

features

Committed to Sustainability

- Built Green™ for environmental sustainability
 - Hi-efficiency Energy Star vinyl windows
 - G.E. Energy Star appliances
 - Water conserving Kohler plumbing fixtures
 - Solar powered domestic hot water pre heat system
 - Low VOC emitting interior wall paint
 - CRI Green label certified carpeting for cleaner indoor air quality
 - Rain water collection system assists in irrigation for landscaping
 - Compact fluorescent lighting
 - Locally sourced construction materials reduce transportation requirements and cut down on fuel consumption and exhaust emissions from vehicles
 - Recycled content in building materials such as lumber, carpet, drywall, and insulation
 - Co-operative Auto Network car sharing program in place to reduce the number of vehicles required on roadways
- Durable weather resistant construction
 - Exterior building materials selected for maximum durability in the West Coast climate
 - Vinyl siding, cement fibre board and aluminum handrails offer the best long term solutions for exterior conditions
 - Rain Screen construction protocols give assurance that structures are purposely designed to withstand the harsh moist climate in British Columbia



Architectural Points of Interest

- West Coast Modern design inspired by the works of Neutra and Erickson
- Careful siting of buildings into the natural treed hillside setting offers wonderful terracing for each building, creating generous balconies and decks with potential views from most homes
- Lushly landscaped fingers of flora and water ponds wind through the separating courtyards tying into the pedestrian parkways and trails surrounding the site
- All vehicles will be completely out of sight as the underground road system feeds parking areas beneath each building in the complex and features paver crossings, sidewalk, hanging flower baskets and streetlights

Interior Elements

- Two interior material color schemes: Daybreak & Nightfall
- Flat Panel Prehung doors
- Stylish Pionite laminate kitchen and bathroom counters
- Porcelain floor tile in entry foyer, kitchen and bathrooms
- CRI Green label certified wall to wall carpet with 6 lb. recycled content foam chip foam underlayment
- Ceramic and mosaic tilework for kitchen backsplash and bathroom tub surrounds
- Energy-efficient Dimplex Optiflame electric fireplace with built in flame and heat control with caesarstone mantel
- 5.5" floor baseboards
- 1" mini blinds throughout
- Recessed pot lights in bathrooms, motion sensor light switches and Decora plate covers all included
- 3 head track light bar in kitchen
- G.E. appliance package includes: black Energy Star refrigerator, dishwasher & self clean electric stove. Optional stainless steel appliance upgrades and built in microwave are also available
- Convenience package includes single lever deluxe chrome faucet with integrated pull out spray by Kohler mounted on a deep double bowl stainless steel sink. 1/2 hp food garbage disposer mounted in sink is included

- Polished bevel mirror is included in all bathrooms
- Wire shelving in all closets
- Kohler faucets with polished chrome finish
- Taymor polished chrome bathroom accessories

Security and Customer Service

- Closed circuit TV monitoring of parkade and lobby entrances
- Coded security key fob access system
- Fire sprinklers through suites and common areas of building
- 2-5-10 year New home construction warranty by Lombard General Insurance Company of Canada
- Fully trained and mobile customer care technicians at your service during first year of occupancy

Choices, Choices, Choices...

- Hardwood floors
- Granite slab counters
- 100% New Zealand 60 oz. wool carpet
- Heated tile floors
- Window/Bi-fold trim
- 2" faux wood blinds
- Patio furniture
- Glass panels in kitchen cabinets
- Wine rack system
- Wood shelf closet organizers
- Ledge stone fireplace facing with stained wood mantel
- Crown mouldings
- Marble tile floor/walls
- GE Appliances offer 3 packages plus washer/dryer/microwave oven options
- Windows screens
- Air conditioning and/or ceiling fans
- Dining room chandelier
- Ask your sales rep about how to order any of the dozens of optional finishes available exclusively through Adera