



## FEATURES & FINISHES

### FROM A COMMUNITY LANDMARK: A LANDMARK COMMUNITY

Executive townhome residences with contemporary brick exteriors located next door to the heritage James Residence (The Hobbit House)

Streets are lined with mature trees and flower beds leading to a modern children's play area and a gated courtyard

Enjoy sweeping nature views from the roof top terraces in select homes

Open layouts with multiple terraces to maximize light and living space

Gas, water, and electrical connections on balconies and terraces

Air-conditioning in master bedroom and main floor

Ultra-wide and durable oak floors transcend throughout living, dining and kitchen areas

Nature-inspired 100% wool broadloom carpeting, custom designed for maximum comfort and durability

### MODERN CONVENIENCES

Steps away from the Canada Line (King Edward Station)

Easy access to downtown, Oakridge Mall and YVR

Moments away from Queen Elizabeth Park and Douglas Park; a hidden gem with playing fields and a bustling community centre

The exquisite VanDusen Botanical Gardens and Bloedel Floral Conservatory are minutes away

Excellent school catchment area for all levels of education

Secure underground parking accessible from every home

Homes are pre-wired for in-home security

Low strata fees, with gas included in most homes

Travelers 2/5/10 Home Warranty

### KITCHEN

Customize your luxury kitchen with two colour schemes: Light and Dark

Contemporary cabinetry and appliances integrated with matte lacquer paneling for an overall seamless look

Luxurious polished quartz slab countertops with mosaic glass tile backsplash

Large island with oak gables and cabinets with matte lacquer doors for additional storage space

Fhiaba 30" refrigerator integrated with matte lacquer paneling

Energy Star qualified 24" Blomberg dishwasher integrated with matte lacquer paneling

Bertazzoni 30" stainless steel drop-on low edge gas cooktop

Bertazzoni 30" stainless steel convection oven with LED display

Designer Grohe faucet with dual spray pull out feature

Contemporary stainless steel under mount double sink

Eco-friendly under counter waste/recycling organization system

### BATHROOM

- Stunning polished marble countertops in the master ensuite
- Natural granite and quartz countertops in powder and secondary bathrooms
- Elegant custom cabinetry wrapped in a modern white oak wood veneer
- Luxurious large format porcelain tile floors and sleek rectangular wall tiles unified with floor
- Spacious full size walk-in shower with frameless glass enclosure
- Luxurious spa-like bathtub
- High efficiency dual flush toilet by Toto
- Sleek under-mounted sinks in bathrooms, with above counter rectangular Duravit sink in master ensuite
- European style Grohe showerhead with additional triple-component faucet in master ensuite
- Grohe Essence "ECOJOY" chrome faucets

