

EXCEPTIONAL LOCATION

- 10 Minute walk from the new Aberdeen SkyTrain station
- Close to Minoru Park, Garden City Community Park and Brighthouse Park
- Easy access to excellent schools, Kwantlen Polytechnic University, BCIT Aerospace campus, restaurants and karaoke bars
- Shop nearby at Aberdeen Centre, Yaohan Centre, the Golden Village, Lansdowne Centre and Richmond Centre
- Short drive to SilverCity Cinemas, the Richmond Library, Minoru Aquatic Centre, numerous golf courses and driving ranges
- Easy access to local transit, Highway 99, Vancouver International Airport (YVR), and the U.S. border crossings

BUILDING OVERVIEW

- 251 Homes ranging from Studios to 3-Bedroom suites
- Contemporary, modern architecture
- Excellent soundproofing between suites
- An expansive fitness centre
- Daycare facility
- Beautifully landscaped common gardens
- Grade-level suites have private yards
- Secure underground parking for residents and guests, as well as bicycle storage availability
- Garbage compacting facility to minimize collection costs
- Laundry facilities, recycling room
- Landscaped rooftop with additional common area
- Community car sharing network

STANDARD FEATURES

- 2 Decorative colour schemes
- Quality, ultra durable laminate faux-wood flooring throughout entry, hallways, den, kitchen, living and dining rooms
- Well wearing contemporary textured loop carpet in bedrooms
- Modern decorative light fixtures
- Designer 1" horizontal window blinds
- Contemporary slab doors and trim
- Full 8' high bi-fold or mirrored bi-pass closet doors for easy access storage
- Elegant brushed chrome lever handles
- Wire-coated shelving with two upper shelves per closet
- High-capacity CAT-5 wiring with telephone/cable/data outlets throughout

KITCHENS

- Stone-look laminate counters
- Elegant ceramic tile counter backsplash
- Contemporary faux-wood grain cabinets with concealed pulls on upper cabinets and elegant stainless steel pulls on lower cabinets
- 30" Height upper cabinets
- Stainless steel sink with single lever faucet
- Appliance package:
 - 30" / 17.6 cu. ft. top-freezer refrigerator with black finish
 - 30" Self-clean freestanding electric range with black finish
 - 30" Hood fan with black finish
 - 24" Built-in dishwasher, stainless steel interior with black finish
- Stacking washer and dryer optional:
 - 24" / 2.9 cu. ft. front load Energy Star® washer in a white finish
 - 24" / 3.8 cu. ft. front load dryer in a white finish with a stainless steel drum

BATHROOMS

- Warm-coloured stone-look vinyl flooring
- Stone-look laminate counters and backsplash
- Contemporary faux-wood grain vanity cabinet with one or more drawers
- Large mirror with decorative light bar
- Porcelain sink
- Soaker tub with full height large-scale ceramic tile and shower surround
- Contemporary bathroom accessories

UPGRADE FEATURES

BEDROOMS

- Laminate faux-wood flooring throughout bedrooms

KITCHEN

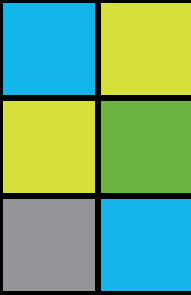
- 42" Height upper cabinets
- Granite countertop
- Single lever faucet with pull-out spray
- Stainless steel appliances
- Over-the-range microwave / hood fan combination with stainless steel finish, or a Sakura® hood fan with stainless steel finish
- Garborator in kitchen sink

BATHROOMS

- Large-scale polished porcelain ceramic tile floor
- Decorative band of polished marble mosaic tile on tub surround



Live Your Life. Love Your Freedom.



SUSTAINABILITY AND ENERGY EFFICIENCY

- Energy and cost efficient geothermal heating and cooling system
- Individual zone control heating and cooling
- Programmable thermostats
- Eco-friendly paints and sealant
- Energy and water efficient front-load washer and dryer
- Green roof system over daycare facility
- Drought tolerant landscaping
- Energy efficient, Low E exterior window glazing keeps homes warm in the winter, cool in the summer, reduces UV fading of blinds and upholstery, and provides extra sound insulation
- Energy efficient lighting in common areas

PEACE OF MIND

- Grade level suites pre-wired for security systems
- Monitored fire alarm and sprinkler system in all homes and common areas
- Hard-wired smoke detectors
- Controlled access to lobby entrance and well-lit underground garage
- Acoustical walls between suites built for optimal soundproofing
- Composite R-21 exterior walls and R-30 ceiling insulation
- Advanced building envelope rain screen technology
- All homes are protected by Canada's leading insurer, Travelers Guarantee Company of Canada, with a comprehensive 2-year material and workmanship warranty, a 5-year water penetration warranty, and a 10-year structural warranty

AWARD-WINNING TEAM

- Developed, built and marketed by a team of award-winning professionals:
 - Developed by Oris Consulting Ltd.
 - Designed by Patrick Cotter Architect Inc.
 - Built by Penta Builders Group Inc.
 - Interiors by Jane McCutcheon Designs
 - Marketed by RE/MAX Westcoast Steveston Real Estate

