

CREATED

IN EAST

VAN

WOOD
LAND
BLOCK

10TH + NANAIMO

Woodland Block

2377 E 11th Avenue

Infused with a New York aesthetic, the grand double-height lobby drops a contemporary chandelier above black-and-white checkered tile flooring. It's sure to be a love at first sight.



YOU'VE ARRIVED SOMEPLACE SPECIAL

Stretching across a full city block, Woodland Block borrows inspiration from New York City architecture for a distinct new community at Nanaimo and 10th near Trout Lake. Seventy-two townhomes and flats are designed for

real life by Ekistics, with mid-century modern influences, a collection of retail conveniences out your front door, and residential amenities that bring the whole block together.

NYC-INSPIRED TOWNHOMES AND FLATS

Connect in the elevated courtyard's outdoor dining area with long tables, trellis-covered BBQs, chill loungers, Adirondack chairs by a fireplace, a putting green, a life-sized chess set, and a children's play area.



WITH AN EAST VAN STATE OF MIND

Venture into East Van's Grandview-Woodland community and you know you've arrived someplace special. Locals are genuine, friendly, intriguing, and full of stories, giving one-of-a-kind colour and texture to this vibrant neighbourhood.



La Tana

An intimate affair next door to Pepino's Spaghetti House, with a menu of small plates and pasta to share, plus an all-Italian wine list and specialty cocktails.

MEATS



NANAIMO ST

"We love your character, your authenticity, and all of your quirks. You remind us a little of NYC, with its gritty charm, and anything-is-possible energy."

First Track

Renzullo Market

Supplying East Van with authentic Italian goods since 1964, the staff know your name and your order.



Columbus Meats

The authentic third-generation Italian butcher shop has been owned by the three Masi brothers, Eugenio, Giancarlo, and Vito, since 1991.



Family businesses have weathered it all and still stand. People endure and thrive here. They have a dream, they've got gumption, and they're in it for the long haul. That's where the grit and heart come from.



City Avenue Market

No two stores or restaurants are the same in East Van. You'll find everything you need to live a rich life within walking or biking distance. Groceries, a haircut, coffee, pastries, beer, galleries – it's all close to home.



Sorrento Barbers

EAST VAN LIFE



Superflux

Flourist



IT'S REAL

Commercial Street Cafe

“East Van, you’re so cool. You welcome people from all walks of life with open arms... You foster creativity, art, music, and culture. You give close-knit community energy with a big-city attitude. We love you.”

Havana Vancouver

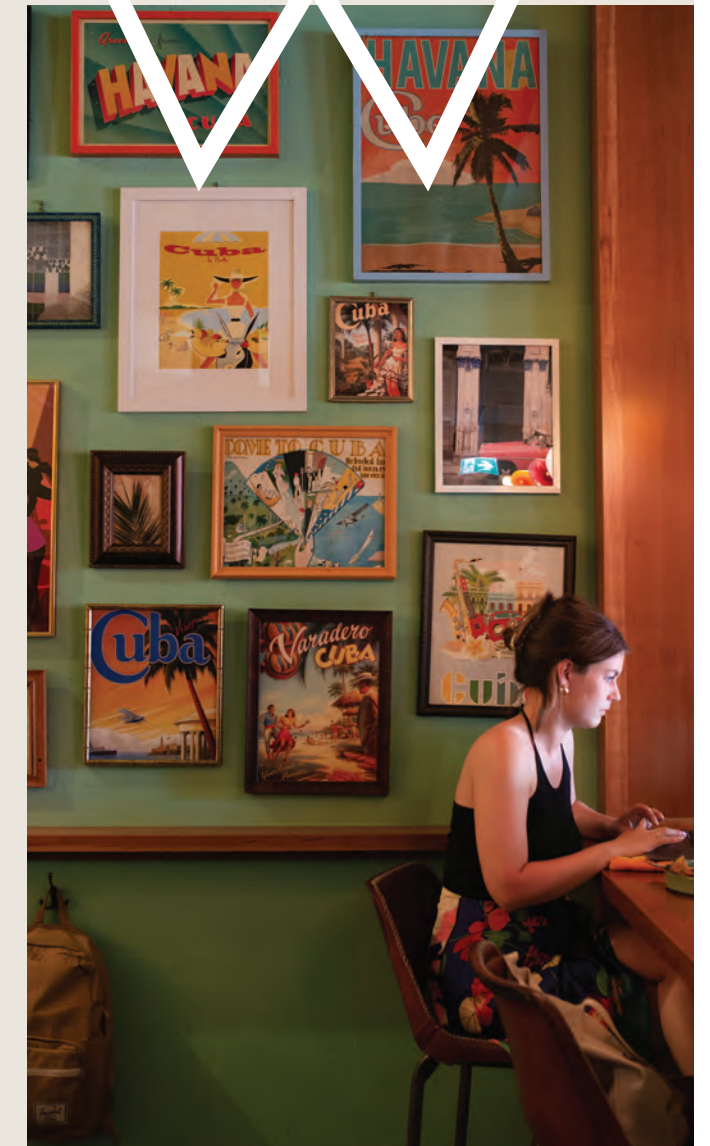


COMMERCIAL DR



LIVIA Forno e Vino

Casual, comforting, inventive, and delicious Roman-inspired food. It's deceptively simple and feels right at home.



Havana

The restaurant and bar serves vacay vibes on the Drive, and is inspired by the colours and culture of Old Havana, Cuba.

Character radiates from shops, restaurants, art, parks, and heritage homes. Warmth and charm make up the soul. People who grew up here return. And those who move here never leave. Real life is not something you're nostalgic for – it's here, alive and meaningful and incomparable.

HERE THERE

Woodland Block is highly accessible. Homes are located mere blocks from the Commercial-Broadway SkyTrain station, connecting to both the Expo and Millennium lines, with an upcoming Broadway extension scheduled to open in 2026.



Commercial Drive

It's easy to get around Vancouver and beyond. Life is centred between Broadway and Grandview, minutes to numerous bus and bike routes, such as the Central Valley Greenway.



John Hendry Park

TROUT LAKE



Trout Lake Farmers Market

Every Saturday from mid-April to the end of October, 60+ local farmers and producers, craft goods, and food trucks fill John Hendry Park.

Trees, lawns, and a lake are just a few strides away from Woodland Block at Trout Lake Park, aka John Hendry Park. It's a neighbourhood scene year-round.

John Hendry Park

Walk the dogs, stretch out on the grass, people-watch, play basketball or hockey or baseball. Did we mention there's a beach, too?



YOUR NEIGHBOURHOOD

EATS + DRINKS

- 1 Superflux Beer Company
- 2 Earnest Ice Cream
- 3 Pepino's Spaghetti House
- 4 Caffé La Tana
- 5 East Van Brewing Company
- 6 Downlow Chicken Shack
- 7 Lunch Lady
- 8 Havana
- 9 Via Tevere Pizzeria
- 10 La Grotta Del Formaggio
- 11 LIVIA Forno e Vino
- 12 Sopra Sotto Pizzeria
- 13 Bar Corso
- 14 La Mezcaleria
- 15 Liberty Wine
- 16 Prado Cafe
- 17 Flourist Bakery
- 18 Collective Goods Bistro & Grocer
- 19 Bon's Off Broadway
- 20 To Live For Bakery & Cafe

DAILY ESSENTIALS

- 21 City Avenue Market
- 22 BMO
- 23 CIBC
- 24 Safeway
- 25 Shoppers Drug Mart
- 26 TD Canada Trust
- 27 Scotiabank
- 28 T&T Supermarket
- 29 Renzullo Market
- 30 Columbus Meats

LEARN

- 31 Queen Victoria Annex
- 32 Tye Elementary School
- 33 Laura Secord Elementary School
- 34 Vancouver Technical Secondary School

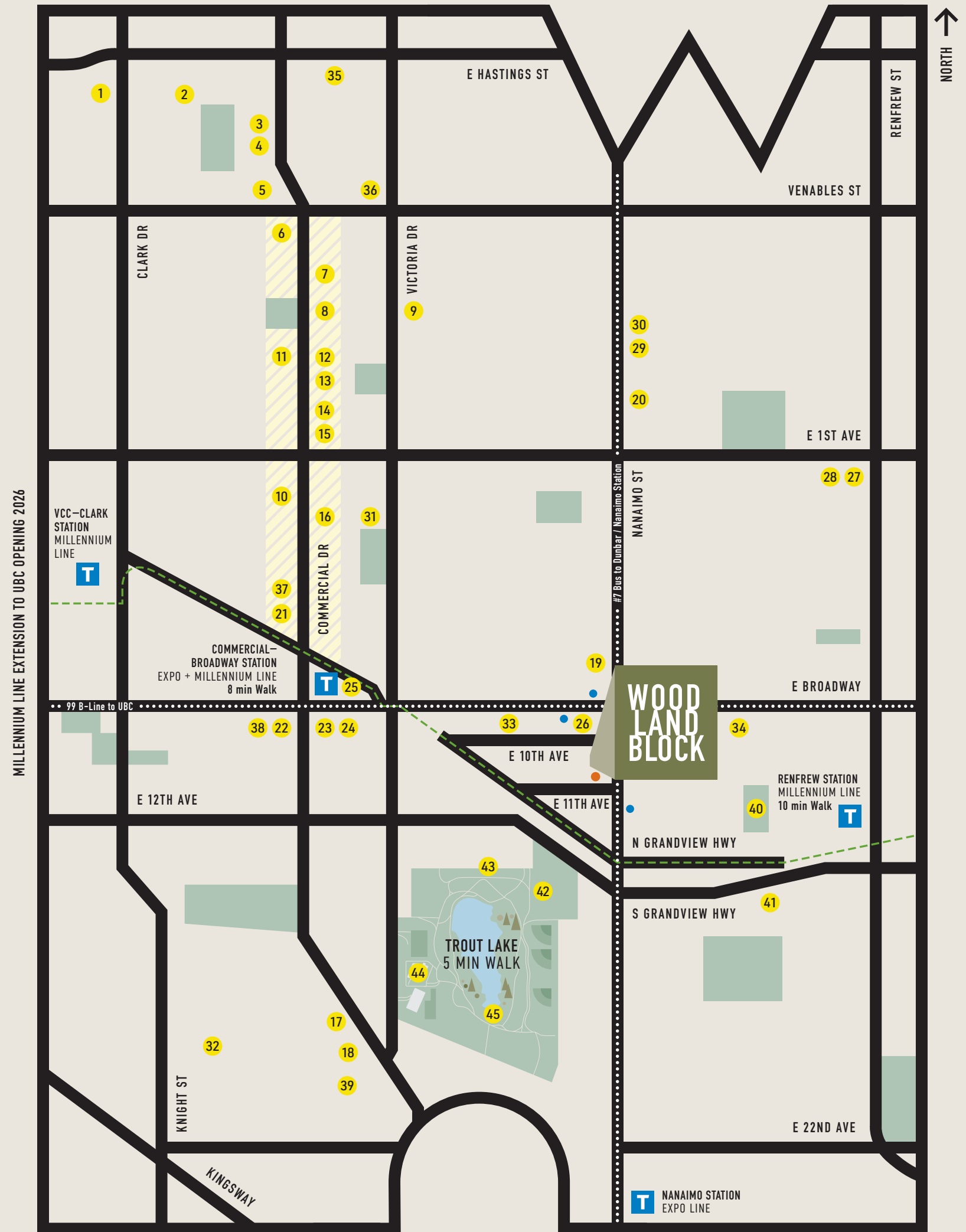
PLAY + ENTERTAIN

- 35 Mudlab Pottery
- 36 The Cultch
- 37 Grandview Lanes
- 38 Rio Theatre
- 39 Equinox Gallery
- 40 Van Tech Soccer Field
- 41 Italian Cultural Centre

TROUT LAKE

- 42 John Hendry Park (Trout Lake Park)
- 43 Trout Lake Farmers Market
- 44 Trout Lake Community Centre
- 45 Trout Lake Beach

← DOWNTOWN 8-12 min Drive / 19 min SkyTrain



● WOODLAND BLOCK PRESENTATION CENTRE

● NEAREST BUS STOPS

--- CENTRAL VALLEY GREENWAY

STEP BACK IN TIME. MOVE FORWARD IN STYLE

House of Bohn's mid-century-inspired design is the perfect blend of nostalgic style and modern features. They're like this because design matters in the quality of your everyday.



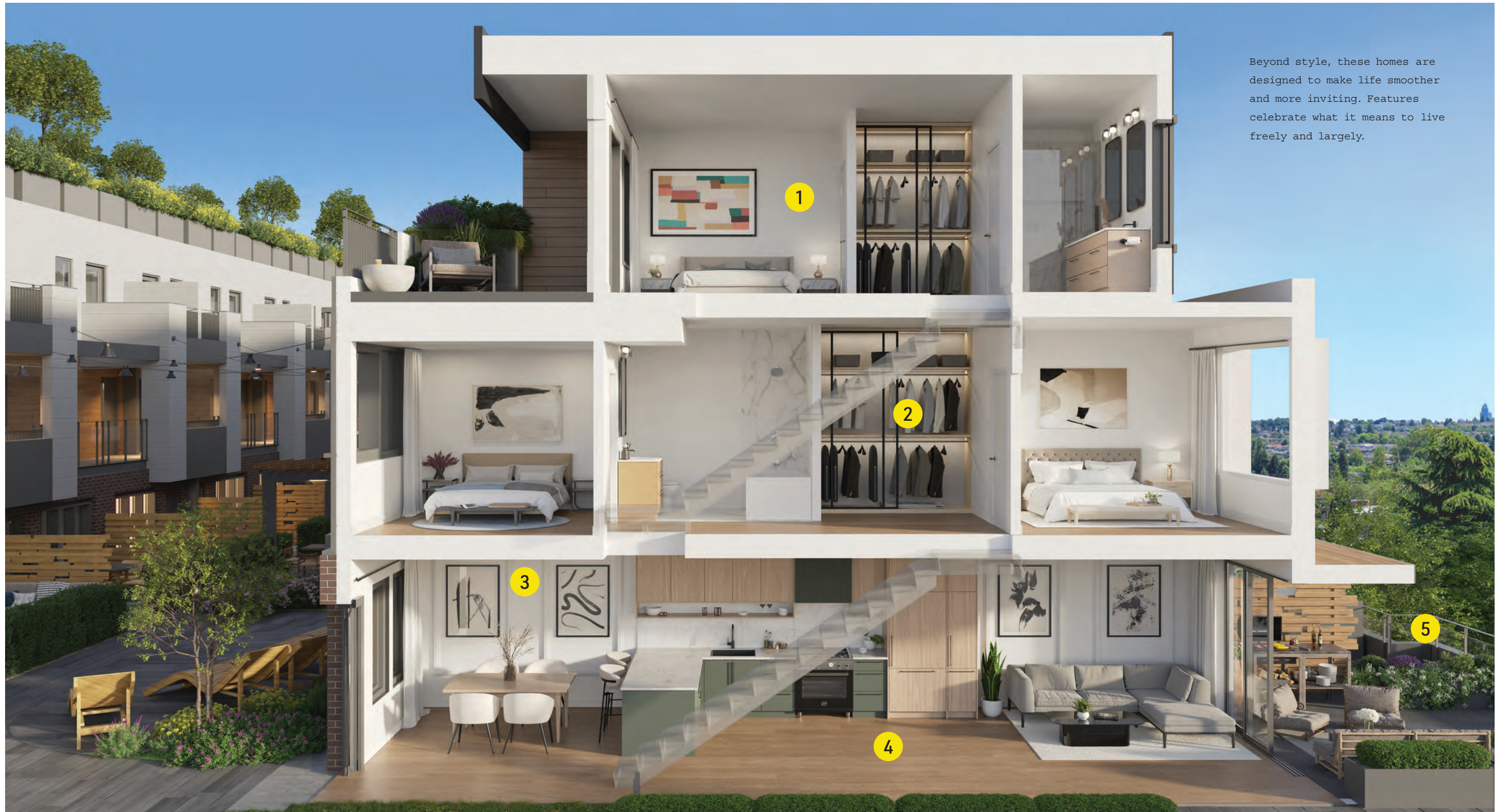


Our love of space is transformed into unique design that doesn't lose sight of the details. Homes are painted with a personality that's entirely one-of-a-kind.

**ENVISIONED
BY HOUSE
OF BOHN**



**SPACE INSIDE
AND OUT**



Beyond style, these homes are designed to make life smoother and more inviting. Features celebrate what it means to live freely and largely.

LIVE BETTER

1. BEDROOM PRIVACY

The primary bedroom is in a league of its own. This sanctuary is paired with a gratifying ensuite and large closet.

2. FLEX ROOMS

Extra bedroom, workout room, home office – a flex room gives life more options.

3. OVER-HEIGHT CEILINGS

Light is welcome to hang out, with over-height ceilings creating bright and airy spaces.

4. FUNCTIONAL DESIGN

Spacious interiors are efficiently proportioned for all kinds of day-to-day happenings – with plenty of storage, too.

5. OUTDOORS

Step outdoors for more living on your private rooftop, terrace, or patio. Summertime feels different when you have spaces like these.

GREAT OUTDOORS FROM THE COMFORT OF HOME

ROOFTOPS

Experience the envy of every Vancouverite on your private rooftop patio. Take entertaining to new heights with sweeping 360-degree views that capture breathtaking sunsets, accessible directly from your home.

TERRACES & PATIOS

Discover the perfect union of indoor and outdoor living with private terraces and balconies, seamlessly integrated into all homes. Relax, wine, and dine while taking in nature's views.



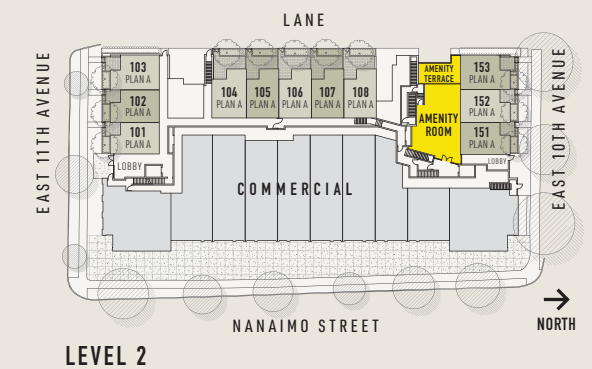
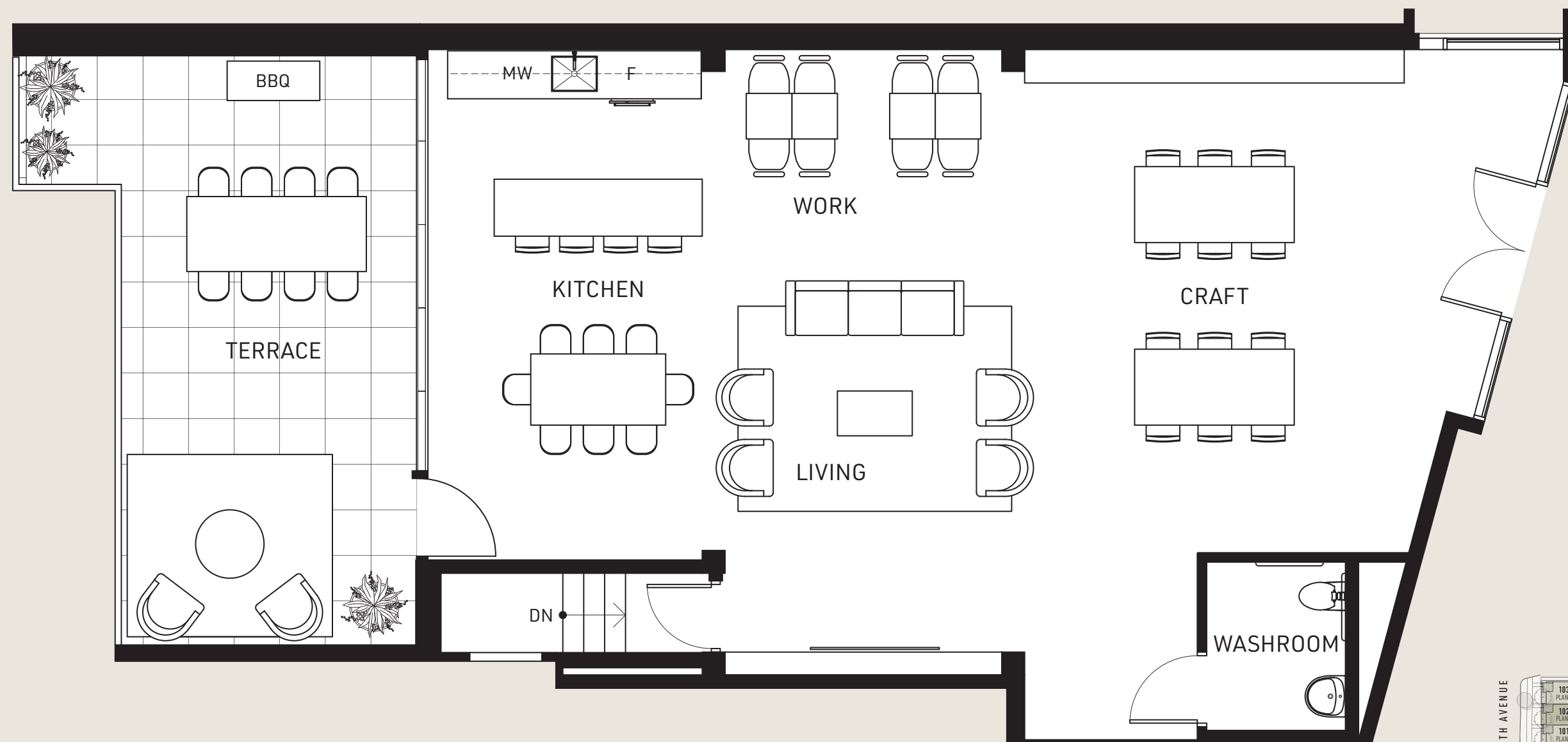


WELCOME TO THE BLOCK HOUSE

The Block House's exclusive amenity space was inspired by the community of East Van, its spirit, and its people. The space embodies the philosophy of creating a community within a community, designed to be the ultimate extension of home with the perfect balance of style and function.

A COMMUNITY WITHIN A COMMUNITY

The Block House is a 1,680 sq.ft. amenity space to dine, chill, work, and play - featuring a craft area, entertainment kitchen, workspace, media centre, and outdoor terrace.



LEVEL 2

COME HOME TO LIFE AT WOODLAND BLOCK

WOOD
LAND
BLOCK

10TH + NANAIMO

NEW YORK INSPIRED, EAST VAN LOCAL

- Brought to life by First Track Development, Woodland Block captures and amplifies East Van energy across an entire block at Nanaimo and 10th near Trout Lake
- Borrowing inspiration from New York City architecture, these 72, one-to-three-bedroom townhomes and flats are designed for real life by Ekistics Architecture
- Take entertaining to new heights on rooftop decks, terraces, and private yards
- A collection of street front retail conveniences out your front door, and residential amenities deliver a true community within a community

AMENITIES TO GET THE WHOLE BLOCK TOGETHER

- **BLOCK HOUSE:** A 1,680 sq ft amenity space to dine, chill, work, and play – featuring a craft area, entertainment kitchen, workspace, media centre and outdoor terrace
- **COURTYARD:** Connect in the elevated courtyard's outdoor dining area with long tables, BBQs with trellis above, chill loungers, adirondack chairs with fireplace, putting green, life-sized chess set, and children's play area
- **LOBBY:** Infused with New York aesthetic, the grand double-height lobby drops a contemporary chandelier above black-and-white checkered tile flooring, sure to be a love at first sight

NOSTALGIC STYLE FORWARD-THINKING DESIGN

- From the House of Bohn, step back in time, and forward in style with our mid-century-inspired design
- Sync your style two ways – Walnut and Oak colour schemes
- Bright and airy spaces with over height ceilings and strategically placed black trim vinyl windows
- 8" American Oak hardwood flooring flows through main living areas, with soft, low pile nylon carpeting on bedroom levels in townhomes
- In-home flex room keeps your possessions handy
- Spacious walk-in or walk-through closets in primary bedrooms of select homes
- Taymor matte-black door hardware
- Whirlpool 27" front-load washer and dryer
- Efficient baseboard heating for warmth from the ground up

KITCHENS, THE LIFE OF THE PARTY

- Kitchens designed to be as stylish as they are functional – quality finishes, and innovative aesthetics
- Marble-style quartz countertops carry up the backsplash and surround the single-bowl stainless steel sink with pull-down, matte-black faucet by Fluid
- Flat-panel, soft-close cabinets with matte-black pulls and contrasting uppers and lowers
- Abundant storage options, including corner cabinets, full height pantries and open and pull-out shelves and under-cabinet garbage and recycling centre
- Under-cabinet LED strip lighting for well-lit kitchen prep

- Full-size, integrated Bertazzoni Italian appliance package:

- Bertazzoni 30" Master Series gas oven and 5-burner range in matte black
- Bertazzoni 30" refrigerator with bottom-mount freezer
 - Bertazzoni 24" refrigerator with bottom-mount freezer in one-bedroom homes
- Faber 28" concealed stainless steel 600 CFM vent hood with LED lighting
- Bertazzoni 24" dishwasher with extra-quiet function
- Panasonic 24" built-in microwave and trim kit

RETRO AND RELAXING BATHS

- To fashion a genuinely distinctive haven, bathrooms are deliberately designed to be unexpected
- Elegant vanities with quartz countertops and abundant pull-cabinet storage
- Undermount Caroma sink with Fluid single-lever, matte-black faucet
- Caroma one-piece, dual-flush toilet with matte-black handle
- Ensuites with character:
 - 24" marble-like porcelain tiles blanket floors and shower walls
 - Glass enclosed shower with tiled, shelving niche, and Fluid matte-black showerhead and hand shower
 - Convenient medicine cabinet
 - Graceful dome-shaped vanity light fixture
- Secondary bathroom for family and company:
 - 24" marble-like porcelain tiles across floors
 - Soaker / Alcove shaped tub with Fluid matte-black showerhead and tub spout

- Striking smoked-glass lighting fixture compliments the round mirror and LED artesian tile backsplash in powder room

BUILDING DETAILS

- Water & electrical connection on garden & rooftop patios
- Internet connections in common areas
- Gated underground parking garage with secure fob and electrical vehicle rough ins
- Individual storage rooms accessible from behind your parking stall (select homes)
- Individual storage and bike lockers in secure fob accessed rooms
- Pet washing room
- Bike maintenance workshop with air pump station
- Two elevators for residents with secure, individual level fob access
- Two residential lobby entrances off 10th and 11th Avenue with intercom
- Secure mail and parcel delivery system
- Hardwired smoke detectors in all homes
- Fully sprinklered, fire-protected building with annunciator panel
- Comprehensive WBI Home Warranty (2-5-10)
 - 2 Year Coverage, materials, and workmanship
 - 5 Year Coverage, high efficiency building envelope
 - 10 Year Coverage, structural materials

This is not an offering for sale. Any such offering can only be made with a disclosure statement. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.

A TEAM THAT VALUES THE POWER OF LOCAL



FIRST TRACK

DEVELOPER

Sasha Faris and Matt Ilich, both hailing from prominent local development families, came together with the aim of taking unconventional real estate paths, building meaningful projects, and collaborating with like-minded individuals to positively impact communities. As locals, they are dedicated to seeing their city progress in better and inspiring ways. Beyond Woodland Block, the First Track team has contributed to several projects in East Vancouver, including Brookhouse, Ella on Nanaimo, and under development, Gibson House and Nolo on Commercial Drive.



HELMSMAN

DEVELOPER

James Evans is a seasoned real estate developer who has developed over 1,000 homes throughout the Lower Mainland over the past 25 years. His notable East Vancouver projects include The Jeffs Residences, Ella on Nanaimo, and Brookhouse Residences, along with projects currently under construction, including Gibson House and Stinson Block. As a valued partner at Woodland Block and proud East Vancouver local, he is committed to ensuring that the building will be an enduring legacy in the community.

EKISTICS

ARCHITECT

The lead architect of Woodland Block, Charles Leman, has more than 25 years of diverse design expertise. Collaborating with his team at Ekistics, including Senna Lee and owner Mark Blackwood, Charles ensures a meticulous and thoughtful approach to the project. His portfolio showcases a wide range of projects, from opera houses to high-rise residential towers and private homes, each requiring a unique design approach and attention to detail. With his wealth of experience and creative vision, Charles ensures that Woodland Block is both visually stunning and functional.



HOUSE OF BOHN

INTERIOR DESIGNER

Karin Bohn is the founder and creative director of the award-winning House of Bohn design studio. Since 2009, she has made her mark in various industries, including luxury residential, multi-family, restaurants, and retail. Known for pushing the boundaries, Karin believes that every project has a unique soul, just as distinctive as its neighbourhood. Each space is designed with intention, and her distinct aesthetic – eclectic, bold, visually exciting, and timeless – has become the trademark stamp behind House of Bohn's work, garnering global recognition.



INTERGULF

CONSTRUCTION

Intergulf, a trusted family-owned real estate company with over 35 years of experience building homes in Vancouver, has a cohesive approach to development that includes their own construction team and property management divisions. As an integral part of the Woodland Block team, this unified approach ensures consistent high standards at every stage of the development, allowing them to deliver homes that they are proud of, together.

RENNIE

SALES

Operating for over 40 years, rennie offers a full-service brokerage, developer services, and dedicated intelligence divisions aligned to help developers, buyers, sellers, and institutions achieve their real estate goals. A family-owned and -operated company founded on thoughtful collaboration, rennie offers exceptional services that truly set them apart.



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I ♥
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Townhomes and Flats
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FIRSTTRACK
DEVELOPMENT

rennie