



THE INTELLIGENT APPROACH TO LIVING

INTELLIGENTLY DESIGNED FOR YOU

- Architecture by award-winning Henriquez Partners
- 18 storey reinforced concrete structure with low-e window wall glazing
- Building massing and envelope designed to complement the local climate
- Luxuriously furnished double height lobby entry with floor-to-ceiling glass
- Glass-surrounded amenity lounge, floating over under-lit reflecting pools
- Acoustically engineered Ipod-ready yoga/Pilates studio
- Staggered, oversized balconies for enhanced volume, sunlight, and outdoor living
- Etched glass screens in aluminum frames for increased balcony privacy where applicable
- Homes oriented to maximize spectacular nature vistas

SUSTAINABILITY

- Designed to stringent Silver status in Residential Environment Assessment Program (REAP), created by the UBC Office of Sustainability and based upon LEED standards for environmentally sustainable design and construction
- Waste- and energy-conscious approach to construction and site management
- Heating and cooling via high efficiency Variable Refrigerant Flow technology in all homes for customized comfort (lower energy consumption, superior indoor air quality, and ozone friendly refrigerant)
- High-performance thermal envelope, minimizing unwanted solar gains and heat loss (reduces heating and cooling costs)
- High efficiency landscaping and water features system, designed to irrigate plants and reduce storm water run-off
- Energy Star-rated appliances (water + energy savings)
- Dual flush toilets, and low-flow faucets and shower heads (water + energy savings)
- Energy Star-rated washing machine and dryer with auto water adjustment system (water + energy savings)
- Forest Stewardship Council (FSC) certified wood veneer cabinetry with over 80% recycled materials by weight
- Under-counter kitchen bin recycling system
- Forest Stewardship Council (FSC) certified hardwood floors
- Low-emission materials including paint, sealants, adhesives, and green label carpets for healthier living
- Walking distance to area amenities including Pacific Spirit Park trails, community parks, public transit, schools, and the new Wesbrook Village via pedestrian-only green streets (gas savings)
- Busing service for elementary students to and from school (gas savings)

INSIDE SAGE

- Refined interiors by Kodu Design in Light or Dark
- Oversized Ash veneer entry door with polished chrome levers
- 8'6" floor-to-ceiling in main living areas
- Open-plan living, dining, and kitchen
- Expansive floor-to-ceiling window walls in living areas with custom sheer weave roller shades

- 7" wide plank engineered Oak wood floors in matte finish through living areas, kitchen, and hallways
- 100% plush wool carpeting in bedrooms
- 4" flat profile painted baseboards
- Recessed fluorescent pot lights throughout kitchen and hallways
- Sliding balcony doors where possible, allowing for open, airy transitions between indoor and outdoor living
- Blomberg front loading washer and dryer

KITCHEN

- Custom horizontal-grained natural wood veneer kitchen cabinetry by Dada of Italy. Dada has been producing kitchens at Mesero in the province of Milan since the early seventies, providing cutting-edge kitchen systems to such influential designers as Sir Norman Foster, Jean Nouvel, and Luca Meda. For Sage, choose between 2 Ash wood color schemes.
- Full face outer-drawer and double inner-drawer system, finished on all 6 sides
- Blu-motion impact-resistant drawer closing technology with aluminum mitred edge
- Polished engineered quartz slab countertops with micro bevel edge detailing
- Full height back-painted tempered glass backsplash
- Recessed under-cabinet lighting
- Island bar in all homes (except H) with polished engineered quartz slab countertops and wood end gables
- 9" depth at island bar for counter height seating
- 8" deep double bowl stainless steel under-mount sink
- Motegi single-lever faucet with pull-out spray in polished chrome
- AEG stainless steel 5-burner gas cooktop with 16,000 BTU Wok Burner
- AEG 30" stainless steel convection oven
- Panasonic stainless steel microwave with trim kit
- Blomberg fully integrated stainless steel dishwasher
- Blomberg fully integrated bottom mount refrigerator, 2 in most homes
- Built-in 30" or island 36" stainless steel ventilation hood vent

BATHROOMS

- Custom wall-hung, horizontal-grained Ash wood vanity cabinetry with satin aluminum cabinet pulls by Dada of Italy
- Water repellent-sealed Ash wood countertop and backsplash
- Sumptuous 33.5" or 23.5" Flaminia Nuda vessel sinks
- Imported 4"x24" honed limestone tile floors
- Custom designed frameless backlit mirror with concealed medicine cabinet
- Separate frameless glass walk-in shower with limestone tile surround and mosaic tile floor (ensuite only)
- Deep soaker tub with limestone (ensuite) or porcelain (main) tile tub deck and surround
- Contemporary Motegi polished chrome faucets and shower sets
- Seido dual flush water closet with soft close seat by Caroma

FEATURES

PENTHOUSES

- In addition to the items listed above, the 5 penthouses will be finished with the following:*
- Overheight 9'9" floor-to-ceiling
 - AEG 24" stainless steel steam oven
 - Built-in Gaggenau stainless steel, fully automated cappuccino machine
 - Oversized 67" freestanding soaker tubs in PH4 and PH5
 - Laundry room with imported limestone tile floor in PH4 and PH5
 - EcoSmart flue-less fireplace in Vivid White from Australia
 - Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
 - In-suite security panel with door and window contacts, and motion sensors
 - Private secured double car garage

TOWNHOMES

- In addition to the items listed above, the 7 townhomes will be finished with the following:*
- 3 storey reinforced concrete structure with second entrance from pedestrian-only green street
 - Overheight 9'3" floor-to-ceiling in the ground floor, and 8'9" in the second floor
 - Wall-mounted 37" electric fireplace
 - In-suite security panel with door and window contacts, and motion sensors
 - Private secured double car garage with direct home access

OPTIONS

- Custom closet organizers by Sunburst
- Outdoor pressure-treated Douglas Fir wood decking by Dream Decks
- EcoSmart flue-less fireplace from Australia
- Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
- A limited number of gated double car garages available

PEACE OF MIND

- Safe and secure reinforced concrete and steel construction
- Main lobby with 8 hr full service concierge/security presence
- Building-wide electronic access control system linked to concierge desk
- 24-hr digital video recording surveillance of building entry points
- Battery backup of critical building security systems in case of power failure
- Secured underground parking with bright lighting, digital cameras, and emergency alert buttons
- In-suite security pre-wiring, allowing for scalable addition of devices and monitoring
- Monitored fire sprinklers in all homes and common areas
- Video entry system for identification/screening of guests
- Elevators with restricted floor access
- Comprehensive warranty protection by Travelers Guarantee, including coverage for: Materials and labour (2 years), Building envelope (5 years), Structural defects (10 years)

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standard of this development. E.& O.E.

