

## FIRST IMPRESSIONS

- Contemporary West Coast inspired design by award-winning Integra Architecture
- Lush and expansive landscaping throughout
- Welcoming lobby with luxurious seating area
- Well-lit pedestrian walkways and common areas
- Within easy walking distance of SkyTrain, schools, shopping and conveniences of city living

## YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group:
  - Sheen (light and fresh)
  - Satin (deep and stylish)
- Airy overheight ceilings and expansive windows with sleek roller shades allow maximum light and privacy
- Kitchen and living areas include contemporary laminate flooring with the option to upgrade to engineered hardwood\*
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Generous outdoor balconies and garden patios with outdoor lighting and exterior outlets
- Conveniently-located cable and data outlets in living room, some bedrooms and workspace/den

## CRAFTED KITCHENS

- Soft-close full height cabinetry with island in most homes
- Contemporary, brushed nickel hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz composite countertops with contemporary tile backsplash
- USB outlet for convenient charging
- Cook and entertain with full-size stainless-steel appliances:
  - 5 element, ceramic-glass cooktop and Even-Heat range oven by KitchenAid
  - Stainless steel refrigerator and bottom freezer with temperature-controlled drawers, and metal wine rack by KitchenAid
  - Modern, high-performance hood fan by Broan Elite
  - Intuitive, top-control dishwasher by KitchenAid
  - Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler 'Ludington' under-mount, deep double-bowl sink
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

## REST & RETREAT

- Spacious walk-in or walk-through closet in master bedrooms
- Contemporary light fixtures in all bedrooms
- Modern, frameless-glass and tile shower with premium Kohler fixtures

- Large soaker tub with contemporary tile surround in main bathrooms
- Large, clean-edged vanity mirror with overhead LED pot lighting in all bathrooms
- Flush-mount LED pot light over the shower or tub
- Quartz composite vanity countertop with undermount sink and premium Kohler fixtures
- Soft-close cabinetry with contemporary, matte black hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

## PEACE OF MIND

- Entry phone with security camera(s) outside main lobby and parkade entrance
- Two key fob entry devices provide access to lobby, all amenity spaces, and bright, secure parkade
- All homes include energy-efficient, Low E, double-glazed windows and sliding doors
- In-suite wireless security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- One personal bicycle sized storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is worry free

## EVERYDAY ESSENTIALS

- **Shared high-rise amenities:**
  - Concierge desk located in the tower lobby
  - Warm and inviting amenity room with a fireside lounge, billiards table and impressive, fully-equipped kitchen and dining area
  - Fully equipped fitness room and yoga studio
  - Guest suite for out-of-town visitors... perfect for when the in-laws visit
- Secured visitor parking spots
- 3 Car wash stalls
- 4 Electric vehicle charging stalls in residential area and 8 Electric vehicle stalls in visitor area
- 57 Visitor bicycle racks
- Bike repair room located in parkade
- Remember to ask our sales staff about our transit subsidy program for homeowners

## OPTIONAL UPGRADES\*

- Engineered hardwood flooring in main living area
- Window Screens
- Security System

\* See sales representative for pricing details