

WELCOME HOME

- Modern and sophisticated 40-storey tower designed by award winning IBI Group
- Certified LEED Gold building
- Open-air, large or oversized balconies in all homes, with wood-like porcelain tiled decks, seamlessly connecting indoor and outdoor living
- Year-round comfort with in-suite controlled energy-efficient air conditioning, heating, and ventilation system
- Wireless LCD smart thermostats control your home's temperature from anywhere
- 24-hr concierge service catering to your daily needs
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 year National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage

REFINED FINISHES

- Warm and sophisticated designer colour schemes to personalize your home: False Creek (Scheme A), English Bay (Scheme B), and Beach District (Scheme C)
- Premium wide plank, engineered oak hardwood flooring with resilient brushed finish extends elegant continuity throughout entry, kitchen, living and dining areas
- Marble tile (large format) foyers in combo homes (refer to plan)
- Porcelain tile flooring in laundry closets and laundry rooms
- 100% wool-berber carpeting with cushioning underpad throughout bedrooms and walk-in closets
- Closets outfitted with built-in closet organizers with optional upgrade to customized wood-inspired finish in master walk-in closet
- Maytag full size high-efficiency front-loading stacking or side-by-side washer and dryer (refer to plan)
- Motorized roller shades with 95% UV blockage in kitchen, living, dining, family and dens / flex / office
- Manually operated roller shades with 99% UV blockage in all bedrooms for added privacy
- Flat-painted ceilings with recessed pot lighting in entry, kitchen, bathrooms and corridors
- Contemporary flat profile painted baseboards and door casings
- 7' oversize painted solid core interior doors with premium satin nickel door hardware
- Automated lighting in living areas and sound control with built-in speakers in kitchen
- Luxurious walnut finish (Scheme A + B) or contemporary flat painted (Scheme C) frameless entry closet doors

EUROPEAN-INSPIRED KITCHENS

- Premium Appliance Package:
 - Sub-Zero 36" 19.7 cu.ft. wood-paneled or contemporary flat painted integrated fridge and dual freezer drawers with soft-close mechanisms, automatic icemaker, water dispenser, and built-in antimicrobial air purification system (based on technology from NASA)
 - Wolf 36" gas cooktop with five dual-stacked sealed burners with up to 18,000 btu. Wolf's dual-stacked burner design, with two tiers or flame ports, bring the flame closer to (or further away from) the cooking vessel to deliver the right heat for the task at hand
 - Wolf 36" stainless steel chimney hood fan
 - Wolf 30" dual convection wall oven with touch control panel
 - Asko 24" full size wood-paneled integrated dishwasher with 9 wash cycles
 - Wolf 30" drop down door microwave built seamlessly into cabinetry
 - Sub-Zero 24" dual zone under counter wood-paneled or contemporary flat painted integrated wine fridge with 46 (750ml) bottle capacity
- Stone countertops with breakfast bar overhang and mitered waterfall stone side gable in your choice of 3cm thick polished marble (Scheme A + B), or 3cm thick brushed quartzite (Scheme C)
- Elegant full height stone backsplash to match countertops

- European-inspired custom flat panel walnut veneer or contemporary flat painted cabinets featuring 1-1/2" thick gables, breakfast bar backs and open under counter display shelving
 - False Creek scheme features mocha walnut finish cabinetry
 - English Bay scheme features natural walnut finish cabinetry
 - Beach District scheme features contemporary satin matte 'light' grey painted cabinetry
- All doors and drawers include premium soft-close mechanism; drawers offer premium drawer slides, with motion sensor LED light to illuminate your upper drawers, and nested internal organizers in select upper drawers
- Stainless steel under-mount offset double bowl sink with in-sink waste disposal and chopping board for effortless preparation and clean up
- Under-cabinet recessed LED strip lighting to illuminate workspace
- Polished chrome faucet with separate extractable hand spray
- Instant hot water dispenser

SPA-LIKE BATHROOMS

- Step into serenity with walnut veneer or flat painted floating cabinetry, composite stone slab countertops and under-mount wash basin with motion controlled under cabinet LED pathway lighting
- 12"x 24" porcelain tile on bathroom floors and matching 24"x 48" wall tile on walls and matching 2"x 2" shower floor tile
- WaterSense Certified Kohler brushed nickel rain shower head, hand shower on slide bar and faucets
- Water conscious low flow Kohler dual-flush toilets
- NuHeat electric floor heating system with LCD signature touchscreen and wireless control
- Walk-in showers encased in frameless glass and floor-to-ceiling tile with a shower niche for convenient storage

DESIGNER MASTER ENSUITES

- Generously-sized walnut veneer or contemporary flat painted floating cabinetry, polished marble stone slab countertops with 4" mitered stone apron and under-mount wash basin with motion controlled under cabinet LED pathway lighting elevate the year-round spa experience
- Oversized mirrors with in-wall recessed medicine cabinets for organization
- Soft-close mechanisms and brushed nickel hardware on cabinetry
- 24"x 24" polished marble (False Creek) or honed limestone (English Bay) or polished marble (Beach District) tile floor and walls with coordinating 2"x 6" shower floor tile
- WaterSense Certified Kohler brushed nickel wide-spread wall mounted vanity facets
- WaterSense Certified Kohler brushed nickel rain shower head, hand shower on slide bar and faucets
- WaterSense Kohler dual-flush toilets
- NuHeat electric floor heating system with LCD signature touchscreen and wireless control
- Linear-style soaker tub surrounded in a polished marble, or limestone tiled tub deck (see Schemes)
- Generous walk-in showers encased in frameless glass and floor-to-ceiling polished marble or limestone tile with marble mosaic floors and tiled drain, and a shower niche for convenient storage

SAFETY & SECURITY

- Safety features incorporated through a comprehensive CPTED Analysis that identifies measures for Crime Prevention Through Environmental Design – some of which include:
 - Electronic key-fob controlled access at main building entry points
 - Controlled underground parkade with secured entry gates, ample lighting and closed-circuit camera
 - All homes pre-wired for in-suite security systems
 - Solid core suite entry door with Mortise lock set and peephole
 - State-of-the-art fire protection including sprinklers and smoke detectors in every suite