

INTRACORP EXTRAORDINARY

At Intracorp we believe in "Building the Extraordinary". This philosophy is our daily reminder to create homes that are "beyond what is ordinary". It's our promise to Homeowners to design homes with features to make your life more comfortable, more beautiful and offer lasting quality. Look for the Intracorp Extraordinary logo  highlighting extraordinary features you won't easily find elsewhere.

COMMUNITY

- Located close to major transportation hubs including the upcoming Evergreen SkyTrain Line, Highway 1 and the transit station (bus and SkyTrain) at Lougheed Town Centre
- Located on a quiet residential street near several walkable parks and schools, and a community garden, located directly next to the Black+Whites

FIRST IMPRESSION

- Built by reputable Intracorp, homes are created with care, attention to detail and high quality construction and building technology.
- 1930's New York inspired black and white architecture designed by Ramsay Worden Architects
-  Custom-detailed front gate
- Private entry with manicured landscaped front yard, a covered concrete landing and a custom personalized planter box
- Detailed brick and hardi-board cladding, with strong black and white colour contrast
-  Large overheight deep-set mullioned windows
- Rich coloured front doors with prominent door hardware, privacy viewer, transom window and overhead lighting
- Spacious decks with custom metal panel detailed railings
- Manicured landscaping throughout the community
- Traditional pitched roofs with 30-year warranty asphalt shingles
-  Hose bib for the front and rear of your home
- Attached garage with room for one or two vehicles and bikes
- Third Party Warranty Insurance providing coverage up to 2 / 5 / 10 years

INTERIORS

- Choose between two rich colour palettes in Black or White by design firm BYU Design
- Laminate hardwood-style flooring in entry, kitchen, dining and living rooms
- Low profile carpet in bedrooms
- Contemporary-styled, flat slab interior doors, with satin chrome lever hardware
- Clean lined wood baseboards and door mouldings throughout
- 1" Venetian blinds throughout
- Stacking front loading washer and dryer on upper floor
-  Linen closet in every home
- Built-in wire shelving in bedroom and hallway closets
-  Built-in media conduit for TV/electrical outlet combination in living room and master bedroom to conceal wires
- 9' ceilings on the main floor
-  Pot lighting throughout all hallways and entry
- Overheight ceilings in master bedroom (most homes) and prewired for a ceiling fan
- Low-E casement style windows
- 50 gallon electric hot water tank
- Pre-wiring for in-home security system
- Hard-wired smoke detectors and carbon monoxide detectors

KITCHENS

-  Kitchen island with seating, storage below and pendant lighting complete with dimmer switch
- Appliance Package:
 - Fisher & Paykel™ stainless steel counter depth bottom-freezer fridge
 - GE™ stainless steel gas range
 - Pacific™ stainless steel hood with dual fan and 680 CFM
 - GE™ stainless steel microwave with trim kit
 - GE™ Energy Star™ stainless steel dishwasher with concealed controls
-  Combination painted lacquer and real wood shaker style cabinetry featuring soft-close mechanisms on drawers and doors, overheight cabinets and pantries
- Halogen under-cabinet recessed task lighting
- Full-height tile backsplash offered in two styles: glass and stone mosaic or porcelain penny rounds
-  Kitchen "backsplash window" in corner homes
- Granite slab countertops
- Double bowl Sonetto™ stainless steel undermount sink with Grohe™ faucet and spray
- Tandem under-sink recycling station

BATHROOMS

- Porcelain 12"x24" tile flooring
- Grohe™ lavatory faucets and fixtures
- Solid marble countertops
- Duravit™ toilet
- Single bowl undermount Duravit™ sink
- Contemporary-styled cabinets with soft-close mechanisms
-  Under-cabinet lighting with motion sensor in master ensuite
- Custom designed vanity with shelving and mirror in ensuite

AMENITIES

- Large amenity space for entertaining and fitness featuring:
 - Fitness centre
 - Multipurpose room
 - Entertainment room with kitchenette

The developer reserves the right to make changes and modifications. Layouts are not to scale and are for general information purposes only. All square footages, dimensions and layouts are approximate and should not be relied upon. E&OE. Sales and Marketing by Intracorp Realty Ltd. Intracorp Foster Avenue Limited Partnership Intracorp, Foster Avenue Limited Partnership

