

# ETON

## HASTINGS SUNRISE

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ETON  
220 N. Mendocino



# STAY CENTRAL. LIVE GROUNDED.

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**ETON**  
HASTINGS SUNRISE

Eton introduces twenty-one townhomes to one of East Vancouver's most established neighbourhoods, positioned on the corner of tree-lined Eaton Street in Hastings Sunrise

North Shore, Highway 1, Burnaby, and downtown are all within easy reach, while still grounded in a pocket that feels distinctly local. Eaton Street itself remains calm and mature, its canopy shifting from deep green to red and gold as the seasons change.

It's the kind of place where mornings begin with a walk down Eaton, dog in hand, before heading toward Hastings for coffee, and where the rhythm of the day feels steady rather than hurried. Close to the energy of the city, yet comfortably its own.

It's a practical way to stay central, with a little more breathing room.

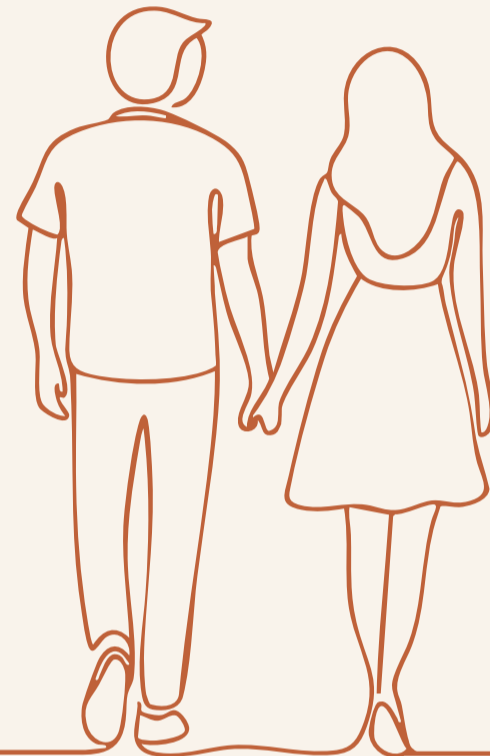
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# WHO ETON IS FOR

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## UPSIZING COUPLES

For couples ready to move beyond a one-bedroom condo. More space to host. A second bedroom that isn't a compromise. Still central, still connected, just with more room to live comfortably.



## YOUNG FAMILIES

For families who want three bedrooms without leaving Vancouver. A quiet street to walk down in the morning. Underground parking. Practical layouts. Space that grows with you.



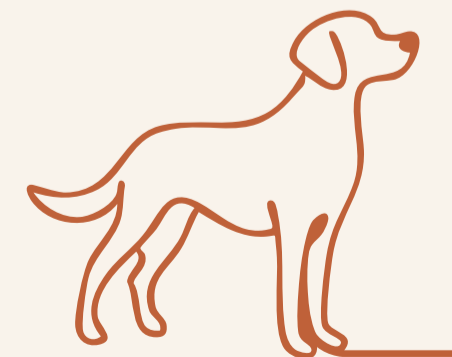
## FIRST-TIME HOMEBUYERS

For buyers ready to step out of renting. A chance to build equity, make the space your own, and put down roots in an established East Vancouver neighbourhood. A rare opportunity to own a one-bedroom townhome at this stage of ownership.



## AND RUFUS

For the dog who prefers a front door over an elevator. Morning walks down Eton Street. A warm water rinse downstairs after a rainy afternoon. Built for daily life, not just display.



# AREA MAP



**ETON**  
HASTINGS SUNRISE

Everything you need is within a 10-minute walk.

### Eat

1. Nonna's Cucina "Italian Street Food"
2. Selene Aegean Bistro
3. Nero Tondo
4. Pho You Vietnamese Restaurant

### Provisions

5. Casa Eatalia
6. Zayton Grocery Market
7. Donald's Market
8. McGill Grocery
9. Mercado Market & Panaderia

### Laugh

10. Playland Amusement Park
11. PNE Amphitheatre
12. Dachi Restaurant and Natural Wine

### Family

13. Hastings Community Centre
14. McGill Park

15. Harbour View Park
16. xpey Elementary School
17. Hastings Elementary School
18. Notre Dame Regional Secondary School

### Transit

19. Hastings & Nanaimo (Westbound)
20. Hastings & Nanaimo (Eastbound)

### Convenience

21. London Drugs
22. RBC Royal Bank
23. TD Canada Trust Branch and ATM
24. CIBC Branch with ATM

### Caffiene & Sweets

25. Far Out Coffee Post
26. East Café
27. Nok Nok Cafe

Burnaby  
(5 min drive)

NORTHSHORE  
19 MINS

DOWNTOWN VANCOUVER  
18 MINS

YVR  
34 MINS

BURNABY  
17 MINS

NORTH SHORE

BURRARD VIEW PARK

NEW BRIGHTON PARK

HASTINGS PARK

PANDORA PARK

McGill St

Dundas St

E Hastings St

E Hastings St

Victoria Dr

Nanaimo St

Renfrew St

18

14

15

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3

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# BED & BATH

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**ETON**  
HASTINGS SUNRISE



## DESIGNED FOR EVERYDAY LIVING

Bedrooms are positioned for privacy, set apart from the main living areas to support how the home is actually lived in. Space is allocated thoughtfully, balancing comfort and practicality.

Bathrooms carry a restrained, durable tone with clean detailing and solid materials that feel composed day after day.



# KITCHEN & LIVING

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## DESIGNED FOR CONNECTION

The kitchens are designed to be used, not admired from a distance. Full-size appliances, gas cooking, generous storage, and durable finishes support everyday life as easily as a dinner with friends.

Quartz surfaces extend cleanly through the space, with thoughtful details adding quiet refinement.

Living areas are arranged to feel connected and practical, creating spaces that are warm, capable, and built to last.



# FEATURES

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## PRACTICAL COMFORT, THOUGHTFULLY BUILT

Every home at Eton is thoughtfully designed for modern living – balancing comfort, durability, and refined finishes. From kitchens that bring people together to bathrooms designed for everyday ease, every detail is considered.

### KITCHENS

- Quartz countertops with matching quartz backsplash
- Flat-panel matte cabinetry with soft-close hinges
- Under-cabinet lighting
- Kitchen islands and pantries in select homes
- Large single-bowl undermount sink
- Integrated hood fan

#### Samsung stainless-look appliance package:

- 30" counter-depth refrigerator with bottom freezer
- Five-burner gas range with 6.0 cu. ft. oven
- Full-size Energy Star dishwasher
- 1.9 cu. ft. microwave

### BATHROOMS

- Contemporary vanity with integrated storage
- Quartz vanity countertop with undermount sink
- Large-format wall and floor tile in main and ensuite bathrooms
- Deep soaker tubs
- Polished chrome fixtures
- Single-piece elongated toilets

### THOUGHTFUL DETAILS THROUGHOUT

- Water-resistant laminate flooring throughout main living areas and bedrooms
- Roller shades for privacy and light control
- Rough-in heat pump system providing heating and cooling

- Wall-mounted indoor units for individual room climate control (optional upgrade)
- ERV ventilation system in every home
- Individual electric hot water tank in each home
- Samsung large-capacity front-loading washer and dryer

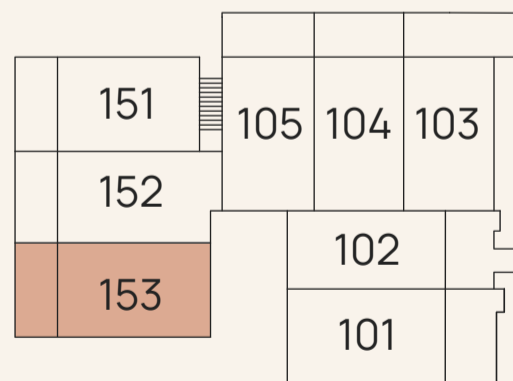
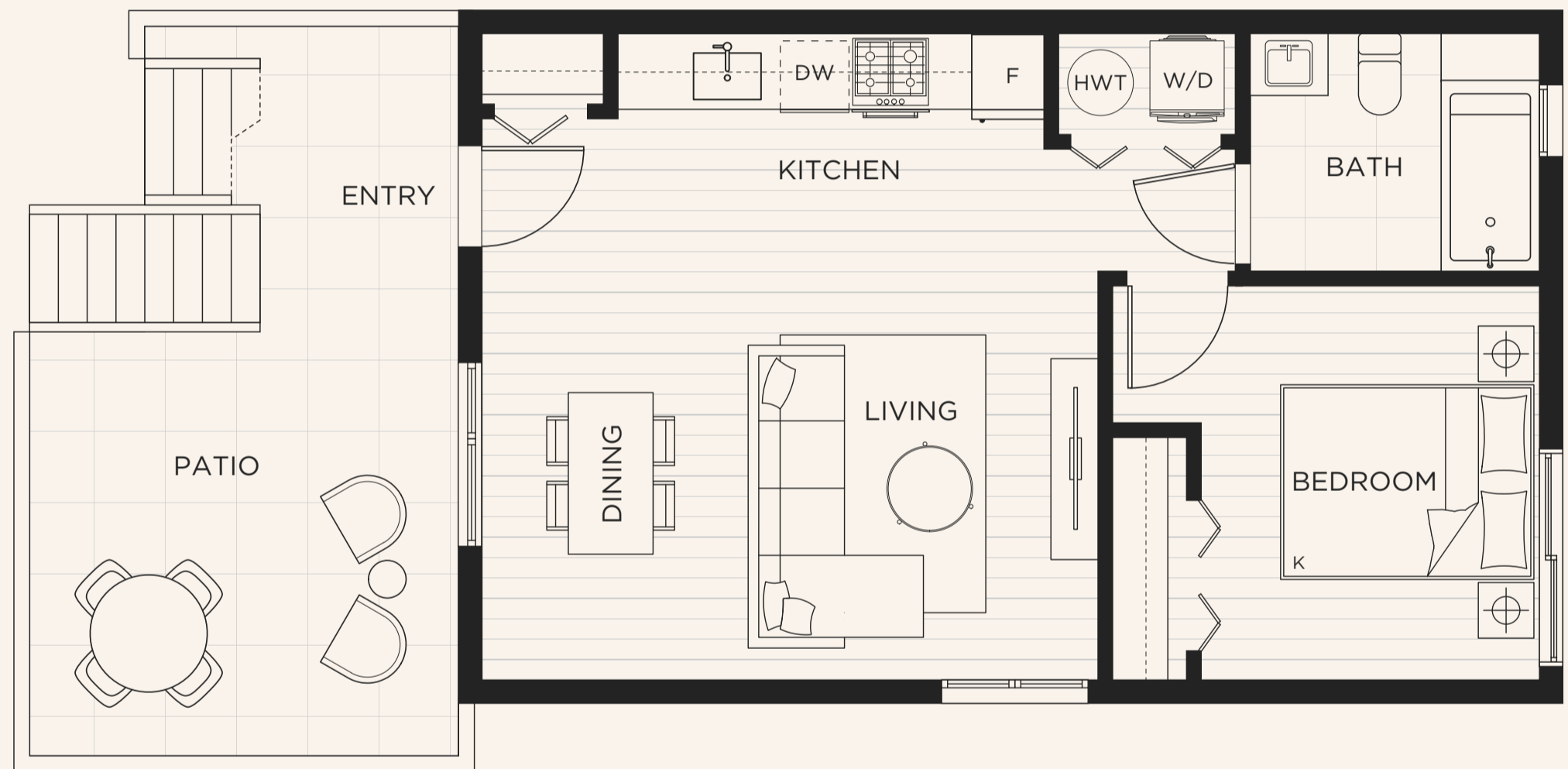
### MODERN COMFORT & CONVENIENCE

- Level 2 EV charging pre-wired at every parking stall
  - Security rough-in
  - Fibre-ready connectivity
  - 2-5-10 home warranty
  - Secured underground parking
  - Secure bike storage and lockers
  - Large patios for ground-oriented homes
-

# 153 | A1-E

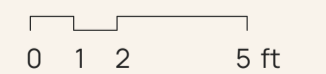
## 1 BEDROOM + 1 BATH

INTERIOR	560 SF
EXTERIOR	248 SF
TOTAL	808 SF



LEVEL 1

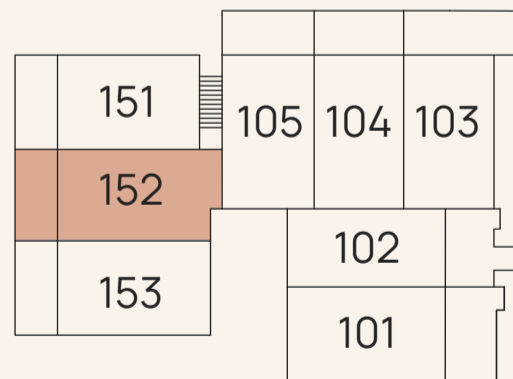
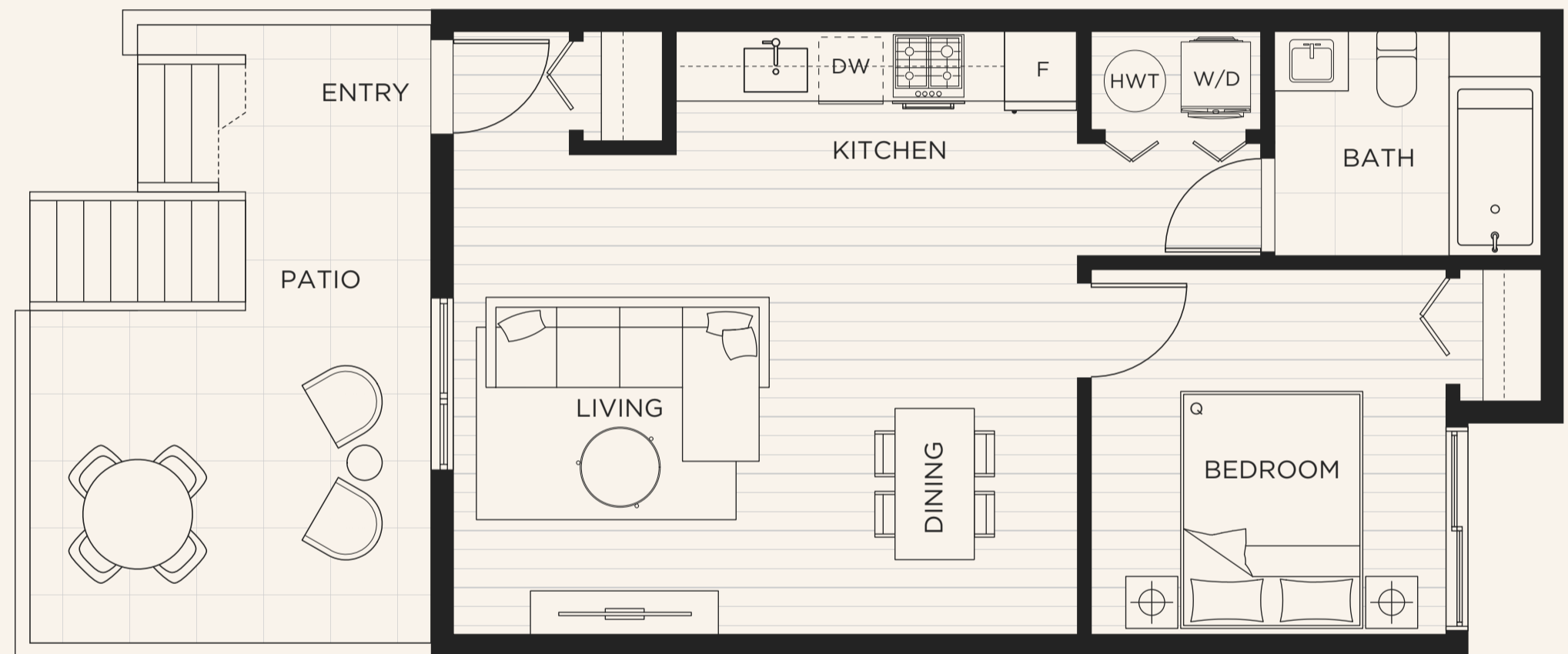
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# 152 | A2

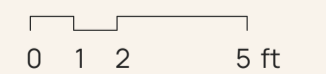
## 1 BEDROOM + 1 BATH

INTERIOR	573 SF
EXTERIOR	217 SF
TOTAL	790 SF



LEVEL 1

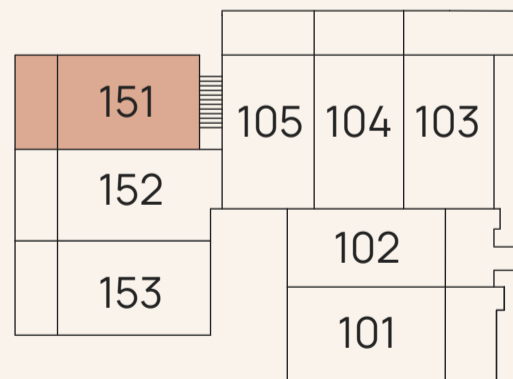
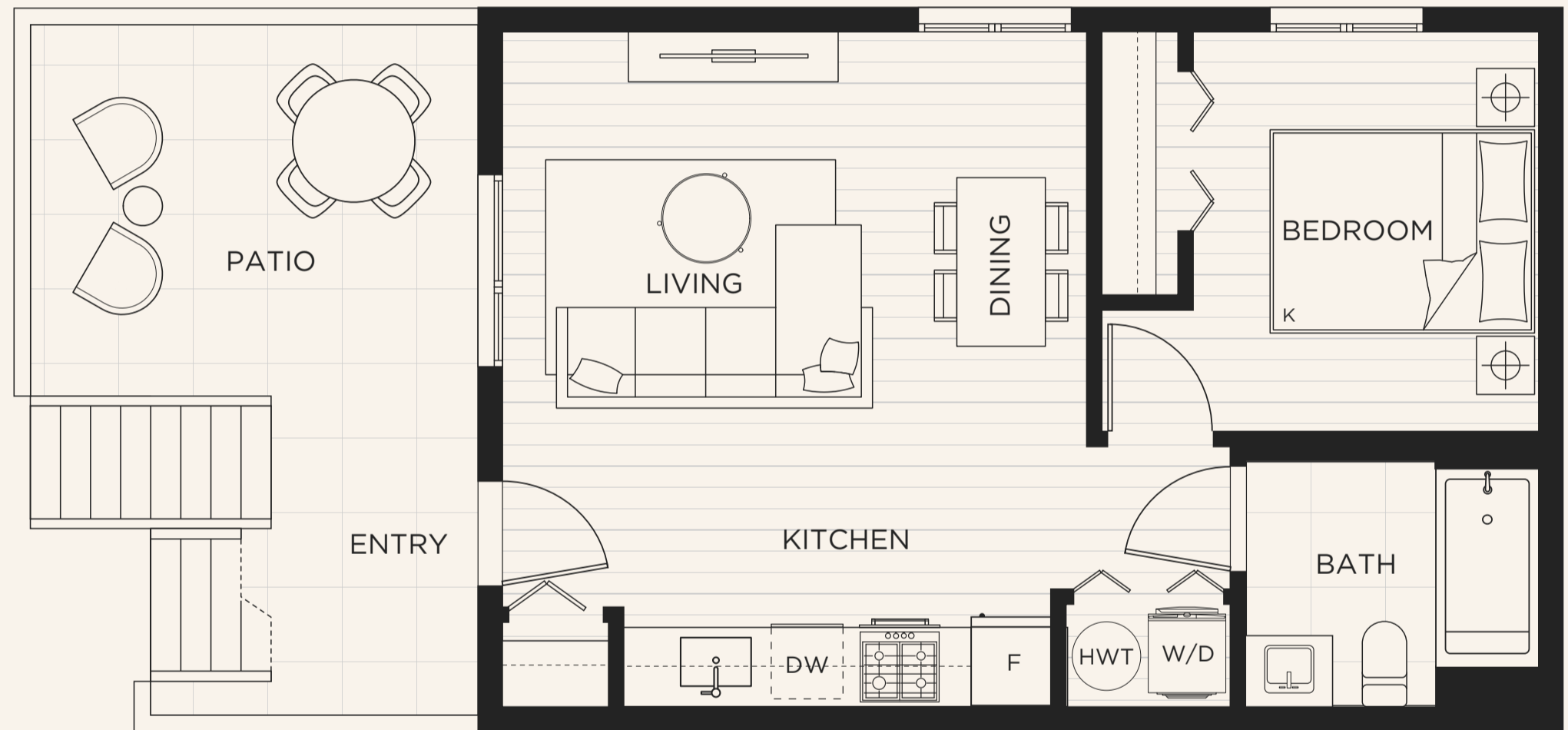
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# 151 | A3

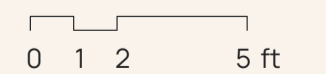
## 1 BEDROOM + 1 BATH

INTERIOR	519 SF
EXTERIOR	248 SF
TOTAL	767 SF



LEVEL 1

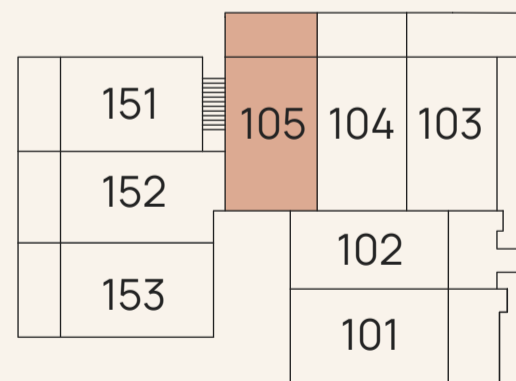
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# 105 | A1

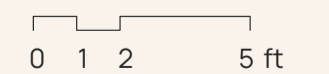
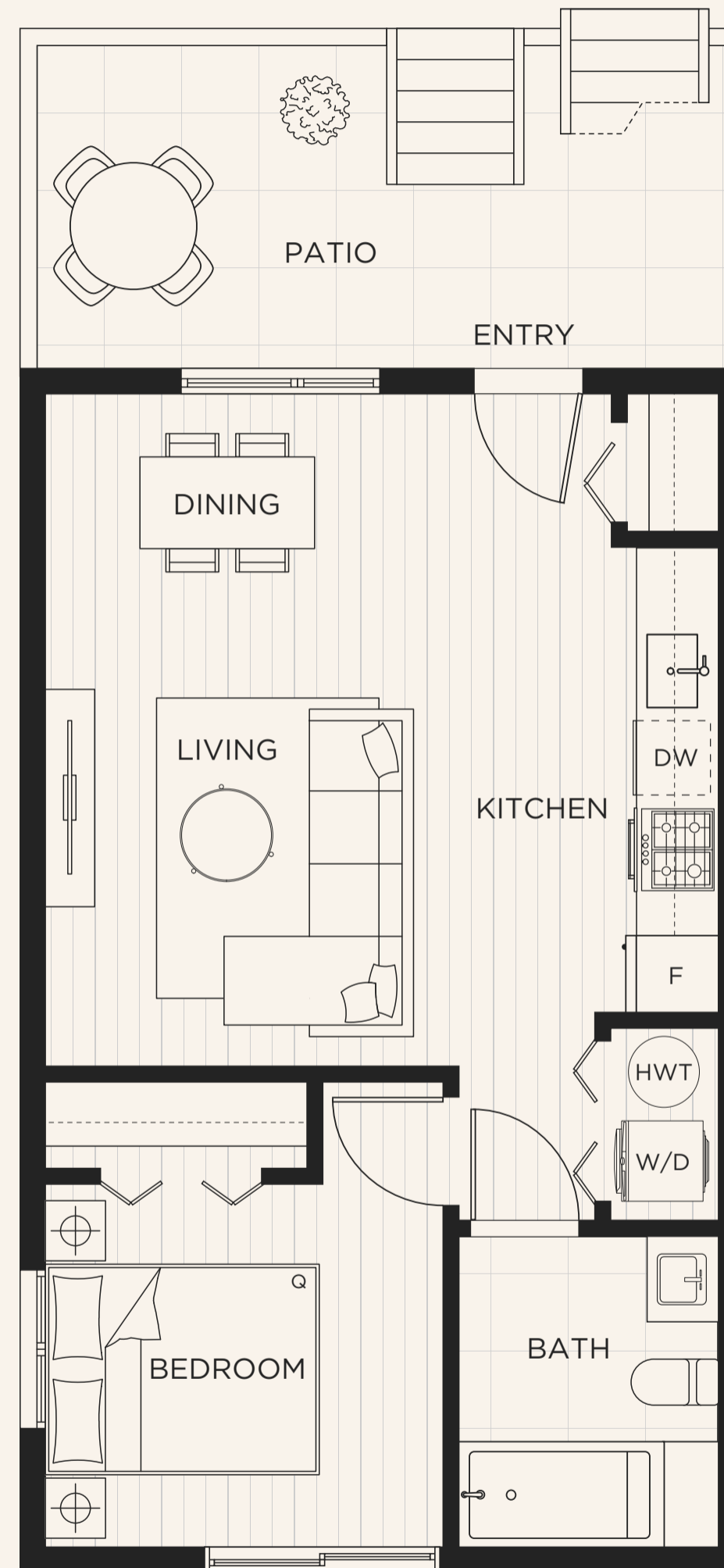
## 1 BEDROOM + 1 BATH

INTERIOR	544 SF
EXTERIOR	156 SF
TOTAL	700 SF



LEVEL 1

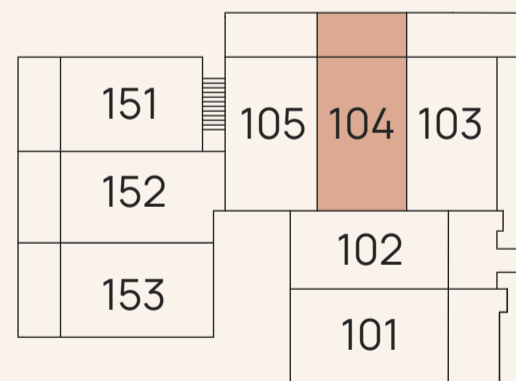
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# 104 | S

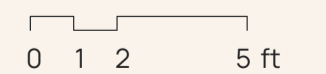
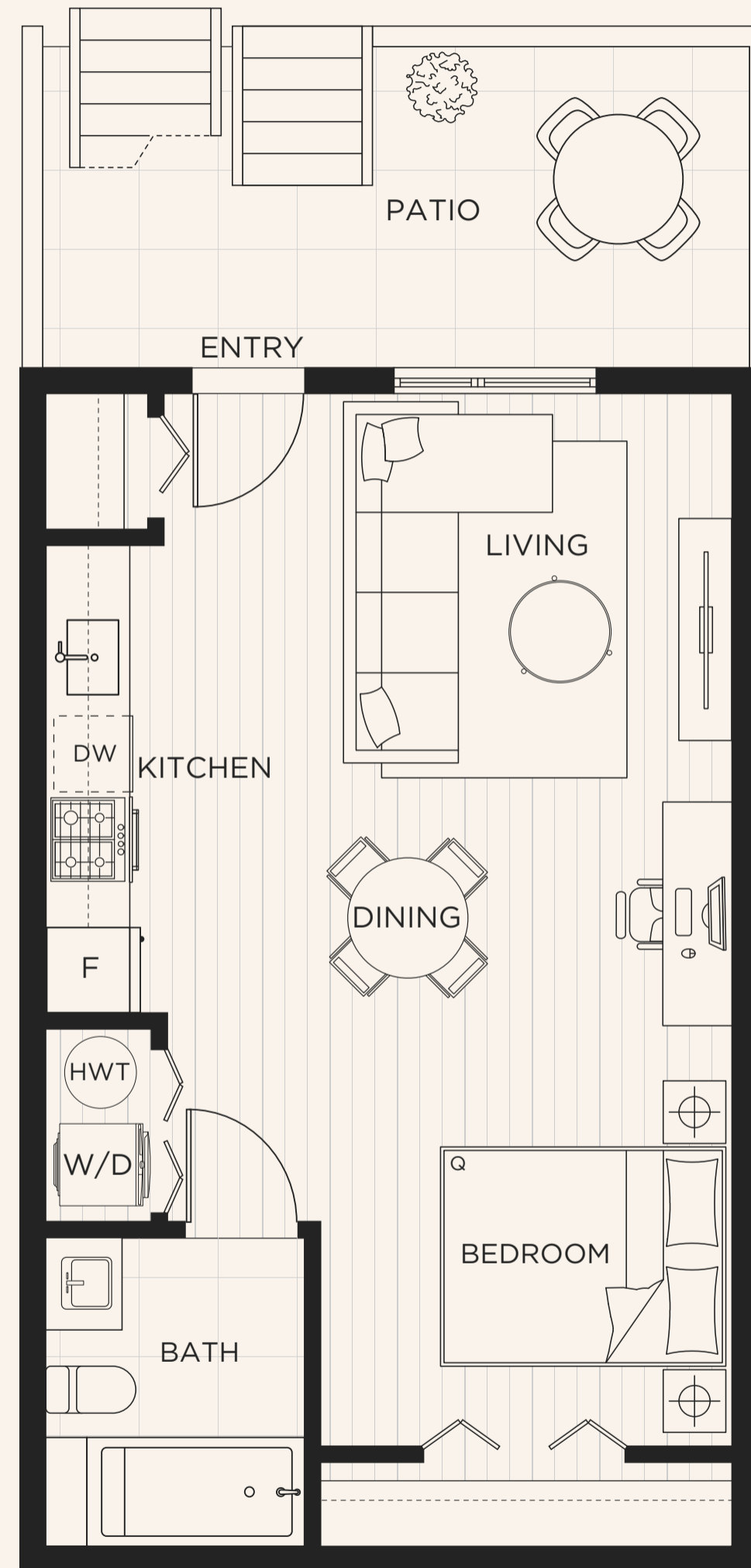
## STUDIO + 1 BATH

INTERIOR	527 SF
EXTERIOR	156 SF
TOTAL	683 SF



LEVEL 1

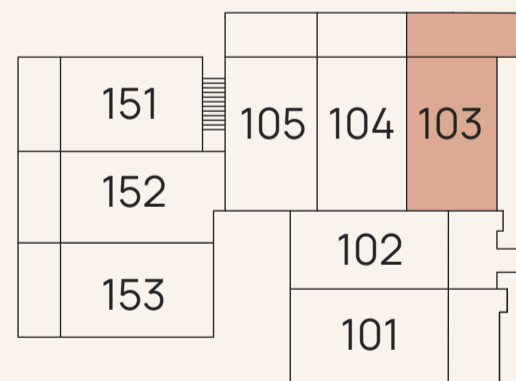
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# 103 | A1-E

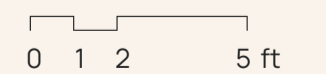
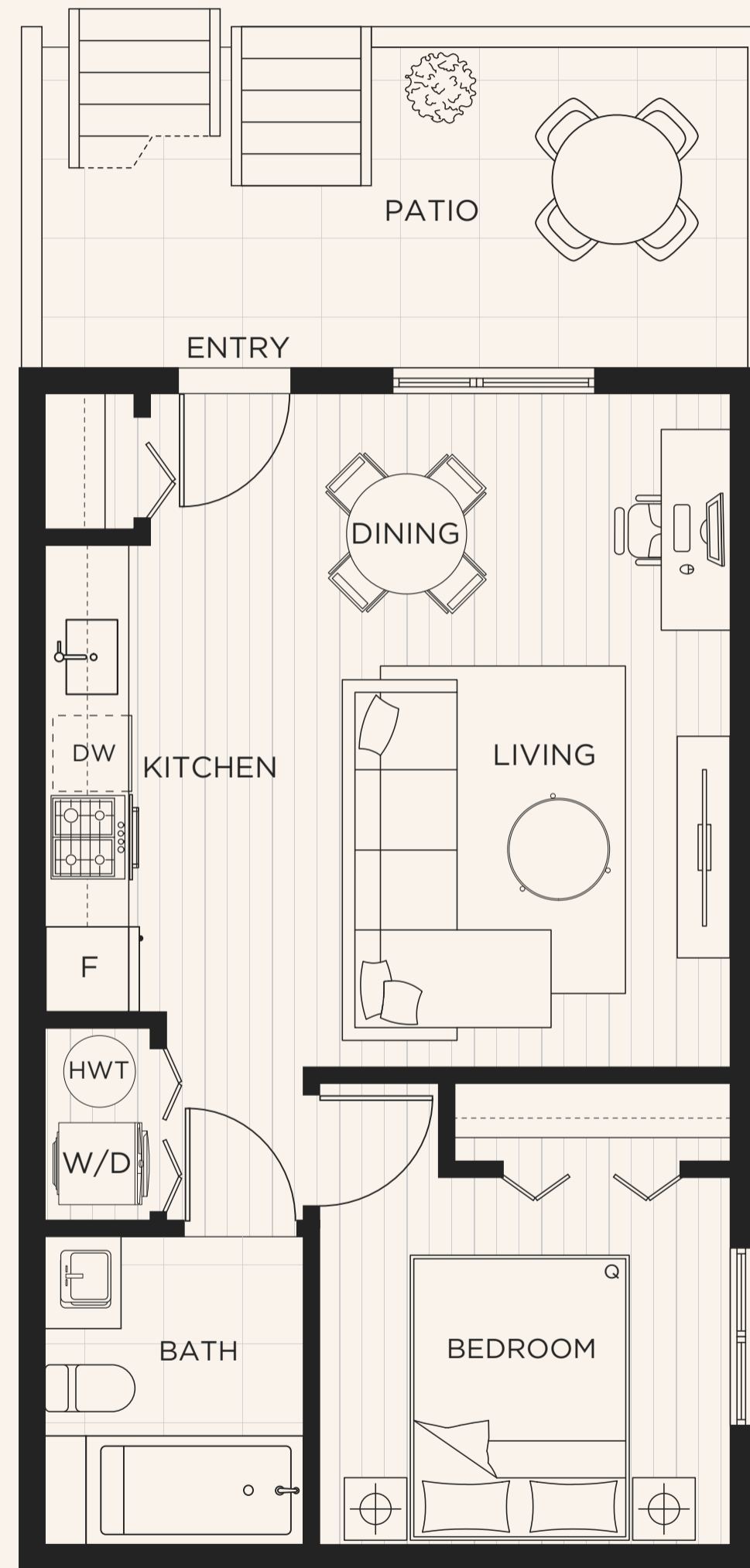
## 1 BEDROOM + 1 BATH

INTERIOR	536 SF
EXTERIOR	157 SF
TOTAL	693 SF



LEVEL 1

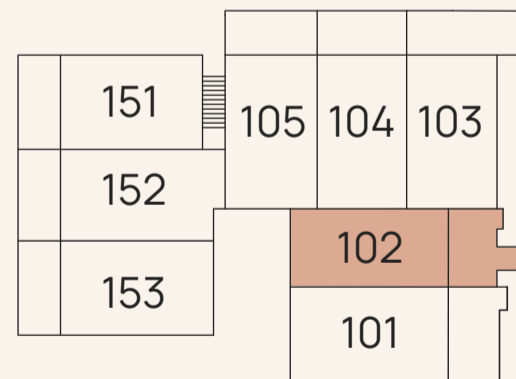
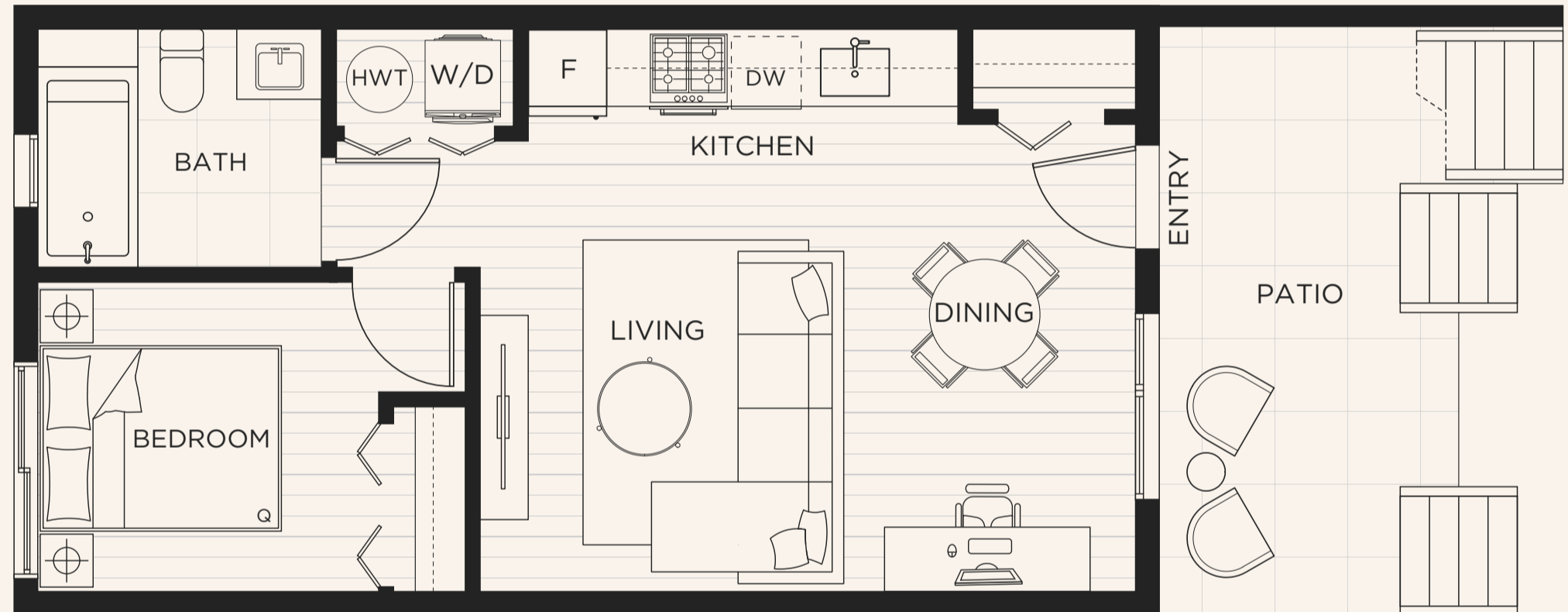
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# 102 | A4

## 1 BEDROOM + 1 BATH

INTERIOR	498 SF
EXTERIOR	185 SF
TOTAL	683 SF



LEVEL 1

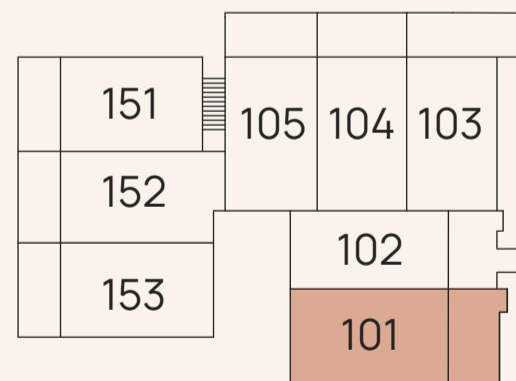
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# 101 | A5

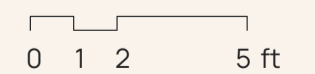
## 1 BEDROOM + 1 BATH

INTERIOR	572 SF
EXTERIOR	192 SF
TOTAL	764 SF



LEVEL 1

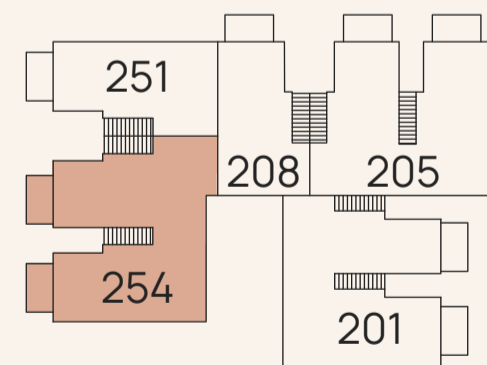
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# 254 | B1

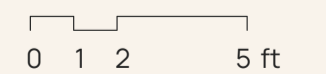
## 2 BEDROOM + FLEX + 2 BATH

INTERIOR	910 SF
EXTERIOR	100 SF
TOTAL	1010 SF



LEVEL 2

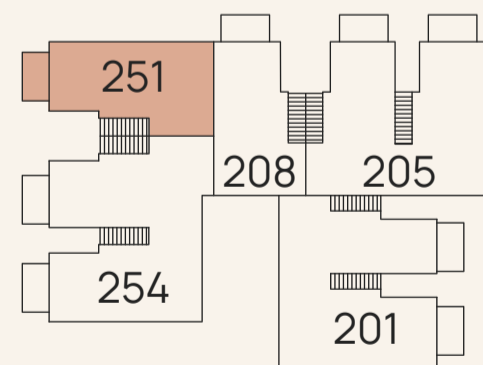
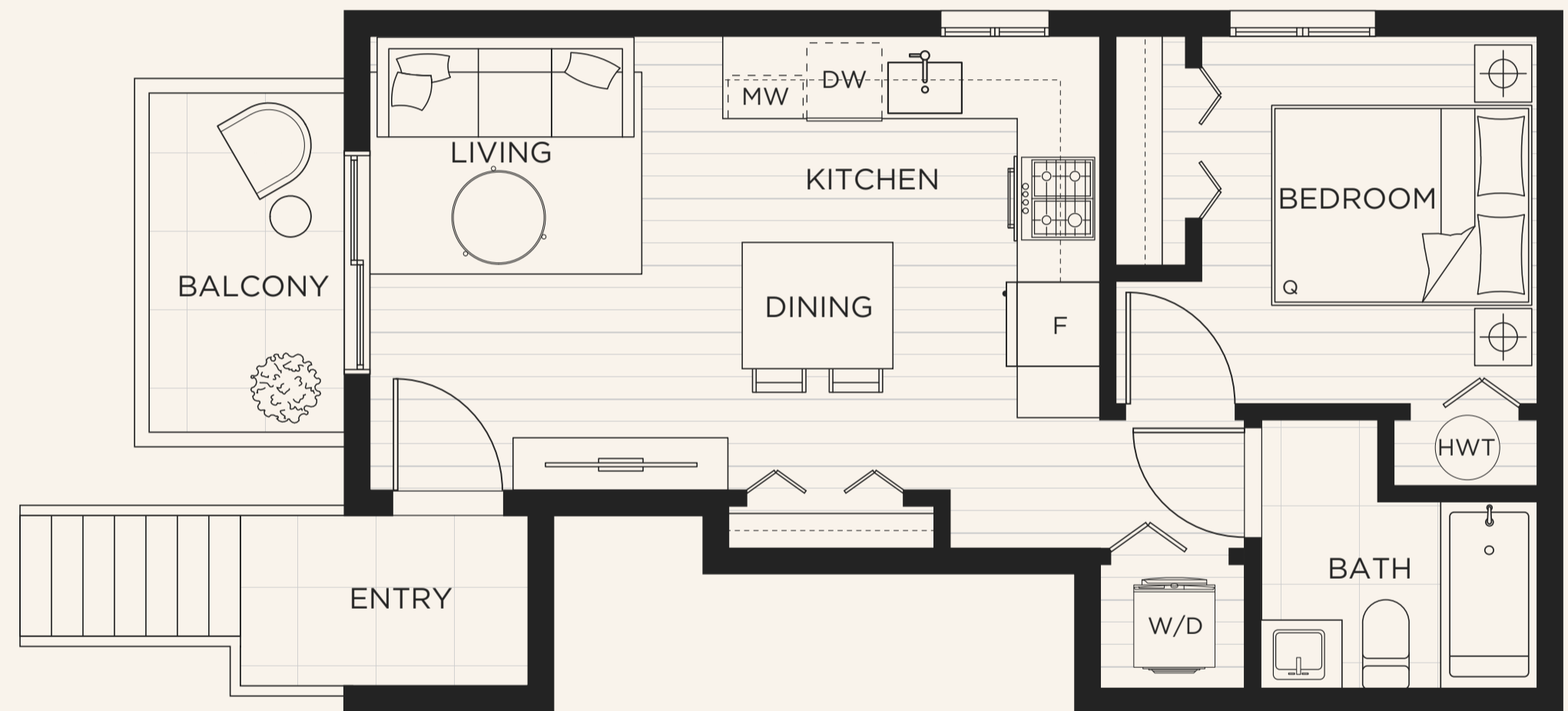
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# 251 | A6

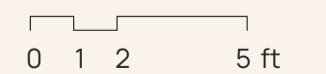
## 1 BEDROOM + 1 BATH

INTERIOR	511 SF
EXTERIOR	50 SF
TOTAL	561 SF



LEVEL 2

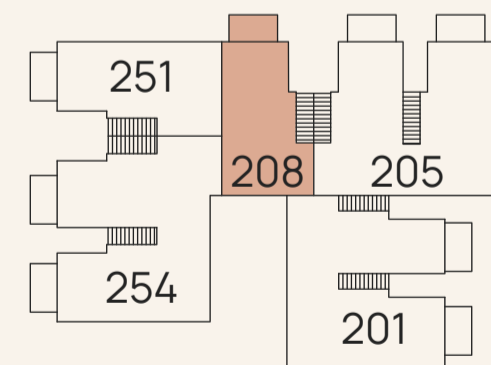
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# 208 | A7

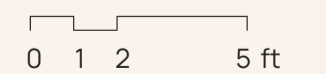
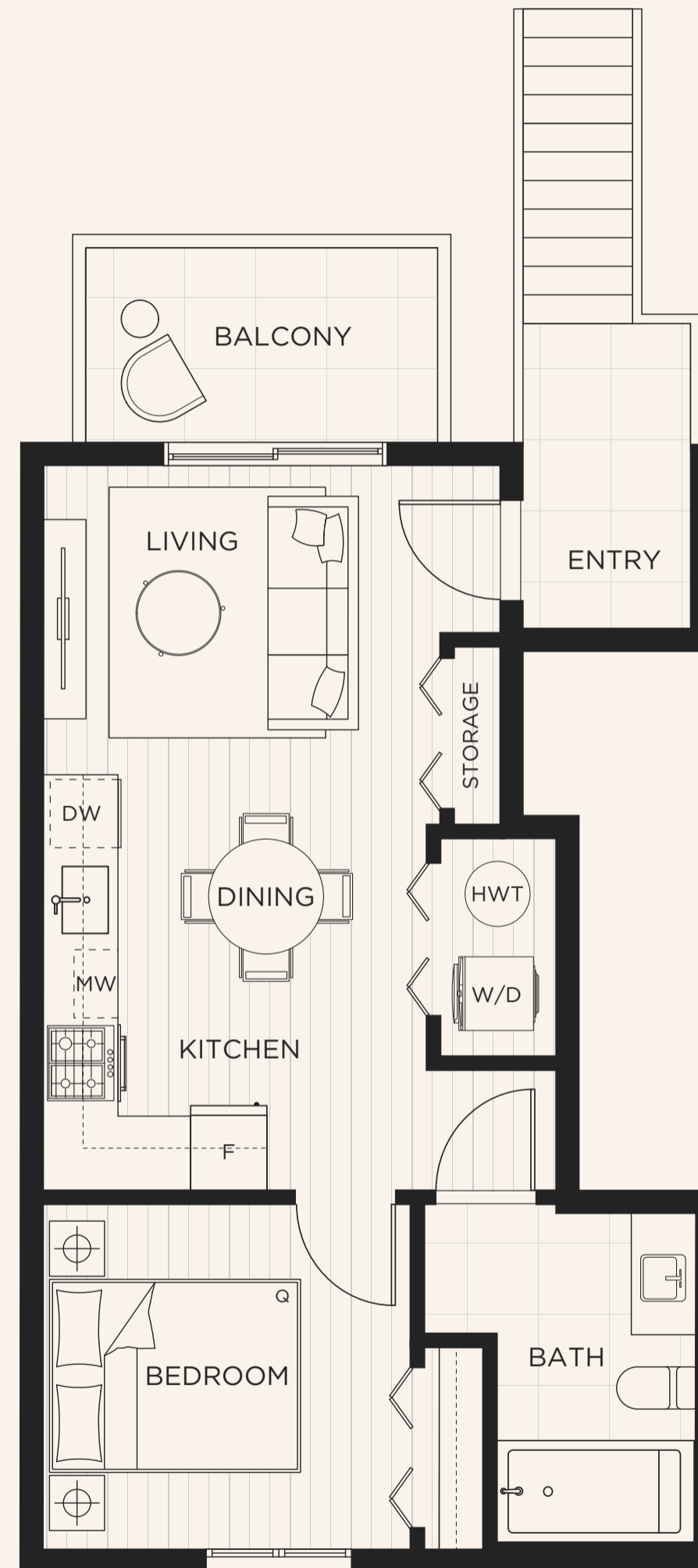
## 1 BEDROOM + 1 BATH

INTERIOR	451 SF
EXTERIOR	50 SF
TOTAL	501 SF



LEVEL 2

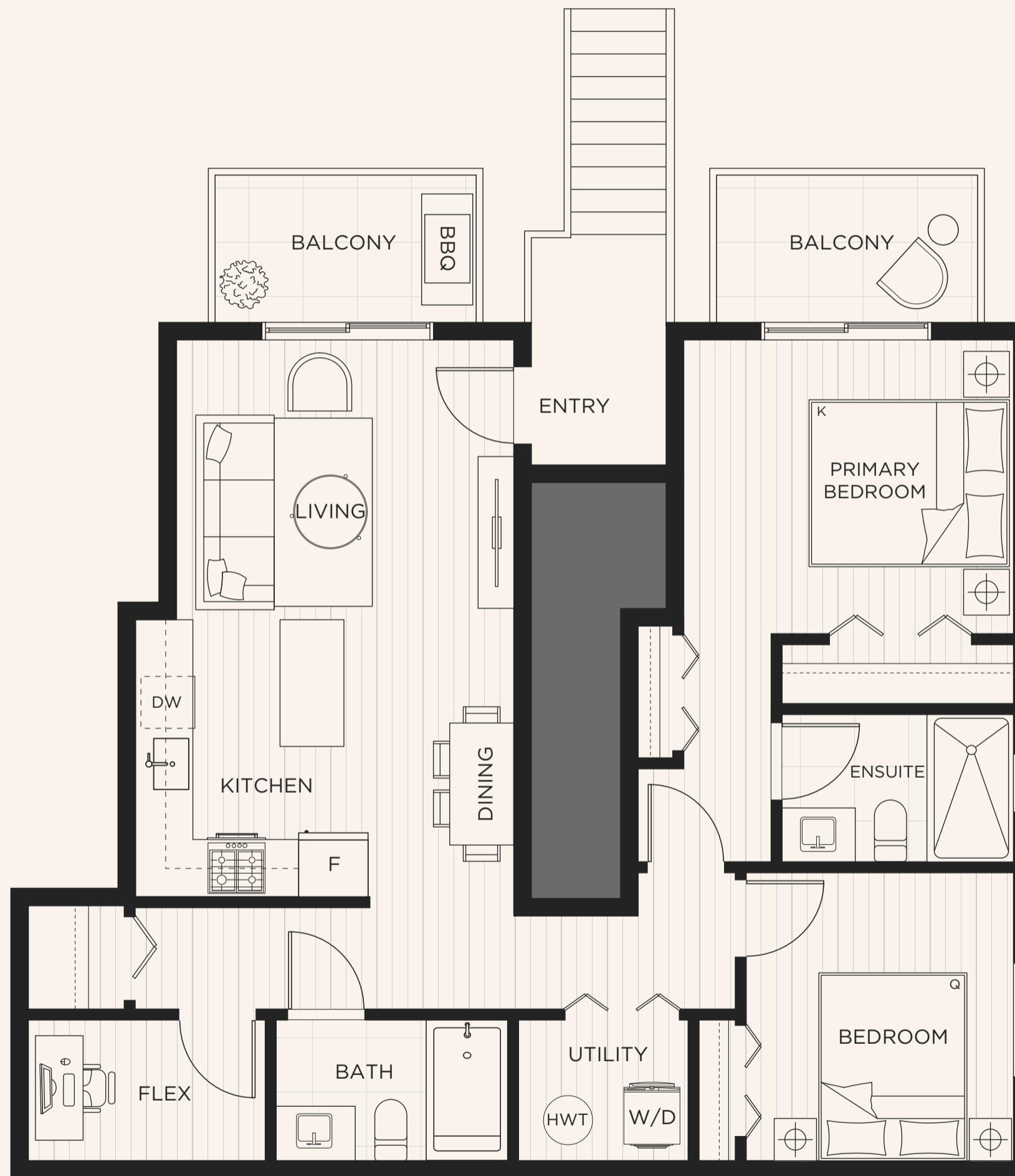
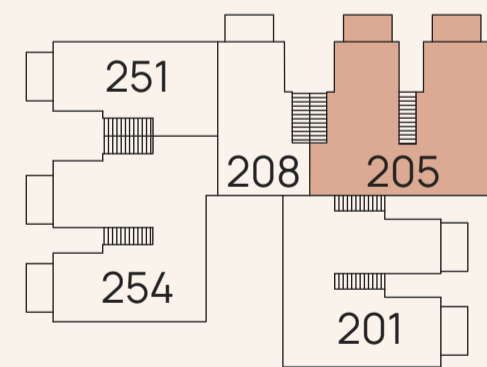
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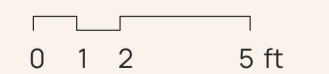
# 205 | B2

## 2 BEDROOM + FLEX + 2 BATH

INTERIOR	836 SF
EXTERIOR	100 SF
TOTAL	936 SF



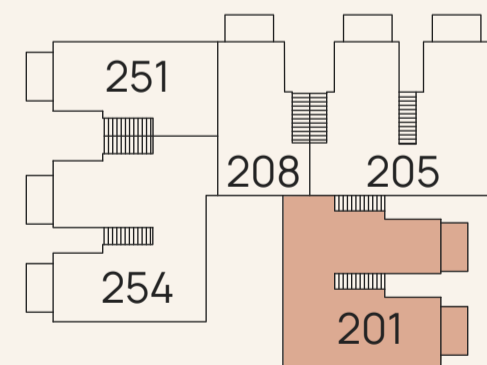
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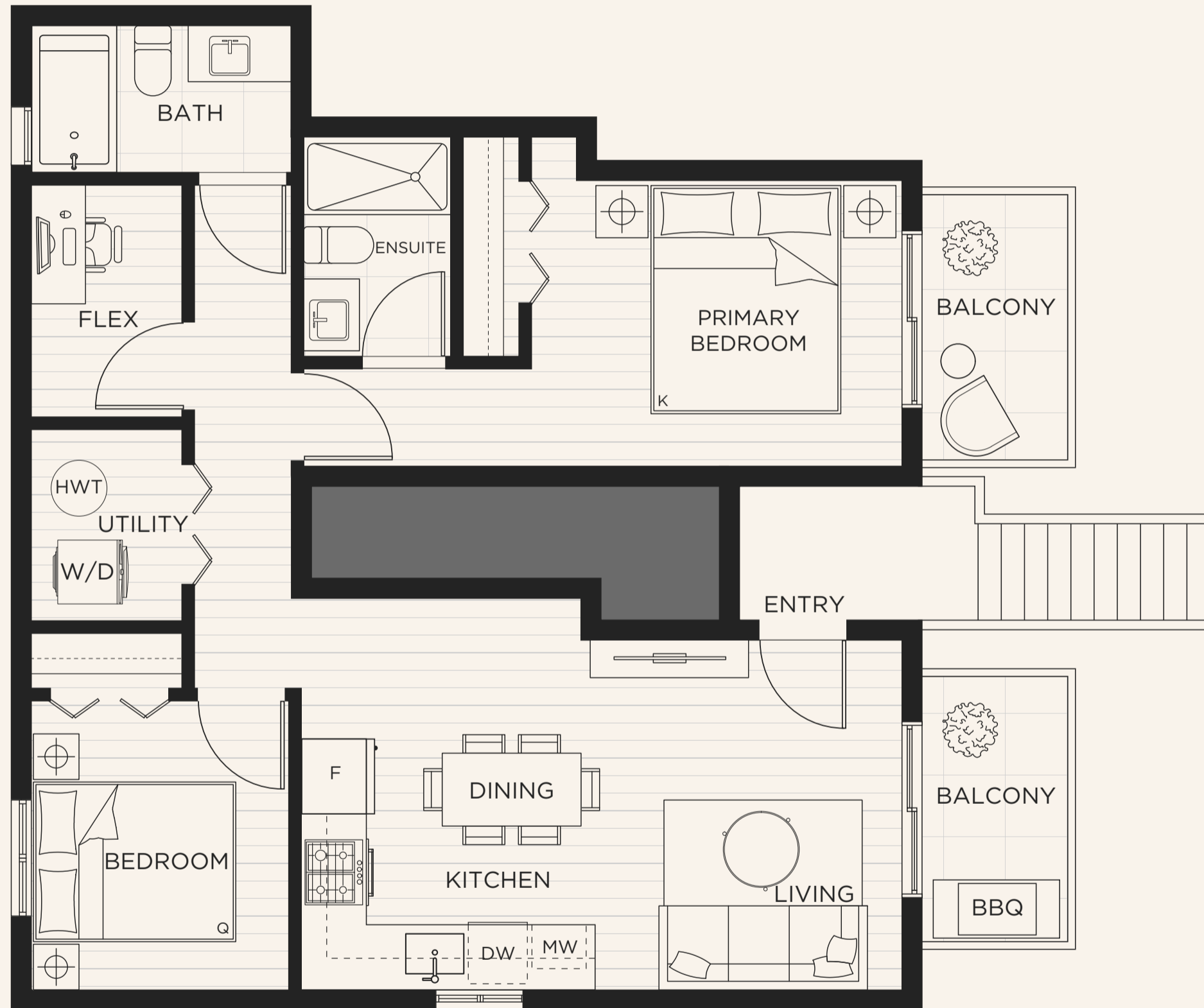
# 201 | B3

## 2 BEDROOM + FLEX + 2 BATH

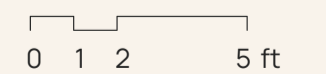
INTERIOR	835 SF
EXTERIOR	100 SF
TOTAL	935 SF



LEVEL 2



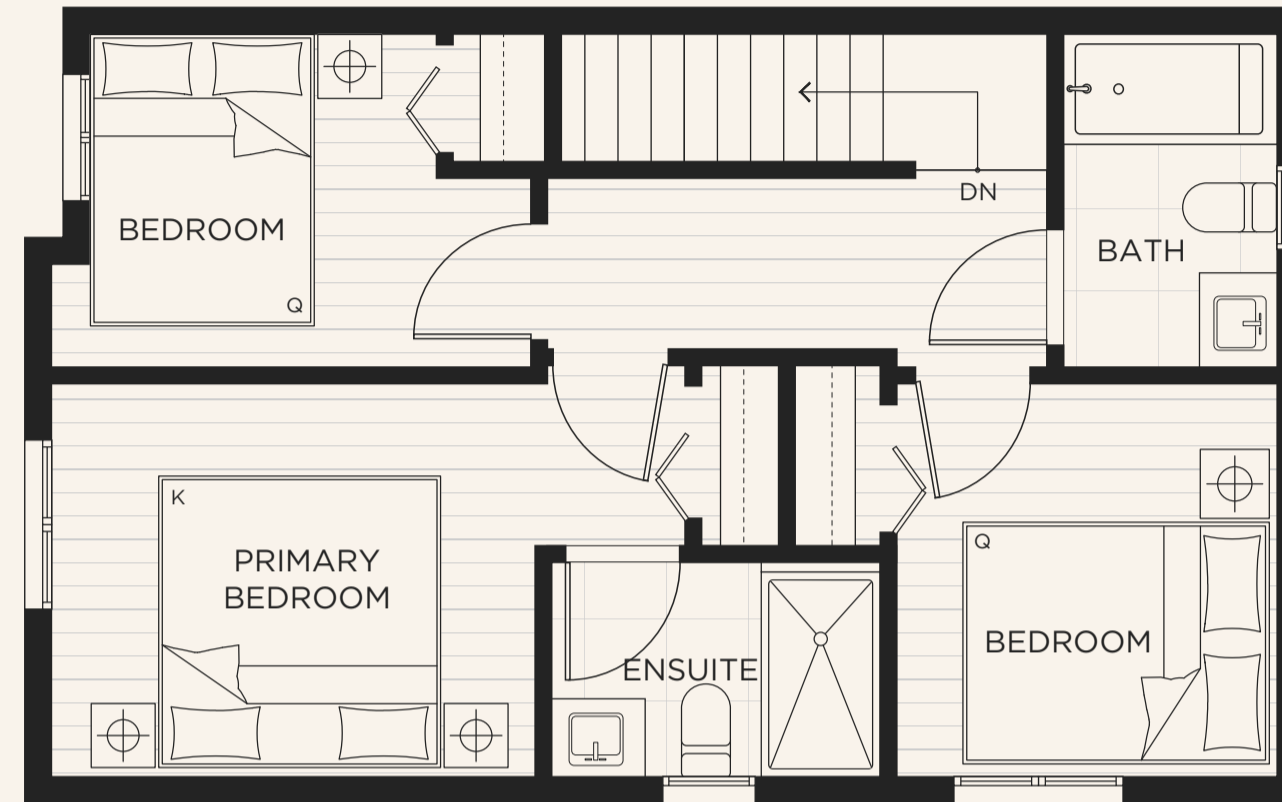
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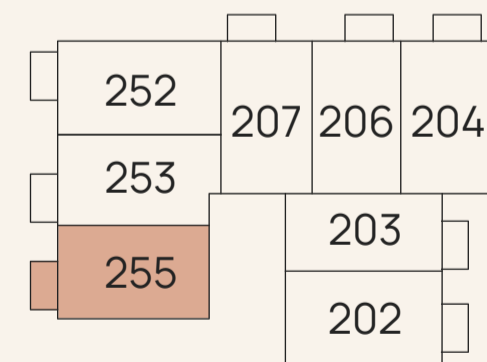
# 255 | C1

## 3 BEDROOM + DEN + 3 BATH

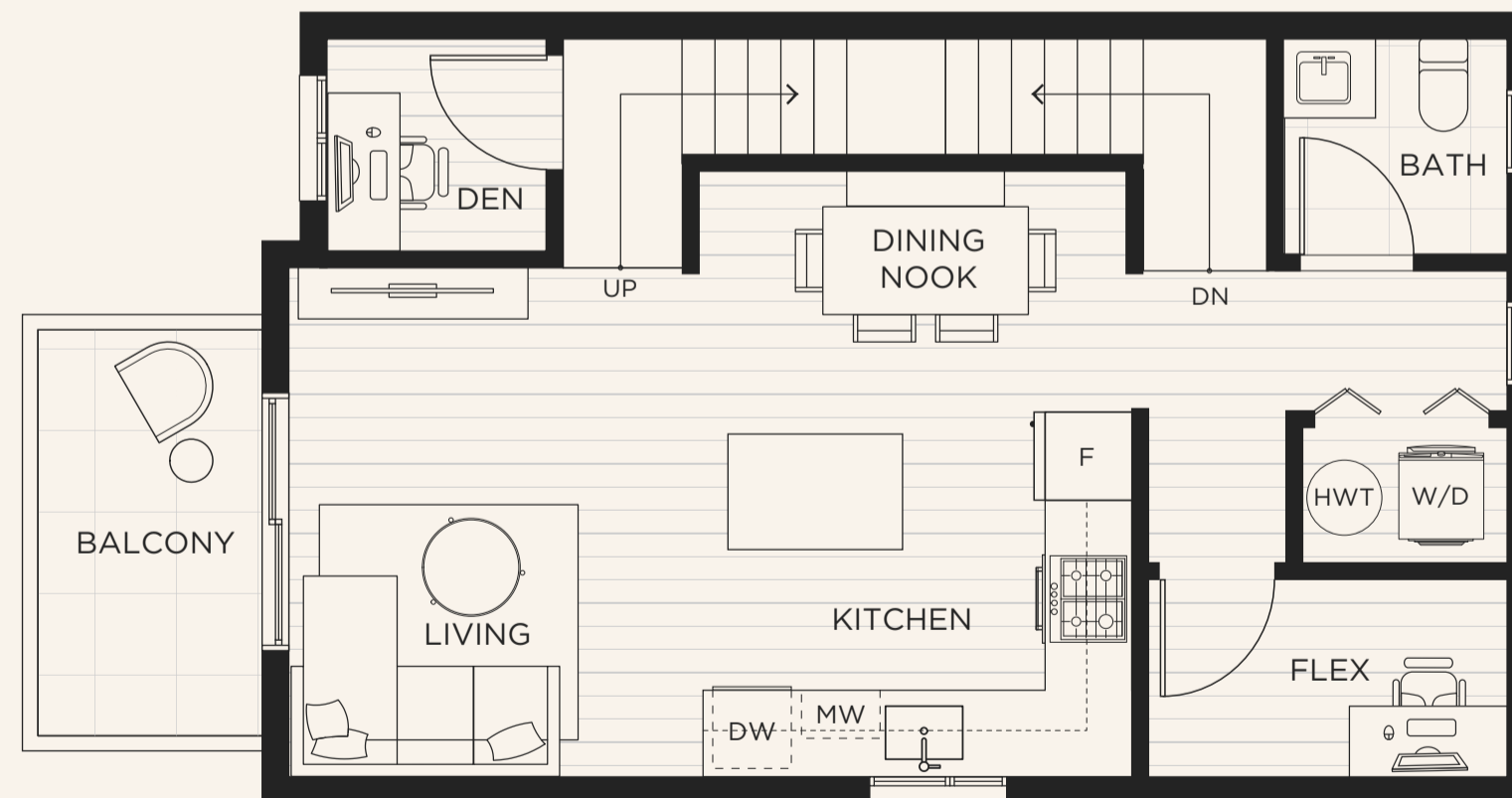
INTERIOR	1135 SF
EXTERIOR	50 SF
TOTAL	1185 SF



UPPER LEVEL

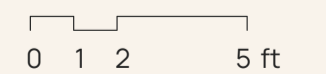


LEVEL 3-4



MAIN LEVEL

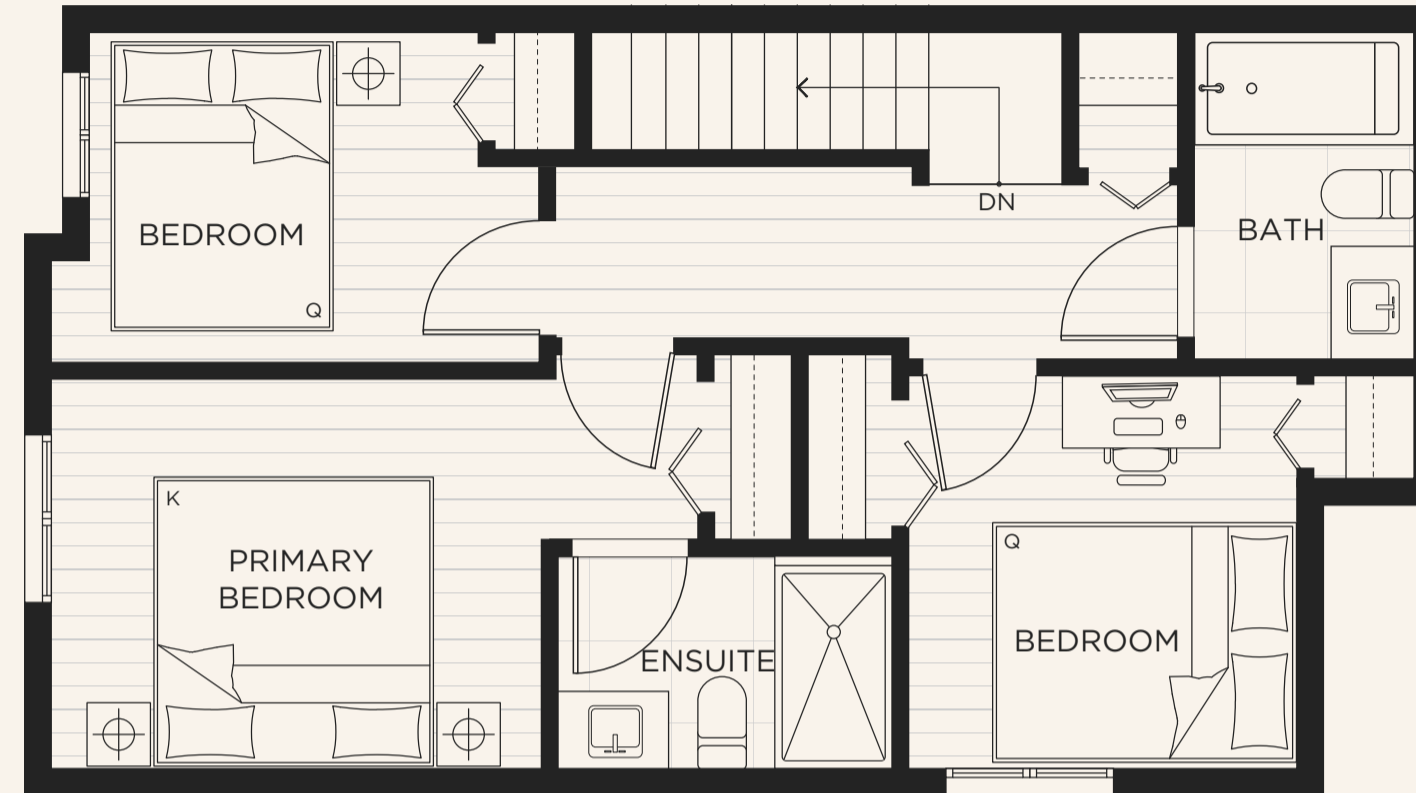
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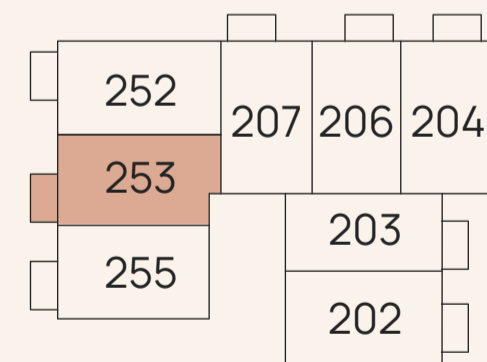
# 253 | C2

## 3 BEDROOM + DEN + 3 BATH

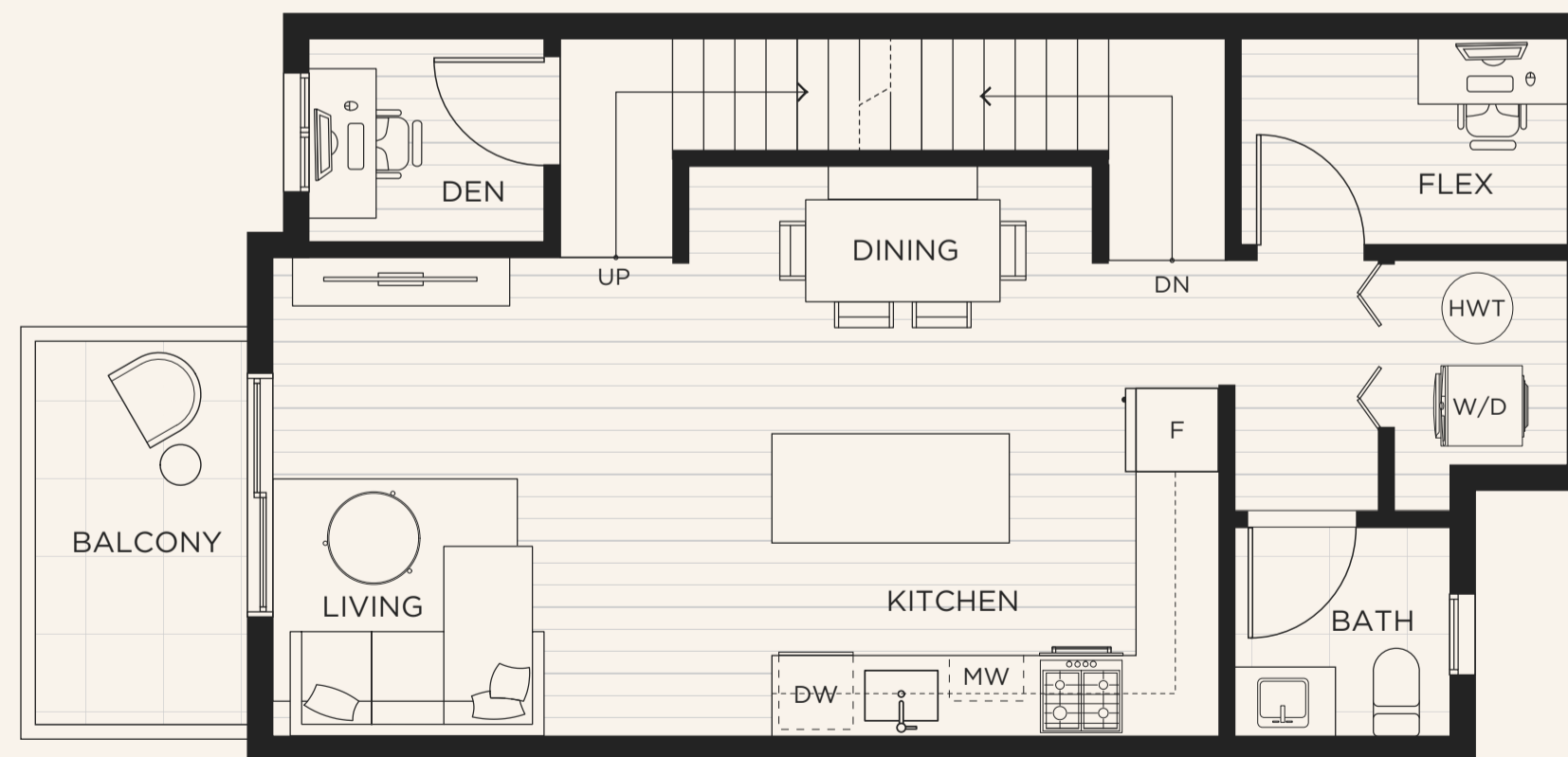
INTERIOR	1161 SF
EXTERIOR	50 SF
TOTAL	1211 SF



UPPER LEVEL

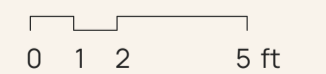


LEVEL 3-4



MAIN LEVEL

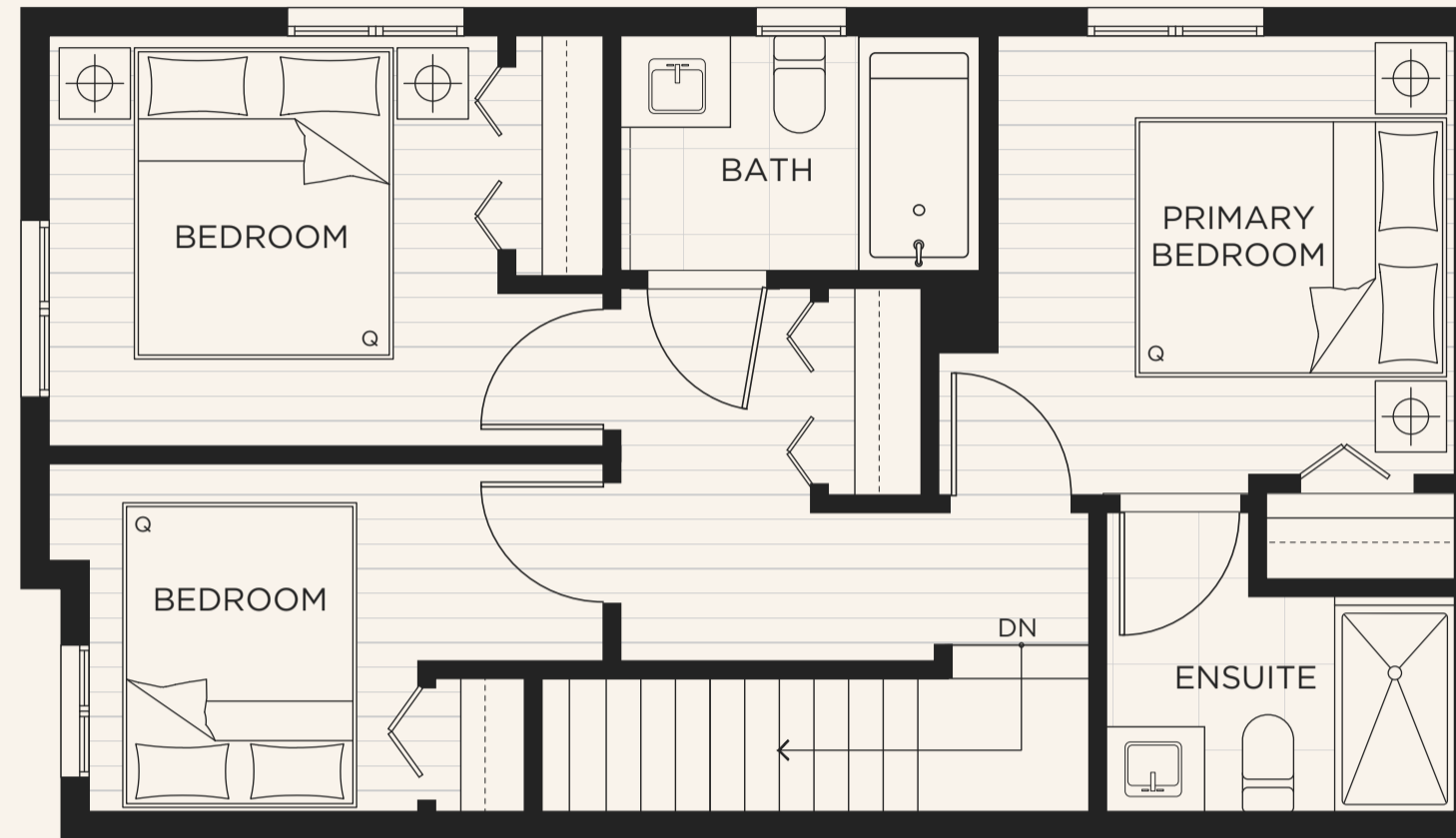
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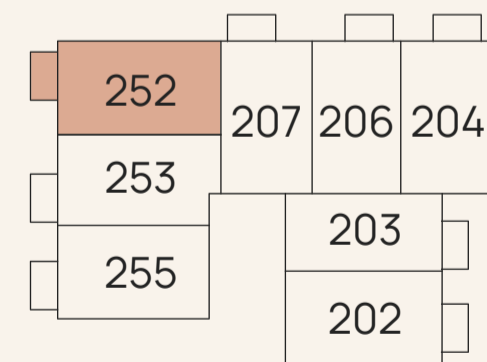
# 252 | C3

## 3 BEDROOM + DEN + 3 BATH

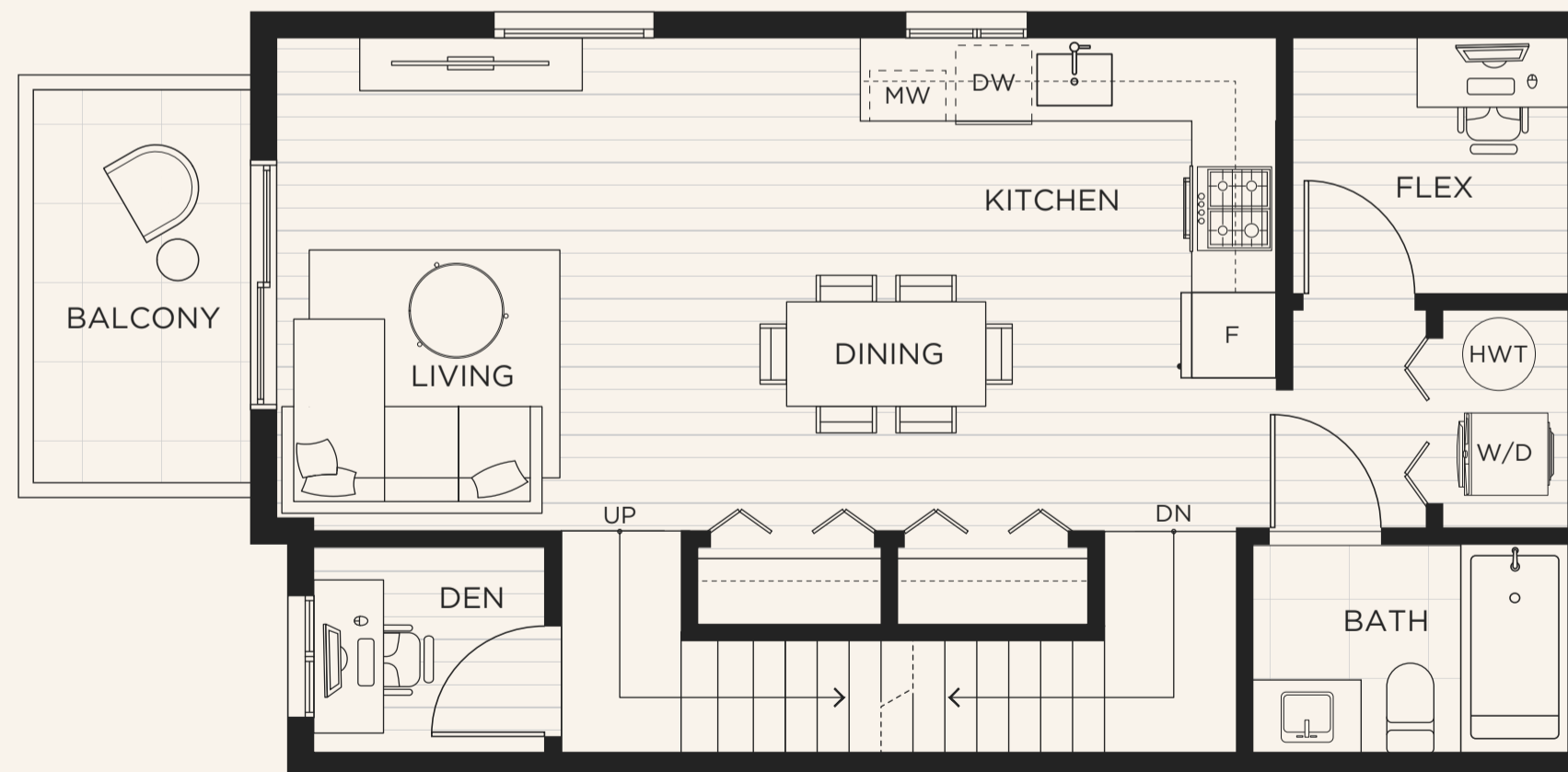
INTERIOR	1218 SF
EXTERIOR	50 SF
TOTAL	1268 SF



UPPER LEVEL

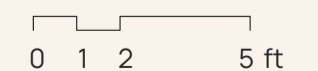


LEVEL 3-4



MAIN LEVEL

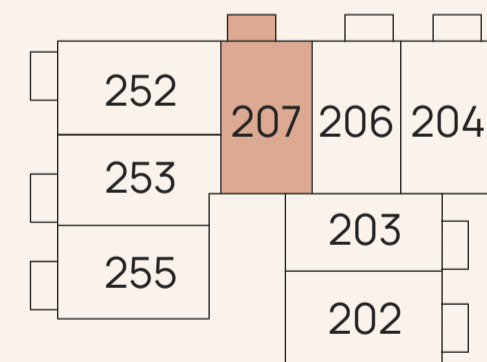
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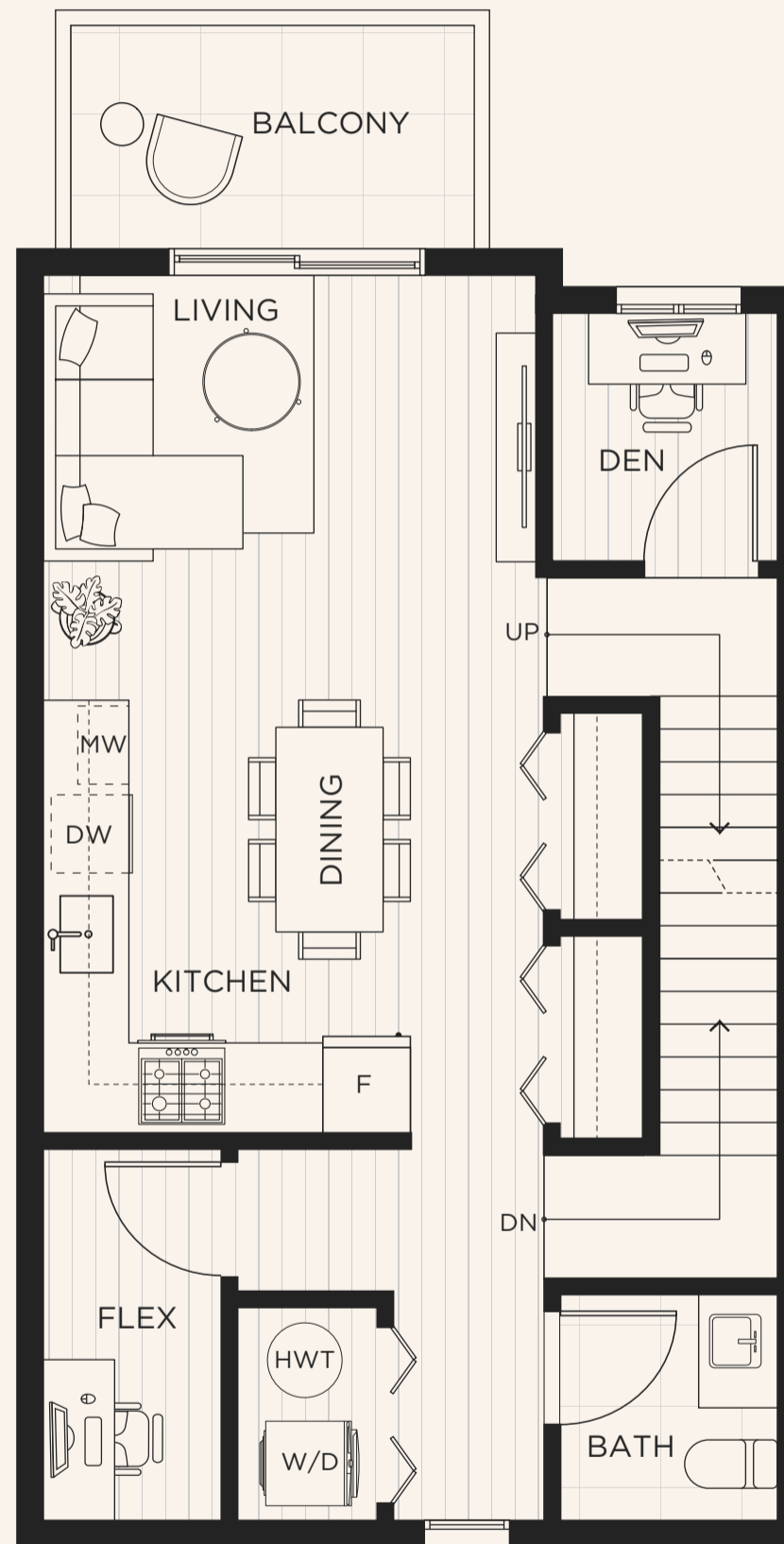
# 207 | C4

## 3 BEDROOM + DEN + 3 BATH

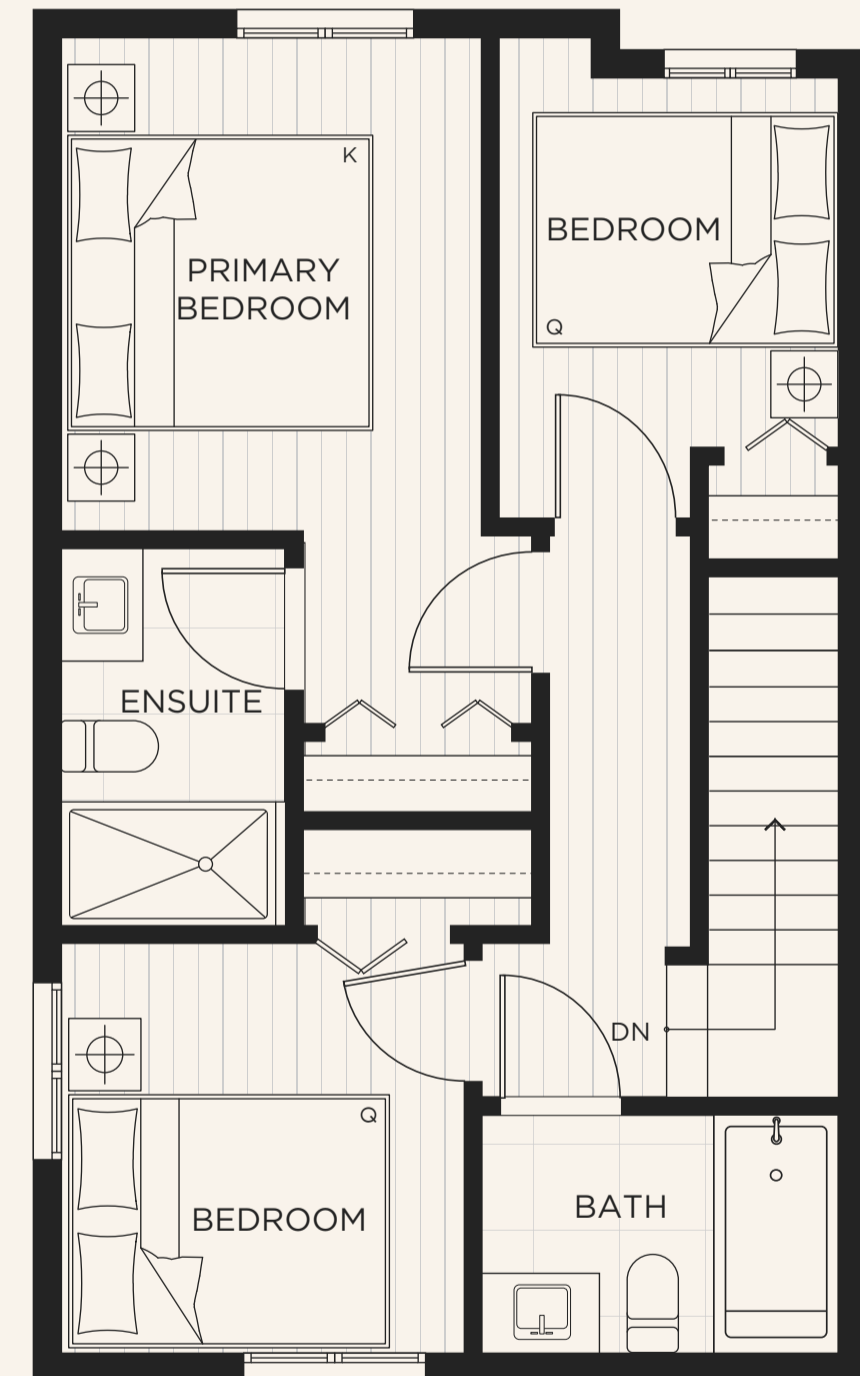
INTERIOR	1103 SF
EXTERIOR	50 SF
TOTAL	1153 SF



LEVEL 3-4

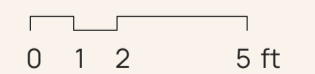


MAIN LEVEL



UPPER LEVEL

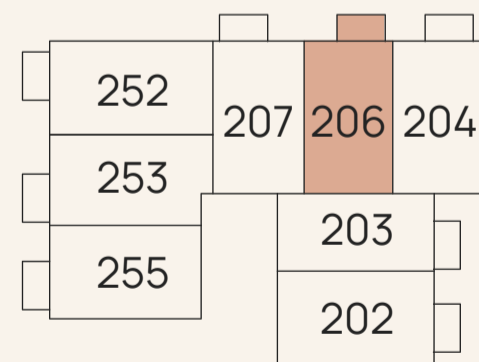
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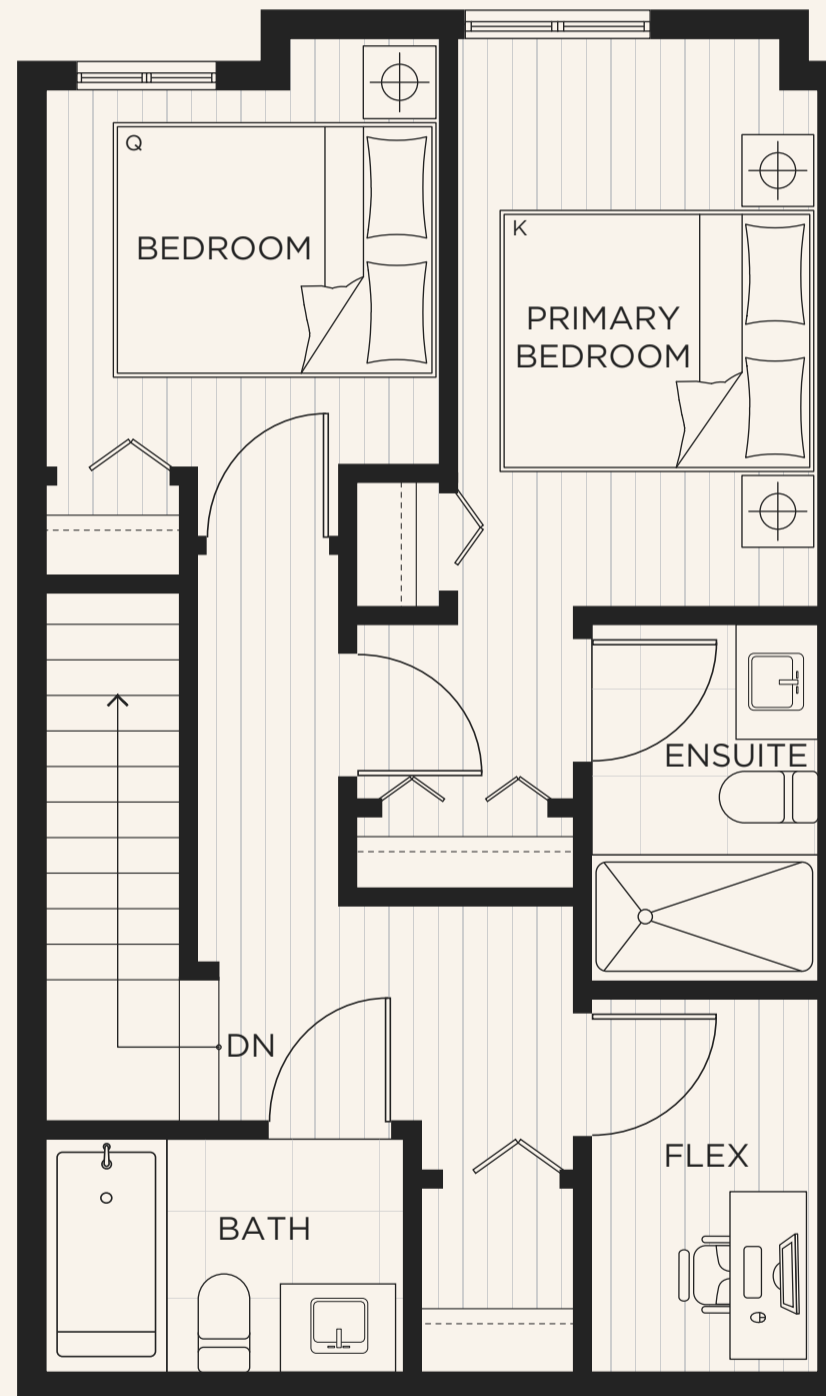
# 206 | C4

## 3 BEDROOM + DEN + 3 BATH

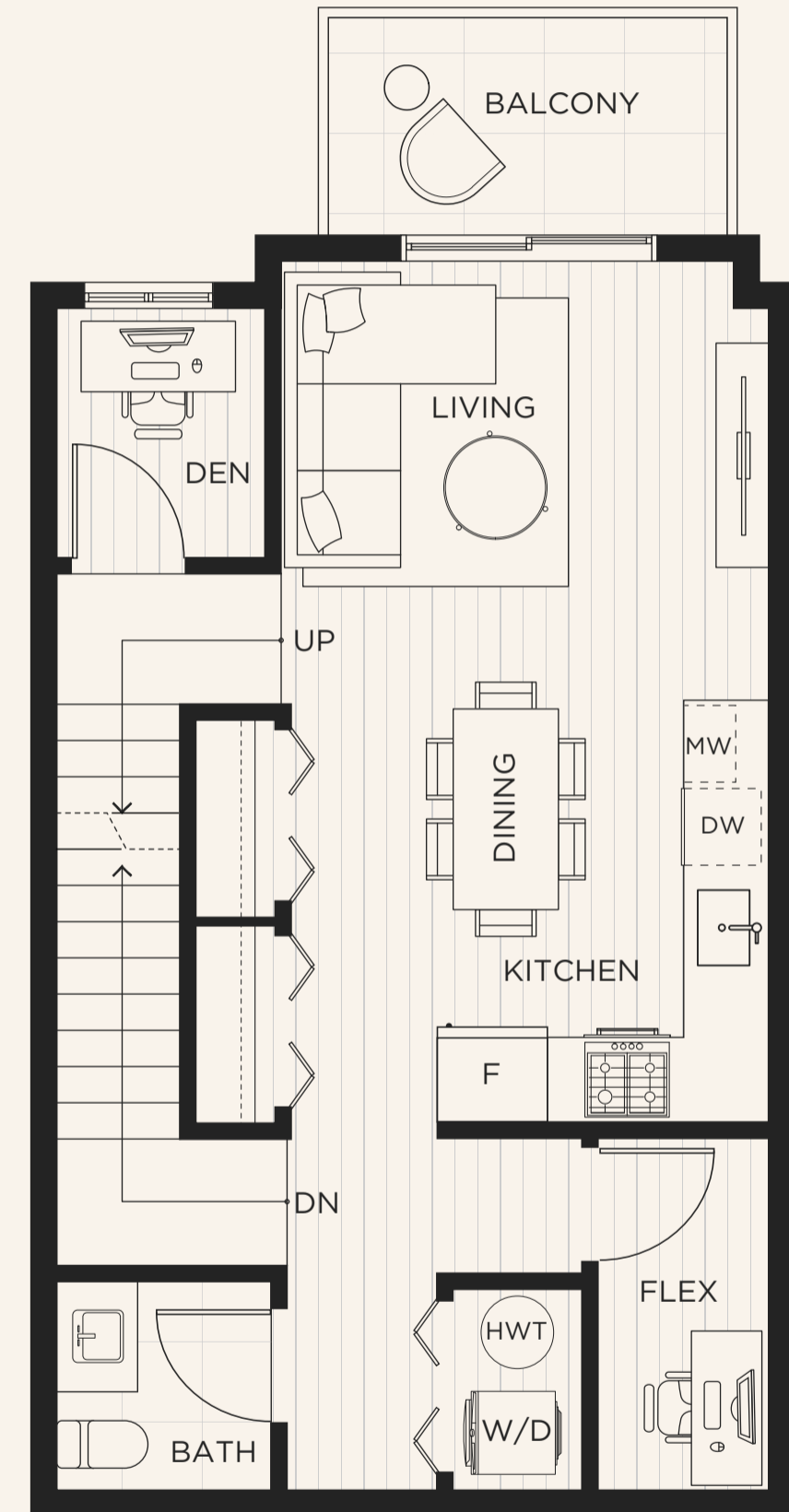
INTERIOR	1068 SF
EXTERIOR	50 SF
TOTAL	1118 SF



LEVEL 3-4

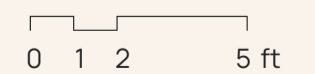


UPPER LEVEL



MAIN LEVEL

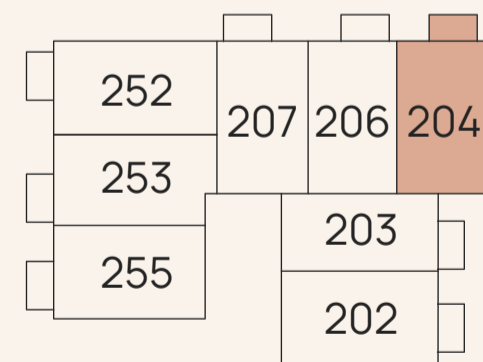
Sizes and dimensions are approximate, actual may vary.  
The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.



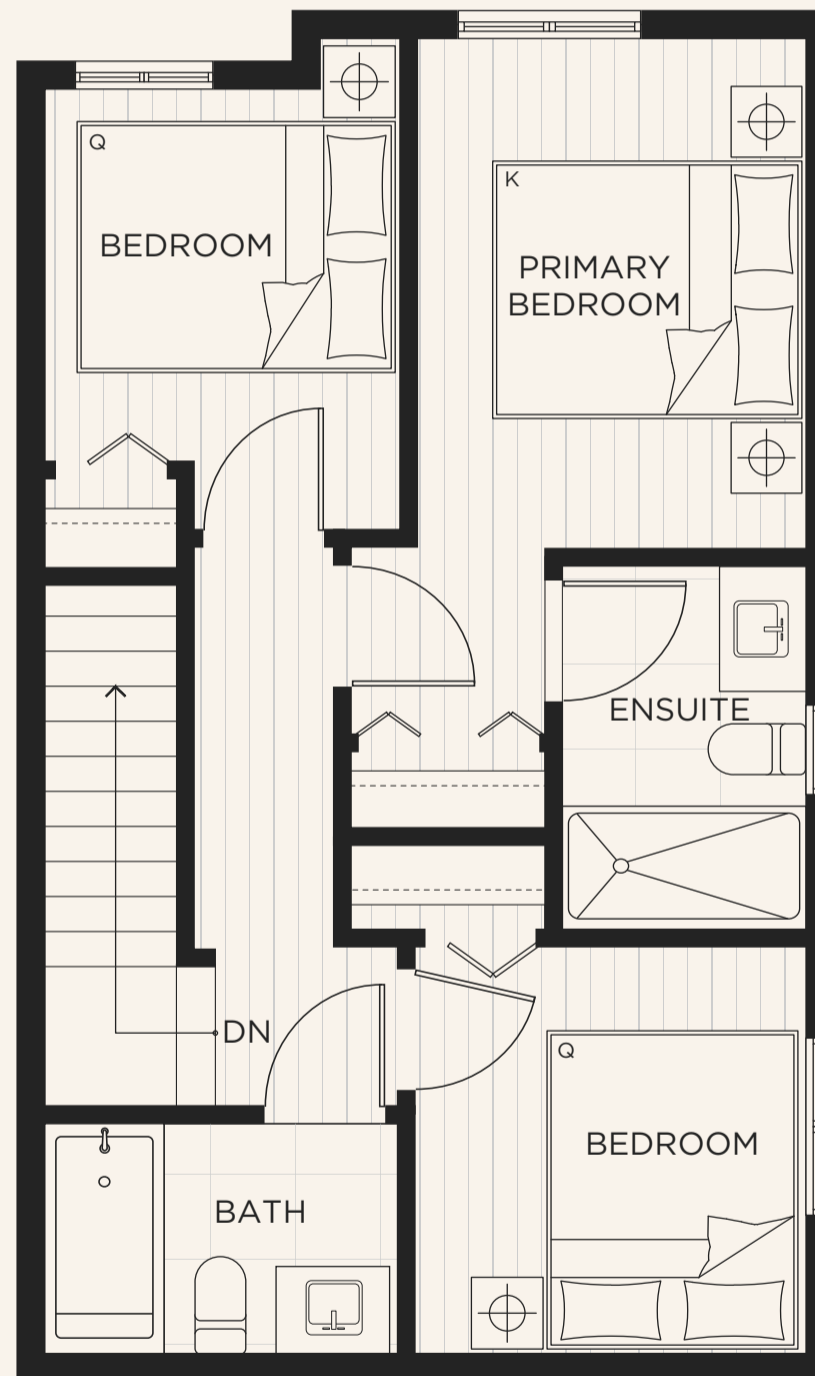
# 204 | C4-E

## 3 BEDROOM + DEN + 3 BATH

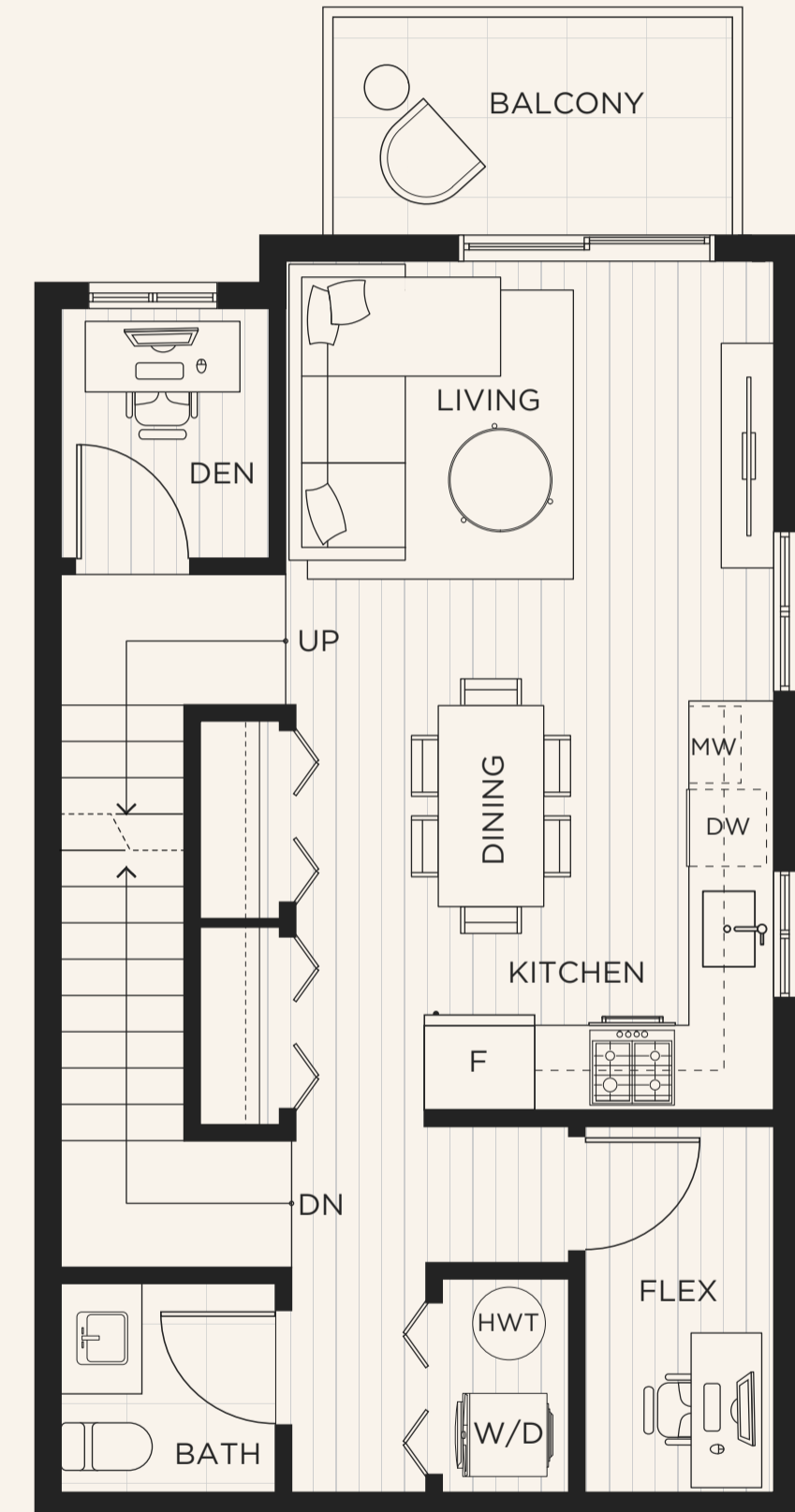
INTERIOR	1090 SF
EXTERIOR	50 SF
TOTAL	1140 SF



LEVEL 3-4

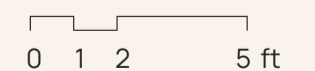


UPPER LEVEL



MAIN LEVEL

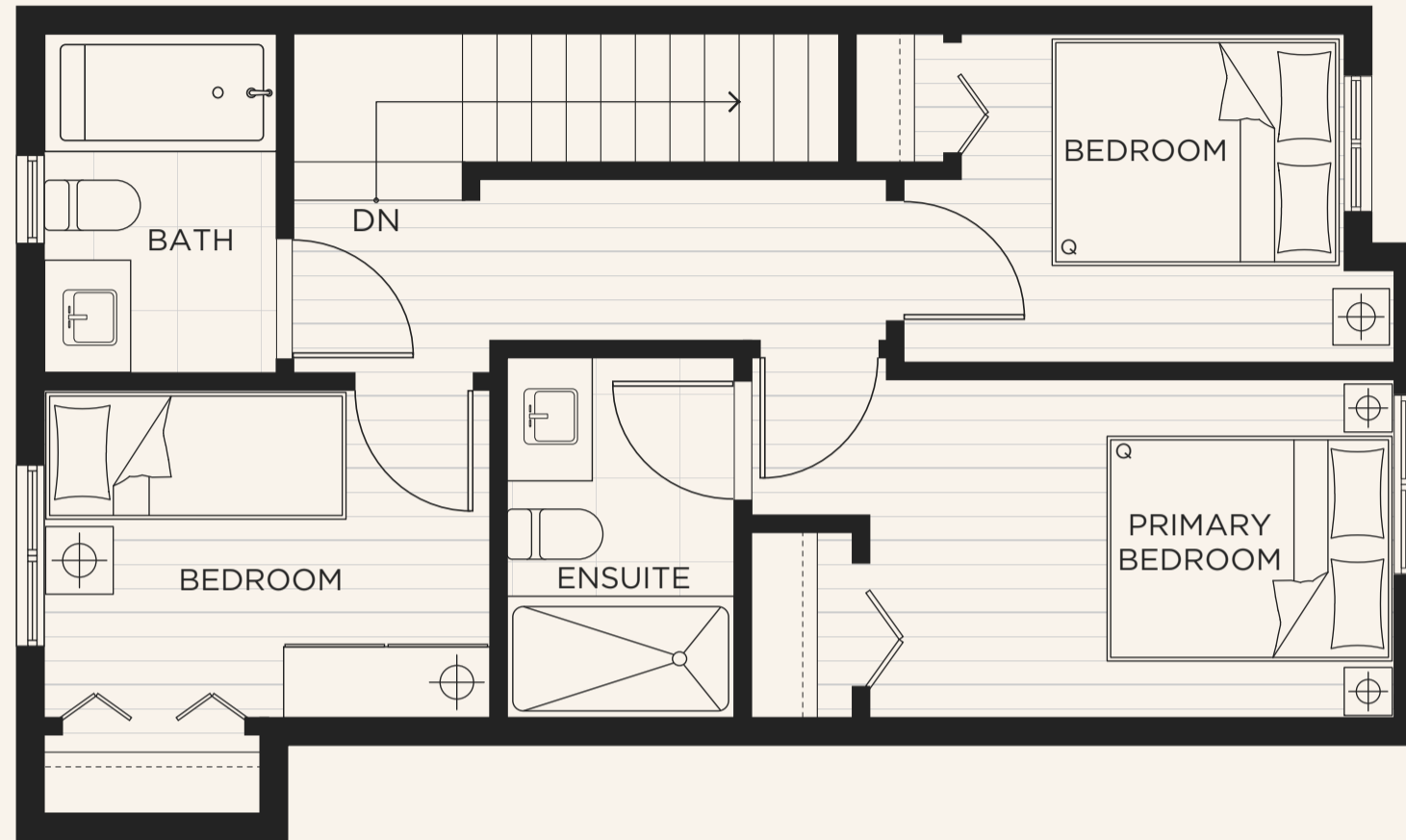
Sizes and dimensions are approximate, actual may vary.  
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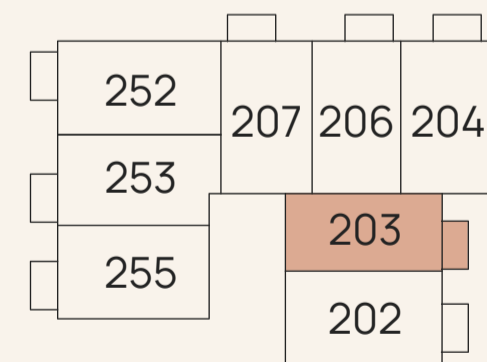
# 203 | C5

## 3 BEDROOM + DEN + 3 BATH

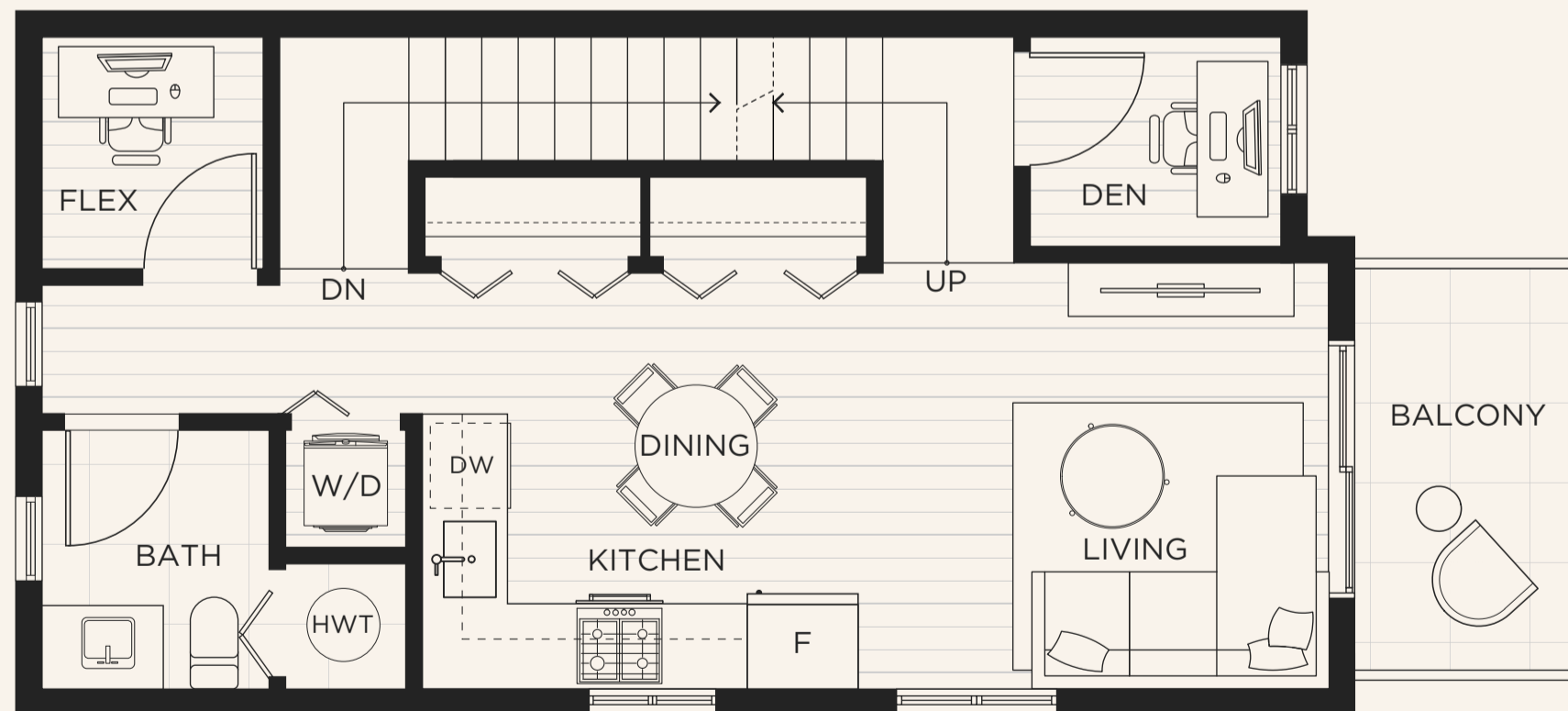
INTERIOR	1031 SF
EXTERIOR	50 SF
TOTAL	1081 SF



UPPER LEVEL

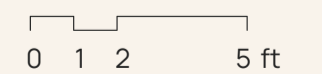


LEVEL 3-4



MAIN LEVEL

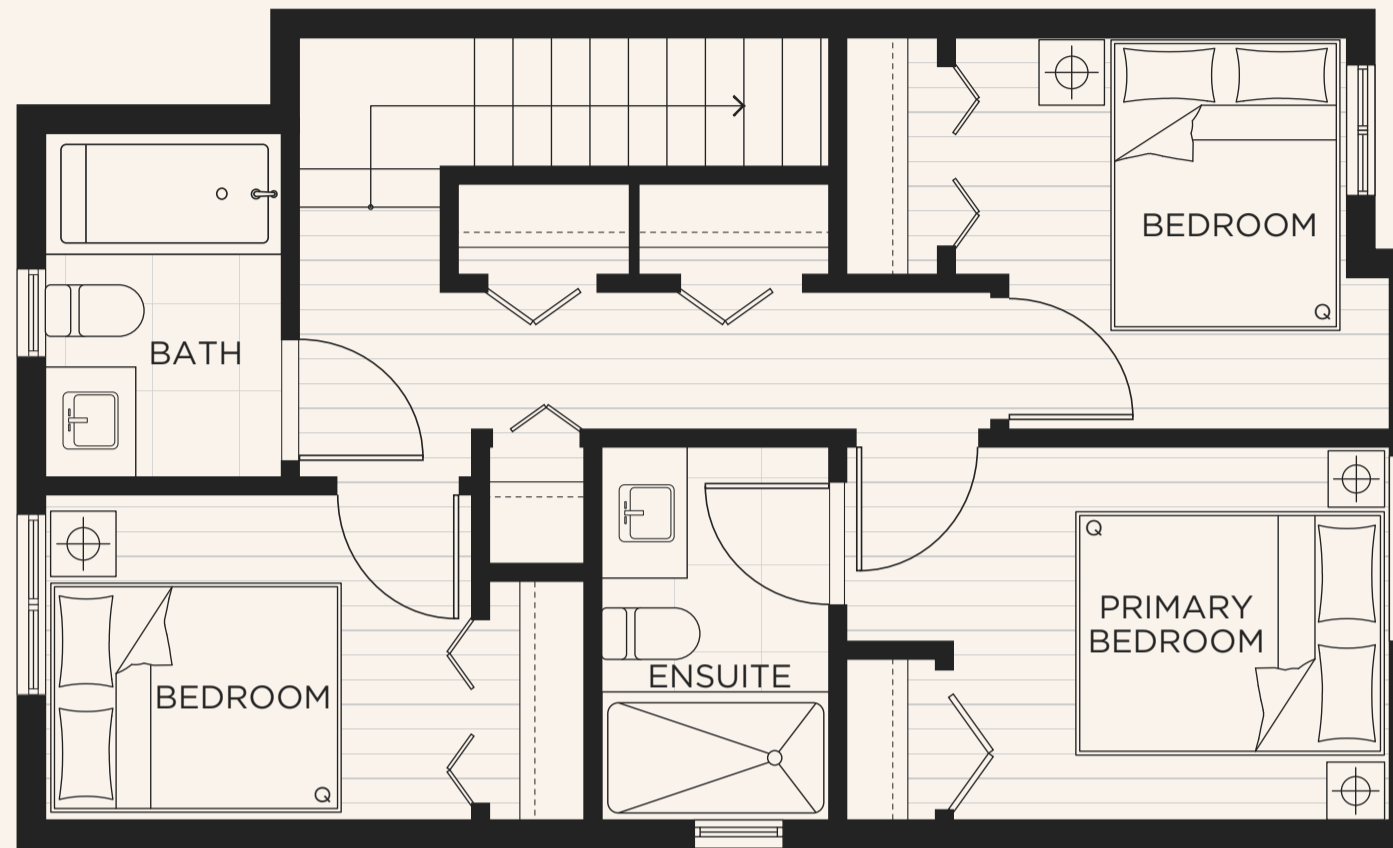
Sizes and dimensions are approximate, actual may vary.  
The developer reserves the right to make changes and modifications  
to the information contained herein without prior notice. E.&O.E.



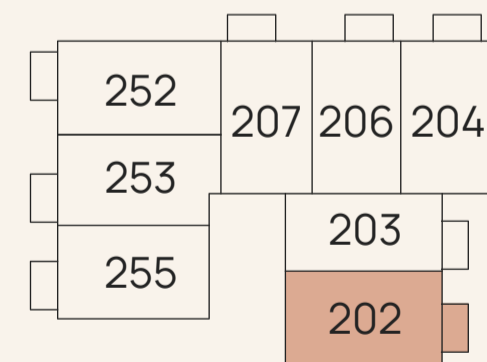
# 202 | C4-E

## 3 BEDROOM + DEN + 3 BATH

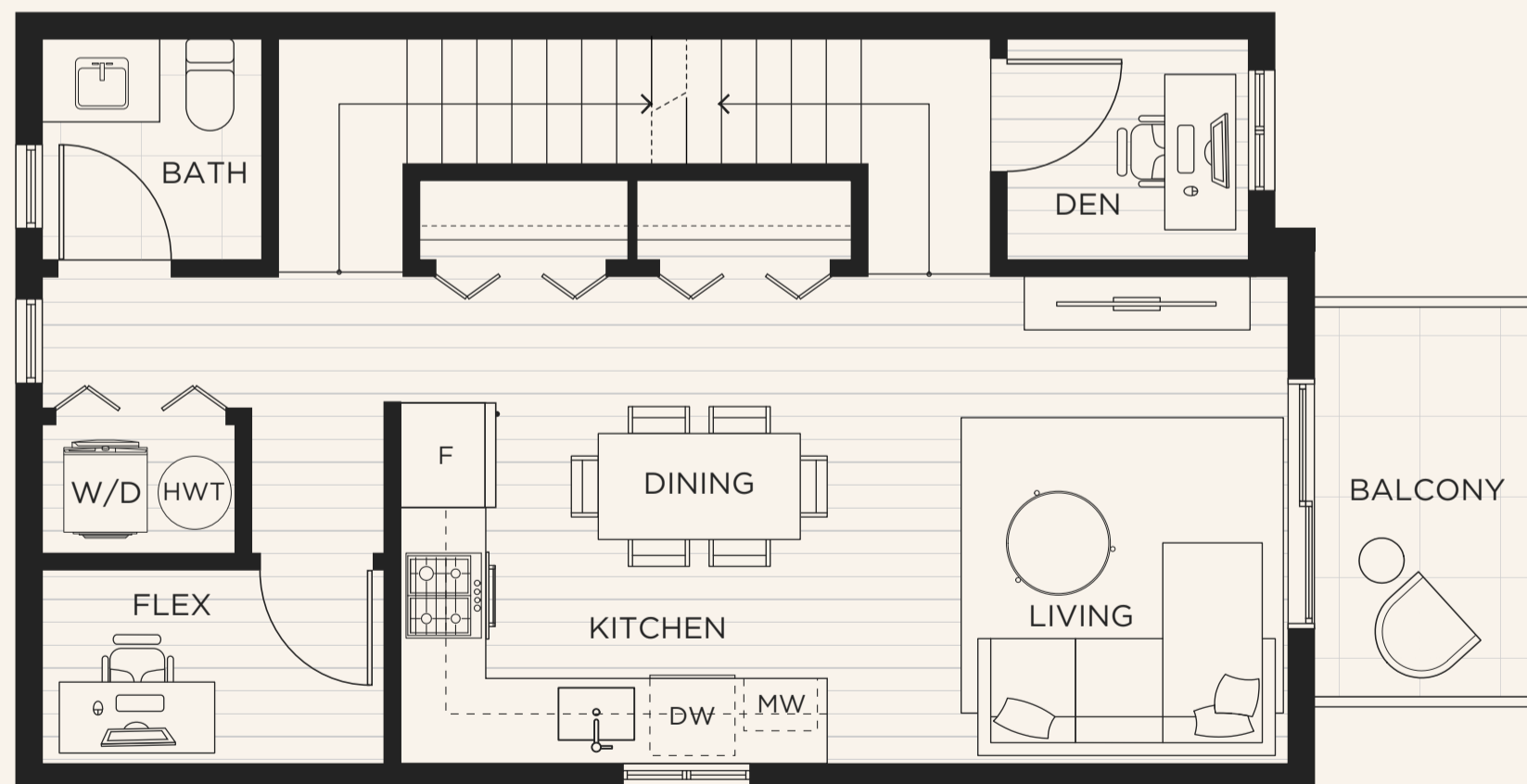
INTERIOR	1155 SF
EXTERIOR	50 SF
TOTAL	1205 SF



UPPER LEVEL

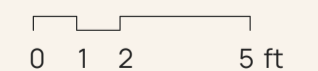


LEVEL 3-4



MAIN LEVEL

Sizes and dimensions are approximate, actual may vary.  
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to the information contained herein without prior notice. E.&O.E.



# TEAM

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## Silver Star Properties

Silver Star Properties has been building homes across the Lower Mainland since 2002. Over two decades, their work has included custom single-family homes, duplexes, row homes, townhomes, and small commercial projects across Coquitlam, Surrey, Langley, and White Rock.

Their background in custom home construction brings a practical understanding of materials, detailing, and long-term durability. The focus is straightforward: build homes that hold up over time, feel solid underfoot, and reflect the way people actually live.

Eton continues that approach, thoughtfully built homes shaped by experience.

## Ehsan Sharenejad, PREC\*

Powered by Propel Marketing Inc.

For over 20 years, Ehsan has represented buyers, sellers, and home builders across Vancouver in residential real estate and new construction.

Over time, that work has grown into a Vancouver-based practice built with intention and depth. It reflects an approach shaped by experience, supported by a team, with leadership that remains hands-on.

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21 thoughtfully positioned townhomes in Hastings Sunrise.

For further information or to arrange a private presentation, please connect directly.

**Ehsan Sharenejad, PREC\***

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homes@propelmarketing.ca



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