

# FEATURES

## ARRIVAL

- Architectural design by Casola Koppe. Interior design by Area3
- Over-height entry with dramatic lighting, finishes and reclaimed timber from the former Carpenters' Union Hall

## SUITE FINISHES

- Individually controlled Air Conditioning in each home
- Contemporary flat panel entry door with polished chrome lever and deadbolt
- Decora light switches with combination Duplex and USB charging ports throughout each home
- Two custom designed colour personalities to choose from: Hillhurst and Sunnyside
- Contemporary-style laminate flooring
- 4" Painted baseboards, door mouldings and window mouldings throughout each home
- Over-height ceilings in the living areas
- Cut-pile trackless stain resistant carpeting throughout the bedrooms
- Front-loading Energy Star two-piece stackable washer and dryer by Whirlpool
- Contemporary roller solar shades on each exterior window

## KITCHEN

- Choice of two colour personalities:

### Sunnyside (Chestnut)

- » Contemporary v-edge high-gloss white cabinet doors with chrome pulls
- » Square eased edge, 3cm quartz countertops and ceramic subway tile backsplash

### Hillhurst (Mocha)

- » Square edge high-gloss lacquered cabinet doors in Stone Grey
- » Crystal Ivory polished 3cm quartz countertops
- » Elegant paper-folded pattern Italian porcelain tile backsplash

### • Energy efficient Appliances

- » ActiveSmart™, Energy Star Stainless Steel Fridge – 17 cu. ft. Counter Depth Bottom Freezer by Fisher & Paykel
- » 30" Low profile, 4 Burner Gas Cooktop with centralized controls by Bosch
- » 30" Stainless steel Single Wall Oven by Bosch
- » 24" Stainless steel Dishwasher by Bosch with stainless steel interior tub and sound-reducing technologies
- » 30" Over-the-Range Microwave by Bosch with multi-speed fan and 1000W max Microwave power
- » ½ Horsepower InSinkErator Badger® with Quiet Dura-Drive® Induction Motor

- Speciality cabinetry with soft-close mechanisms, built-in wine rack and space-saving Magic Corner storage device, where available
- Deep under-mount double sink by Franke
- Chrome Hansgrohe SemiArc kitchen faucet with extractable spray nozzle
- Recessed 50,000 hr LED kitchen pot lights
- Under-cabinet puck lighting to illuminate work spaces

## BATHROOM

- 12" x 24" Porcelain tile flooring in bathrooms and utility space/laundry closet
- Private master ensuite with frameless shower enclosure
- Elegant square edge quartz countertops and backsplash with rectangular under-mount sink and Hansgrohe faucet
- Kohler Moxie showerhead and wireless speaker enabled with Bluetooth technology in ensuite
- Single-lever Grohe Eurosmart shower diverter with Kohler showerhead

- Large vanity mirror with specialty cabinetry for maximum storage
- Under-vanity LED lighting with nightlight motion sensor
- Polished chrome towel bars and accessories

## THOUGHTFUL DETAILS THROUGHOUT

- Overheight ceilings in the living areas
- Digital temperature controls provided by Nest
- Combination USB / electrical outlets conveniently located throughout the home
- Fibre optic backbone cable for high speed internet and digital cable entertainment
- Generous walk-through closet with dual-sided storage
- 16" closet linen shelving and hang bars
- Spacious terrace or patios with gas BBQ hookup
- Two individually coded security fobs for parkade, front entrance and common areas
- Individual storage lockers and secure bicycle storage

## BUILDING DETAILS · SAFE AND SOUND

- Stylish concrete construction with industry leading Window Wall technology. Energy Efficient, Low E Windows with integral tinting to reduce glare and solar gain
- Enterphone with camera surveillance
- Hard-wired smoke detectors
- Fire sprinklers throughout
- Secure, bright underground parkade with carwash station
- **BUILT GREEN® Homes**
  - » Provide greater energy efficiency and reduce pollution and waste
  - » Provide healthier indoor air
  - » Reduce water usage
  - » Preserve natural resources
  - » Improve durability and reduce maintenance
  - » HRV for constant fresh air
- **1-2-5-10 Building Warranty** provided by Blanket
  - » 1 year for defects and material labour
  - » 2 years material and labour related to delivery and distribution systems warranty
  - » 5 years coverage for defects in the building's envelope
  - » 10 years coverage for major structural components



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