

FEATURES

WELCOME HOME

- ▶ Arrive home to luxuriously appointed towers designed by award-winning IBI Architects, featuring double height, elegantly appointed lobbies with the added convenience of a 24-hour concierge
- ▶ Have peace of mind with solid reinforced concrete construction, offering superior durability, ease of maintenance, and quiet living
- ▶ Enjoy large outdoor balconies and/or terraces, for relaxed living, or entertaining friends and family
- ▶ Stylish, modern homes with expansive windows that maximize natural light and sweeping views
- ▶ Year-round comfort with in-suite controlled air conditioning, heating, and ventilation, provided by a connection to the utility-managed community energy system, which increases reliability, optimizes energy use, and reduces greenhouse gas emissions
- ▶ Comprehensive 2-5-10 year home warranty protection: 2-year coverage on labour and materials; 5-year coverage on building envelope; 10-year coverage on major structural items

PREMIUM SUITE FINISHES

- ▶ Choose from three professionally designed colour palettes to personalize your home: Gilmore, Dawson, or Lougheed
- ▶ Contemporary wide plank laminate flooring throughout kitchen, living, and dining areas creates an elegant continuity between spaces
- ▶ Premium wool blend bedroom carpet throughout bedrooms and walk-in closets
- ▶ Master bedroom closets outfitted with built-in millwork to keep clothes organized
- ▶ Whirlpool full-size high-efficiency front-loading stacked washer and dryer, with 12"x24" porcelain tile flooring in laundry closets
- ▶ Expansive, over-height 9' flat-painted ceilings throughout living spaces (in most homes)
- ▶ Over-height 7' interior doors create a grand and open feeling
- ▶ Comfort and privacy provided by UV blocking white roller blinds on all exterior windows, in addition to a high performance and acoustically engineered window system designed to reduce noise transfer while increasing UV protection and insulation

LUXURIOUS BATHROOMS

- ▶ Refined bathrooms feature 12"x24" premium marble or limestone tile flooring (scheme dependent)
- ▶ NuHeat heated floors in master or primary bathroom
- ▶ Timeless 3cm composite stone countertops with 8" high backsplash create spa-like serenity
- ▶ Custom cabinetry with sleek integrated finger pulls and soft-close mechanism
- ▶ Medicine cabinet included in all bathrooms provides additional storage
- ▶ Sleek single-lever faucet with undermount sink
- ▶ Inviting soaker tubs feature distinguished marble or limestone tile apron front (scheme dependent)
- ▶ Frameless glass enclosed shower with slim profile acrylic base, equipped with a convenient slide bar and handheld shower arm, and single lever, pressure-balanced control
- ▶ Shower walls feature ceramic tile with convenient recessed tile niche for storage
- ▶ Water-conscious low flow toilet with soft-close seat
- ▶ Contemporary and functional mirror complement designer-chosen wall sconces and pot lighting



GOURMET KITCHENS

ONE & JR. TWO BEDROOM HOMES

- ▶ Integrated European Appliance Package featuring:
 - 24" Blomberg paneled refrigerator with bottom mount freezer
 - 24" Fulgor Milano stainless steel 4-burner gas cooktop
 - 24" Fulgor Milano convection wall oven
 - Blomberg EnergyStar-rated paneled dishwasher
 - 24" slim profile Faber pullout hood fan
 - Under-counter 1.6 cu ft Panasonic microwave with stainless steel trim kit
- ▶ Sophisticated 3cm composite stone countertops and matching waterfall gable ends on multi-functional kitchen islands, with under-counter microwave and cabinets for storage, as well as an extended kitchen work surface or dining space for four guests (refer to plan)
- ▶ Extra deep single-bowl stainless steel undermount sink featuring garburator with countertop push-button control allows for effortless food preparation and clean up

TWO & THREE BEDROOM HOMES

- ▶ Integrated European Appliance Package featuring:
 - Two side-by-side 24" Blomberg paneled refrigerators with bottom mount freezer
 - 30" Fulgor Milano stainless steel 5-burner gas cooktop
 - 30" Fulgor Milano convection wall oven
 - Blomberg EnergyStar-rated paneled dishwasher
 - 30" slim profile Faber pullout hood fan
 - Under-counter 1.6 cu ft Panasonic microwave with stainless steel trim kit
- ▶ Stylish 3cm composite stone countertops and matching waterfall gable ends on kitchen islands, with breakfast bar overhang
- ▶ Extra deep double-bowl stainless steel undermount sink featuring garburator with countertop push-button control

ALL HOMES

- ▶ Built-in nook with composite stone countertop, to be used as a functional desk or computer area (in most homes), complete with plug-in USB outlet for convenient charging of your smartphone or other electronic devices
- ▶ Built-in pantry with adjustable interior shelving for optimal organization
- ▶ Premium marble or limestone tile over-height backsplash impressively frames the kitchen (scheme dependent)
- ▶ Custom cabinets with soft-close mechanism, integrated finger pulls on all doors and drawers for sleek flush cabinetry, and premium drawer sides and slides
- ▶ Contemporary polished chrome kitchen faucet with extractable spray for convenient clean up
- ▶ Energy-efficient under-cabinet LED lighting and recessed pot lighting in kitchen area gently illuminates the entire workspace

SAFETY AND SECURITY

- ▶ State-of-the-art security systems, including electronic keyless lobby entry phone, access controls to each floor, and amply-lit gated keyless underground parking for residents and visitors
- ▶ Access controlled, well-lit storage and bike rooms with motion sensors
- ▶ All homes prewired for in-suite security systems
- ▶ Solid core wood entry door with peephole and deadbolt
- ▶ Continuous fire protection, including sprinklers and smoke detectors in all homes and common areas