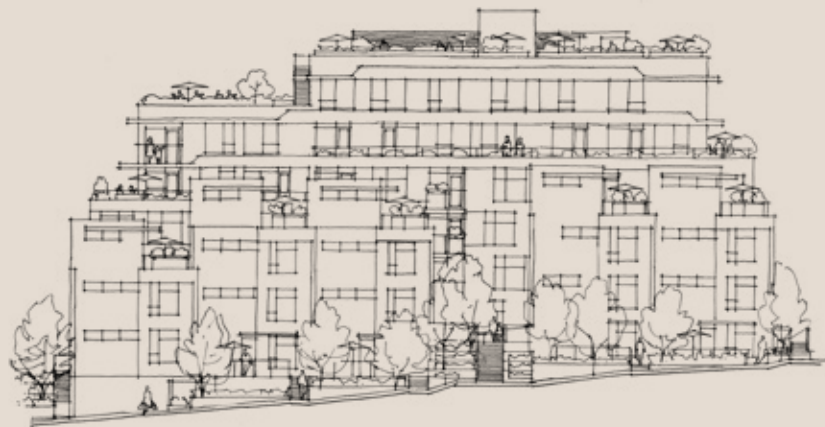




CLIVE
at collingwood

ADVANCE PREVIEW KIT



What makes a place captivating?

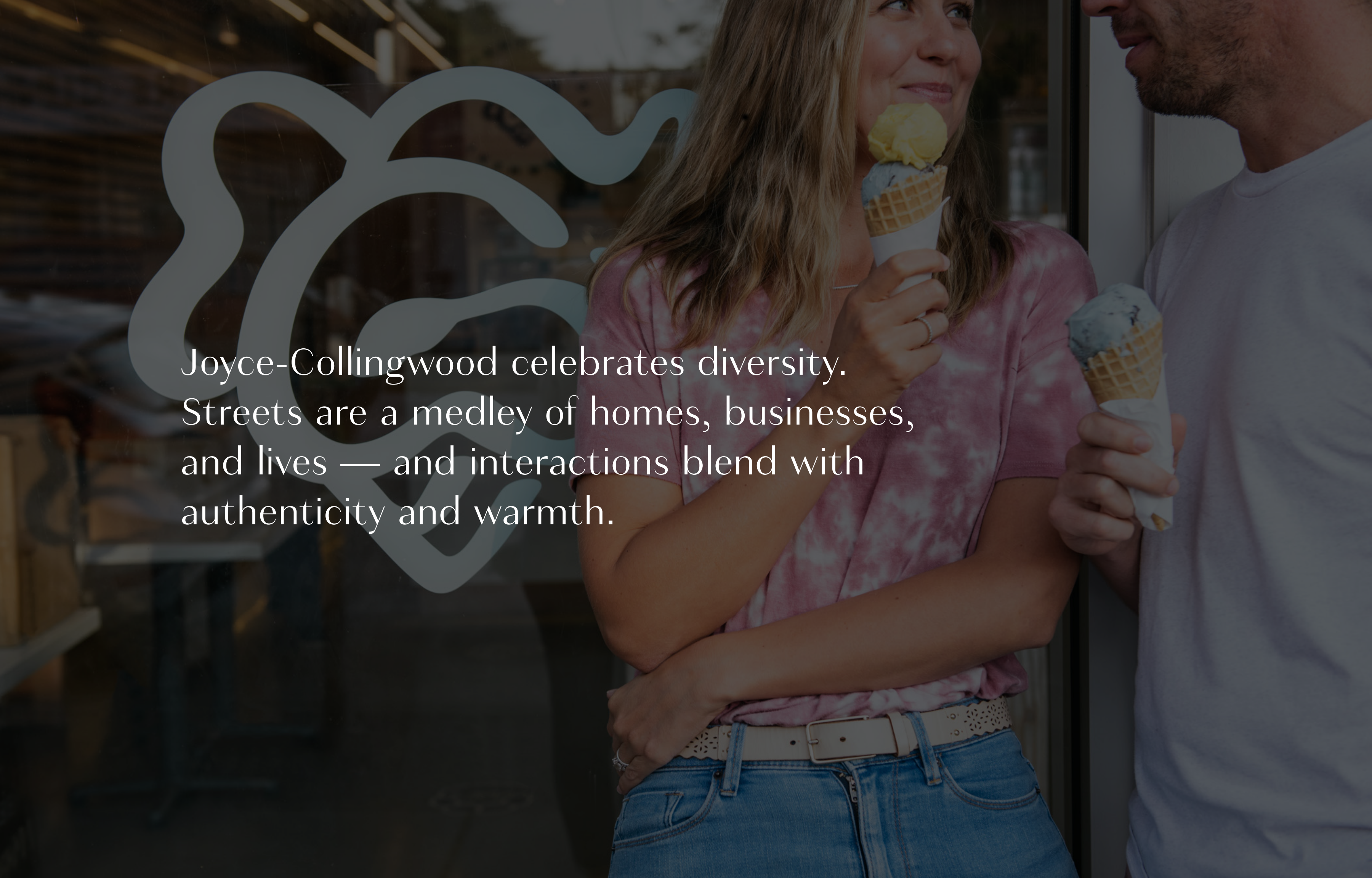
There's a feeling that you belong. There are people who say hello. There's a sense of discovery. Just a few reasons why Clive by Nexst Properties is the next place to call home.



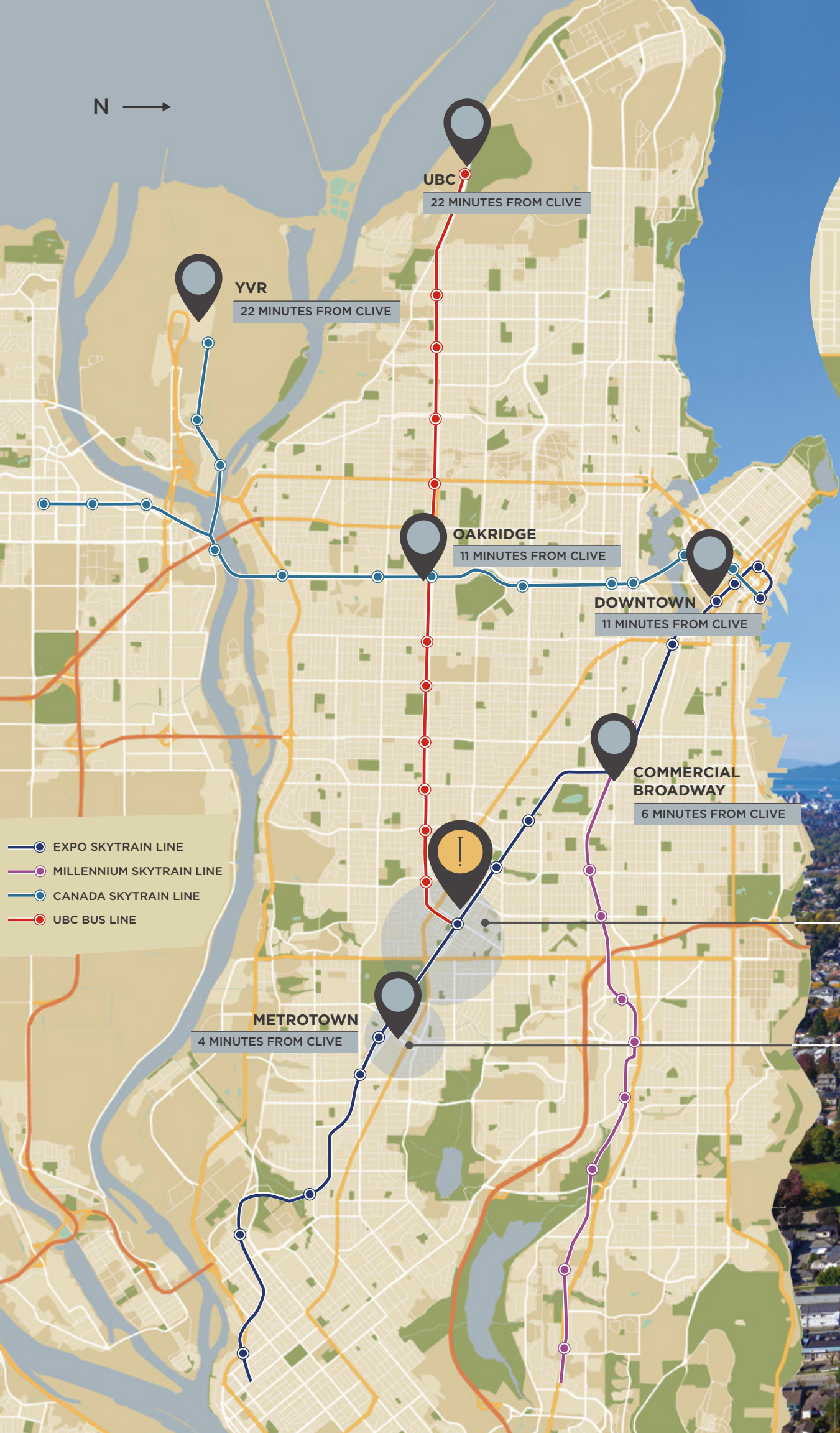


Unique in design and in placement

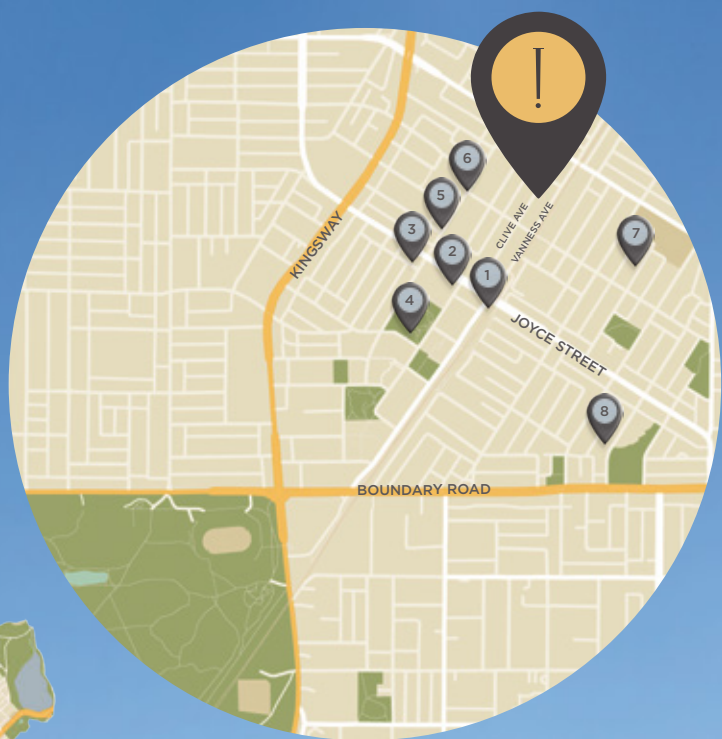
Clive introduces 68 design-forward homes to Vancouver's eclectic Joyce-Collingwood community, a charming residential neighbourhood that's in the midst of an inspiring refresh.

A photograph of a woman and a man standing outdoors, both holding and eating ice cream cones. The woman, on the left, has long blonde hair and is wearing a pink tie-dye t-shirt and blue jeans with a white belt. She is smiling and looking towards the man. The man, on the right, is wearing a white t-shirt and is partially visible. They are both holding ice cream cones with multiple scoops. The background is slightly blurred, showing what appears to be a wooden structure or fence. A large, light blue, stylized graphic element is overlaid on the left side of the image.

Joyce-Collingwood celebrates diversity.
Streets are a medley of homes, businesses,
and lives — and interactions blend with
authenticity and warmth.

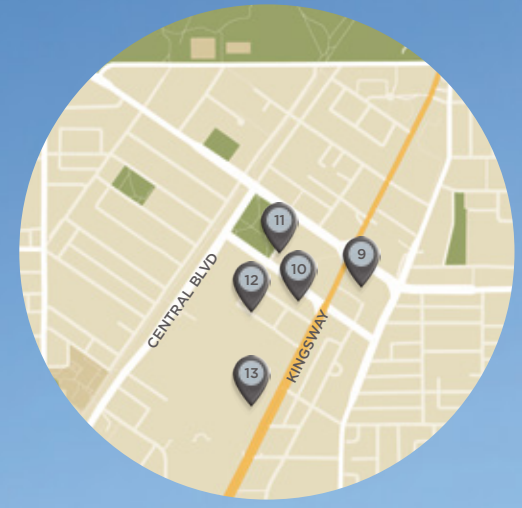


- EXPO SKYTRAIN LINE
- MILLENNIUM SKYTRAIN LINE
- CANADA SKYTRAIN LINE
- UBC BUS LINE



JOYCE-COLLINGWOOD

- 1 - Milk and Sugar BBQ Bar
- 2 - Bao Bakery
- 3 - Pampanga's Cuisine
- 4 - Gaston Park
- 5 - St. Mary's School
- 6 - Collingwood Park
- 7 - Sir Wilfred Grenfell Elementary School
- 8 - Graham D. Bruce Elementary School



METROTOWN

- 9 - Trattoria Burnaby
- 10 - Earls Kitchen + Bar
- 11 - The Crystal Mall
- 12 - Cactus Club Cafe Station Square
- 13 - Metropolis Metrotown

CLIVE

at collingwood

3235 CLIVE AVENUE, VANCOUVER, BC



Take a short stroll to one of the neighbourhood's several pockets of greenspace or sign up for a class or program at the modern Trout Lake Community Centre.



Trout Lake Community Centre, Victoria Drive
— Joyce Collingwood



Collingwood Community Garden
— Joyce Collingwood



Collingwood Park
— Joyce Collingwood

Food within radius — Hop on transit or your bike for just a few minutes, and take your taste buds a little farther. Explore the global delicacies of Commercial Drive, partake in a lively pub quiz night, or find some farm-fresh produce.



The Charlatan
— Commercial Drive



Elephant Garden Creamery
— Commercial Drive



Prado Cafe
— Commercial Drive

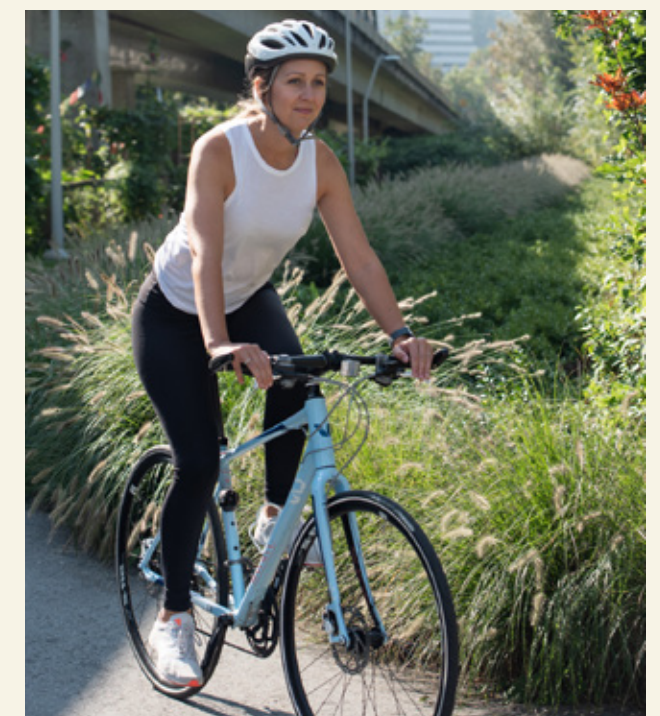



Marcello Ristorante & Pizzeria
— Commercial Drive



CONNECT ALL THE DOTS

Explore every path — Joyce-Collingwood sets you on a journey of possibility with the Joyce-Collingwood SkyTrain Station and Bus Loop only steps from home. Jump on the bus directly to UBC, venture into downtown Vancouver, absorb the vibrancy of Commercial Drive, or streamline errands at Metrotown.



A modern, multi-story residential building with a mix of light and dark grey panels and large windows. The building features a prominent entrance with a glass door and a set of concrete steps. The landscaping includes several small trees, manicured hedges, and concrete retaining walls with integrated steps. The scene is captured in a soft, late-afternoon light, creating a warm and inviting atmosphere.

THIS IS HOME

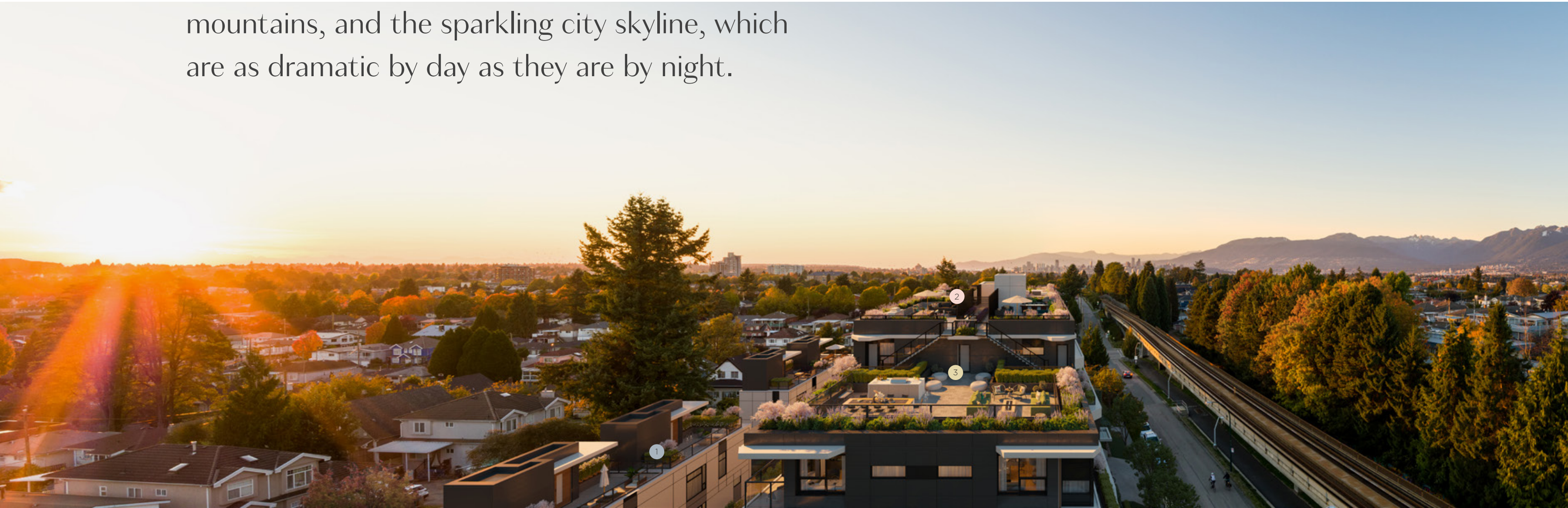
Modern architecture and colourful landscaping come together to create a warm presence on a quiet residential street.

Every detail counts for something.

Designed by dys architecture, Clive's façade is anything but ordinary, with colours and textures used to make a timeless yet modern statement. Concrete construction and carefully selected, low-maintenance materials lead to a building that's made to last.



Take in stunning panoramic views of the setting sun, the majestic North Shore mountains, and the sparkling city skyline, which are as dramatic by day as they are by night.



Views to please — The five townhomes and four penthouse homes feature a private rooftop patio where you can create your own outdoor oasis. The 6th floor boasts an expansive common rooftop patio designed for connecting with family, friends, like-minded neighbours or simply escaping for quiet time alone — it's the perfect space to unwind, entertain or simply be.

- 1 FIVE PRIVATE TOWNHOME ROOFTOP PATIOS
- 2 FOUR PRIVATE PENTHOUSE ROOFTOP PATIOS
- 3 6TH FLOOR COMMON ROOFTOP PATIO AVAILABLE FOR ALL RESIDENTS

Beautifully integrated with the outdoors.

Soft florals and lush greens front the condos and townhomes along Clive Street and surround the central courtyard, creating a welcoming ambiance. The four-storey townhomes feature plenty of landscaped outdoor space, including private rooftop decks and ground level patios.



All that space and light to make your own. With two neutral colour palettes designed for you, modern interiors at Clive inspire you to be you.



UNIT 604, PENTHOUSE C, WARM SCHEME



A natural look — With tones and textures drawn from nature, the Warm scheme shows off sophistication's softer side.



Bright and fresh — The Cool scheme is a clean and contemporary backdrop that elevates you to the upper heights of style.



Home works for you — Functional spaces make sense for everyday living. Each home boasts a collection of smart home devices throughout. Interiors are striking, modern, and refined with features that provide lasting value. Every detail is intentional.



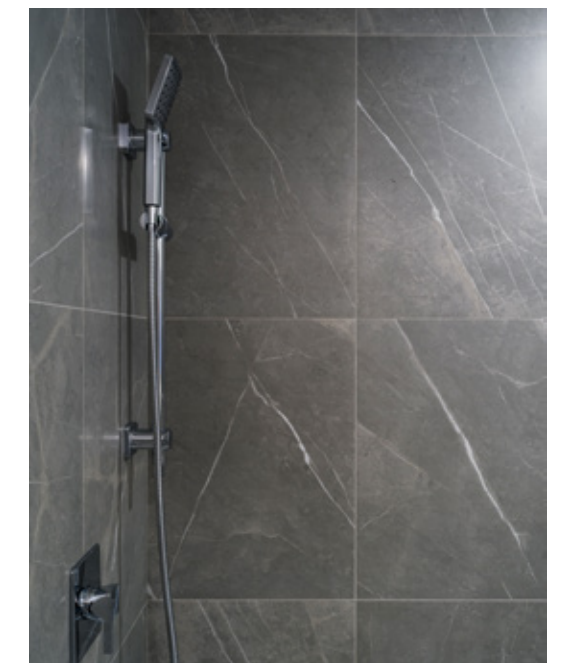
In the mood for comfort — Working all day from home, lounging on the couch with Netflix, entertaining friends over a feast. Home is designed to be versatile for all your lifestyle needs.



HEART AND SOUL



Private sanctuary — Ensuites are a luxurious enclave where you can refresh from morning to night. Step on large-format tiles, run your hands across the smooth quartz countertop, and keep all your toiletries in the medicine cabinet or under-sink storage.



Understated touches include:

- UIOT motion activated under-counter lighting for late night trips to the washroom
- Medicine cabinet for additional storage
- Shower storage shelving niche



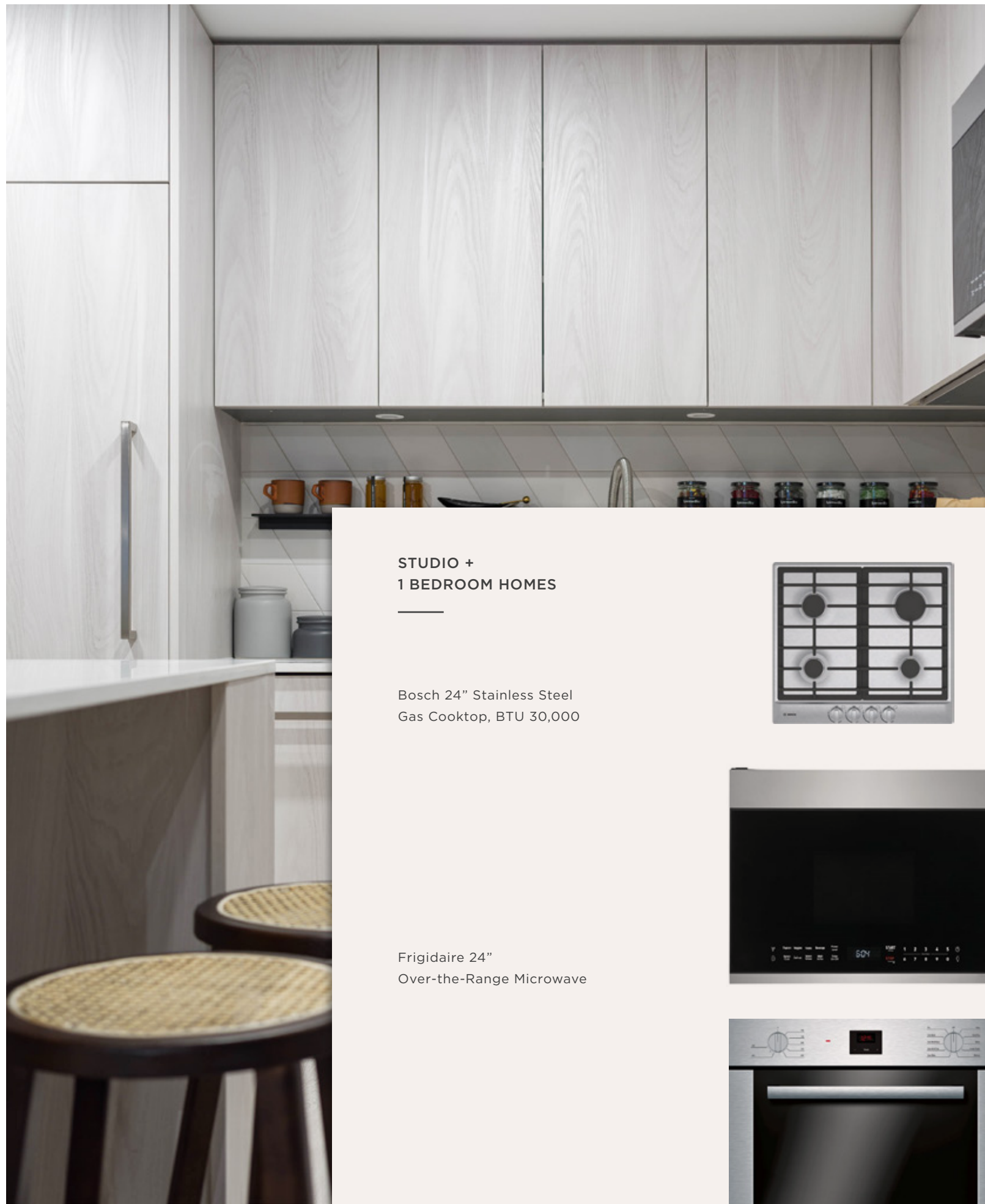
THE CHEF'S KITCHEN

There's an intelligent flow and undeniable style in kitchens that inspire you to go gourmet, and top-of-the-line appliances work like a built-in sous chef.

KITCHEN SPECIFICATIONS



CLIVE INTERIORS



THE CHEF'S KITCHEN

There's an intelligent flow and undeniable style in kitchens that inspire you to go gourmet, and top-of-the-line appliances work like a built-in sous chef.

STUDIO + 1 BEDROOM HOMES

Bosch 24" Stainless Steel
Gas Cooktop, BTU 30,000



Frigidaire 24"
Over-the-Range Microwave

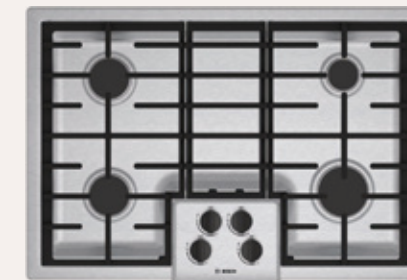


Bosch 24" Stainless Steel
Single Wall Oven



2 + 3 BEDROOM HOMES

Bosch 30" Stainless Steel
Gas Cooktop, BTU 41,500



Frigidaire 30"
Over-the-Range Microwave

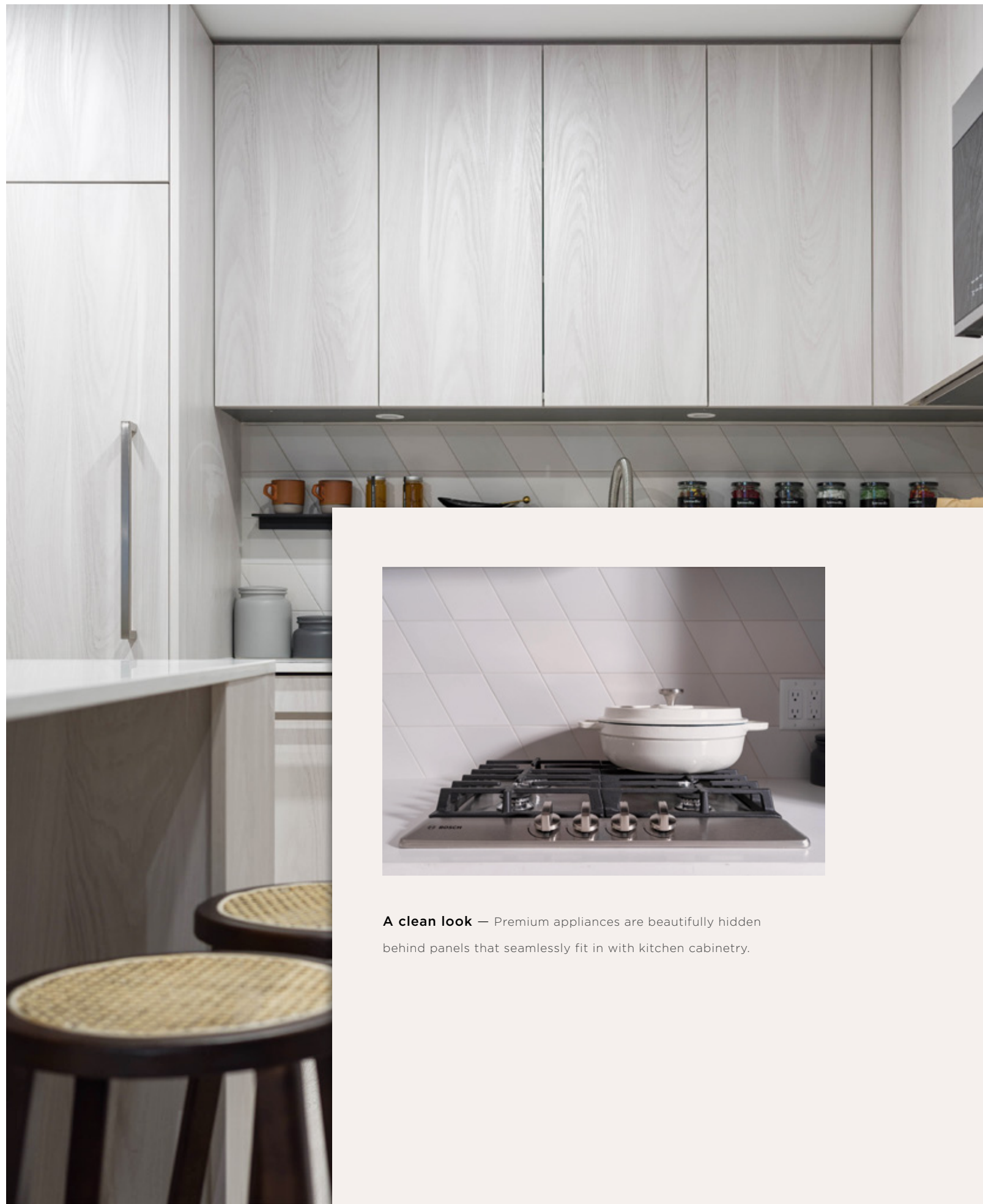


Bosch 30" Stainless
Steel Wall Oven



THE CHEF'S KITCHEN

There's an intelligent flow and undeniable style in kitchens that inspire you to go gourmet, and top-of-the-line appliances work like a built-in sous chef.



A clean look — Premium appliances are beautifully hidden behind panels that seamlessly fit in with kitchen cabinetry.



THE CHEF'S KITCHEN

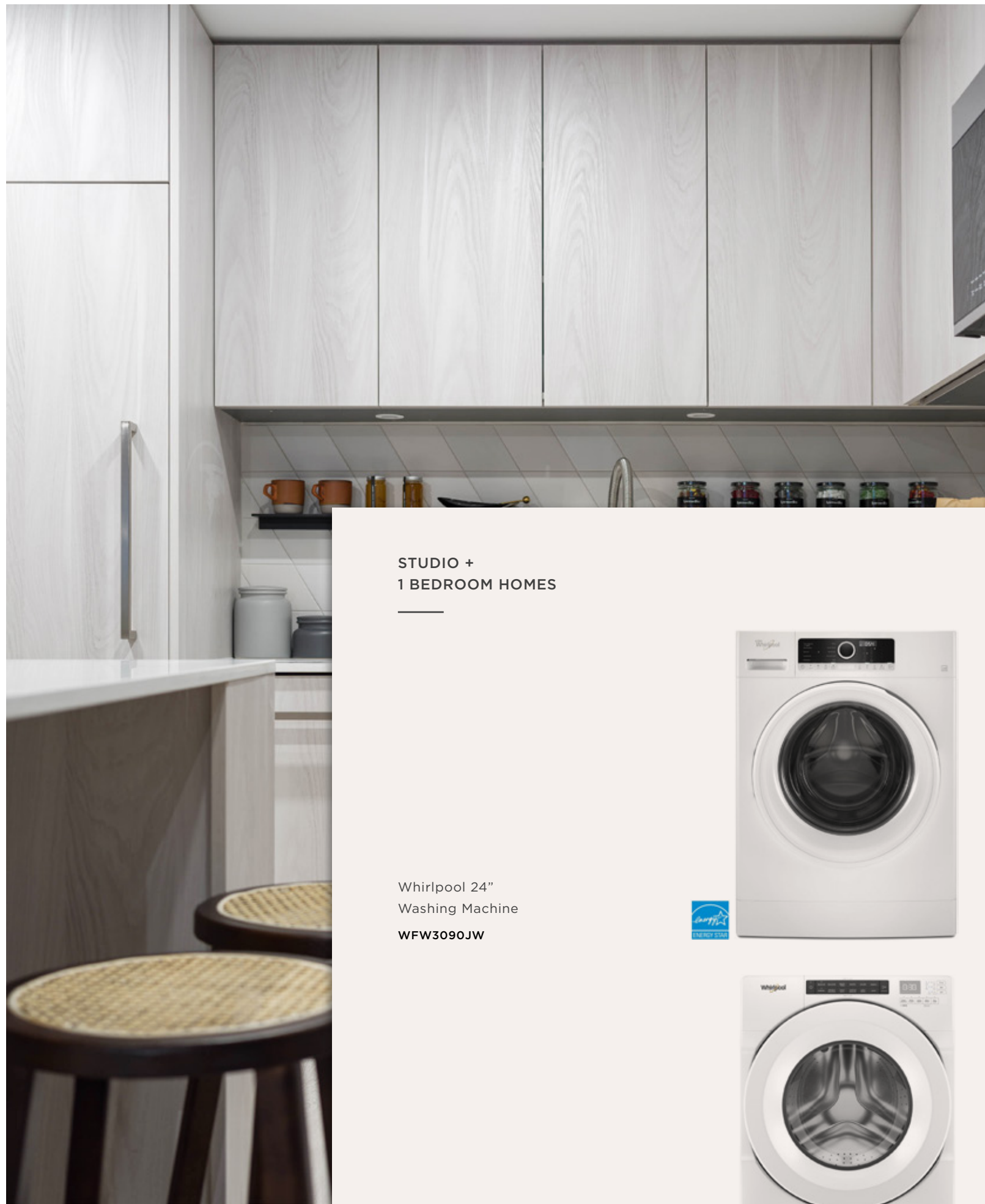
There's an intelligent flow and undeniable style in kitchens that inspire you to go gourmet, and top-of-the-line appliances work like a built-in sous chef.



Fulgor refrigerator, 22" or 30" depending on home size

Bosch 24" dishwasher in all homes





FRESH + BRIGHT

The Clive team has put a lot of thought into how to make life easier for you — from easy-to-clean flooring to efficient laundry appliances.

**STUDIO +
1 BEDROOM HOMES**

Whirlpool 24"
Washing Machine
WFW3090JW



Whirlpool 24"
Clothes Dryer
WFW3090JW



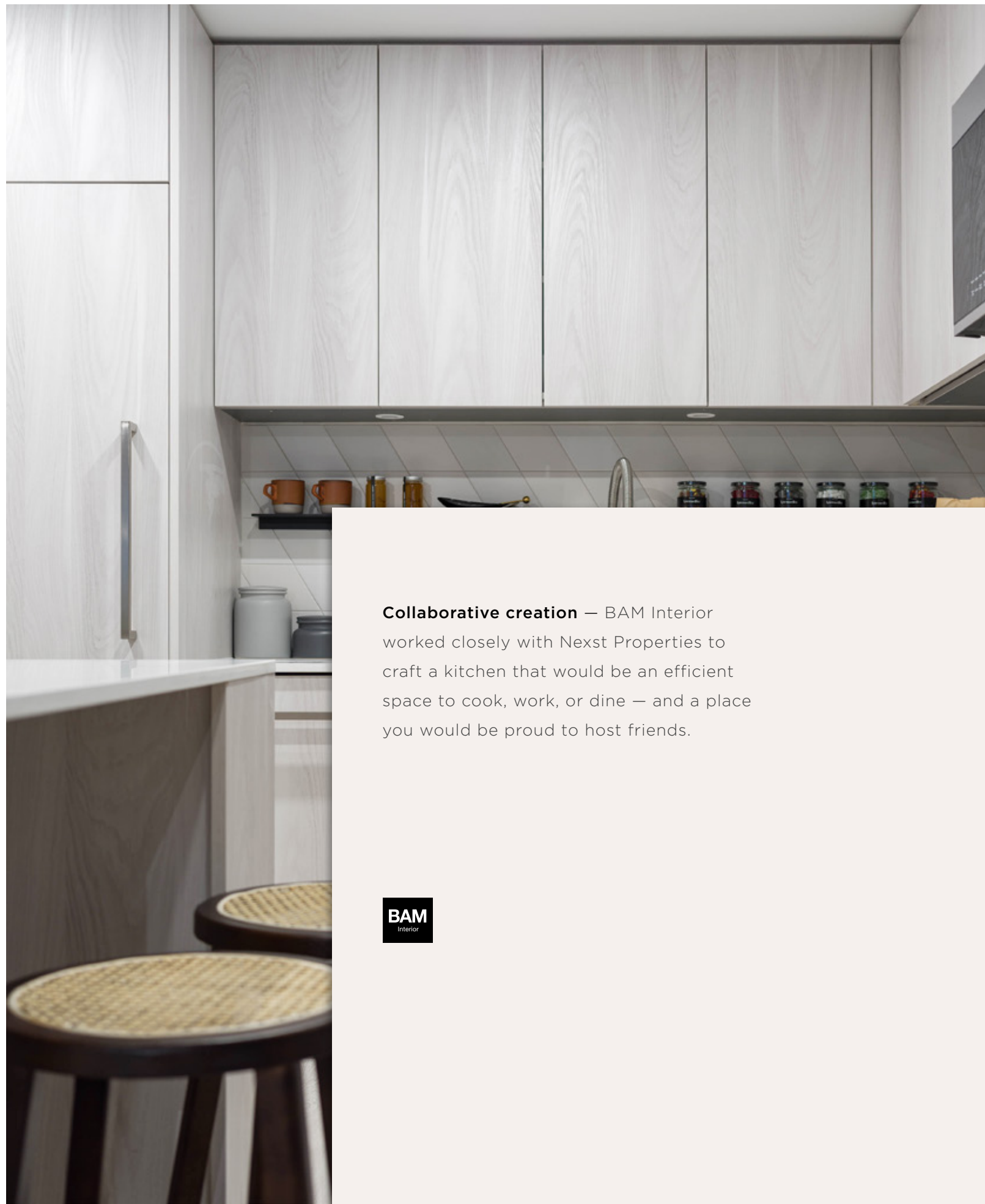
**2 + 3 BEDROOM
HOMES**

Whirlpool 27"
Washing Machine
YWHD3090GW



Whirlpool 27"
Clothes Dryer
YWHD3090GW





Collaborative creation — BAM Interior worked closely with Nexst Properties to craft a kitchen that would be an efficient space to cook, work, or dine — and a place you would be proud to host friends.



ALL FOR YOU

Materials and appliances were selected for their quality, endurance, and capabilities to give you confidence in your kitchen for years to come.

Other kitchen essentials — Style, innovation, and efficiency are at the forefront of features.

- Quartz countertops are a durable surface for prep and projects.
- A statement backsplash is made up of diamond-shaped tiles in different shades of white or black.
- Display favourite items on open shelving.
- Square-edged cabinetry offers plenty of storage space, including custom corner shelving.
- The brushed stainless faucet is a timeless detail.
- Smart plugs make charging USB devices easy.



A HOME WITH SMARTS

Whether you are on your couch,
at work, in the neighbourhood,
or out of town, you have the
power to control your home from
your smart phone.

SMART HOME TECHNOLOGY



CLIVE IS SMART



A HOME WITH SMARTS

Whether you are on your couch,
at work, in the neighbourhood,
or out of town, you have the
power to control your home from
your smart phone.



THE CENTRAL HUB

This is where peace of mind is based — the control centre for every smart accessory in your home.

INFRARED BODY DETECTOR

Your smart products can sense you. Program your electronics, such as lights, so they turn on when you are within range.



FLOOD DETECTOR

Be notified if there's any water damage detected, and avoid a costly repair bill.



Whether you are on your couch,
at work, in the neighbourhood,
or out of town, you have the
power to control your home from
your smart phone.



THERMOSTAT

Save energy and money by adjusting the temperature of your home from anywhere.

SMART SWITCH

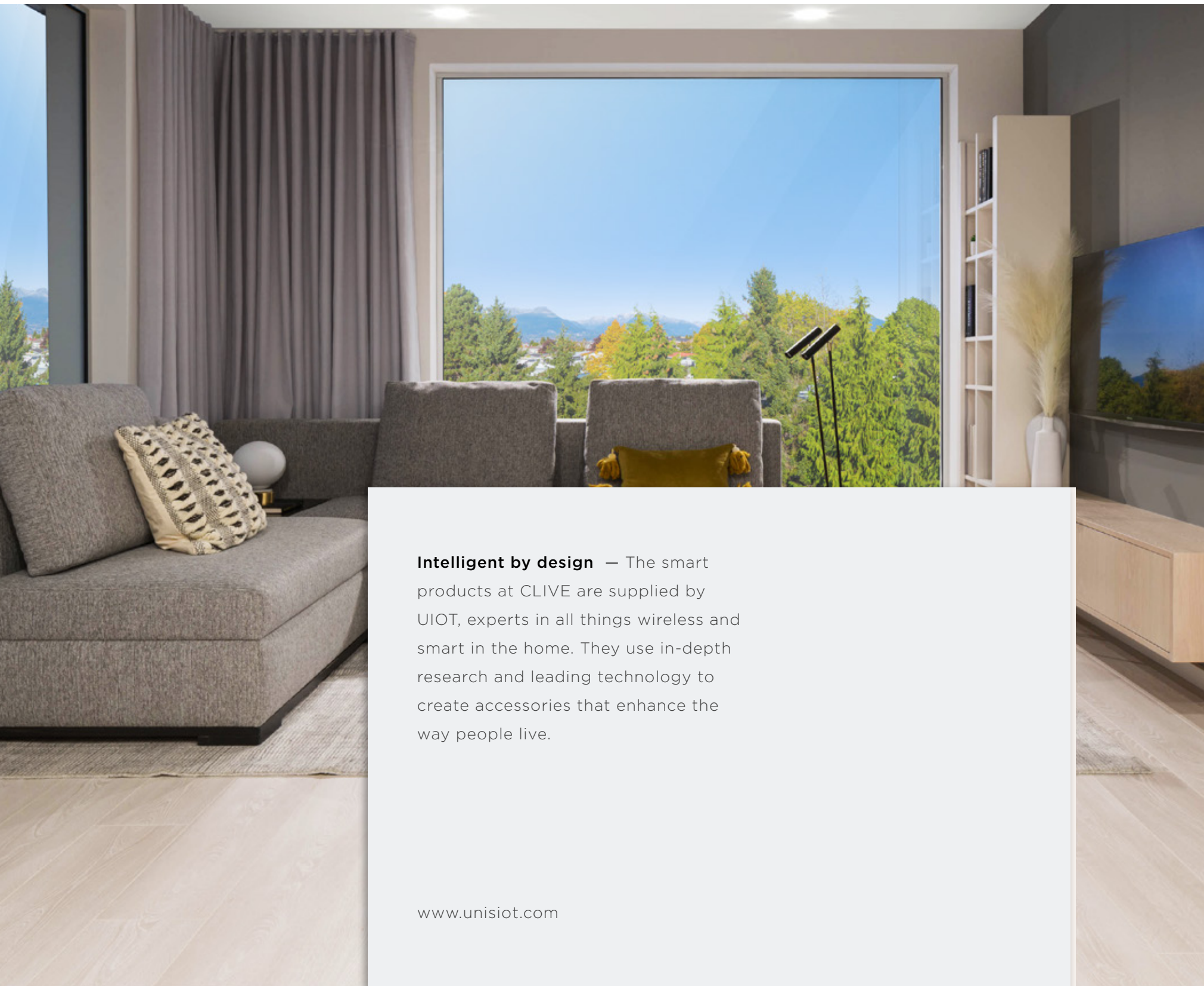
Set an atmosphere with a smart dimmer switch. You can even turn lights on and off with a voice command.



SMART SOCKET

Efficiently power any product, smart or otherwise, in a smart socket — and keep them connected to your phone.





Intelligent by design — The smart products at CLIVE are supplied by UIOT, experts in all things wireless and smart in the home. They use in-depth research and leading technology to create accessories that enhance the way people live.

www.unisiot.com

A HOME WITH SMARTS

Whether you are on your couch, at work, in the neighbourhood, or out of town, you have the power to control your home from your smart phone.

The beauty of your CLIVE smart home is that it's adaptable and expandable beyond what's currently there. You can easily customize your home by adding a wide range of additional devices to match your lifestyle and needs. CLIVE truly is a home with smarts.

Explore the possibilities — visit UNISIOT.COM to find out more.

CLIVE *at collingwood* INTELLIPURE

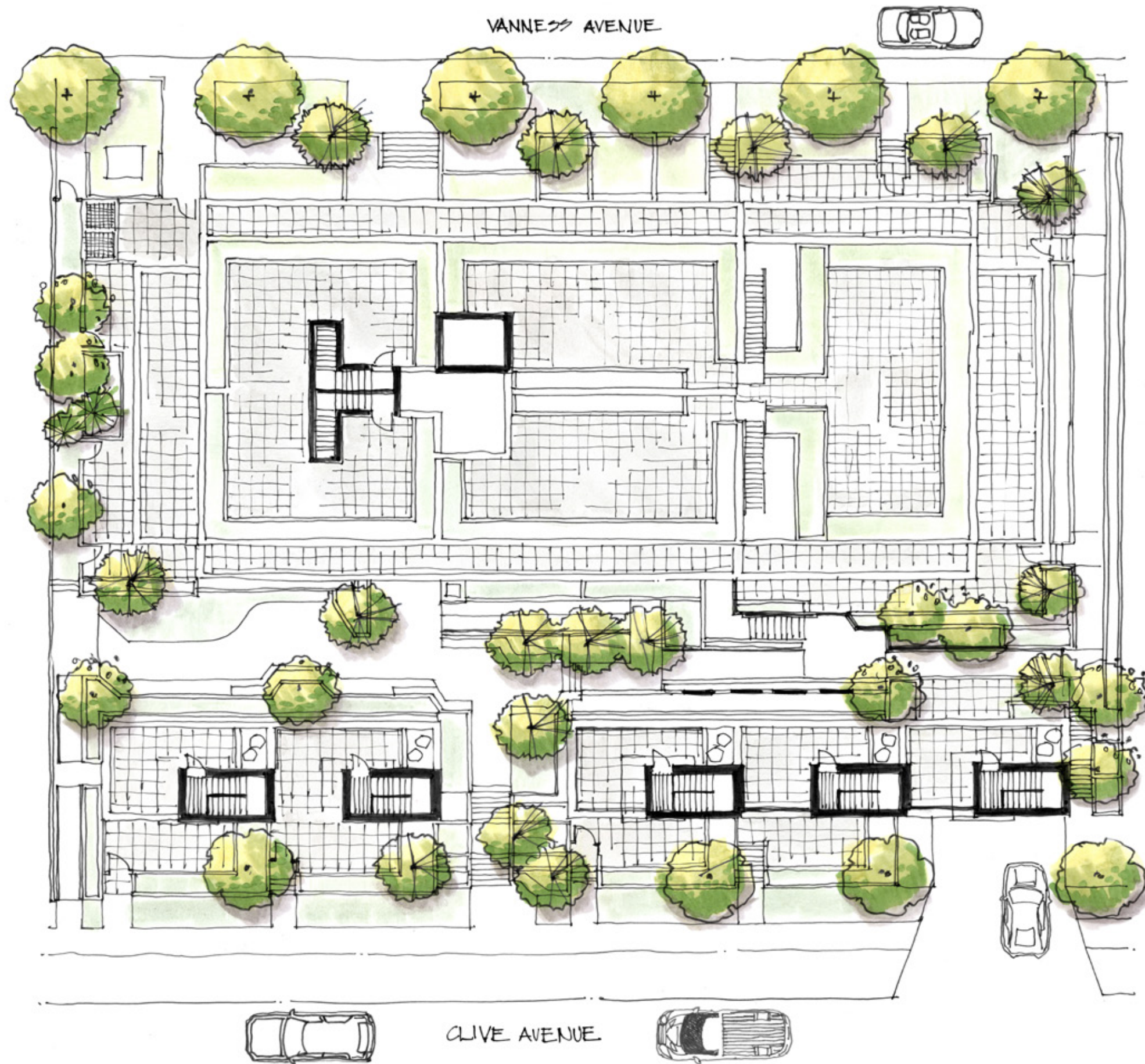
The world's most powerful air filtration technology is built into every home at Clive.

To us, clean, purified air should be an essential part of every home, and we believe in doing more for the health and wellbeing of our residents. Clive will be the first building in Canada to integrate cutting edge air filtration technology throughout our entire premises.

INTELLIPURE is a state of the art, ultrafine air cleaning system built to purify the air in every room. It's certified to exceed industry filtration standards: Intellipure systems filter particles as small as 0.007 microns. That's fine enough to catch and remove harmful microorganisms like bacteria, viruses, including Coronaviruses, fungi and molds from the air in your home, along with odours and dust. Intellipure's filtration system also excels at removing ultrafine airborne particles that result from smoke, car pollution, and cooking fumes.

Visit [TRUAQ.COM](https://www.truaq.com) to find out more.





Every angle, every window, and every wall is deliberately in place to maximize light and space.





FLOORPLANS

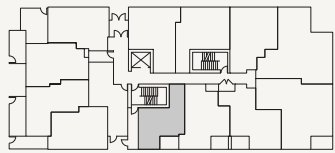
75% of these studio, 1, 2, and 3 bedroom homes feature completely unique layouts — plans are individually detailed to inspire and create a sense of connection.

CLIVE at collingwood

A

STUDIO, 1 BATH

INTERIOR	401 SF
EXTERIOR	47 SF
TOTAL	448 SF



LEVEL 1



PLAN A — UNIT 108



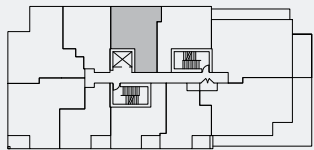
CLIVE *at collingwood*

B

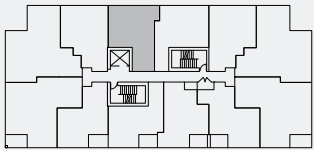
1 BEDROOM, 1 BATH

INTERIOR 515-526 SF

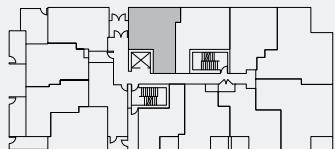
TOTAL 515-526 SF



LEVEL 4



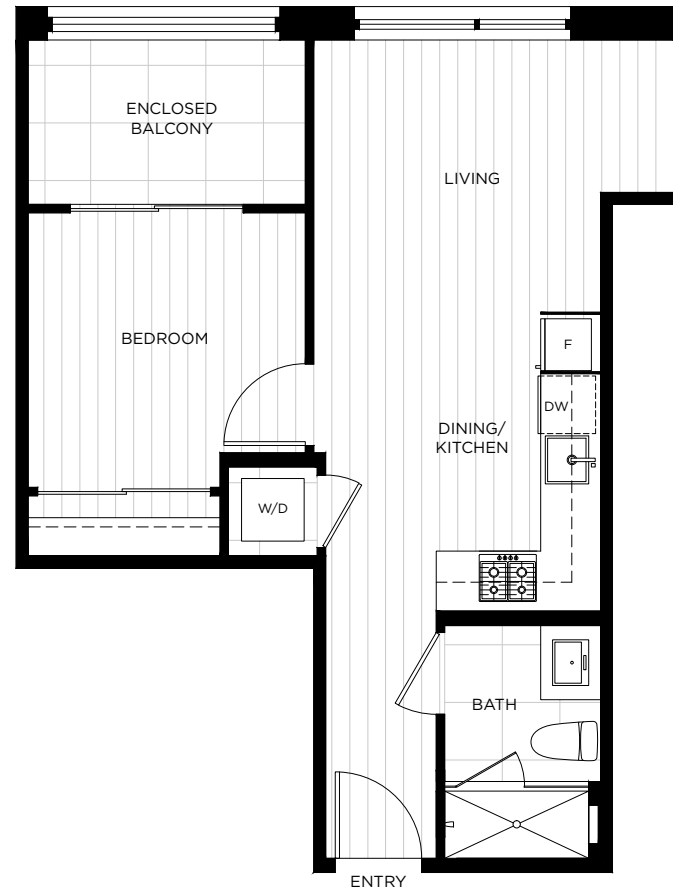
LEVEL 2-3



LEVEL 1



PLAN B
UNITS 101, 201, 301, 401



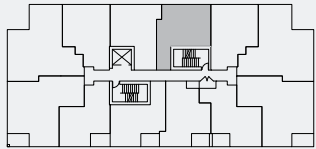
CLIVE *at collingwood*

C

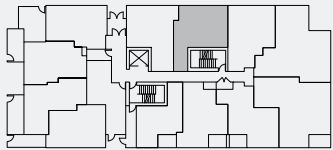
1 BEDROOM, 1 BATH

INTERIOR 524 SF

TOTAL 524 SF



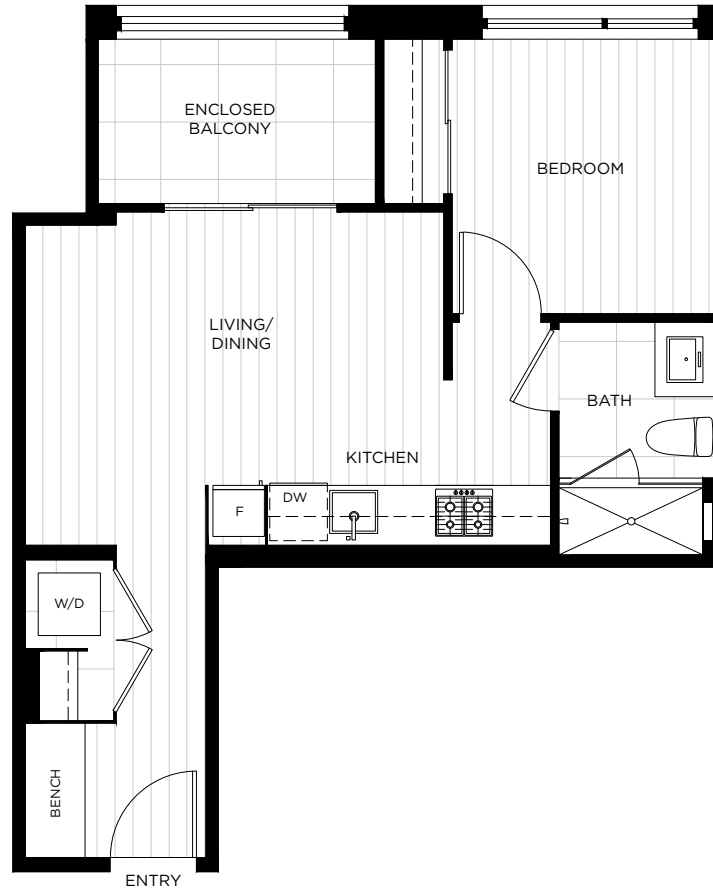
LEVEL 2-3



LEVEL 1



PLAN C
UNITS 102, 202, 302



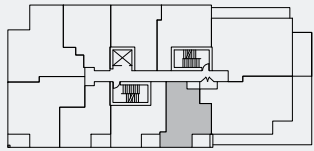
CLIVE

at collingwood

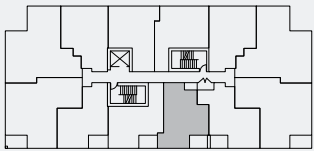
H

1 BEDROOM + FLEX,
1 BATH

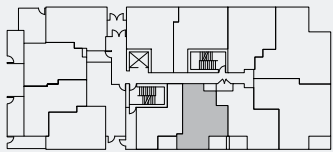
INTERIOR	509 SF
EXTERIOR	43-47 SF
TOTAL	552-556 SF



LEVEL 4



LEVEL 2-3



LEVEL 1



PLAN H
UNITS 107, 207, 307, 405

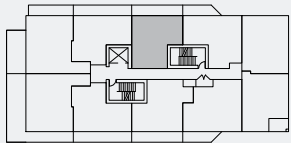


CLIVE *at collingwood*

J

1 BEDROOM, 1 BATH

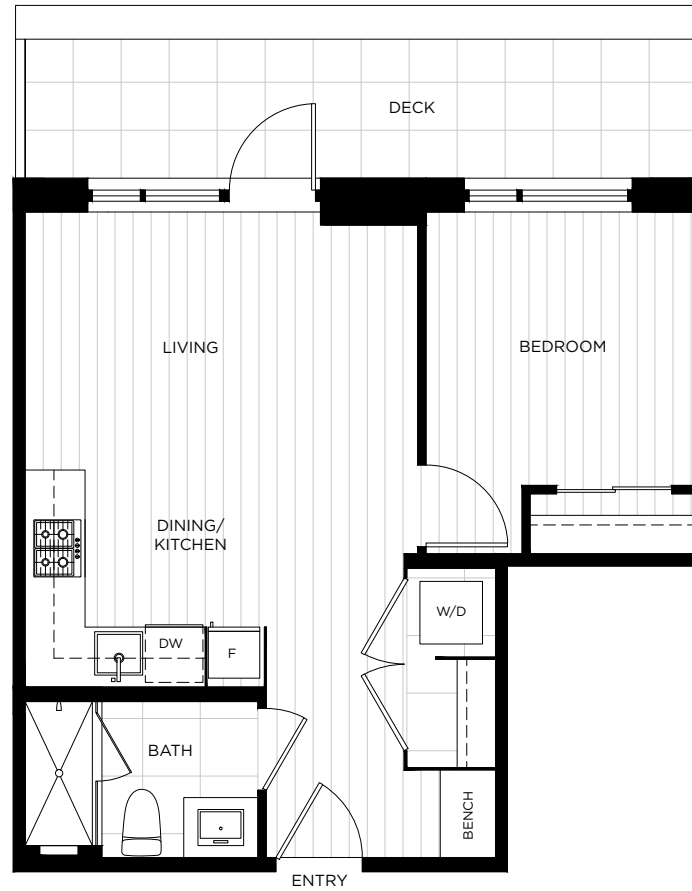
INTERIOR	491 SF
EXTERIOR	112 SF
TOTAL	603 SF



LEVEL 5



PLAN J — UNIT 501

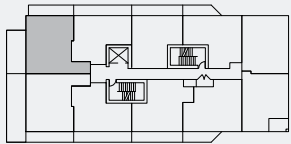


CLIVE *at collingwood*

Q

1 BEDROOM + FLEX,
1 BATH

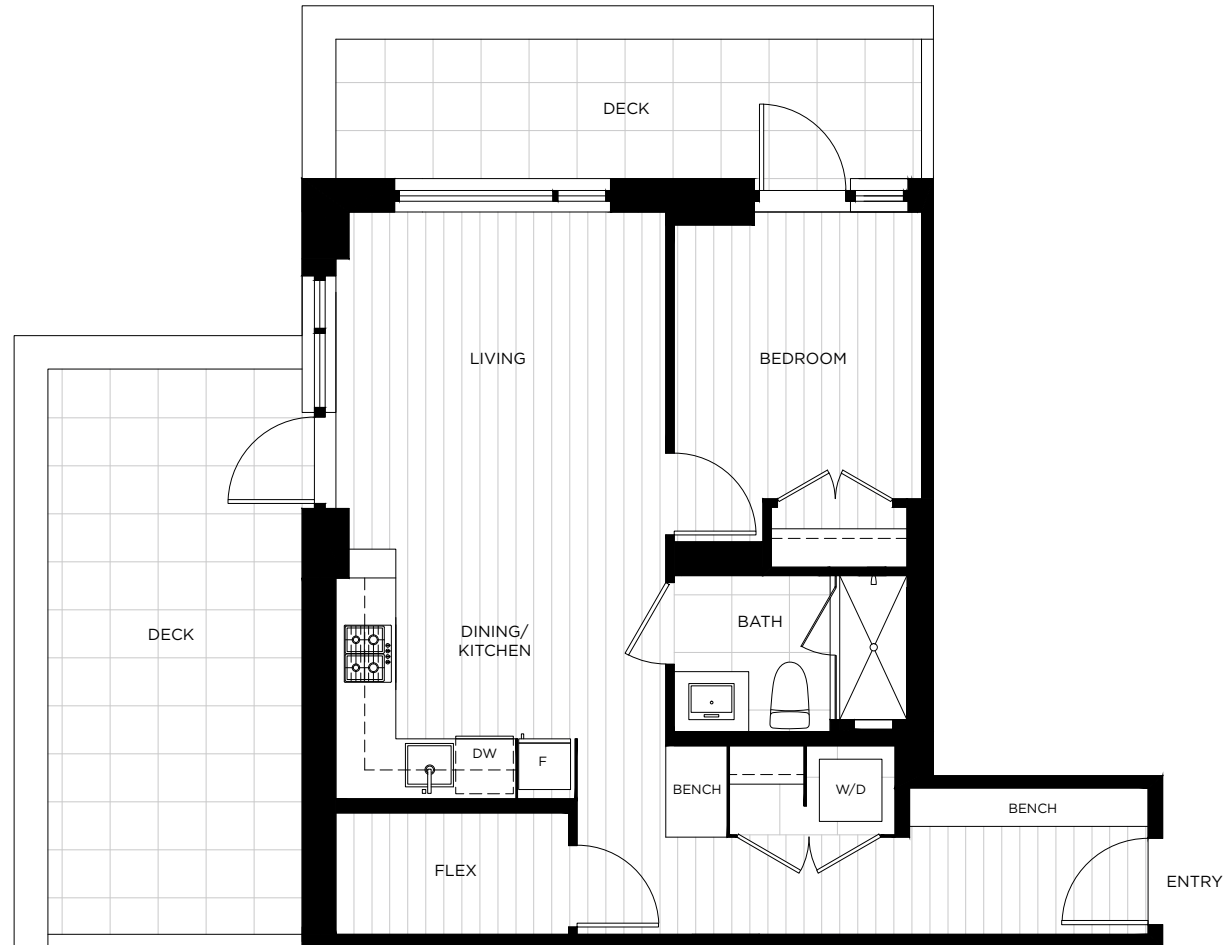
INTERIOR	616 SF
EXTERIOR	271 SF
TOTAL	887 SF



LEVEL 5



PLAN Q — UNIT 509



CLIVE

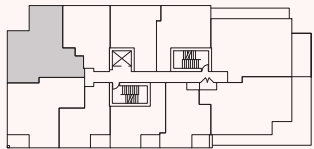
at collingwood

R

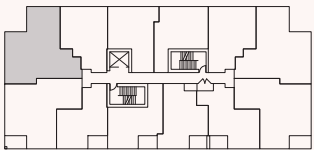
2 BEDROOM, 2 BATH

INTERIOR 857-858 SF

TOTAL 857-858 SF



LEVEL 4



LEVEL 2-3



PLAN R
UNITS 211, 311, 409



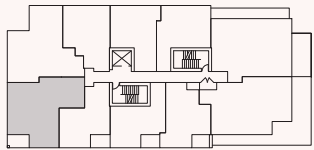
CLIVE

at collingwood

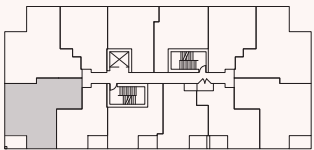
S

2 BEDROOM + FLEX,
2 BATH

INTERIOR	830-831 SF
EXTERIOR	52 SF
TOTAL	882-883 SF



LEVEL 4



LEVEL 2-3



PLAN S
UNITS 210, 310, 408



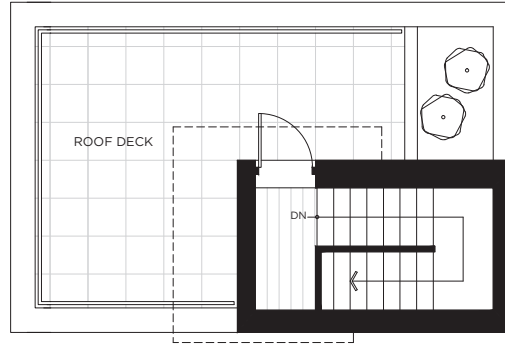
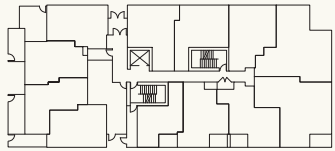
CLIVE

at collingwood

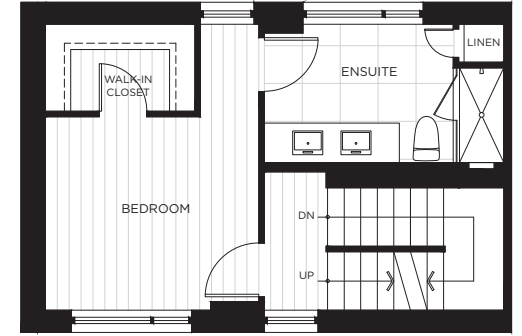
TH1

3 BEDROOM, 2 BATH

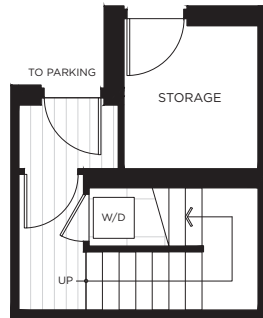
INTERIOR	1,687 SF
EXTERIOR	375 SF
TOTAL	2,062 SF



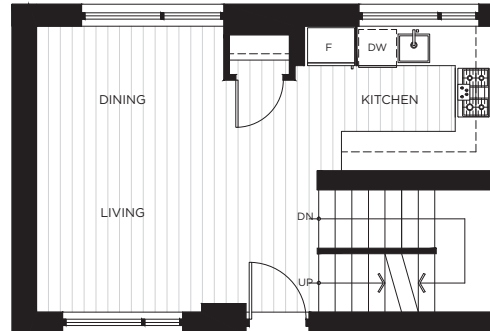
ROOF DECK



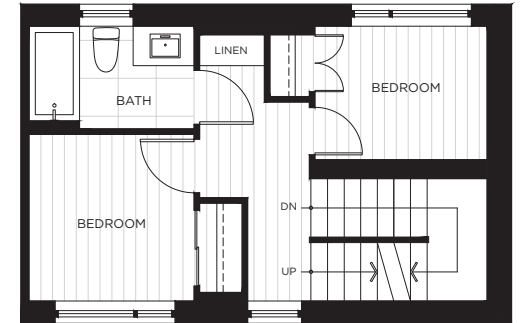
UPPER



LOWER



MAIN



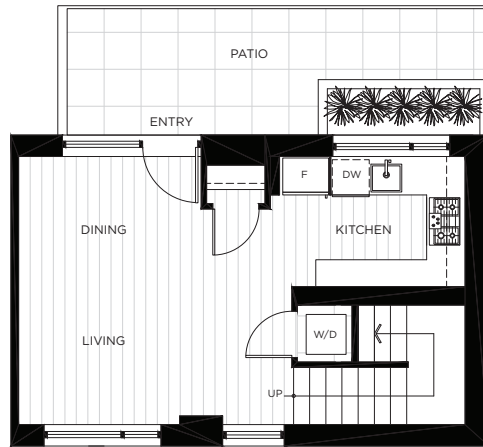
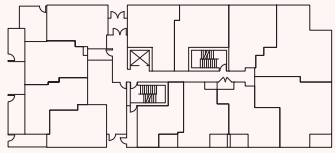
SECOND

CLIVE
at collingwood

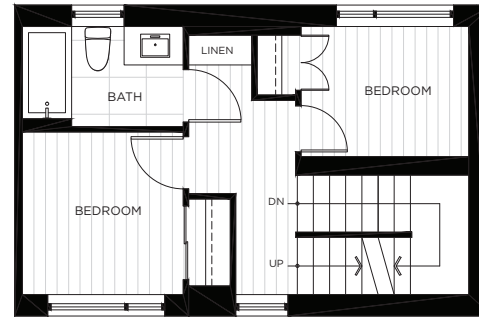
TH5

2 BEDROOM, 1 BATH

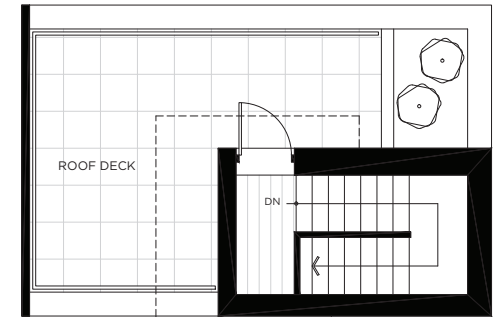
INTERIOR	1,005 SF
EXTERIOR	346 SF
TOTAL	1,351 SF



MAIN



UPPER



ROOF DECK



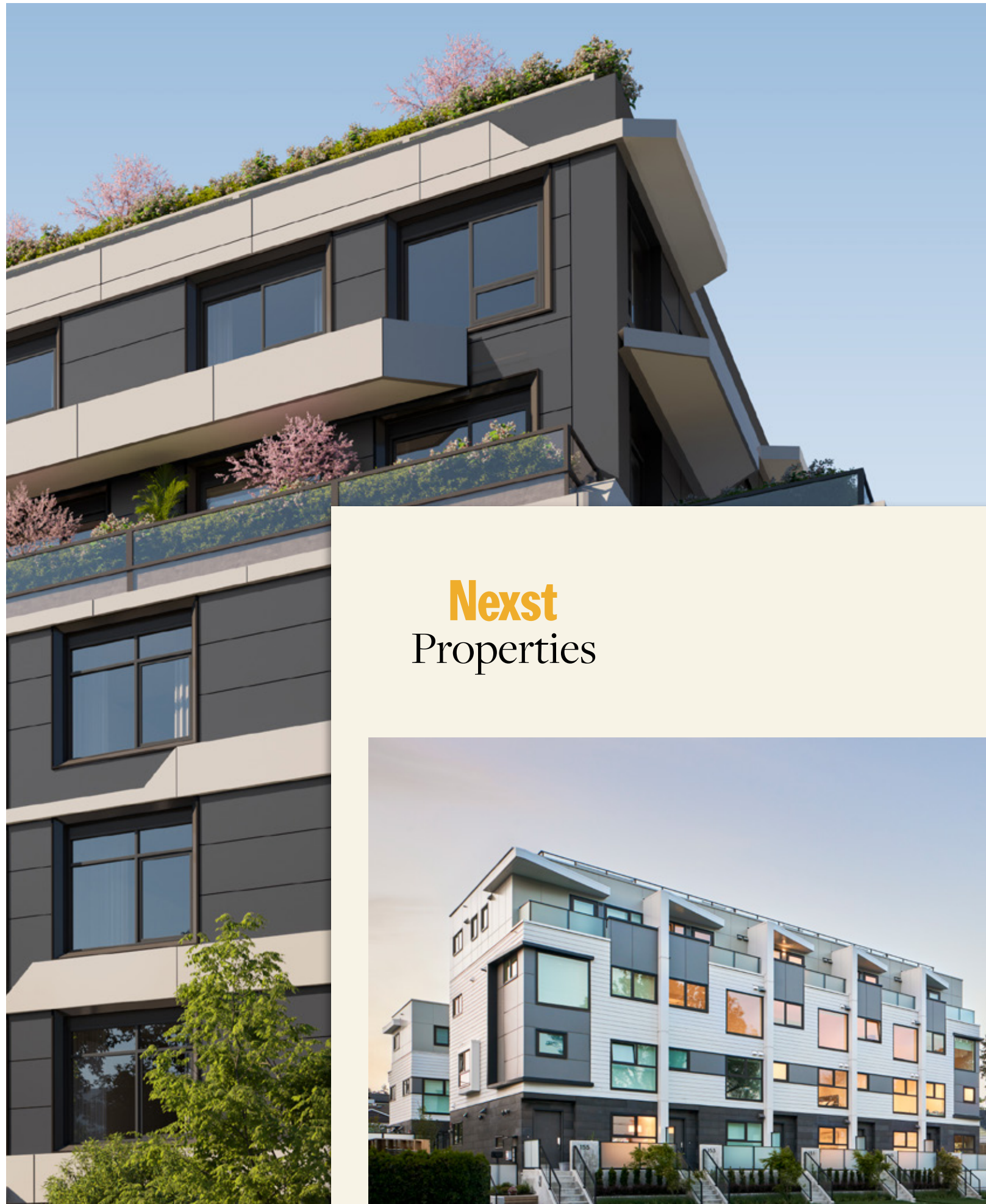
A COLLABORATION

A project of Clive's calibre comes from some of the industry's finest minds. Spearheaded by Nexst Properties, with masterful design by dys architecture and inspired interiors by BAM Interior, this collaboration has brought a vision of quality, and intelligent design to life.

THE CLIVE TEAM



CLIVE DESIGN



A COLLABORATION

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Nexst Properties



Nexst Properties has an eye for enriching the sense of community in blossoming neighbourhoods, which is exactly how Clive came to be. Centralized and diverse, with parks, schools, and transit at hand, Joyce-Collingwood's growth is quickly propelling to new heights.

We recognized its potential, and set out to design homes that aligned with this forward momentum — homes that offer an enhanced degree of wellness and quality. Along with a focus on liveability and style, Clive will be the first building in Canada to integrate the highest available level of inside air purification throughout the homes and common areas.

Our years of experience crafting homes makes it possible for us to push the envelope of innovation and design in a way that will benefit homeowners for years to come.

nexstproperties.com



A COLLABORATION

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dys architecture

Clive flawlessly communicates dys architecture's thirst for innovation and creativity.

Driven by a strong sense of social and environmental responsibility, dys found an opportunity to design 68 contemporary and meaningful homes that reflect the cultured needs of varying demographics in a diverse and vibrant neighbourhood. Clive was about finding the right balance inside and out, creating a signature collection of bold architectural homes with thoughtful greenspaces and places to connect. True to all their projects over the past few decades, dys focused on architecture that makes a positive impact on the lives of its users.

dysarchitecture.com





A COLLABORATION

A project of Clive's calibre comes from some of the industry's finest minds. Spearheaded by Nexst Properties, with masterful design by dys architecture and inspired interiors by BAM Interior, this collaboration has brought a vision of quality, and intelligent design to life.



Like all their projects, BAM Interior approached Clive with the aim of creating spaces with distinctive character and personality.

Combining their experience in designing interiors for both multi-family and custom homes, BAM set out to create spaces that felt tailor-made. They drew inspiration from the natural world for an aesthetic that would perfectly blend in with homeowners' tastes. BAM believes the essence of interior design is about forming identity, expressing unique character, and cultivating passion — you can see it at Clive.

baminterior.com



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PLATINUM MARKETING

Macdonald Platinum Marketing is a boutique project advisory, sales and marketing brokerage. A subsidiary of Macdonald Real Estate Group, Western Canada's largest independent full-service real estate company with 22 offices and over 1,200 agents in B.C., Shanghai and Hong Kong, China.

Established in 2004, and with over \$1.5 billion sold, Platinum is a studio of experienced creatives who have successfully marketed some of the Lower Mainland's most coveted real estate and developments communities.

A COLLABORATION

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For more information, please contact us:

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 **CLIVE AT COLLINGWOOD**
3235 Clive Avenue, Vancouver

The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. This is not an offering for sale and such an offering can only be made after filing a disclosure statement. E.&O.E. ver. 24JUNE2021