



WALLACE

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Set along a serene street in Vancouver's prestigious West Dunbar neighbourhood, Wallace reflects a way of living rooted in permanence and ease.

Every element, from facade to finish, has been considered for integrity. Herringbone oak floors, ivory cabinetry, and matte black accents create a natural rhythm of contrast and harmony.

The result is a home both grounded and elevated, one that speaks quietly, but with lasting presence.



LIGHTWELL HOMES

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Modern by design.
Historic by nature.



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Wallace is a limited collection of refined 3 and 4 bedroom residences inspired by the quiet strength of French Tudor architecture. Each home is shaped by balance and craft. Classic in proportion, contemporary in execution, and grounded in timeless materiality. Gabled rooflines, soft neutral tones, and fine detailing evoke a sense of calm sophistication, while interiors embrace light, texture, and enduring warmth.





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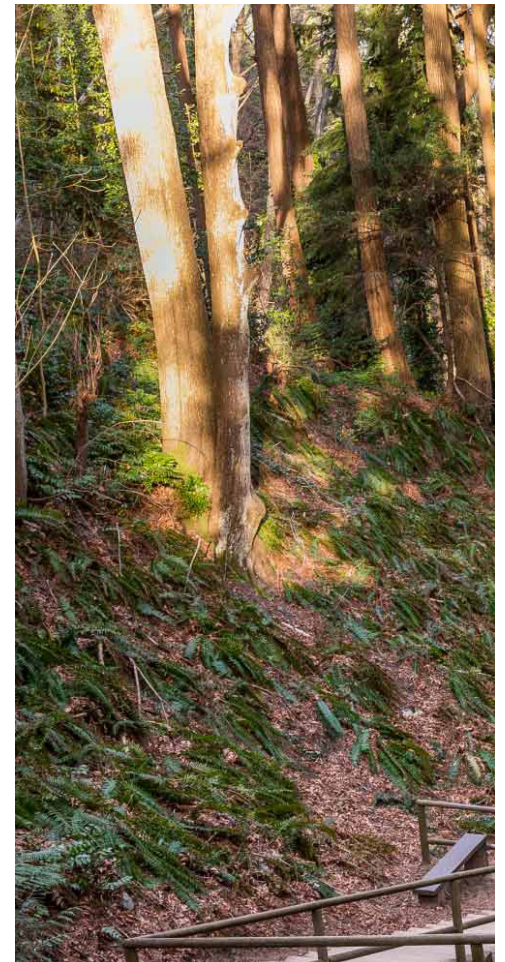
LIGHTWELL HOMES

An address defined by character, community, and calm.

Wallace is shaped by the quiet strength of Dunbar, a neighbourhood where long standing character and a genuine sense of community still set the rhythm of daily life. Here, tree lined streets, familiar local shops, and a slower west side calm come together in a way that feels steady and deeply livable. Wallace is designed to belong to this place, offering homes that are thoughtfully designed, expertly crafted, and connected to everything people love about the West Side. It is a setting that lets you breathe a little easier, settle in, and feel at home from day one.

Neighbourhood

Tucked within Vancouver's West Side, the Dunbar neighbourhood embodies a rare balance of historic charm and urban access, nature and culture, privacy and proximity. Tree-lined streets, beautiful parks, and a sense of community make this one of the city's most enduring enclaves. At Wallace, every day begins and ends in a place that feels both established and alive.



Parks and Recreation

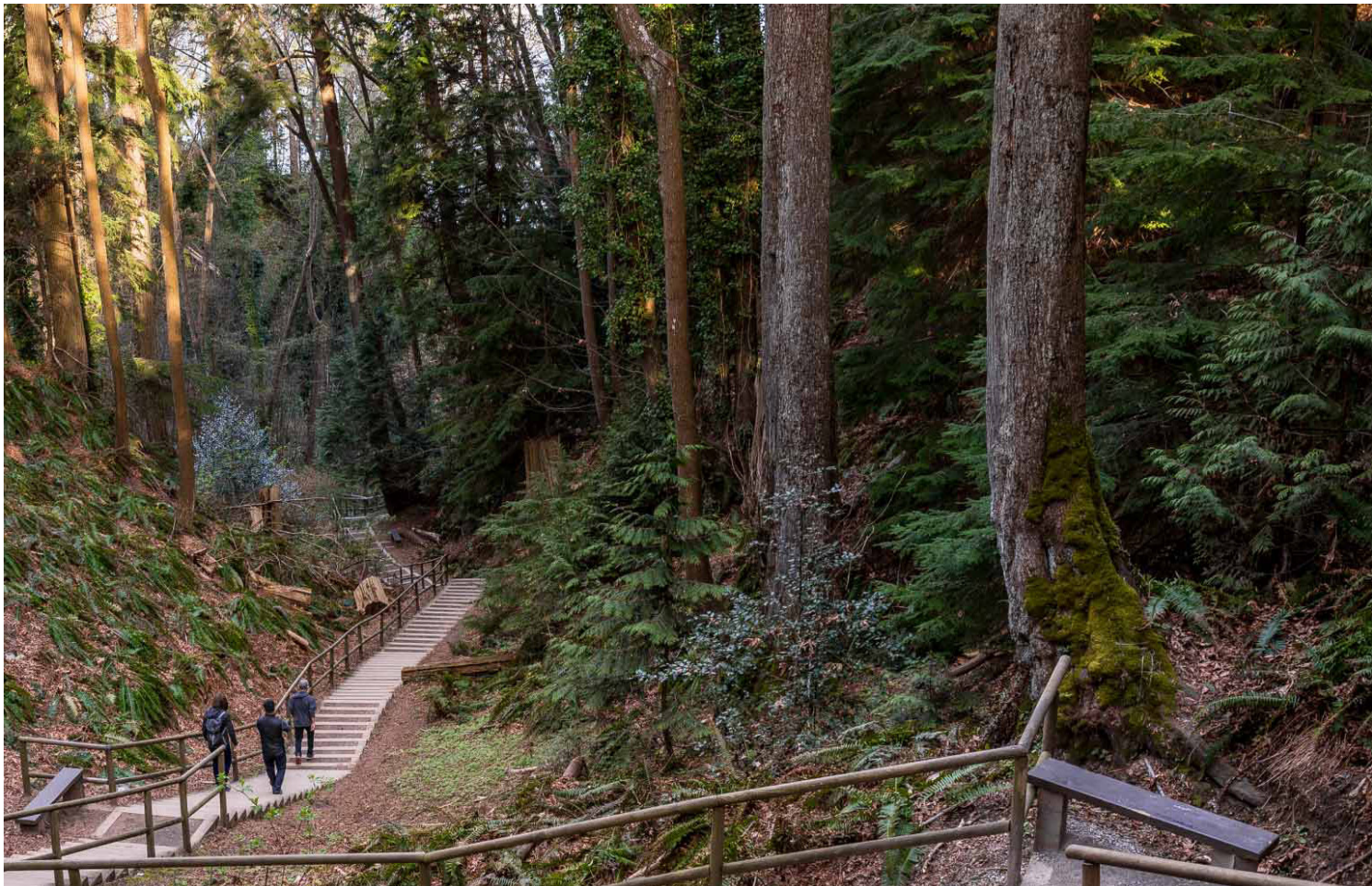
Walk to Pacific Spirit Park or take a short drive to Jericho Beach. Miles of trails, green spaces, and natural beauty are woven into daily life.

Dining and Cafes

From morning espresso to weekend brunch, Dunbar Village hums with neighbourhood cafés and local spots that turn everyday moments into small indulgences.

Shopping

Boutique shops along Dunbar Street offer a curated mix of essentials and local favourites. Every daily need is just steps from Wallace. Refined simplicity at its best.

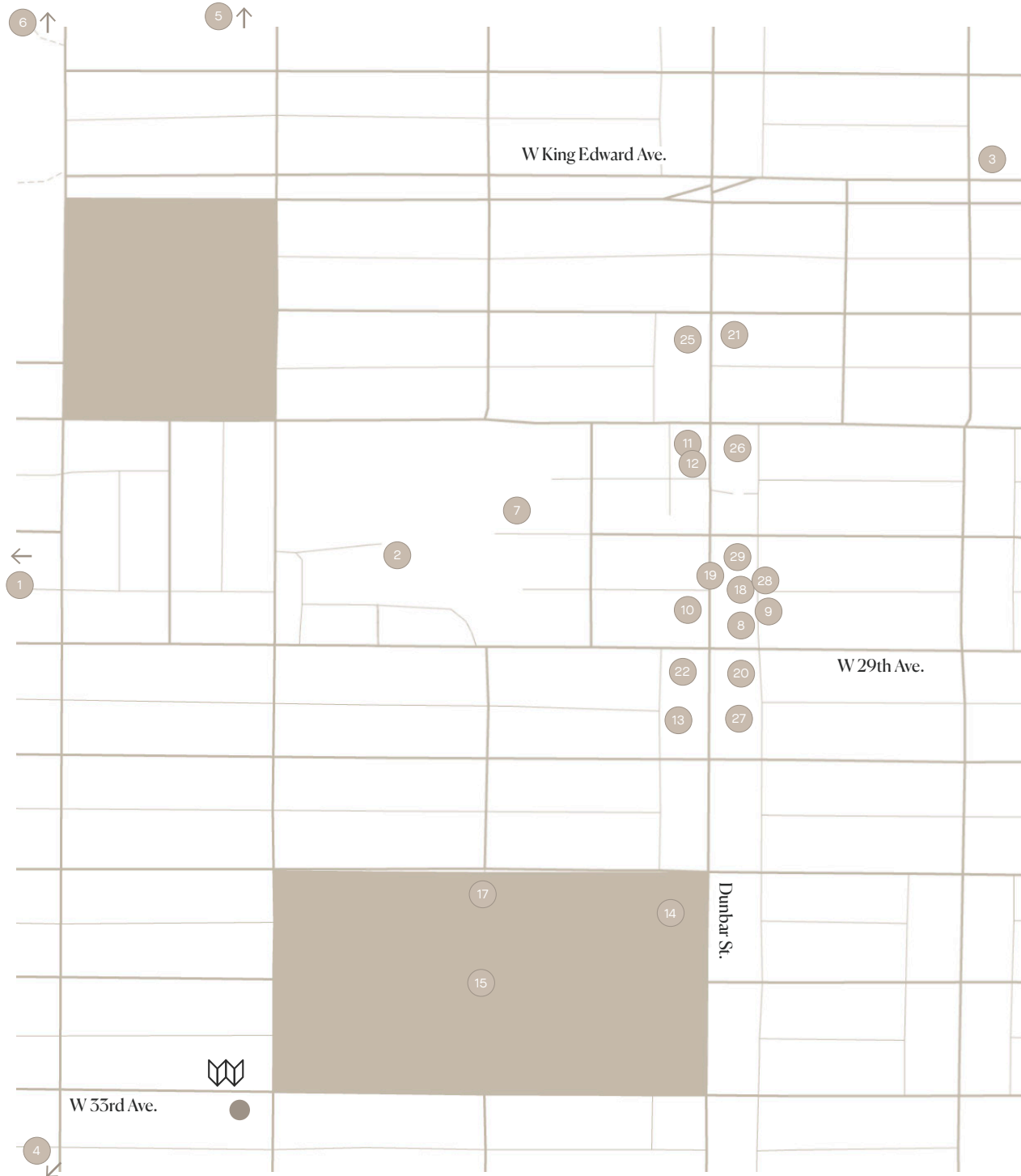


Schools

Steps to top-ranked institutions including St. George's School, Crofton House, and UBC, education excellence within reach.

Transit

Well-connected yet distinctly residential, Wallace provides quick access to UBC, downtown, YVR, and major routes, ensuring the city stays close while life remains peaceful.



Schools

1. St Georges Senior School
2. St Georges Junior School
3. Lord Kitchener Elementary
4. Southlands Elementary
5. Lord Byng Secondary
6. Queen Elizabeth Elementary
7. Immaculate Conception School

Cafes and Restaurants

8. Prado Café
9. Shamrock Storehouse
10. Cozy Inn Cafe
11. Tona Bakery & Cafe
12. Stong's Replenish Cafe

Lifestyle, Shops and Recreation

13. Dunbar Theatre
14. Dunbar Community Centre
15. West Memorial Park
16. Pacific Spirit Park
17. Memorial West Tennis Courts

Services, Banks and Medical

18. BMO
19. Scotia Bank
20. FYidoctors
21. Dunbar Family Dental
22. Vancouver Public Library

Groceries and Essentials

25. Stongs Market
26. Shoppers Drug Mart
27. London Drugs
28. JAK's Beer Wine and Spirits

Living in Dunbar Village means everything you need is right around the corner. This is one of Vancouver's most established neighbourhoods, loved for its easy walkability, world-class schools, cozy cafés, independent shops and long standing community spirit. From weekend coffees at Prado to classic movie nights at the Dunbar Theatre, the area mixes tradition with a relaxed modern vibe. Groceries, pharmacies, medical services and everyday conveniences are all within minutes, and Pacific Spirit Park brings endless green space into the daily rhythm. It is a neighbourhood that feels grounded, connected and genuinely good to come home to.

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Residences



These three- and four-bedroom homes unite thoughtful design, European craftsmanship, and modern amenities to create spaces that feel timeless. Homes where families can truly live, without compromise.

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Residence Features

The architecture of Wallace reflects the thoughtful strength of French Tudor form, translated through a modern lens. Defined rooflines and natural textures establish a timeless presence on the street, while the interiors unfold in layers of light and calm. Every material, from oak to stone, from metal to glass, is chosen for integrity, creating homes that will endure with grace and clarity.

French Tudor-inspired architecture with gabled rooflines and modern detailing

Herringbone oak flooring and soft neutral colour palette

Custom ivory cabinetry with matte black accents

Integrated kitchen appliances and stone countertops

Spa-inspired bathrooms with heated flooring

Private outdoor spaces extending living to the open air

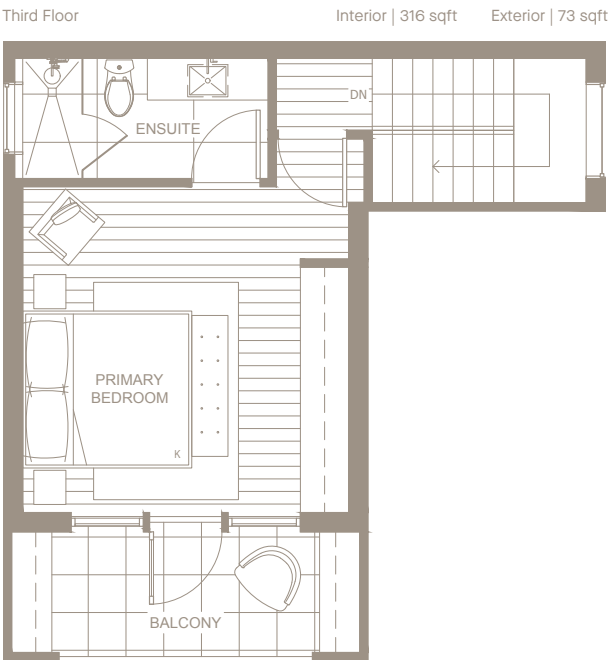
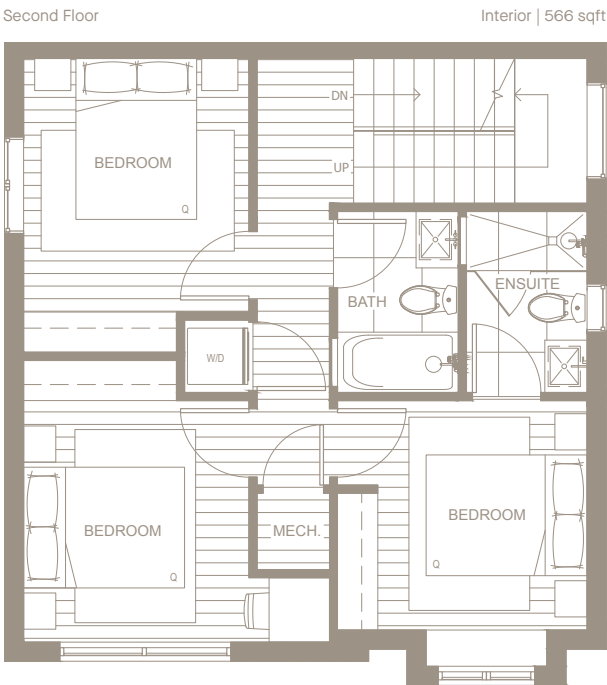
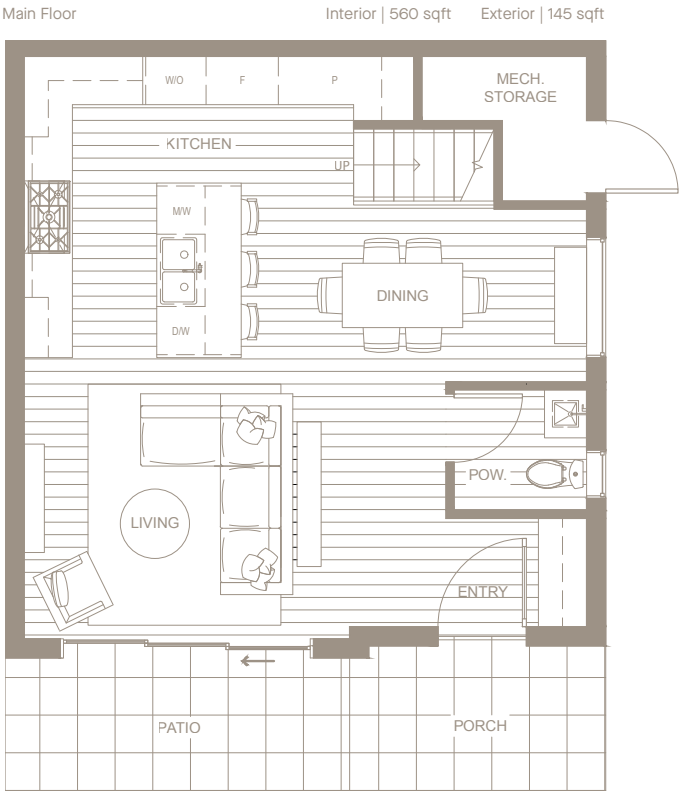
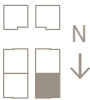
Energy-efficient systems and sustainable construction

Secure parking with EV-ready capabilities

Residence 1

4 Bed | 3.5 Bath

Interior	1,442 sqft
Exterior	218 sqft
Total	1,660 sqft

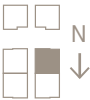


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Residence 2

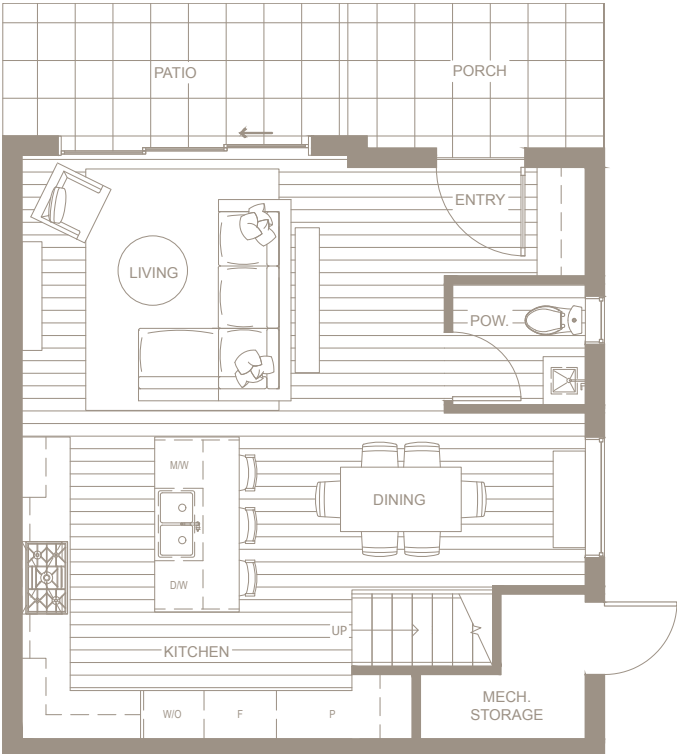
4 Bed | 3.5 Bath

Interior	1,442 sqft
Exterior	218 sqft
Total	1,660 sqft



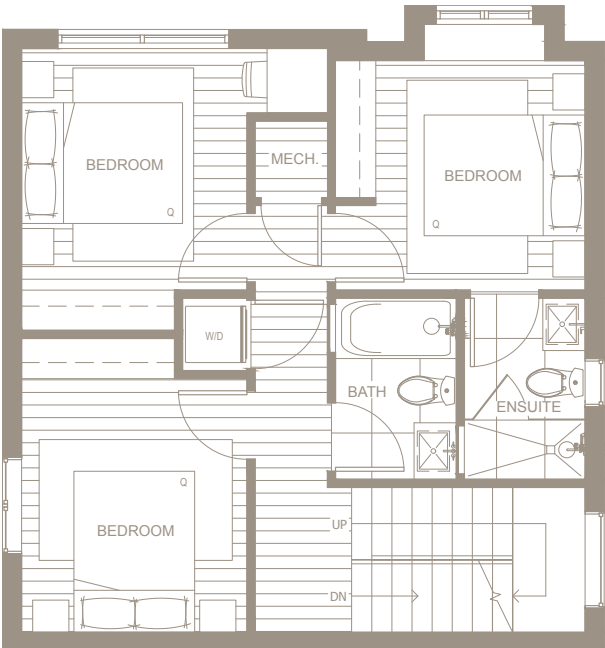
Main Floor

Interior | 560 sqft Exterior | 145 sqft



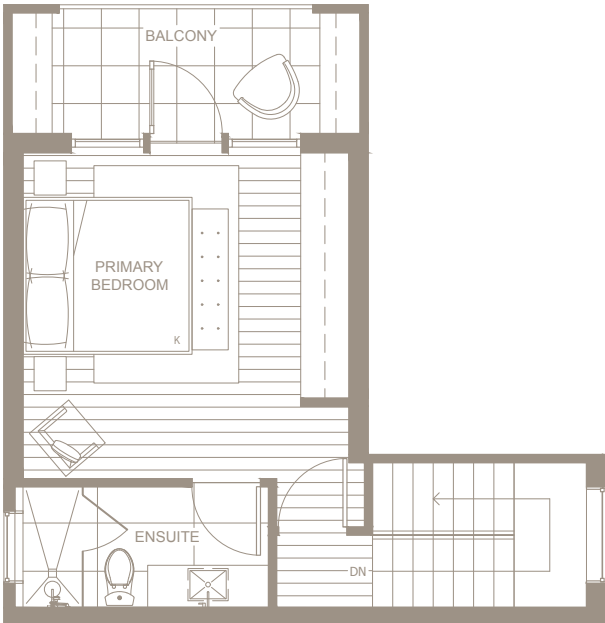
Second

Interior | 566



Third Floor

Interior | 316 sqft Exterior | 73 sqft

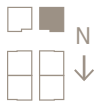


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Residence 3

3 Bed | 2.5 Bath

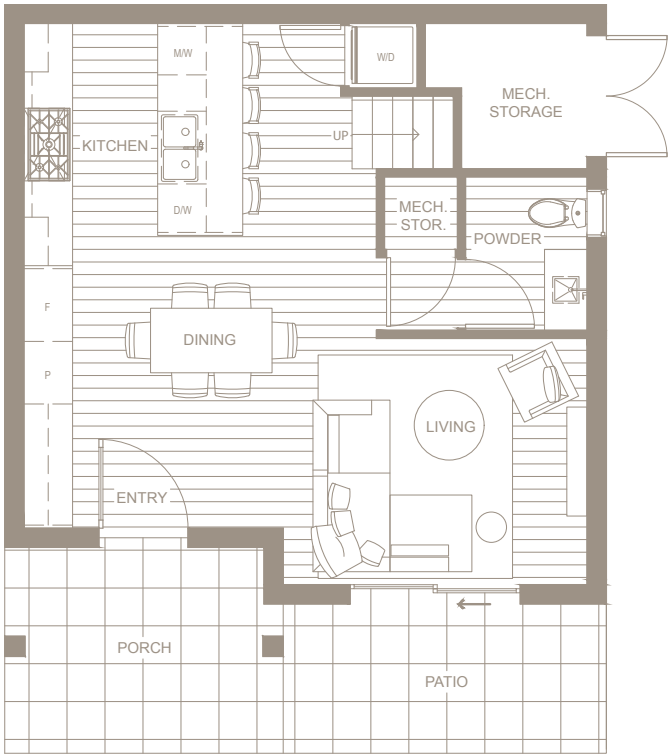
Interior	1,030 sqft
Exterior	181 sqft
Total	1,211 sqft



Main Floor

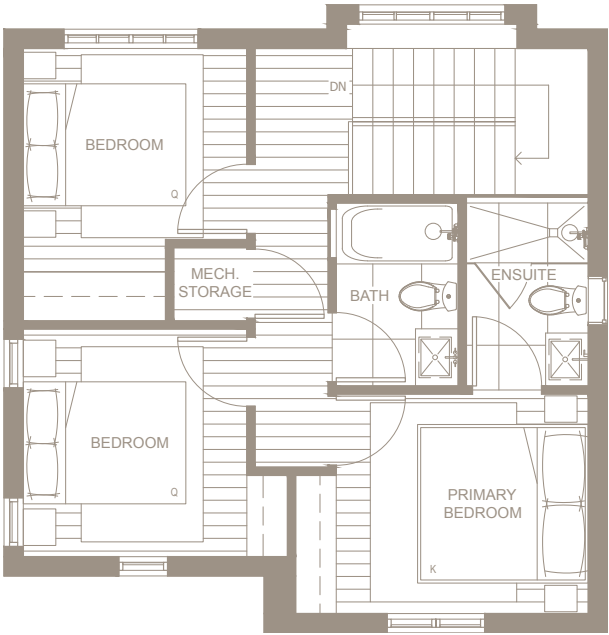
Interior | 513 sqft

Exterior | 181 sqft



Second Floor

Interior | 517 sqft

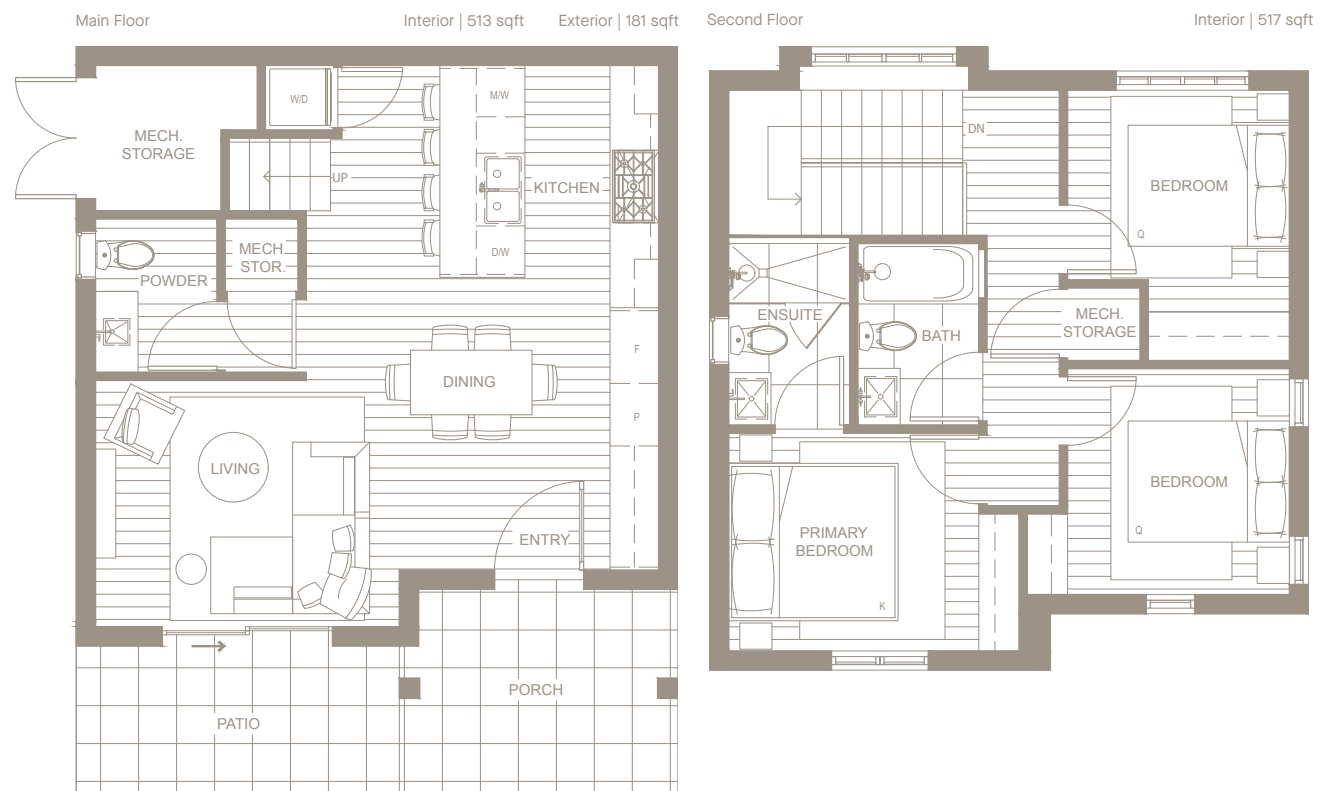


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Residence 4

3 Bed | 2.5 Bath

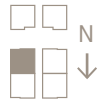
Interior 1,030 sqft
Exterior 181 sqft
Total 1,211 sqft



Residence 5

4 Bed | 3.5 Bath

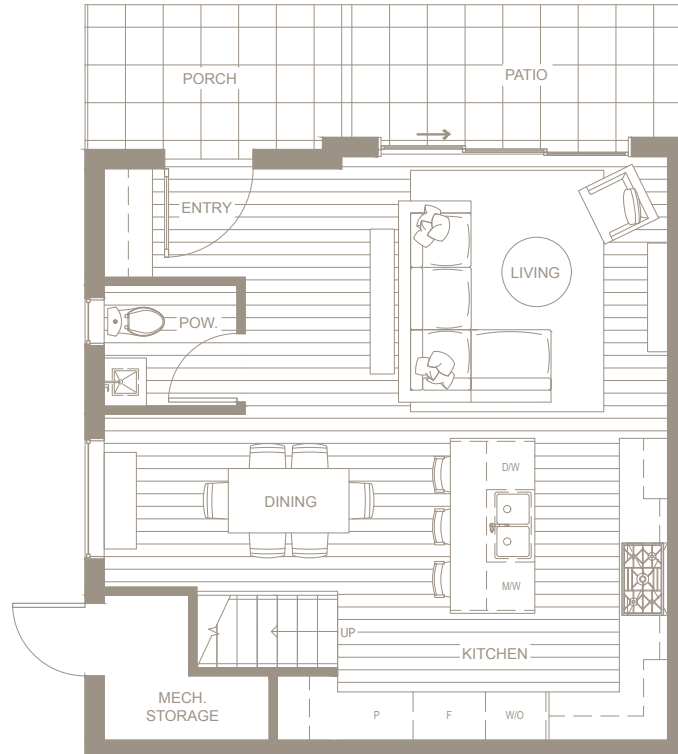
Interior 1,442 sqft
Exterior 218 sqft
Total 1,660 sqft



Main Floor

Interior | 560 sqft

Exterior | 145 sqft



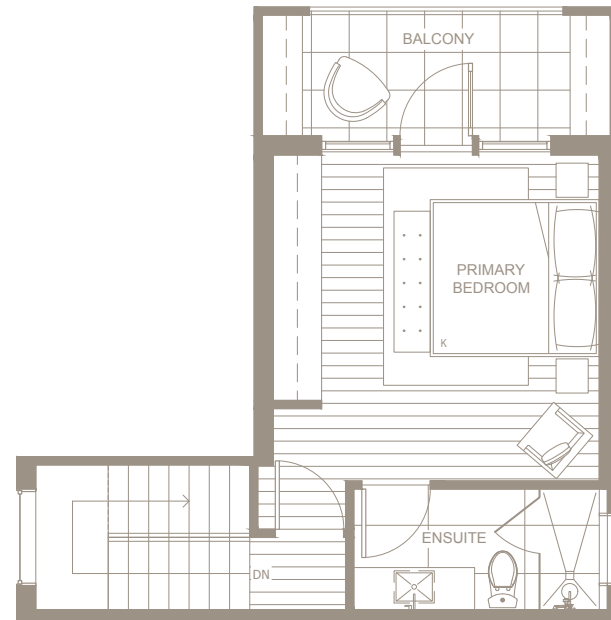
Second Floor

Interior | 566 sqft

Third Floor

Interior | 316 sqft

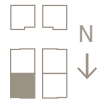
Exterior | 73 sqft



Residence 6

4 Bed | 3.5 Bath

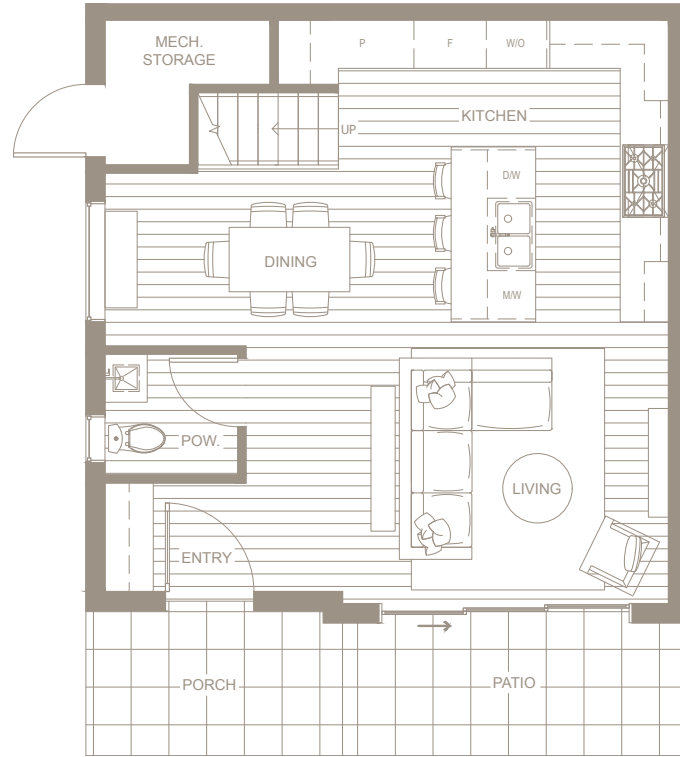
Interior 1,442 sqft
Exterior 218 sqft
Total 1,660 sqft



Main Floor

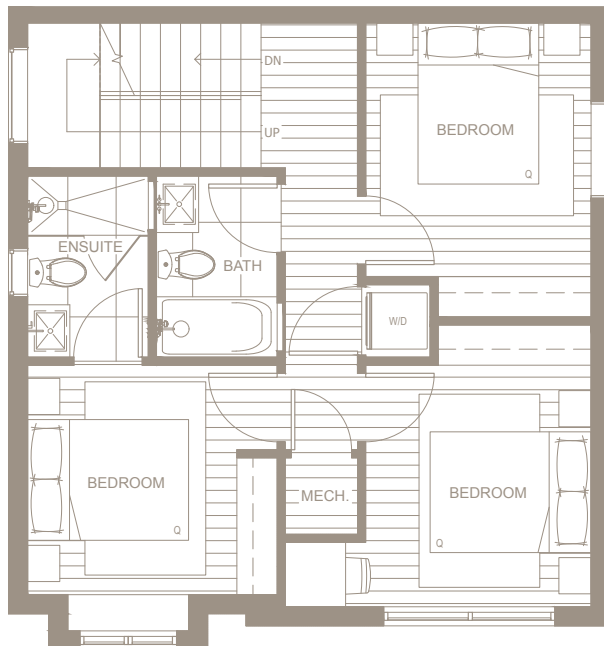
Interior | 560 sqft

Exterior | 145 sqft



Second Floor

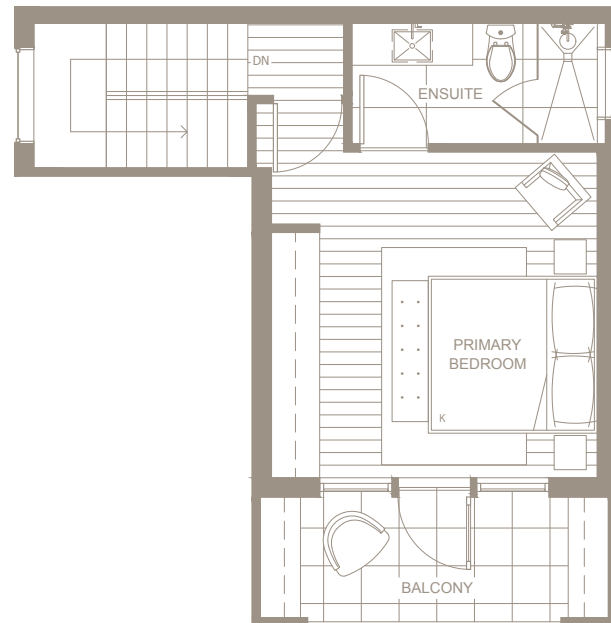
Interior | 566 sqft



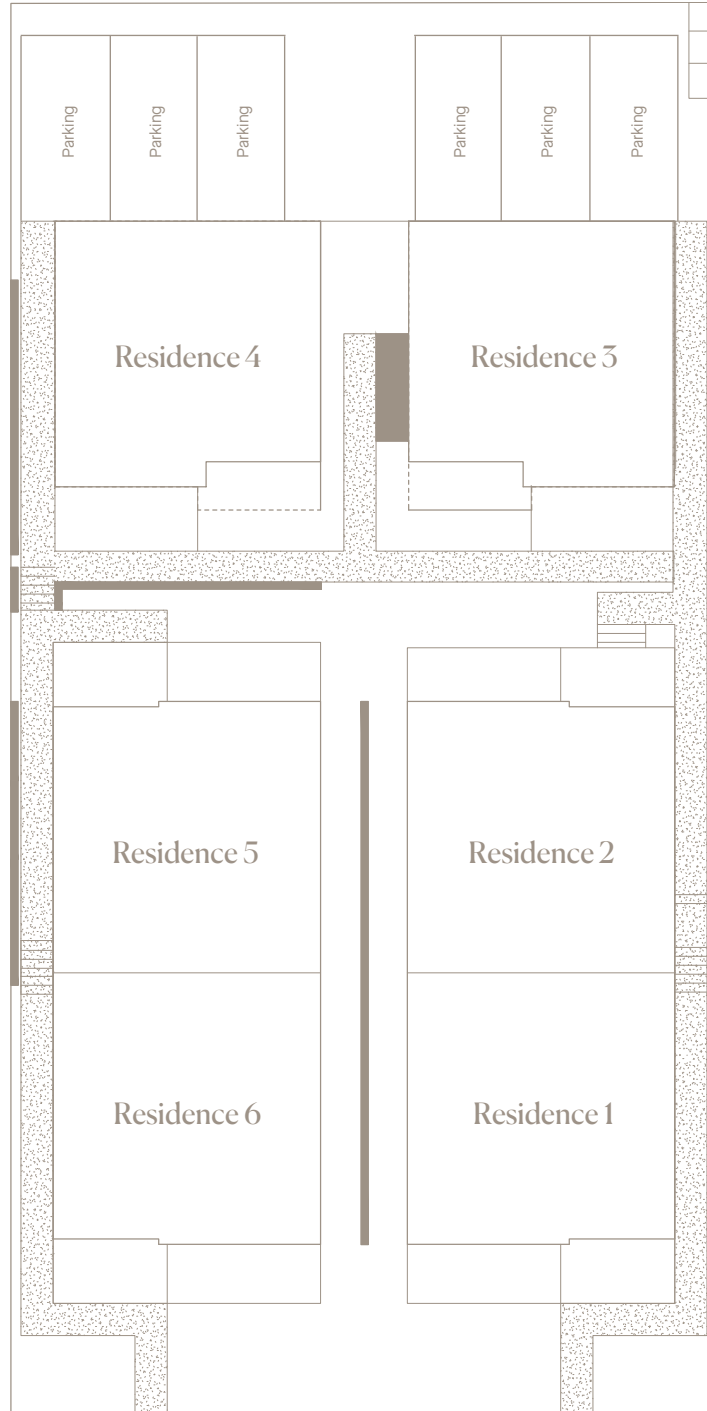
Third Floor

Interior | 316 sqft

Exterior | 73 sqft



Site Plan



W 33 Ave.

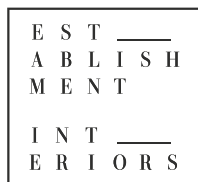


About Lightwell Homes

Vancouver's leader in innovative multiplex developments. We specialize in sophisticated, community-focused multi-family homes that blend cutting-edge design with quality craftsmanship and thoughtful living. Our mission is to redefine urban living by creating elegant, shared spaces that foster connection and a vibrant sense of place.

Our Partners

Each Lightwell development is brought to life through collaboration with a select group of visionary partners who share our commitment to quality and design excellence. From architecture and interiors to real estate and renderings, our partners embody the same pursuit of timeless craftsmanship and thoughtful innovation that define every Lightwell home.



Interior Designer



Sales and Marketing



WALLACE



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