

OPENHOUSE

TOUCH THE SKY

What does \$10 million get you these days? A prime penthouse condo, but less play room than you'd think.

WHAT THEMES will characterize real estate in the near future? According to Greatstates.ca, one is the migration of \$3-million-plus homes into formerly midmarket neighbourhoods such as Dunbar. Apparently the super rich wish to masquerade as merely rich.

Another imminent development is the eight-figure condo, with several likely to be offered

in new developments such as Fairmont Pacific Rim and Three Harbour Green. For those who just can't wait for a 2009 completion date, the penthouse in the Richard Henriquez-designed Presidio adjacent Stanley Park offers a head start. Built by Robert Quigg of The Quigg Group, this 13-year-old unit takes up the top two floors of the 20-storey building and comes with all the trimmings, including 1,300 square feet of balconies and a 600-bottle wine cellar. At about 4,000 square feet it is not enormous, and if it fetches close to the \$9.8 million asking price it will shatter the current price ceiling for downtown penthouses of roughly \$1,500 a square foot. Dream on. Listed by Heather Notman and Lynn Johnson, 604-263-1911, and Malcolm Hasman, 604-290-1679. ●

