



THE BUILDING

An uncompromising commitment to excellence

Designed by award-winning Franc Architecture Inc, each sleek SOTA home is built to the highest standards, ensuring livability, sustainability, and convenience to all of the neighbourhood's local amenities. With its quintessential West Coast modernist lines, thoughtfully-designed floorplans, patios sized perfectly for entertaining or for quiet contemplation, an enviable selection of fixtures and appliances, and the very highest quality security system for your peace of mind, your new home is truly "state of the art" in every way.



ARCHITECTURE

Franc Architecture specializes in designing homes for discerning clients. Franc's commitment to creating elegant and contemporary design is evident in every aspect of SOTA, from its solid concrete construction to its soaring floor-to-ceiling windows; from the custom-cut Indiana Limestone that clads the building to the thoughtful layout of each room; and from the choice of home-based technologies to the storage, parking, and security conveniences guaranteed to simplify your life. SOTA's built-in luxuries include a wine storage room, acoustically engineered sound proofing, and a gourmet kitchen appliance package by Gaggenau—essentials for your way of living.

INTERIORS

SOTA finishes and fittings were selected for their quality, durability, and beauty. They create a fresh, modern, warm and inviting environment. Designed by Project 22 Design, the interiors reflect a neutral palette, enhanced by the choice of contrasting cabinetry, luxurious 100% Wool carpeting, large-format porcelain tile in the ensuite, and architectural lighting throughout. Integrated roller blinds let you choose your degree of connectedness with the outdoors, giving you privacy when you need it, and the freedom to let *all* the light in when the sun comes out!



FEATURES

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EXTERIOR

- Timeless design by award-winning Franc Architecture Inc
- Sustainable landscaping by ETA Landscape Architects
- Concrete construction, built to highest earthquake and sound mitigation standards
- 4" custom-cut Indiana Limestone exterior cladding
- Striking, modernist lobby
- Secure elevator access to each unit
- Generous, west-facing outdoor balconies (325+ sq ft), pre-wired for ceiling-mounted heater and natural gas for your BBQ
- Fully retractable sliding doors connecting indoor to outdoor spaces
- Two oversize parking spaces per unit in residents-only garage
- Designated car wash on garage level
- Individual bike/storage lockers (80 sq ft) on garage level
- Secure, temperature-controlled wine room (accommodating 200+ bottles per suite) on garage level

TECHNOLOGY

- Integrated entertainment and infotainment areas
- Central Hub housing all applicable equipment
- Fully wired for sound and media, with Wifi and mobile amplification
- iPad based function controls
- Energy-saving Nest Thermostat and climate control
- Keypad lighting control with presets for lighting, TV and entertainment units
- In-unit video for remote surveillance and added security
- Custom FOB access to your floor/parking and audio/video access controls from multiple locations

INTERIOR

- Stunning interior design by Project 22 Design
- One unit per floor (1640 sq ft), 2 bedrooms with den/office
- Open plan format with 9' ceilings and floor-to-ceiling windows
- Sleek roller blinds throughout
- Acoustically engineered ceilings for maximum soundproofing
- Completely air-conditioned with multiple zone controls
- Engineered hardwood flooring in main living spaces
- 2 bathrooms, 1 powder room
- 100% Wool carpets in bedrooms
- Radiant heat floors in all bathrooms
- Gas fireplace in living room
- Laundry room with full-size, top-of-the-line Samsung washer and dryer
- Generous storage for oversize items

ENSUITE

- Radiant heat floors
- Large format porcelain tile flooring
- Sleek porcelain tile walls and surround
- Dual sinks with mirror and generous counter space
- Full-size frameless, walk-in shower with separate soaker tub
- High efficiency dual flush toilet by TOTO
- Custom cabinetry with soft-close cupboards and drawers
- Thoughtful under-cabinet illumination

KITCHEN

- Solid wood cabinetry
- Soft-close cupboards and drawers
- Longlasting quartz countertops
- Ample storage and counter space
- Gaggenau appliance package:
 - 30" wall oven
 - 30" combination steam/convection oven
 - 36" gas cook top with integrated hood fan
 - 36" fridge with full size bottom freezer
 - Tall tub full size dishwasher
- Marvel dual zone wine fridge with a 44 bottle capacity
- Blanco stainless steel sink
- 1 horsepower whisper quiet garburator
- Integrated Panasonic microwave in pantry

SECURITY

- Building wide security cameras, featuring 24 hour video monitoring – at the entrance to and within the parkade, lobby and all common areas
- Flood Protection - SOTA will have state of the art sensors installed in the floors of all areas that could be subject to leaks or excessive amounts of water. At the first sign of a measurable amount of water the sensor will trigger a shut off in the main water supply to the apartment thus preventing any significant damage. The shutoff can then be turned back on by the owner at the appropriate time.
- Secure access through fob/smart phone/iPad controls
- Dual secured gates to access underground parking for residents
- Secured private access to individual floors
- All homes backed by National New Home Warranty for 2-5-10 coverage

OPPORTUNITIES FOR OWNERSHIP ARE LIMITED.
TO INQUIRE, PLEASE CONTACT:

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