

Exterior

- Designed by JM Architects—well known for Specializing in lowrise mix-use Residential/Commercial buildings & over 20 hotels in North America.
- Exterior features water-resistant cemented panels, used predominately in high-end architecture combined with a highly durable hardiplank siding recognized for its strength & stainability, this product is mildew & mold proof with a great lifespan.
- Private landscaped garden space & urban agricultural plots.
- Resident only clubhouse fully equipped with kitchen is perfect for entertaining parties, & private meetings.
- 2nd floor expansive patio deck approx. 450Sq ft.
- Full of innovative interior designs with unique color schemes provided by NMowlaee Designs.
- Acoustically engineered 6 mil thick glass windows with a larger air space to significantly reduce sound transmission, highly insulated walls & roofs.

Peace of Mind

- National Home Warranty, setting the standard of industry protection, with their 2 year materials & workmanship, 5 year water penetration, and 10 year structure protection.
- Pre-wired security alarm & wired smoke detectors.
- One underground parking per suite + one storage locker.
- Easily access to bike room.
- Secured gated garage with camera security.

Stylish Interiors

- Choose from one of two color palettes customized by Nmowlaee Designs
- Expansive floorplans maximizing the most livable space on each floor, 8' ceiling heights.
- Vinyl 2" wood blinds, durable UV/fade/impact resistant.
- 2 Choices of high pressure laminate flooring 12.3 mil with high performance tread layer in the entry, living, dining, bedrooms & dens, will create an integrated look that flows with contemporary living.
- Solid entry doors complete with polished hardware.
- Electric baseboard heating will provide reliable inexpensive residual heat.
- Stylish lighting fixtures & pot lights.
- Large oversized balconies.

Gourmet Kitchens:

- Open concept kitchens, designed to maximize storage & provide ample room for inspired chefs.
- Energy-Smart stainless steel Whirlpool appliances Include: ceramic cooktop stove/oven combo, built-in dishwasher, microwave hoodfans complete with trim kit, & refrigerators.
- Durable laminate flat-panel, square edge kitchen cabinets (options: White Gloss or Dark Brown Wood) includes soft-closing drawers & doors.
- Countertops compliment by polished white quartz Stone or grey granite stone with full ceramic backsplash.
- Sleek stainless steel double bowl undermount sink.
- Polished steel branded faucets & fixtures with full garburator.
- Extended breakfast bar.

The plans provided here is purely informational and the developer reserves the right to modify the floor plans, specifications, features and dimensions and prices without notice. The square footages noted are approximate and are based on Architectural measurements, final dimensions may vary from those set out. E. & O.E.

Beautiful Bathrooms

- Polished quartz stone on countertops will full backsplash.
- Brand name fixtures & accessories.
- Pre fabricated vanity mirrors complete with plenty of cabinet space.
- White porcelain undermount sinks.
- 2 in 1 shower/soaker tubs.
- Water efficient plumbing fixtures.

“Intelligent Options”**Upgrade

- Luxury package available
- (Ask about our intelligent upgrade options-available to all units)
- Appliance upgrade to Samsung Appliances
- Additional led light strips under cabinets
- One on One Interior Designer will assist with increasing functionality inside your home. Projecting the most living space by using FungShui, & trendy design/color options.

