

Features

OPSAL

The Neighbourhood

- A vibrant part of Vancouver's growing False Creek South waterfront community
- Adjacent to the city's famous seawall – perfect for hours of walking, jogging, cycling, or in-line skating
- Just steps from brand new amenities such as the Creekside Community Recreation Centre and Legacy Liquor Store, as well as a host of future conveniences including The Village Kitchen, Terra Breads Café, London Drugs, and a major grocer
- A short walk from the Cambie Corridor, Main Street, and downtown
- Easy access to major public transit and Aquabus routes, and only three minutes from the Olympic Village and Main Street SkyTrain stations

The Building

- False Creek South's tallest tower
- Striking twenty-four storey building designed by award-winning IBI/HB Architects
- Dramatic glass entrance with heritage-inspired water feature showcasing Opsal Steel artifacts
- Extra-spacious, open-air balconies with unique staggered design to maximize outdoor enjoyment
- Environmentally sensitive features meeting LEED Silver standards
- State-of-the-art rainscreen technology
- Acoustically-engineered, thermally-improved double glazed expansive windows
- Some balconies include gas-bib for outdoor barbequing
- 15 year roof warranty

Green Design

- Water-efficient landscaping irrigation and storm water management
- Water-saving faucets, toilets, and showerheads
- Low-emission interior finishings including paint, carpets, wood, and cabinetry
- Car-Share Program for residents

Safety And Security

- Enterphone system provided by the Developer with no lease to Strata
- Secured, keyless garage and lobby entrance with security camera
- State-of-the-art fire protection system including monitored fire alarms
- Controlled access to each floor in the building
- Elevator equipped with monitored emergency telephone
- Fully-secured underground parking
- Third-party warranty insurance provided by Travelers, providing coverage of two years for materials and labour, five years for building envelope, and ten years for structure
- Emergency generator

The Interiors

- 8'6" ceilings in most living areas
- Two designer-selected colour schemes to choose from, Pewter and Carbon
- Laminate hardwood flooring throughout living and dining rooms (hardwood upgrade available)
- Rich berber carpeting in bedrooms

- Bosch Energy Star front-loading stacking washer and dryer
- Technology ready with telephone/cable/data outlets throughout
- Pre-wired for dedicated high-speed internet CAT 5E
- Hot water baseboard heating supplied through BC Hydro's sustainable Neighbourhood Energy Utility system

Kitchens That Inspire

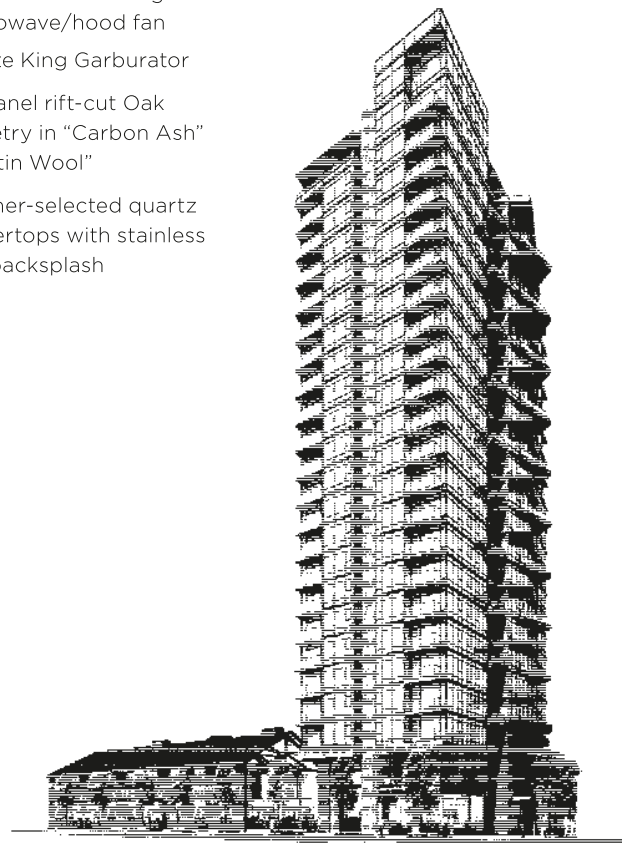
- Gourmet stainless steel appliance package:
 - Bosch dual-fuel range with gas burners and convection oven system
 - Fisher & Paykel Smart Refrigerator with bottom-mount freezer
 - Bosch Energy Star dishwasher is virtually silent, with half-load option
 - Bosch over-the-range microwave/hood fan
 - Waste King Garburator
- Flat-panel rift-cut Oak cabinetry in "Carbon Ash" or "Satin Wool"
- Designer-selected quartz countertops with stainless steel backsplash

Harmonious Bathrooms

- Stylishly sleek Moen 90 Degree faucets and rain showerheads
- Comfortable contoured soaker tub by Hytec
- Water-conserving toilets with dual-flush by Kohler
- Flat-panel rift-cut Oak cabinetry in "Carbon Ash" or "Satin Wool"

Amenities

- Spacious in-building social room and fitness centre for building residents
- Dramatic three-storey glass atrium at ground level featuring restored heritage Opsal Steel crane
- 11,500 square feet of commercial retail, providing daily amenities and conveniences for residents



IN THE INTEREST OF MAINTAINING THE HIGH STANDARDS OF OPSAL, THE DEVELOPER RESERVES THE RIGHT TO MODIFY SPECIFICATIONS AND DESIGN WITHOUT NOTICE. ACTUAL FLOOR PLANS AND DIMENSIONS MAY VARY FROM THE FINAL STRATA PLAN. AREAS ARE CALCULATED TO THE OUTSIDE FACE OF THE EXTERIOR WALL AND TO THE CENTRE LINE OF ALL PARTY WALLS. SUCH AREAS DO NOT INCLUDE THE OPEN PATIOS, DECKS, OR TERRACES.



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