

Stunning West Coast Architecture and Elegant Interior Design

Reasons You' ll Love Cedar Downs

Jump to the following sections by clicking the links below:

- [Great Neighbourhood](#)
- [Signs of a High Quality Development](#)
- [Kitchen](#)
- [Bathrooms](#)
- [Carpentry and Finish](#)
- [Security and Peace of Mind](#)
- [Outstanding Acoustic Package](#)
- [Energy Efficiency](#)
- [Strata Rules & Fees](#)
- [Storage Locker](#)

Great Neighbourhood

- Close to transit, West Coast Express (800 meters)
- Trail network connects to Cedar Downs
- Close to shopping and entertainment



Signs of a High Quality Development

- Quality/efficiencies that result in low Strata Fees – \$187/month
- Building has extensive acoustic noise-suppression features
- All bedrooms are air conditioned
- 9 foot high ceilings that create an air of elegance compared to standard 8' high ceilings
- Vaulted ceilings on the top floor

Kitchen

- Granite countertops
- Gourmet under-mount sink
- Genuine wood raised-panel cabinets
- Cabinets have wood finish inside
- Recessed lighting under upper cabinets
- Extra height in upper cabinets (more storage)



- Soft-close cabinet doors
- Full extension, soft-closing drawers
- Most lower corner cabinets have a lazy-susan and upper corners have a lighted glass feature
- Full-height tile backsplash between countertop and upper cabinets
- High-end kitchen lighting
- Stainless fridge, filtered water and ice dispenser
- Stainless stove, slide-in with front controls
- Built-in stainless microwave oven
- Built-in sink garburator
- Top-of-the-line *Kohler* faucet
- Built-in soap dispenser
- Stainless dishwasher
- Full size, front loading, stacking washer and dryer

Bathrooms

- Heated tile floor
- Granite vanity top
- Genuine wood raised-panel cabinets
- Full extension, soft-closing drawers
- Built-in medicine cabinet
- Large mirrors
- Heated fog-free mirrors
- Built-in LED night light
- Bright lighting over sinks
- Most master ensuites have 2 sinks
- Tile tub surround with attractive travertine tile
- Rain-heads in most showers
- Up and down sliding rods for shower head height adjustment
- Lighting in showers
- Curved double shower rod

Carpentry and Finish

- Our door height is an elegant 7 feet rather than the standard 6 feet 8 inches
- Extra-large closets
- Bedroom closets have wood built-in shelves rather than wire
- Windows are Low-E with screens
- Windows have 2 inch venetian blinds
- Windows are cased all sides
- High-end moulding package
- An attractive fireplace included



Security and Peace of Mind

We take security seriously:

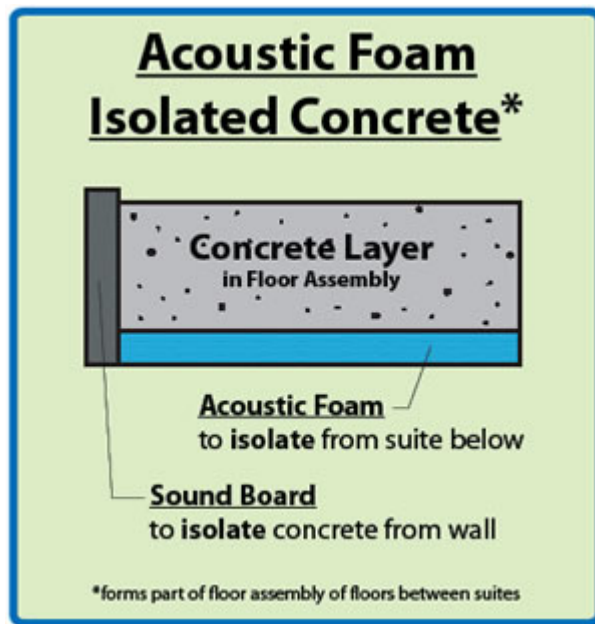
- The building has a multi-camera CCTV system
- Each suite is prewired for a security system
- Our Buildings have a Travelers 2-5-10 year warranty
- Your developer is affiliated with professional associations, including the Urban Development Institute, Canada's Green Building Council, and the Greater Vancouver Home Builders Association



Outstanding Acoustic Package

Floors

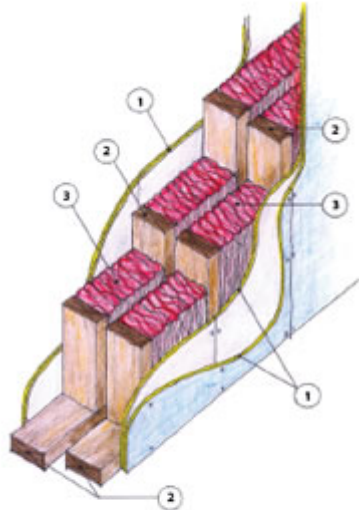
- Floors are either solid concrete or acoustic foam isolated concrete
- The flooring underside assembly has steel-bracketed sound-dampening insulation



Walls

- Side-by-side suites each have their own separate wall
- Walls are insulated, and each side has 2 layers of 5/8" drywall





Acoustic Wall Assembly

1. Double 5/8" drywall layers each side
2. Separated walls to prevent sound transfer
3. Insulation in each wall

Finished Floors

- Wood-grained laminate with acoustic underlay
- Carpet is laid on 10 lb acoustic underlay

Ceilings

- Ceilings between suites have 2 layers of 5/8" drywall
- Ceiling drywall is mounted on sound-bar channel to reduce sound transmission

Other acoustic precautions

- Electrical receptacles are back-insulated on walls between suites
- Features that penetrate the sound barrier are avoided on surfaces between suites
- Vertical main plumbing lines are rubber mounted

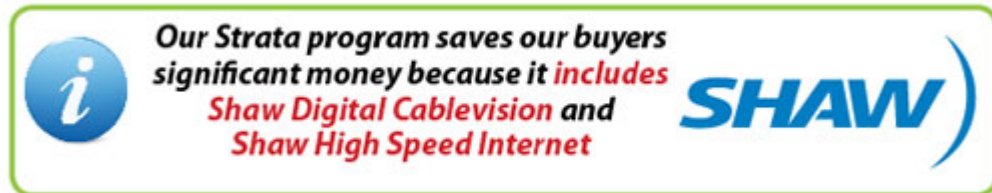
Energy Efficiency

- Our buildings are very energy efficient.
- Low E windows, rain-screen technology, and above-code insulation
- Energy efficiency is great for the environment and saves our owners money on their utilities



Strata Rules & Fees

- Monthly Strata fees are low, estimated \$187/month.
- Strata fees include Shaw Cable with over 100 digital video channels, including many in HD
- Strata fees include Shaw High Speed Internet



- Strata fees include Fire, Water and Earthquake insurance
- 2 pets allowed
- No age restrictions
- Renting permitted. A new BC Law (2010) does not permit Strata Councils to change rental status
- Exercise room and meeting room

Storage Locker

- Every suite has a generous sized, secure, storage locker

