



HASTINGS ON THE RISE

ALBA

Features

Alba (Italian for Dawn and a beautiful town in Italy) brings a new presence to historic Hastings Sunrise. Designed by award winning architects, Rositch Hemphill & Associates and False Creek Design, the building offers bold new open plan interiors within a classic West Coast building form. The highly experienced project team has created a truly high quality masterpiece to invigorate the community, while still respecting its roots. The exterior features classic brick facades with high technology, energy efficient vinyl windows. Large overhangs and decks provide protection from weather. The exterior is built with "rain screen" technology and protected by an approved "2yr/5yr/10yr" National Warranty. The developer is licensed under the Homeowners' Protection Office. The Disclosure Statement provides further details regarding these features.

Amenities

- Exclusive furnished entry lobby
- Large fitness room
- Private storage lockers
- Convenience: Irrigation system for outdoor planting
- Security: Carded lobby doors with enterphone
- Secure, carded elevator access
- Private and secure bike "garage" in parkade

Building Green

- Low VOC materials
- "Ashrae 90.1" building energy design standard
- Energy and water saving quality appliances
- Water savings plumbing fixtures
- Available electric vehicle private parking spaces with (EV) charging outlets
- Garbage recycling in separate room

The Homes

- Wide plank laminate oak flooring in kitchen, living room and bedrooms
- Generous 8 1/2' ceilings
- Comprehensive "2yr/5yr/10yr" National Warranty
- Convenient sliding wood screens to separate/open spaces
- Solid core entry doors (or equivalent)
- Engineered designer stone countertops in kitchen and baths
- Taymor polished chrome lever handles on interior suite and entry doors
- Wood laminate floor provided in entries
- Ceiling-mount designer lighting
- Generous pantry and storage spaces
- Optional upgrade to glass bi-pass door between sitting and living rooms

Kitchens

- GE refrigerator with bottom mount freezer
- Fagor Black ceramic glass cooktop stove
- Stainless steel Fagor side opening wall oven
- Stainless steel hood fan
- GE stainless steel dishwasher
- Blomberg front loading clothes washer
- Blomberg stacking clothes dryer
- Designer stainless steel kitchen sink
- Pull down polished chrome faucet
- Designer engineered stone countertop
- Track lighting
- Italian inspired gloss kitchen cabinets
- European tiled backsplash
- Sliding glass pantry doors
- Upgrade dishwasher and refrigerator to integrated Fagor dishwasher and Blomberg fridge with side swing freezer door. Both with custom panel covers to match kitchen cabinetry

Bathrooms

- Gloss ceramic wall and accent tiling
- Designer porcelain floor tiles
- Grohe Tub/Shower set (where specified)
- Luxurious 66" Maax Soaker tub (where specified)
- Polished engineered stone counters
- Designer ceramic basin
- Taymor polished chrome fixtures
- Italian inspired gloss laminate cabinets
- Toto low volume elongated water closet
- Grohe chrome, centreset faucet
- Designer vanity lighting

Bedrooms

- Sliding entry doors (some plans)
- Walk in closets (some plans)
- Wide plank laminate oak flooring
- Designer lighting fixtures

