

Features & Benefits

Living to Match Your Lifestyle

Located in the heart of downtown Port Coquitlam, **AVANTI on Shaughnessy** is within easy walking distance to all amenities, shopping, recreation and transportation (West Coast Express & TransLink bus). For those who enjoy the outdoors, over 25 km of beautiful hiking trails along the scenic Coquitlam River are just steps away from your door!



Your Quality Built Exteriors:

- Contemporary West Coast architecture
- Protective rainscreen technology and umbrella architecture featuring over sized roof lines
- Innovative, durable and environmental friendly fiber cement Certainteed siding with stylish accents of bricks
- Weather-engineered windows that incorporate a concealed air barrier technology contributing to superior rainscreen performance
- Oversized windows that allow an abundance of natural light into each home
- Oversized balconies or ground level terraces

Your Elegant and sophisticated urban designed interiors:

- Two tastefully designed colour schemes including
 - o 1 Thai Almond Slik
 - o 2 Milwaukee walnut
- Over-height 9' ceilings
- Premium 12mm bevelled-edge single plank laminated flooring in Jotoba & Mocca Maple finish
- Mirror closet doors in entrance way and selected bedrooms



- Convenient wire- shelving in all closets
- Decorative 5"baseboards and coordinated door mouldings
- Horizontal Blinds on all exterior windows
- State of the art energy efficient electric fireplace
- Compact stacking front load washer and dryer
- Multiple ports conveniently located for cable, telephone and high speed internet connection



Gourmet kitchens:

- Quartz countertops supporting double bowl Stainless steel under-mount sink with in sink garburator
 - Contemporary chrome single lever faucet with integrated extension spray
 - Extended breakfast bar overhang
 - Premium stainless steel appliance package
 - Imported custom-designed tiled backsplash
 - Deluxe lighting package including warm track lighting and ambient pendant lighting
 - Convenient adjustable shelving in cabinets
 - Thai Almond Slik or Milwaukee Walnut Modern and trendy European style cabinetry
- #### Luxury bathrooms
- Quartz countertops with graceful under mount sink in all bathrooms
 - Modern polished chrome faucet
 - Enclosed shower with single lever , pressure balanced shower control
 - Over-height tub and/or Italian shower ceramic tile surround
 - Spa inspired hand set floor tile
 - Stylish cabinetry with storage
 - Elegant Polished chromed accessories



- Oversized polished edge vanity mirrors in all bathrooms

Avanti amenities, security and peace of mind

- Grand over height lobby with convenient waiting area
Entertainment size game area and social lounge including a fully equipped kitchen
- Convenient and secure wireless access
Lobby and garage entrance enterphone with security camera
Well –lit underground parking with controlled access security gate
Secure satin nickel anodized lockset and peephole on all suit entry doors
- Fire protection sprinkler systems in all homes and common areas
- All homes backed by a 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
- TGI silent floor system with concrete sound proofing between floors
- Centralized high efficient hot water and heating system
- State of the art landscaping

