 bonus
E601	(6)	Penthouse	3 Bed	1,085 sf	South	\$1,448,800	\$1,248,800	\$1,151 2% + \$30,000 bonus

Every list price already includes the \$200,000 reduction. Level 6 = penthouse, level 5 = sub-penthouse. The developer answers every offer within 24 hours.

DEPOSIT

\$10,000 at signing; balance to 10% after the 7-day rescission period. Bank draft to Lawson Lundell LLP in Trust.

PARKING & STORAGE

One parking stall included unless noted; extra stall \$65,000. One bike locker included; extra storage \$5,000-\$7,000.

STRATA FEE

Approx. \$0.57 per sf per month.

BUYER'S REALTOR COMMISSION

2% of the net sale price, plus a \$30,000 bonus on completions above \$900,000. Bonus window to November 13.

HOW TO BUY

Firm list price, first come first served. Text or call the sales team with the home, price, subjects and completion date; the developer's presale contract follows once accepted. Seven-day rescission.

THE BUILDING

Arno Matis's award-winning concrete building at Oak and 64th: VRF air conditioning, quartz kitchens with European appliances, fitness studio, co-working space and lounge.

VISIT

Open daily 12 to 5, Friday by appointment. Private showings any time. 8030 Oak Street · 604-677-8036 · info@okuliving.com

This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. Prices exclude GST and are subject to availability; the \$200,000 reduction is reflected in each list price and is valid until November 13, 2026. Commission per the developer's written commission terms. E.&O.E.

Oku Sales Centre
8030 Oak Street, Vancouver
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