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THE
CARLYLE

A New Perspective

A contemporary, art deco inspired, concrete tower coming soon to Victoria Hill, New Westminster's renowned master-planned community.

Discover the expansive views, oversized balconies, and high end finishings of this landmark residence – the latest edition to this growing neighbourhood.

FEATURES

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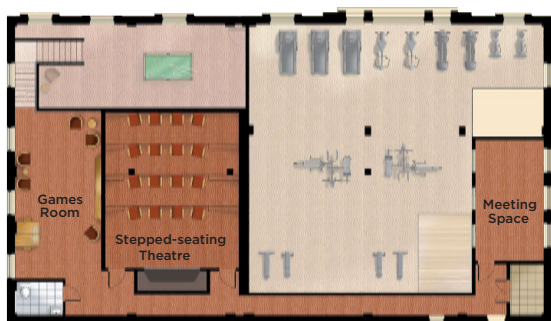


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Boiler House

Designed by architect Henry Whittaker, this heritage art deco boiler plant adjacent to The Whittaker was originally a functional steam plant providing a reliable source of heat to all the buildings on the site. Dating back to the 1930's it features asymmetrical step-massed architecture, gothic-inspired quatrefoil insets, and narrow linear windows. A technical innovation of its time, the Boiler House will be a landmark amenity and is the inspiration for the character and ambience of The Whittaker.



MEZZANINE LEVEL 1,955 (approx)



MAIN FLOOR 4,445 (approx)

Amenities

- Landscaped courtyard with outdoor basketball court
- Professionally equipped gym with private men's and women's shower and changing facilities
- Spacious multipurpose entertainment area with pool table, games tables, lounge seating and dining area
- Integrated open plan kitchen with complete set of appliances
- Upper mezzanine level with quiet study and reading library
- Private media room with club-style lounge chairs and overhead movie projector
- Enclosed meeting room for private gatherings

Dimensions, square footages and floor plans are approximate only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Final floor plans may be a mirror image of the floor plans shown above. The Developer reserves the right to make changes to the floor plans, project design, appliances, specification and features, E.&O.E.



ARCHITECTURE

- Inspired by modern Art Deco style
- 27 floor of solid, reinforced concrete with glass exterior walls using the latest principles of envelope design
- Oversized fresh air balconies with breathtaking river and park views allow for true outdoor living
- Designed to respect the natural, sloping topography and preserve all the heritage landscaping

INTERIORS

- Two tastefully-designed colour schemes – Dusk or Dawn
- Over height 8'8" ceilings
- Premium bevel-edge single plank laminate flooring in Italian Chestnut or African Walnut
- Premium trackless, stain resistant berber-styled carpeting in all bedrooms
- Horizontal 1" Venetian blinds on all exterior windows
- Whirlpool front loading, high-efficiency stacking washer and dryer
- State-of-the-art energy efficient electric fireplace with elegant wood mantel top
- Contemporary flat paneled flat swing doors on all closets
- Convenient wire shelving in all closets
- Contemporary ceiling lights installed in all bedrooms
- Decorative baseboards and coordinated door mouldings
- Multiple connections for cable, telephone and high speed internet

GOURMET KITCHENS

- Chocolate Hazelnut or Cherry coloured natural grained, laminate cabinetry with brushed stainless pulls
- Over height upper cabinets with convenient pantry-style shelving (in most homes)
- Solid imported granite slab countertops, some with breakfast bar overhang
- Undermounted, extra deep double bowl stainless steel sink with in-sink waste disposal
- Contemporary single lever faucet with integrated extension spray
- Full height, matte white 4"x16" ceramic tile backsplash
- High-end, Stainless Steel Whirlpool appliances including:
- 22 cu.ft. Energy Star Whirlpool Gold bottom-freezer refrigerator with electric controls and an ice maker
- 5-level Energy Star tall tub dishwasher
- Slide-in gas range with 4 sealed gas burners and self cleaning oven
- 1.7 cu.ft. built-in microwave with built-in-3speed hood fan
- Matte finish, oversized imported 12"x 24" ceramic floor tile
- Warm track lighting and ambient pendant lighting



LUXURY BATHROOM

- Chocolate Hazelnut or Cherry natural grained, laminate cabinetry with roll out storage and brushed stainless pulls
- Soaker tub and/or glass enclosed shower with single lever, pressure balanced shower control
- Granite countertops with undermounted sink and modern chrome faucet
- Over height 12" X 18" tub and shower tile surround
- Hand set 12"x 24" floor tile
- Coordinated polished chrome accessories
- Polished edge vanity mirrors in all bathrooms
- Contemporary bathroom vanity lighting

On-Site AMENITIES

- Two fully furnished designer guest suites
- Impressive outdoor cascading water feature inspired by Art Deco style
- mcbridge Blvd. pedestrian overpass connecting Carlyle residents directly with Queens Park
- Private elevated terrace with expansive lawn
- Exclusive access to the revitalized heritage building, The Boiler House with updated facilities including:
 - Entertainment size social lounge including fully functional kitchen
 - Games area
 - Media room outfitted with stepped theatre seating
 - Professionally equipped, multi-staged fitness studio
 - Private men's and women's change rooms
 - Library
 - Outdoor basketball court
 - Outdoor patio
 - Reliable on-site resident caretaker
- Landscaped courtyard with mature heritage trees and central water feature in addition to expansive green space throughout Victoria Hill

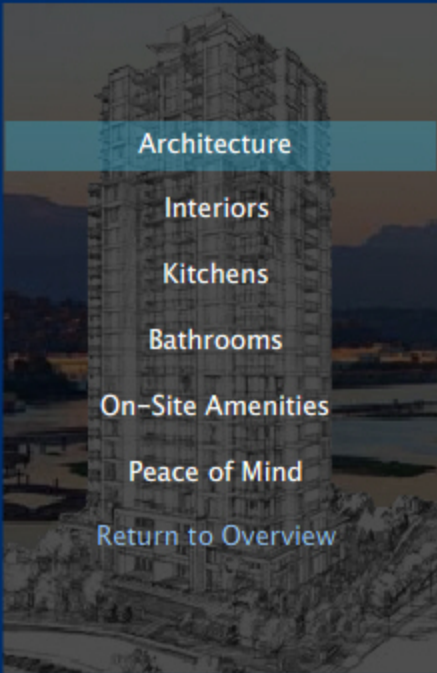
YOUR PEACE OF MIND

- Convenient and secure wireless entry access
- Lobby entrance enterphone with surveillance camera
- Secure mail room with key-fob entrance
- Well-lit underground parking with controlled access security gate and ample visitor parking
- 2 high speed elevators with floor specific access
- Solid wood suite entry doors complete with secure, stainless nickel anodized lock set and peephole
- Homes pre-wired for in-suite security system
- Fire protection sprinkler systems in all homes and common areas
- All homes backed by 2-5-10 National Home Warranty. Offering



2 year in-home coverage for workmanship and materials, 5 year water penetration coverage and 10 year structural coverage all for your peace of mind

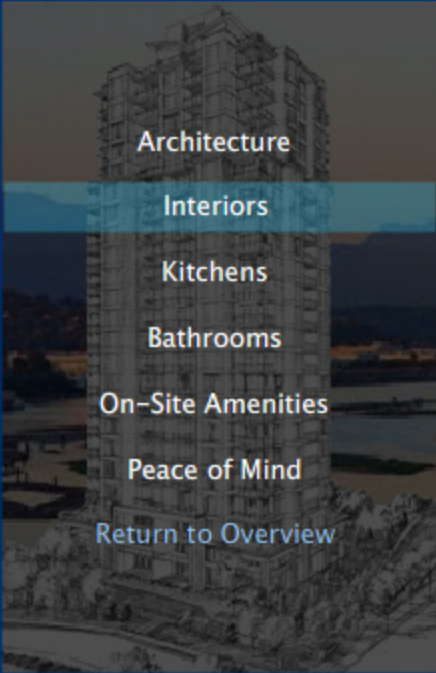


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Architecture

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Interiors

- Two tastefully designed colour schemes – Dusk or Dawn
 - Premium bevel-edge, single plank laminate flooring in Italian Chestnut or African Walnut
- Berber-style, trackless carpeting in bedrooms
- Over height 8'8" ceilings with floor-to-ceiling glazed windows
- Horizontal 1" venetian blinds on all exterior windows
- Whirlpool front loading, high efficiency stacking washer and dryer
- State-of-the-art, energy efficient electric fireplace with contemporary wood mantel top

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Interiors

- Contemporary flat paneled swing doors on all closets
- Convenient wire shelving in all closets
- Decorative baseboards and coordinated door mouldings
- Contemporary ceiling lights installed in bedrooms
- Multiple connections for cable, telephone and high speed internet

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Kitchens

- Chocolate Hazelnut or Cherry coloured natural grained laminate cabinetry with brushed stainless pulls
- Over height upper cabinets with convenient pantry-style shelving (in most homes)
- Solid imported granite slab countertops, some with breakfast bar overhang
- Undermounted, extra deep double bowl stainless steel sink with in-sink waste disposal
- Contemporary single-lever faucet with pull down spray
- Full height contemporary matte white ceramic tile backsplash

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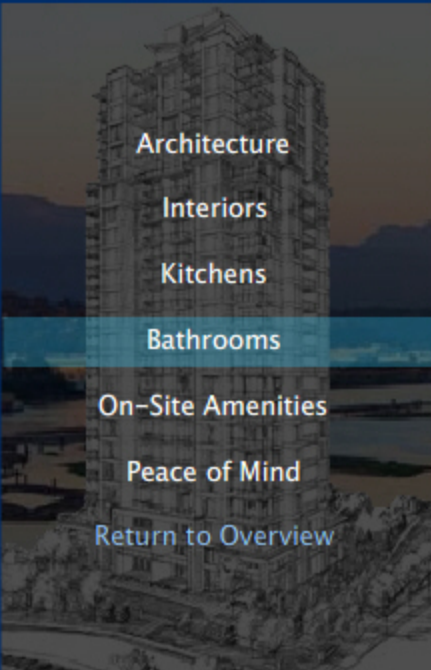
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Kitchens

- High-end, stainless steel Whirlpool appliance package including:
 - 22 cu. ft. Energy Star Whirlpool Gold bottom-freezer refrigerator with electronic controls and an ice maker
 - 5-level Energy Star tall tub dishwasher
 - Slide-in gas range with 4 sealed gas burners and self cleaning oven
 - 1.7 cu. ft. microwave with built-in 3-speed hood fan
- Matte finish, oversized imported 12" x 24" ceramic floor tile
- Warm track lighting and ambient pendant lighting

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Bathrooms

- Chocolate Hazelnut or Cherry natural grained laminate cabinetry with roll out storage and brushed stainless pulls
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- Granite countertops with undermounted sink and modern chrome faucet
- Over height 12" x 18" tub and shower tile surround
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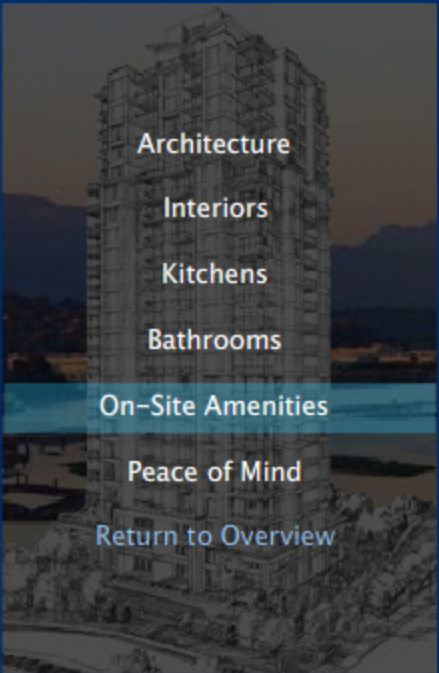


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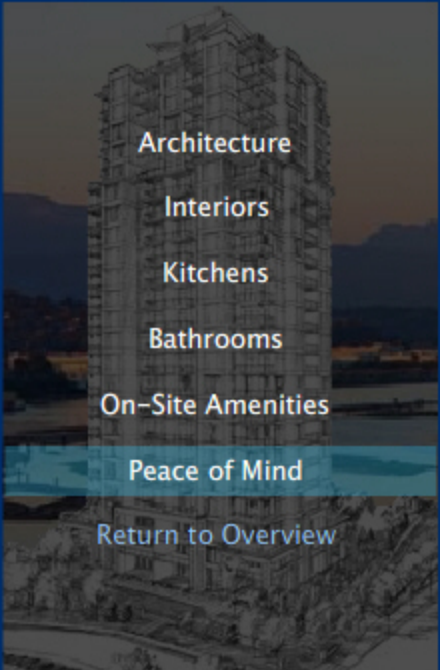
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On-Site Amenities

- Two fully furnished designer guest suites
- Impressive outdoor cascading water feature inspired by Art Deco style
- McBride Boulevard pedestrian overpass connecting Carlyle residents directly with Queens Park
- Private elevated terrace with expansive lawn
- Games room and lounge with kitchen, perfect for entertaining
- Professionally-equipped fitness studio with outdoor terrace
- Fully-equipped media room
- Strata meeting room
- Picturesque landscaping including more than 40 acres of dedicated green space at Victoria Hill as well as numerous species of old-growth trees connected by an extensive pedestrian trail network

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Peace of Mind

- On-site building manager
- Convenient and secure wireless building entry access
- Lobby entrance enterphone with surveillance cameras
- Secure mail room with key-fob entrance
- Well-lit underground parking with controlled access gate and ample visitor parking
- 2 high speed elevators with floor specific access
- Solid wood suite entry doors complete with secure, satin nickel anodized lock set and peephole
- Homes pre-wired for in-suite security system
- Fire protection sprinkler systems in all homes and common areas
- All homes backed by a 2-5-10 year home warranty. Offering 2 year in home coverage, 5 year water penetration coverage and 10 year structural coverage all for your peace of mind

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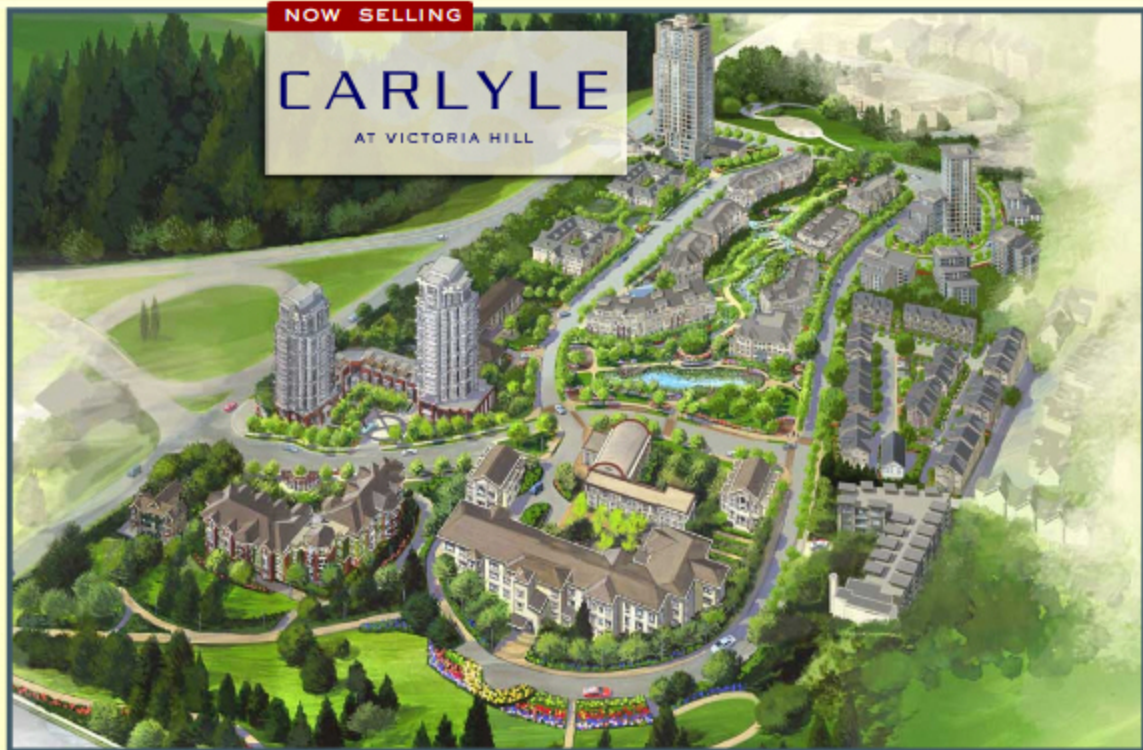
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CARLYLE

AT VICTORIA HILL



LUXURY HIGHRISE LIVING



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