

Features

INTERIORS

- Sherman Tai, a master in the ancient Chinese Laws of Feng Shui has approved the homes as being in harmonious balance with nature
- Bosch fully integrated stainless kitchen appliances
- High efficiency heating and air conditioning system for year round comfort
- Built in USB charging connection in living area and bedrooms
- Bright, contemporary interiors by highly-regarded Gannon Ross Interior Design
- Two contemporary colour palettes to choose from
- Blomberg Energy Star® stacked front-loading washer and dryer
- Smart glass LowE2 panoramic windows welcome an abundance of natural light and fresh air
- Sleek 2" white faux wood blinds on all exterior windows
- Spacious master bedrooms for ultimate relaxation (King beds in select homes)
- Built-in Wall Safe in master bedroom closet perfect for storing valuables and important documents
- Scrolled level-loop nylon carpet throughout bedrooms for a modern look
- Laminate flooring throughout kitchen, den, living and dining areas in "Walnut" or "Brushed Oak"
- High-performance acoustical underlay between laminate and floors to reduce sound transfer
- Interior doors with Taymor "Equinox" satin nickel lever and solid-core wooden entry door with deadbolt and eye-level viewer
- Decora style rocker light switches
- 11/16" x 4" flat stock baseboards and 5/8" x 2.5" flat stock door trim
- Overheight ceilings in main living area with dropped ceiling to define the kitchen

KITCHENS

- Bosch premium stainless steel appliance package:
 - Bosch 30" Energy Star® fully integrated Bottom-Freezer Benchmark™ Series with dual evaporator, SuperCool SuperFreeze, LED lighting (two bedroom homes)
 - Bosch 24" Energy Star® full integrated Bottom-Freezer with dual evaporator, SuperCool & SuperFreeze, precise temperature management, LED lighting (one bedroom homes)
 - Bosch 30" 800 Series Five Burner Gas Cooktop with low profile design
 - Bosch 30" 500 Series electric wall oven with self-clean
 - Faber Cristal slide-out range hood fan with stainless steel underside (select homes)

- Bosch 30" microwave/hood fan combo (select homes)
- Bosch Energy Star® Ascenta Series fully integrated dishwasher, stainless steel tall tub with adjustable upper rack and overflow protection system
- Panasonic Genius Inverter Microwave Oven with trim kit (most homes)
- Distinctive full wrap cabinets with square edge profile in either "Shadow" or "Haze & White" complete with soft-close hardware and feature millwork (select homes) in "Walnut" or "Haze"
- Full-height pantries for added storage (select homes)
- Solid Quartz 3cm countertops with eased edge and 2cm backsplash in either "London Grey" or "Alpine Mist"
- "Sonetto" European-style stainless steel under-mount sink (double bowl)
- Grohe "Minta" sleek starlight chrome single-control high arc pulldown faucet
- In-sink waste disposal system
- Recessed pot lighting accompanied with LED under-cabinet accent strip lighting
- Lazy Susan rotating trays for added convenience (select homes)

GREEN INITIATIVES

- Improved indoor air quality thanks to low VOC paints and flooring throughout
- **Smart Location:** pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/floor plan types
- **Water Conservation:** low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- **Energy Conservation:** high-efficiency domestic hot water, heating & cooling system; energy-efficient common area lighting; Energy Star® windows, refrigerator, dishwasher and clothes washer; and 2x6 R24 exterior wall insulation
- **Emissions Reduction:** pre-wired power to select parking stall locations in the underground parkade for Level 2 electric vehicle charging
- **Recycling Program:** recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- **Extra-Green Efforts:** native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with trades and suppliers

CONNECTED & CONVENIENT

- Parks, transit, groceries and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® come technology ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Free Telus TV and High-Speed Internet for one year
- Secure bicycle storage room
- Storage locker for each home at the parking level

EXTERIOR

- Contemporary Classic Architecture designed by one of Vancouver's premier firms — Rositch Hemphill Architects
- Construction by Marcon, 30 years — 8,900 homes built, one of the province's leading builders
- Oversized LowE2 glazed windows to optimize sunlight, fresh air and views
- Entry walk bridges over a calm reflecting pool at each building
- Generous patios, decks and terraces to extend living space outdoors
- Courtyard entry gates for select ground floor homes
- Quality materials both traditional and contemporary, cementitious panel and plank siding and brick cladding
- Secure, well-lit underground parkade with emergency panic stations, fob and key access and video surveillance
- Fob and key access lobby with video surveillance, plus interphone with security camera at lobby
- Elevator with programmable restricted floor access
- State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

Park&Metro
LANGARA BRICK HOMES

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