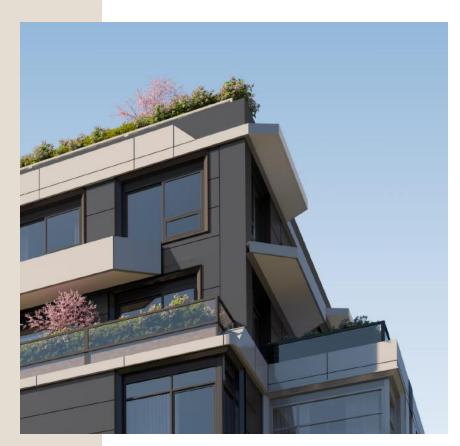




What makes a place captivating?

There's a feeling that you belong. There are people who say hello. There's a sense of discovery.

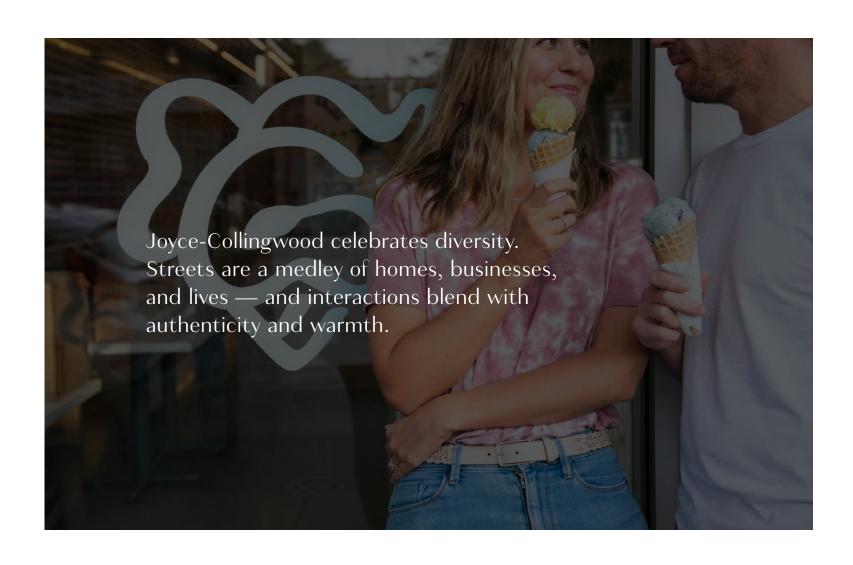
Just a few reasons why Clive by Nexst Properties is the next place to call home.

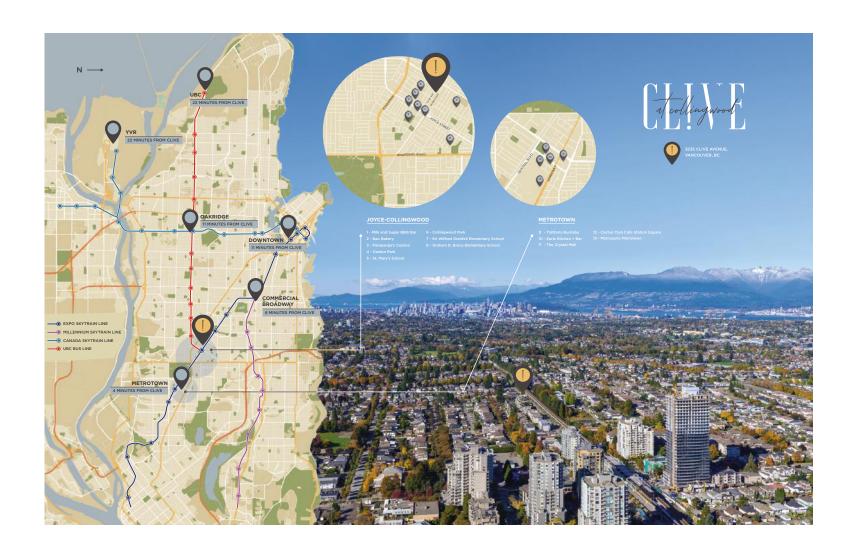




Unique in design and in placement

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.





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 Driv



Collingwood Community Garden

— Joyce Collingwood





Bao Bakery

— Joyce Collingwood

A flavourful community — Just down the street from home, you will come across a variety of tastes to satisfy any appetite. From food trucks to sunny patios to buzzing cafes, sink your teeth into pizza, tacos, steamed buns, and more.



Little Devil's Pizza, Food Truck



La Taqueria, Food Truck

— Joyce Collingwood



Milk & Sugar Café

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



Marcello Ristorante & Pizzeria — Commercial Drive





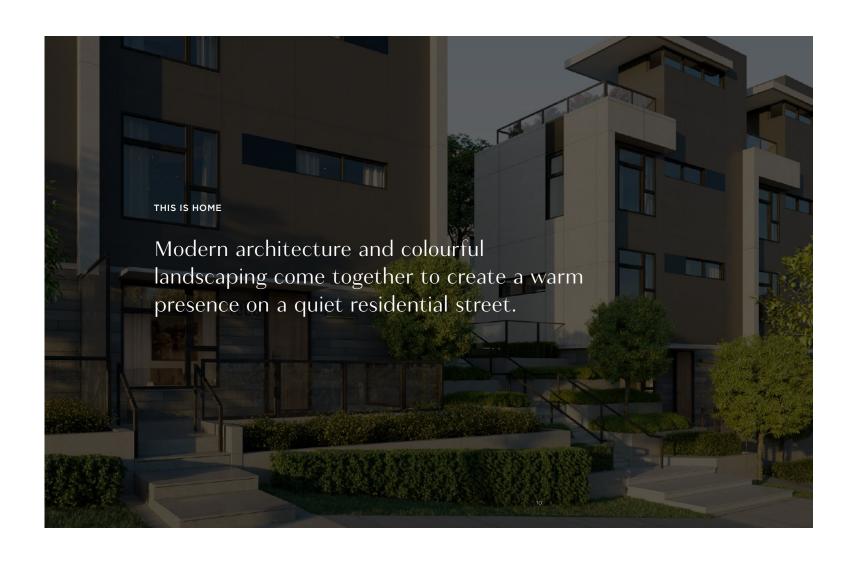
Explore every path — Joyce-Collingwood sets you on a journey of possibility with the Joyce-Collingwood SkyTrain Station and Bus Loop only steps from home.

Jump on the bus directly to UBC, venture into downtown Vancouver, absorb the vibrancy of Commercial Drive, or streamline errands at Metrotown.









Every detail counts for something.

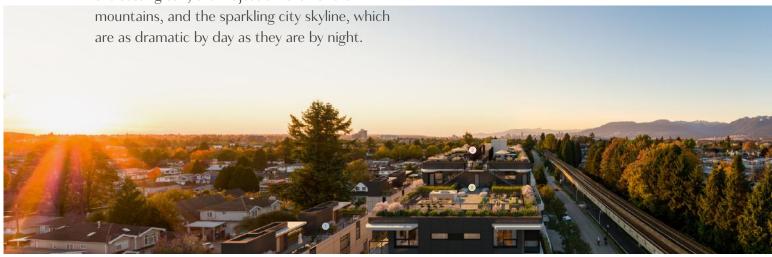
Designed by dys architecture, Clive's facade is anything but ordinary, with colours and textures used to make a timeless yet modern statement. Concrete construction and carefully selected, low-maintenance materials lead to a building that's made to last.





ROOFTOP ESCAPE

Take in stunning panoramic views of the setting sun, the majestic North Shore mountains, and the sparkling city skyline, wh



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.

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

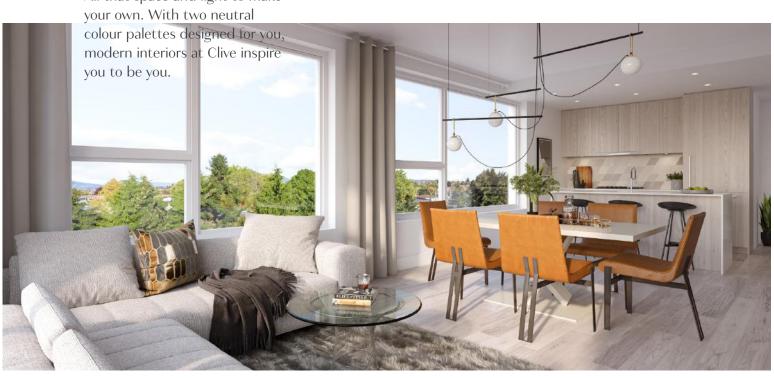
Beautifully integrated with the outdoors.

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



UNIT 604, PENTHOUSE C, WARM SCHEME





PRACTICAL MATTERS





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.

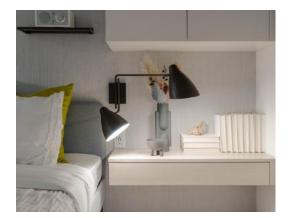


In the mood for comfort — Working all day from home, lounging on the couch with Netflix, entertaining friends over a feast. Home is designed to be versatile for all your lifestyle needs.



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:

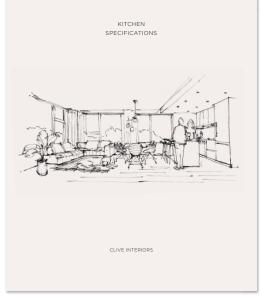
- UIOT motion activated undercounter lighting for late night trips to the washroom
- Medicine cabinet for additional storage
- Shower storage shelving niche



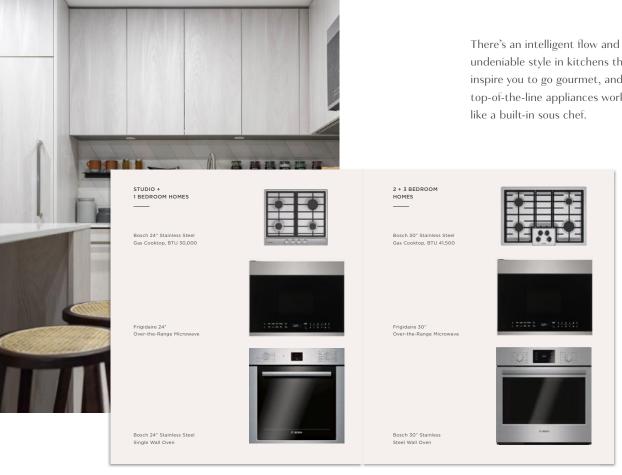


THE CHEF'S KITCHEN

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.

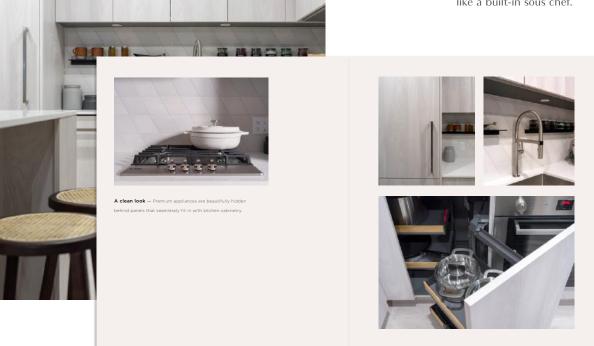


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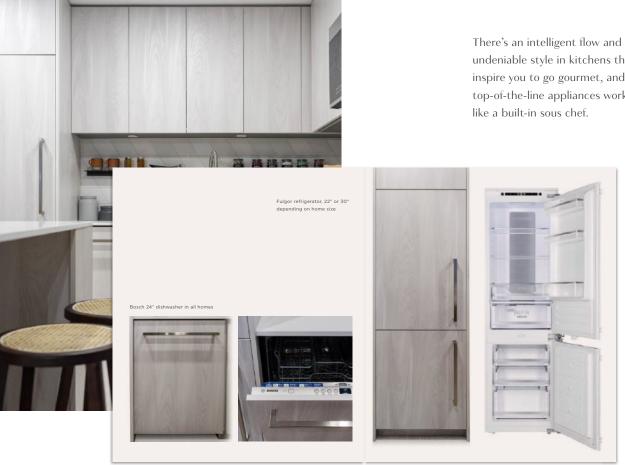


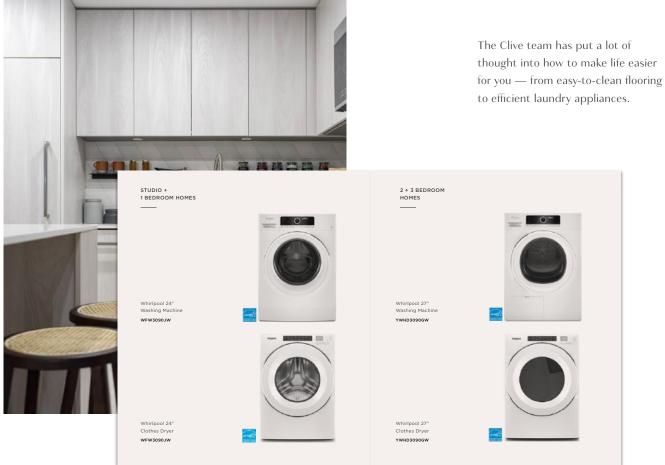


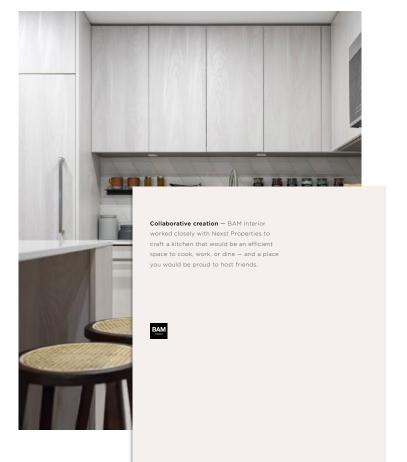
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ALL FOR YOU

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 diamondshaped 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.

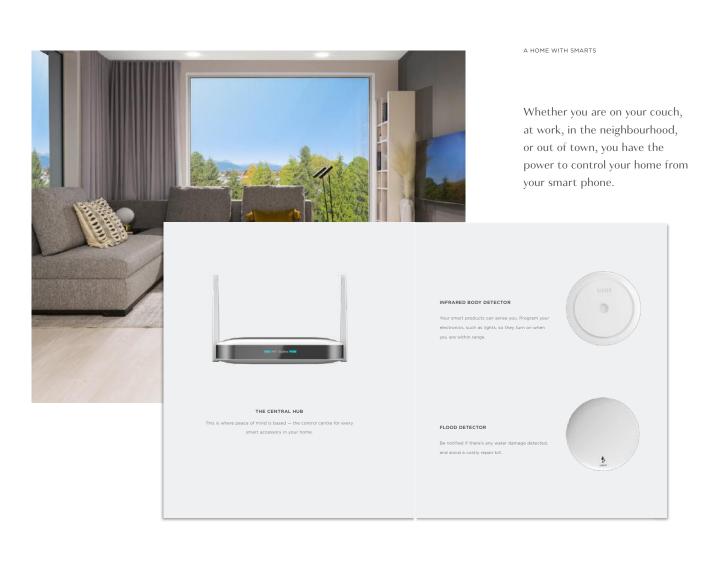


Whether you are on your couch, at work, in the neighbourhood, or out of town, you have the power to control your home from your smart phone.

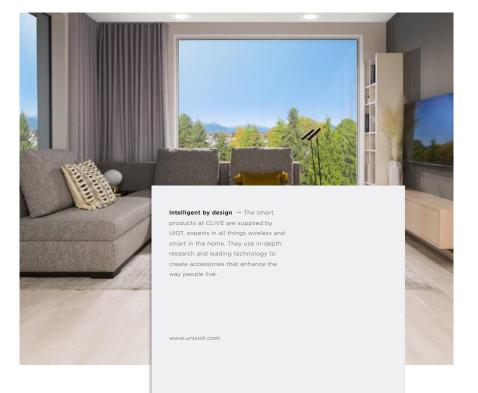
SMART HOME TECHNOLOGY



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 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.

Terlinguert 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 to find out more.







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



UNIQUE PERSPECTIVE



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.





The developer meanes the right to make changes and modifications to the information contained herein. Floorplans and floorplans are subject to change without notice. Please contact a developer sales representative for de





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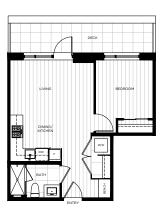






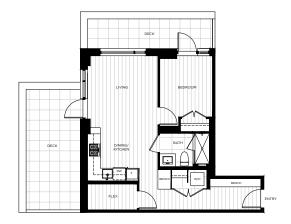






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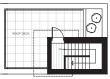
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1,687 SF 375 SF INTERIOR EXTERIOR







ROOF DECK



UPPER









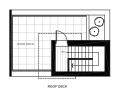
| INTERIOR | 1,005 | SF | EXTERIOR | 346 | SF | TOTAL | 1,351 | SF |













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.



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Nexst Properties



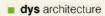
Nexst Properties has an eye for enriching the sense of community in blossoming neighbourhoods, which is exactly how Clive came to be. Centralized and diverse, with parks, schools, and transit at hand, Joyce-Collingwood's growth is quickly gropelling to pay heights.

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

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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

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BAM

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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For more information, please contact us:

PRESENTATION CENTRE

3528 Kingsway Street, Vancouver, BC 604.787.7009 info@cliveliving.com cliveliving.com



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. 24.JUNE2021