



SAIL

LIVE WEST COAST

It's All In The Details

OPTIONS

AN IDYLIC NEIGHBOURHOOD

- Intimate master-planned community in Wesbrook Village at UBC next to Pacific Spirit Regional Park
- Stunning 21st Century West Coast architecture by Rositch Hemphill & Associates Architects uses wood & brick cladding to celebrate & blend into the natural surroundings
- Extraordinary landscaping with reflecting ponds & coastal planting
- A block away from groceries, a coffee shop, a variety of shops & services & the future University Hill Secondary School & brand new community centre
- Close proximity to museums, research & arts facilities
- Abundance of adjacent "Green" streets – unique pedestrian only streets at UBC for getting around the Village on foot, or by bike

ARCHITECTURE IN CONCERT WITH NATURE

- West Coast Modern inspired architecture: clean, minimal yet warm, elegant, contemporary, harmonious
- Exposed wood beams, cedar soffits, feature walls, inviting warm brick interplayed with glass, HardiePanel
- Attractive, durable Hardie Board siding/shingle & brick accent
- Tall windows for indoor/outdoor living
- Entry of building set in/around water

A PLACE TO RELAX, COME HOME

- Efficient floor layouts with natural materials & clean lines conducive to at-home entertaining
- Adera's signature West Coast Lanai (private rooftop terrace) on all homes on Penthouse level provides impressive personal outdoor living space
- Roomy patio or balcony, ideal for quiet, private relaxation
- Your choice of three distinctive interior colour palettes selected by award-winning designers from Portico Design Group
- Sink your toes into 40 oz carpet with enhanced comfort pad underlay
- Laminate flooring in kitchen, living & dining areas (Penthouse level only)
- Imported porcelain entry tiles for an elegant first impression
- Taymor lever door hardware
- Horizontal blinds for privacy & shade

A KITCHEN TO CREATE IN

- Stainless Steel GE Profile appliances:
 - Side-by-side EnergyStar® refrigerator
 - Built-in cooktops & under-counter wall oven
 - Self-cleaning electric range
 - 1.8 CuFt over-the-range microwave hoodfan
 - Built-in EnergyStar® dishwasher with electronic controls & PermaTuf Tall Tub
- Quartz slab countertops
- Porcelain tile backsplash, option upgrade to quartz
- Quality Kohler plumbing fixtures, with Kohler Purist pull-out faucet
- Durable ¾ hp garburator in-sink disposal

A BATHROOM TO UNWIND IN

- Elegant porcelain floor tiles & quartz slab countertops in bathrooms
- Kohler Verticyl undermount sink with Kohler Singulier, single lever faucet
- Ensuite tiled shower surround with Kohler Singulier shower head

YOUR SAFETY & SECURITY

- Adera's award-winning Customer Care program for your first year of residency
- Closed circuit TV recording of parkade & lobby
- Coded security access key fob system
- Fire sprinklers in suites & throughout corridors
- Motion-activated light sensors for extra safety in parking area
- Secure bike storage for each suite
- 2-5-10 year warranty coverage with Travelers Guarantee Company of Canada

REDUCING YOUR FOOTPRINT (AND OURS!)

- ENERGY STAR windows & appliances
- Motion sensor light switches in bathrooms, corridors & parkade
- Increased insulation which is also zero formaldehyde
- Low flow faucets & shower aerators
- Dual flush toilets
- Water efficient irrigation technology
- Min 50% light fixtures are fluorescent, compact fluorescents or LED
- Rough in for solar panels
- In-floor radiant heating ready to hook into a future neighbourhood energy utility
- Ultra low VOC paint
- Increased air tightness – less draft
- Whisper quiet ventilation fans continuously provide fresh air & regulate humidity
- Dark skies compliant outdoor lighting
- Erosion control during construction
- 70% waste diverted from landfill
- In-suite compost & recycling separation facilities
- Green Label carpet

- Over 50% of materials manufactured locally
- All lumber harvested from sustainable forests
- Compared to an equivalent 6 storey concrete or steel building, a 6 storey woodframe building has a fraction of the embodied energy & other cradle to grave life cycle costs. Wood is the most environmentally friendly structural material for building.

*MODO CAR SHARE FOR EACH SUITE

Car sharing provides considerable benefits on environmental, social & economic levels which is now referred to as the "triple bottom line." MODO Members:

- Save up to \$1,350 per month per average car on auto expenses including loan payments, gas, insurance, maintenance & depreciation
- Improve air quality & act against climate change by producing up to 36 times less CO₂ emissions than the average driver
- Contribute to a Positive Social Outcome which leads to safer, quieter, & less crowded streets with about 2,670 fewer cars on the streets & by driving only 5.8% of the total annual mileage of the average Lower Mainland driver!

*INFORMATION PROVIDED BY MODO THE CAR CO-OP

ADERA CUSTOMIZATION PROGRAM Personalize Your Home To Your Own Unique Lifestyle

- APPLIANCE PACKAGE UPGRADE – GE Monogram appliances for an outrageous degree of luxury, including a state-of-the art induction cooktop/ wall oven combination that will inspire you everytime you prepare a meal
- HARDWOOD FLOORING – wide-plank FSC certified
- QUARTZ BACKSPLASH – rare variety
- ALARM SYSTEM – monitored for when you're away
- GE FRONT LOADING WASHER/DRYER – high performance & compact
- AIR CONDITIONING – to keep it cool when it's West Coast hot!
- HOT TUB ON ROOFDECK – soak away the day's stress (yes, the location is engineered)
- CUSTOM ACCENT WALL PAINTS – selected by award-winning designers

LIVE WEST COAST OPTIONS

- ULTIMATE EURO GOURMET KITCHEN – if cooking really is your thing, this kitchen has ALL the ingredients for an exceptional meal from scratch.
- WEST COAST ROOFTOP LANAI – the ultimate personal outdoor retreat for living large here on the Coast! Add a hot tub, outdoor hardwood tiles to demark your lounge space, for your convenience & for the pleasure of your guests.

All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material specifications & site conditions are solely for illustrative purposes only & may vary from as built development.



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