

URBAN EXTERIOR

- Urban industrial design: two six-story, 282-unit residential wood-frame buildings and a three-story amenity building add an urban feel to the existing neighbourhood.
- Thoughtful planning of surrounding areas, creating a beautiful, multi-layered, friendly environment with a variety of interconnected open spaces and plazas.
- Building materials selected and combined to create an urban industrial design. Use of sturdy panels, metal cladding and stained heavy timber wood create a combination of contemporary West Coast aesthetics with a nod to the past.
- Walkways with residents in mind, promoting cycling and strolling.
- Articulated façade of the lower 2 levels provides a great look and feel while minimizing the height of the building from the streetscape.

ENVIRONMENTAL FOCUS

- Preserving existing adjacent mature trees to provide shade and atmosphere
- Precision placement of new shade trees to enhance the streetscape and provide air purification
- Rooftop solar panels to reduce energy consumption and power landscaping lighting
- In-floor hot water radiant heating system
- Heat Recovery (HRV) ducted system to reduce energy losses through venting.
- Dual balcony units offer the choice of being open to allow air flow or closed to reduce energy.

GREEN FEATURES

- All wood used in the construction is certified from responsibly managed forests
- Low energy appliances used wherever possible
- Focus on locally produced materials to reduce transportation emissions and promote local economy
- Using recycled material wherever possible

SAFETY PRIORITIES

- Commitment to Crime Prevention Through Environmental Design (CPTED)
- CCTV cameras throughout the complex

- Dual gated parking garage entrances for an extra layer of security
- Extensive low voltage lighting around pathways and exterior stairs
- Glazed doors for improved visibility in parkades and lobbies
- Instant alarm buttons located throughout the parkade

EXCLUSIVE AMENITIES

- **Resident-friendly spaces:**
 - ~ A world class amenity building designed for living life to the fullest. With over 4,500 square feet of indoor amenity space spanning 2 floors, as well as a 1,900 square foot outdoor rooftop patio area.
- **First floor includes:**
 - ~ A soundproof, acoustic music room for electric guitars, drums or even a clarinet
 - ~ Fabulous gym including cardio machines, weight machines, and free weights
- **Second floor features:**
 - ~ Chef's kitchen with Bosch appliances
 - ~ Inviting dining space for over 18 people
 - ~ Large and warm lounge encased in a double-sided fireplace
 - ~ Billiards table
- **Roof enjoyment:**
 - ~ BBQ area
 - ~ Views of Mount Baker and surrounding valley
- **Within-the-condo-building amenities:**
 - ~ Workshop
 - ~ Car wash station
 - ~ Pet grooming room with small and large wash basins, stainless steel table and
 - ~ Bike repair room

TRUSTWORTHY BUILDING:

- Home warranty coverage (WBI)
 - ~ Two years for materials
 - ~ Five years for building envelope
 - ~ Ten years for structural elements
- Secured underground parking for residents and visitors
- Ten charging stations for electric cars for residents and visitors
- Secured FOB entry for peace of mind

REMARKABLE INTERIOR

- Choice of 2 designer colour schemes:
 - ~ **Sepia:** light, warm, and contemporary
 - ~ **Slate:** dark, clean, and modern
- Engineered laminate floors
- Warm carpeting throughout bedrooms
- Dual balcony units offer choice of being open to allow air flow or closed to reduce energy use

BEAUTIFULLY-APPOINTED KITCHENS

- High gloss upper and lower cabinetry for a clean and modern feel
- Wood grain cabinetry encasing refrigerator and pantry brings subtle elegance and smooth lines
- Open-concept shelves accompany wooden cabinetry and provide unique storage and display spaces
- Adjustable wood grain shelving on the face of exposed cabinetry with integrated wine rack
- Porcelain backsplash
- Engineered quartz countertops
- Under-mount Single Bowl Sink with Garburator
- Kohler Pull down Kitchen Sink Faucet for ease of use

CONTEMPORARY APPLIANCES

- Samsung stainless steel French door refrigerator
- Samsung 5 burner stainless steel gas range
- Samsung stainless steel dishwasher
- Samsung OTR microwave

- Choice of an upgraded package including:
 - ~ Bosch French Door stainless French door refrigerator or
 - ~ Bosch 30" Gas cooktop
 - ~ Bosch 30" Single Wall Oven
 - ~ Bosch 30" OTR Microwave
 - ~ Bosch 24" Stainless Steel Dishwasher
- All homes feature:
 - ~ LG Ultra Large Capacity Front Loading washer
 - ~ LG Ultra Large Capacity Front Loading dryer

BRILLIANT BATHROOMS

- High gloss cabinetry
- Modern vertical light fixture
- Large format Italian porcelain tiles on floor and wall
- Kohler Single Handle Faucet
- Kohler Awaken WaterSense rainfall style showerhead
- Soothing deep soaker tub
- Under mount sink with engineered quartz countertops
- Kohler dual flush toilet for improved water consumption

ENSUITE:

- Sleek Kohler Toobi Bath faucet and handles
- Barn style glass door shower
- Large format Italian porcelain tiles on floor and wall
- Kohler Awaken Hand-shower
- Kohler dual flush Toilet for improved water consumption