

Features Highlights

Stylish Interiors

- Your choice of two natural colour schemes: Espresso or Latte
- Over-height 9ft ceilings on all floors
- Over-size energy efficient windows for maximum natural light and views
- Thoughtful room layout with plenty of storage in hinged closets (no flimsy bi-folds!)
- Beautiful and highest quality “Torlys Classic Plus” eco-engineered wide plank laminate floors – 35 yr warranty
- 32 oz Stainmaster soft nylon loop carpet in all bedrooms with plush foam underlay
- High-performance brands, including Kohler, Grohe, Whirlpool, Samsung, Torlys
- In-suite laundry hook-up(Whirlpool washer dryer optional)
- Dining room directional monopoint halogen light (illumination for your first dinner party ! no need to buy a fixture and hook it up yourself)
- Privacy blinds on all windows
- Taymor Satin nickel interior door pulls and passage hardware
- Resource efficient dual flush toilets, faucets and appliances
- Improved indoor air-quality for residents by using low emission paint, flooring, cabinets
- Efficient electric baseboard multi- zone controllable heating system

The Ultimate Kitchen

- Whirlpool stainless steel 30” slide in range self-cleaning, huge 4.5 cu.ft. capacity with ceramic glass cleantop surface 4 elements
- Whirlpool stainless steel, Energy star, 5 cycle, Quiet Partner sound package, resource-efficient wash system
- Whirlpool Stainless Steel Over the Range built-in Microwave Hood Combo, large 1.6 cu ft capacity, hi flow 2 speed blower 220 CFM
- Samsung Stainless Steel 18 cu ft bottom mount refrigerator with freezer drawer, blue LED display, LED Interior lighting, no frost, twin cooling
- European-style cabinetry with soft-close doors and drawers
- Exquisite polished quartz countertops with your **no-cost choice** of luxurious Grohe Concerto or Kohler Elate kitchen pull-out spray faucet
- Large undermount double stainless steel sink with in-sink garburator
- Full-height ceramic tile backsplash
- Under-cabinet accent halogen puck lighting
- Pendant lighting over eating bar
- Recycling cupboard (most homes)
- Work station with storage cabinet, drawer and power outlet (F plan)



- Directional multi-light track lighting for flexible lighting conditions

Spa Bathrooms

- Oversize shower stalls with frameless glass enclosures (D, E, F plans)
- Deluxe deep soaker tubs
- Chrome towel bars and accessories
- Polished quartz counters and backsplash with under mount sinks (ensuites C2, C3)
- Easy maintenance laminate in second bathrooms (E & F plans)
- Kohler polished chrome taps
- Convenient toiletry nooks in shower or tub enclosure
- Recessed tub-shower lighting
- Fashionable hotel-style curved shower rod
- Porcelain or ceramic bathroom floors
- Functional bathroom cabinets with convenient toiletry drawer(s)
- Soft halogen make-up light bar above full width over-size mirror
- Ventilation fan

Durable Exteriors

- Architecturally selected vinyl siding, HardiPlank siding and cultured stone exterior cladding
- Rain screen construction designed for the west coast climate
- Durable black aluminum balcony railings
- Energy Star high performance windows for superior insulation and UV ray deflection
- Over-sized covered balcony decks and garden level patios for your outdoor furnishing ideas

Landscaping

- Designed by award winning Jon Losee Landscape Architect
- Dramatic lobby entry with reflecting ponds welcoming guests on arrival
- Selection of water tolerant native west coast plants to reduce the need for additional watering
- Ground floor patios maximized for private outdoor space to adjacent suites
- Private walkway to suites fronting on Breslay
- Community garden plots for the hobby gardener to promote organic food choices
- Extensive tree planting to provide welcome shade in from summer sunshine



Common Amenities and Convenience Features

- Spectacular 2 storey floor-to-ceiling stone fireplace and designer selected furnishings
- Stunning Italian designer light chandelier visible from street
- Second floor meeting room with conference table
- Rooftop observation deck
- Community garden boxes
- Sport court/loading bay
- Elevator service from parkade through 4 floors
- Recycling and garbage room convenient to parking area
- Secured visitor parking area
- Handicapped parking
- Car wash bay
- Individual bike/storage lockers for every home included at **no extra charge**
- Single parking space for every home included at **no extra charge**
- Designated community share car space
- On-site security cameras and keyless entry system

Comprehensive Home Warranty

Travelers Canada, Canada's leading provider of real estate insurance products, protects your home with 2-5-10 year coverage for specified defects. Personalized customer service available through Allaire will keep you satisfied with your new home in case of an unforeseen warranty issue. Allaire Construction and Consysys team up with both hard copy book and alternate on-line personalized homeowner Information and service guide for years of reference materials from A-Z with tips on maintaining your new home in optimum condition. Allaire is a registered contractor with the Homeowner protection Office of BC and is committed to exceeding your expectations for quality construction and service. A proud member of Greater Vancouver Homebuilders Association and Urban Development Institute.

The areas shown are from the preliminary strata survey and may change on final strata plan. E&OE.

Developer reserves the right to make modifications at their discretion without notice in order to obtain necessary approvals or for space planning. Buyers are advised to review floorplans to their satisfaction prior to proceeding.

