

Architectural presence. Functional space. Natural light. From making the most of every inch to creating beautiful street appeal, our obsession for design and detail is evident throughout. It's how we build you a better home.

JAMES WALK

The stunning gardens and the evergreen-peppered forests of Queen Elizabeth Park, Coast Mountain views, and the specialty shops that line the high streets of Cambie and Main—all in the neighborhood.

Handsome architecture that is elegantly simple. Drawing upon both classic and contemporary, the exterior façade is in a white and charcoal palette, distinguished by offset columns of white brick and decorative bands of metalwork that frame windows and exterior living spaces.

Contrasting black and charcoal marble porcelain tiles throughout main entry lobby.

Detailed corridors with crown mouldings, baseboards, and wall paneling. Crown moulding with graceful curves creates a formal and elegant accent. Baseboards and wall paneling blend a modern form with traditional proportions.

Decorative paving lined with layered landscaping and dramatic architectural up-lighting leads to main entry lobby.

Landscaped terraces and courtyards with garden plots for herbs and vegetables.

An outdoor leisure area and communal courtyard with spaces to sit, play, and gather. Surrounded by trees and grassy commons.

JAMES Commons with kitchenette, harvest table, entertainment area, and outdoor patio.

Bicycle racks in parkade provide secure bike storage, with optional bicycle lockers providing extra security.

INTERIOR DESIGN

Also drawing upon elements of both classic and contemporary design.

Exquisitely crafted architectural trims and mouldings transform the space and are contrasted by a contemporary black, white, and brass material colour palette.

A combination of moulding silhouettes. Parisian-inspired crown moulding with graceful curves for a formal and elegant accent. Baseboard and doorway trims blend a modern form with traditional proportions.

Ceiling medallions in dining and main entry create a visual focal point.

High-volume 10-foot-high ceilings maximize space, light, and storage (plan specific).

Up to 8-foot-high windows stream natural light, and capture views of Queen Elizabeth Park and the Coast Mountains.

Expansive outdoor-living areas extend livable space. Lofty windows and tall ceilings offer wider views and more natural light.

Lots of room by way of dens, flex, and storage spaces.

Pendant light defines the main entry of the home. Clear glass shade with a deep industrial, bronze patina finish.

Laminate wood flooring throughout living and dining areas, kitchen, den, hall closets, and entry (two colour schemes).

Textured loop pile carpeting throughout bedrooms.

Reinforced entertainment wall with cord-concealing conduit for wall-mounted TV.

Radiant in-floor heating warms from the toes up. Heat Recovery Ventilator (HRV) for fresh air throughout the home.

KITCHEN

Shaker-style cabinetry against a crisp black tile backsplash. Brass handles and black quartz countertops add a dramatic and contrasting design element. Striking black Bertazzoni range is the focal point of the kitchen design (two colour schemes).

Peninsula kitchen with plenty of cabinet and countertop space, large pull-out drawers and full height pantry (plan specific).

White, shaker-style cabinets with contemporary bronze or vintage brass pulls (colour scheme specific).

Polished white quartz or black granite countertop.

Beveled, glazed ceramic wall-tiles in a contrasting glossy black or white decorate the space with elegance and contemporary style.

Undermount Franke 18-gauge stainless steel, double bowl sink (plan specific).

Kohler Purist pullout faucet in polished chrome.

Soft close doors and drawers offer superior functionality and aesthetic performance.

Under-cabinet task lights.

Thin profile step-stool allows access to upper kitchen cabinetry with storage compartments integrated into kitchen design (plan specific).

Appliance ensemble:

Bertazzoni 4-burner 30-inch stainless steel dual fuel range with brass burners and electric self-clean oven (plan specific).

Vent-A-Hood® stainless steel hood fan with Magic Lung® system provides the quietest ventilation available.

Fisher & Paykel, 36-inch stainless steel, counter-depth refrigerator (energy-efficient) with pullout bottom-drawer freezer (plan specific).

Cabinet-finish, integrated Blomberg dishwasher – Energy Star with hidden controls.

Stainless steel Panasonic Inverter microwave.

Whirlpool® Duet® 4.8 cu.ft. front-loading, side-by-side (plan specific) washer and dryer with Adaptive Wash Technology.

BATHROOMS

Polished white quartz counter tops and white undermount Kohler porcelain sinks.

Kohler single-lever Singulier faucets in polished chrome.

Contemporary woodgrain cabinetry with touch latch achieves a clean, hardware-free look.

Soft close doors and drawers offer superior functionality and aesthetic performance.

Frameless shower in ensuite.

Deep soaker tub in second bathroom.

Kohler showerheads and bathtub fixtures in polished chrome.

Glazed porcelain tile bathtub and shower surrounds.

Water-efficient Kohler Persuade dual-flush toilets.

Porcelain tile flooring.

Recessed in-shower pot lights. Integrated linear lighting above and below floating mirror, and under cabinets.

LEED GOLD CERTIFIED

A superior level of certification means your JAMES WALK home has been built in a sustainable manner to be extra energy and water efficient, increasing the comfort and durability of your home while reducing operating costs.

MOSAIC HOMEOWNER CARE

From technical questions to design details, our Homeowner Care team conducts rigorous assessments of each home before you ever see it and is there to educate you about your new home and to provide support when you need it.

MOSAIC's own warranty, backed by Travelers 1-2-5-10 New Home Warranty:

1-Year Materials and Labour Warranty;

2-Year Materials and Labour Warranty for Distribution Systems;

5-Year Building Envelope Warranty; and

10-Year Structural Warranty.

