FLORA

THE HALLMARK OF LUXURIOUS LIVING IS COMING TO OAK & 38TH IN THIS EXQUISITE SELECTION OF TOWNHOMES

PREVIEW PACKAGE

BUILT BY LISTRAOR

MARKETING AND SALES BY BLVD

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SOPHISTICATED WESTSIDE LIVING



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TIMELESS ARCHITECTURE
WITH CONTEMPORARY STYLE



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LUSH, LANDSCAPED COURTYARD PROVIDING PRIVATE GREEN SPACE

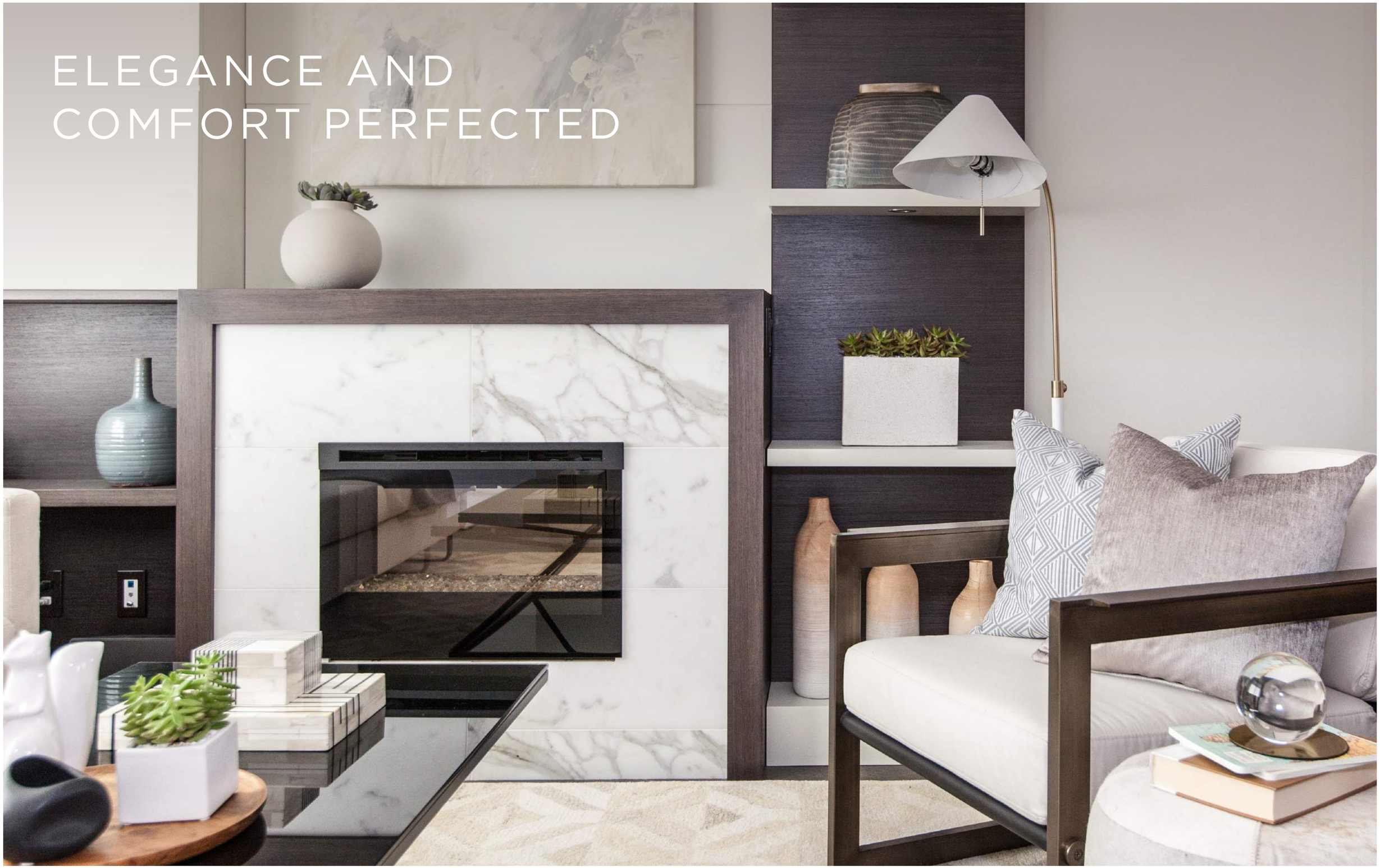


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ELEGANCE AND COMFORT PERFECTED



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REFINED LIVING
ON EVERY LEVEL

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FLORA

FEATURES

FLORA HOMES ARE METICULOUSLY ENGINEERED FOR SPACIOUS FAMILY LIVING AND EXUDE A REFINED LAYOUT SHOWCASING LUXURIOUS FEATURES

ENTICING MODERN EXTERIORS

- Contemporary West Coast design and striking red-brick architecture by Raymond Letkeman Architecture
- Natural wood highlights and lush landscaping add warmth to an established entry pavilion
- Private landscaped courtyard with secluded private patios

INSPIRING INTERIORS

- Choose from two contemporary colour schemes: Light, led by warm grey, and Dark, featuring natural brown tones
- Engineered wide-plank Kentwood hardwood flooring in Quartz anchors living spaces
- Lush 100% wool carpet in bedrooms, hallways and lower flex space
- Overheight 9' ceilings in main living areas provide an air of openness
- Electric fireplace with millwork mantle and Calcutta marble surround
- Generous use of potlights throughout the main floor
- Brushed oak stair railing with tempered glass infill
- Full size energy efficient washer and dryer by Whirlpool

GOURMET KITCHENS

- Caesarstone quartz countertops with corresponding full height backsplash in London Grey
- Stainless steel undermount double-bowl sink with:
  - o High-speed Waste King garburator
  - o Contemporary single-lever chrome faucet by Kohler
- Elegant custom raised cabinetry in Wordly Gray or modern flat panel available in dark stained Oak
- Sleek Brushed edge-pull cabinet hardware with soft close doors and drawers
- Convenient under-cabinet task lighting
- Premium Bosch stainless steel appliance package collection:
  - o Integrated 30" Refrigerator with bottom freezer
  - o Gas cooktop with wok station and separated self-cleaning wall oven
  - o Powerful Faber 600 CFM hood fan
  - o Fully integrated energy efficient dishwasher

TRANQUIL BATHROOMS

- Smooth Caesarstone quartz countertops and backsplash in London Grey or Misty Carrera
- Classic porcelain tile flooring in Oyster Grey
- Crisp white undermount rectangular basin sink
- Modern over-counter powder room sink set on floating vanity
- Modern deep soaker bathtub surrounded by luxurious white ceramic tile
- Sleek polished chrome accessories and faucets by Kohler
- Water efficient dual flush, soft-close toilets
- Ensuite accent wall finished with matte porcelain tile in Bianco or Grogio

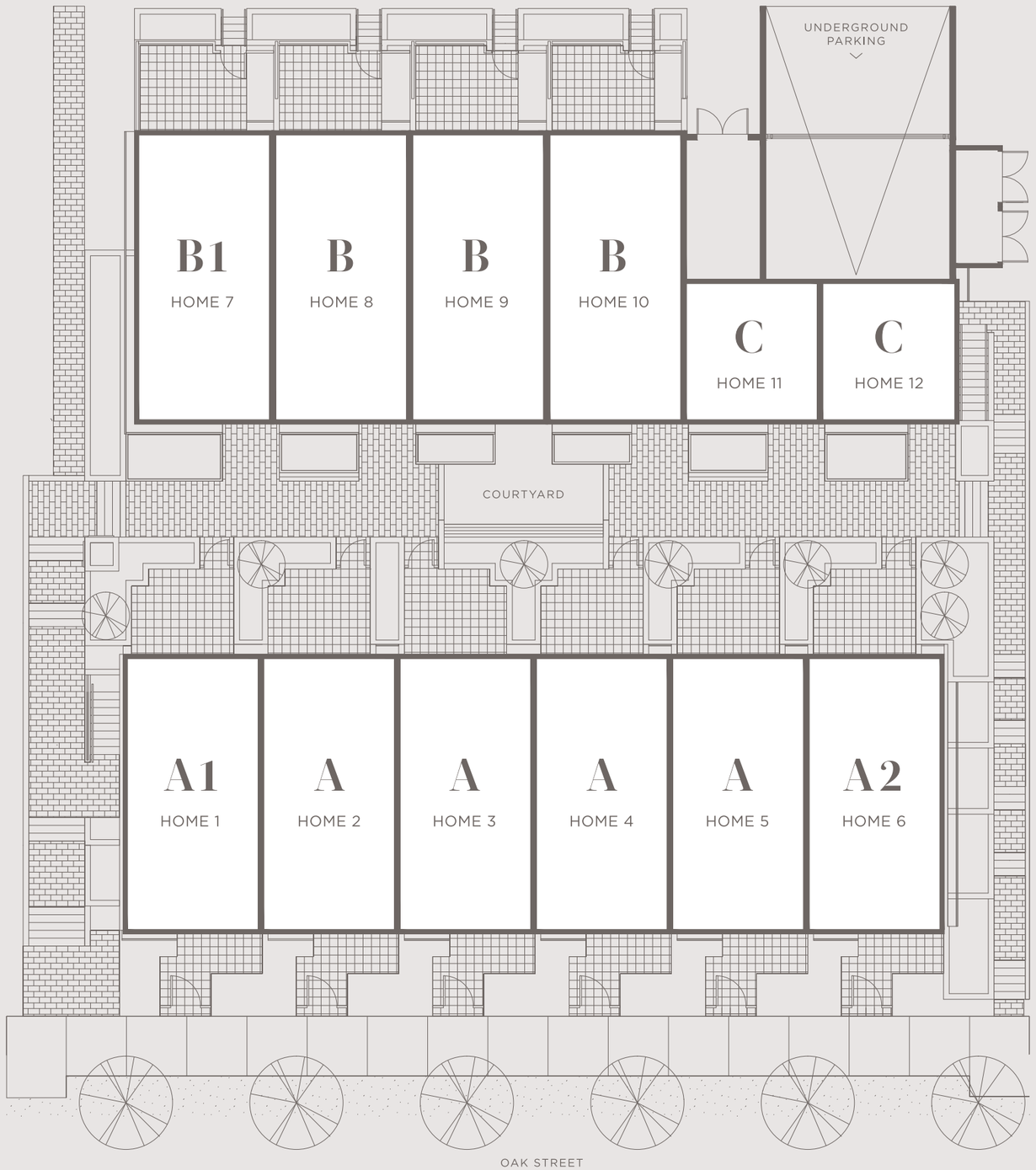
ADDITIONAL COMFORTS

- Extensive engineered soundproofing measures including triple glaze architectural windows
- Direct in home access to two side-by-side parking spaces included within most three bedroom homes
- Generous in home storage and lower level flex space, designed for family living
- Spacious private master bedroom patio decks
- High efficiency air source heat pump controlled by the Nest learning thermostat
- Pre-wired for security
- Constructed to Built Green Gold and EnerGuide 82 Standards
- Travellers Insurance Company of Canada 2-5-10 Comprehensive Warranty
  - o Two years on labour and materials
  - o Five years on building envelope
  - o Ten years for structure

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SITE PLAN



Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.

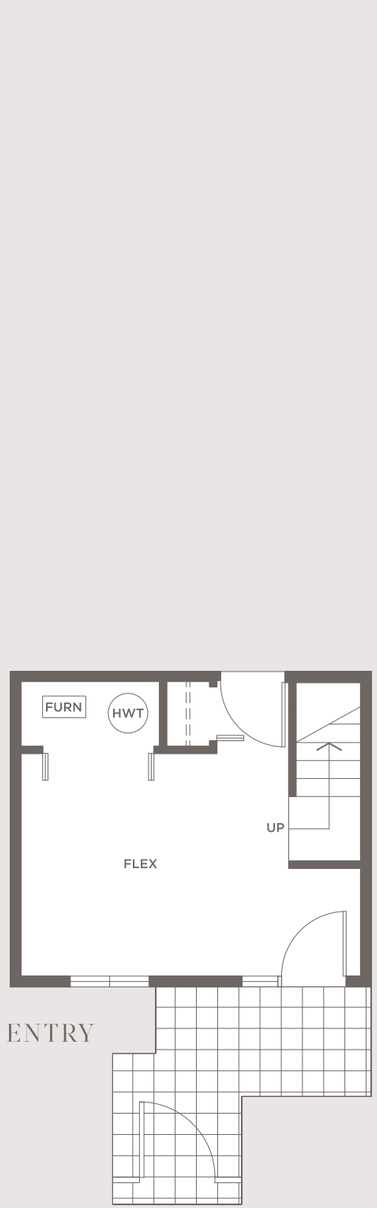
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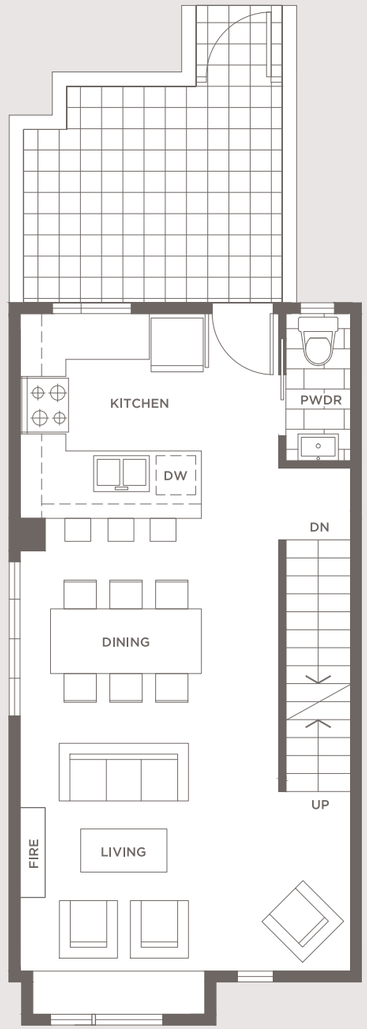
FLORA

PLAN A1

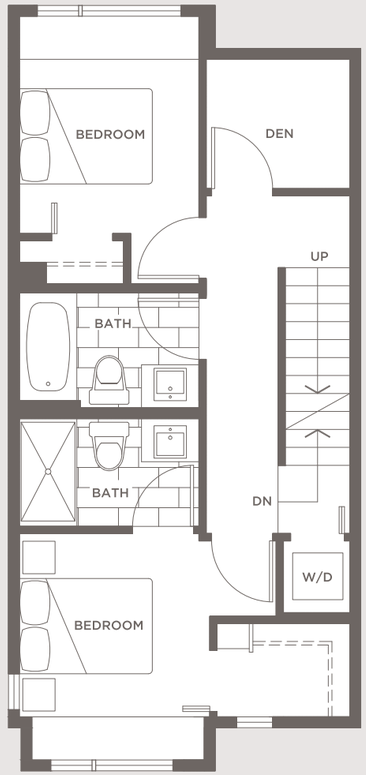
3 Bedroom
+ Flex
1,666 sq.ft

HOME 1

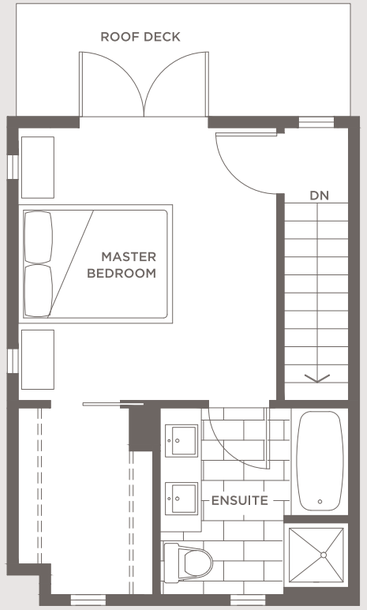




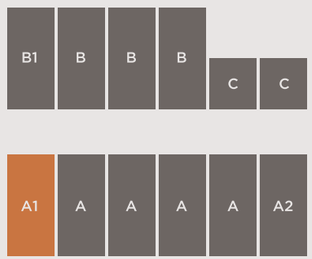
MAIN



SECOND



THIRD



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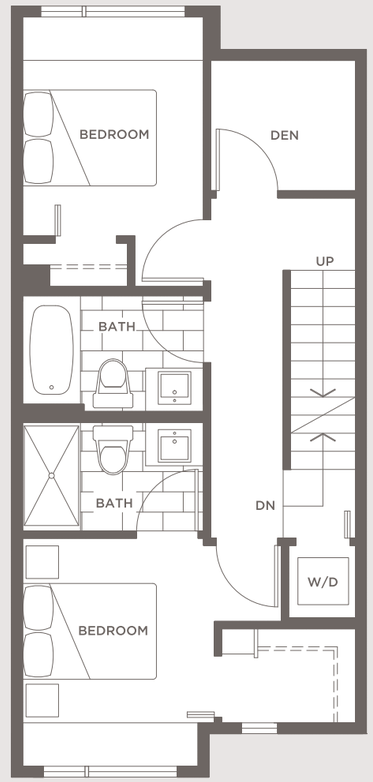
FLORA

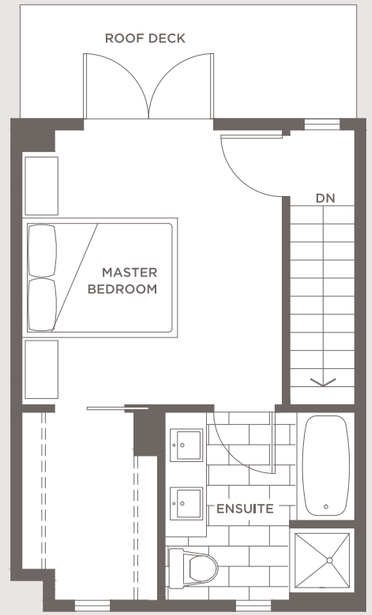
PLAN A

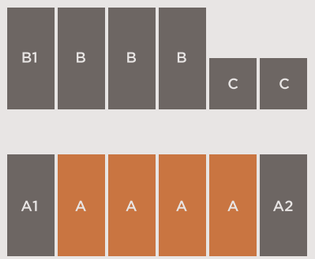
3 Bedroom
+ Flex
1,654 sq.ft

HOME 2, 3, 4, 5









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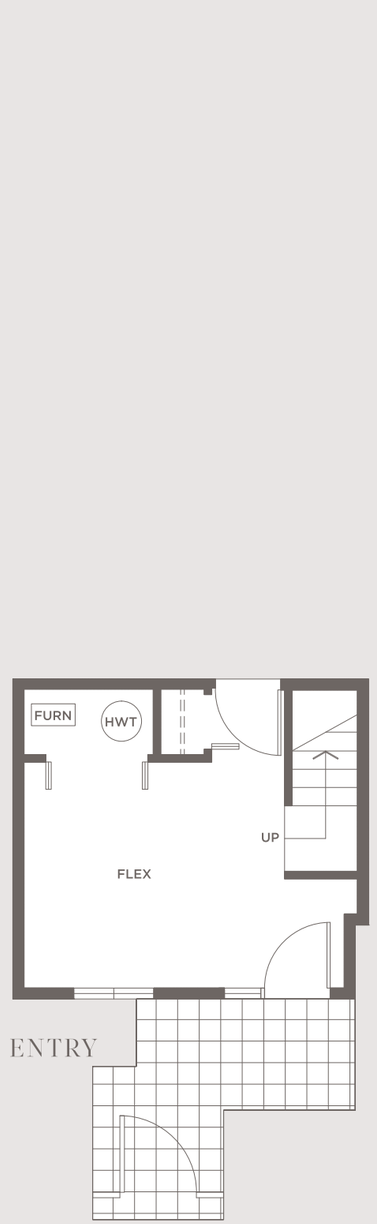
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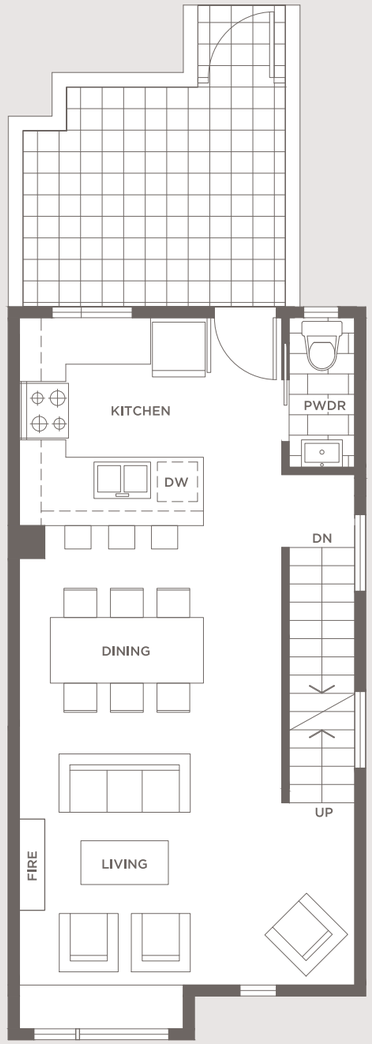
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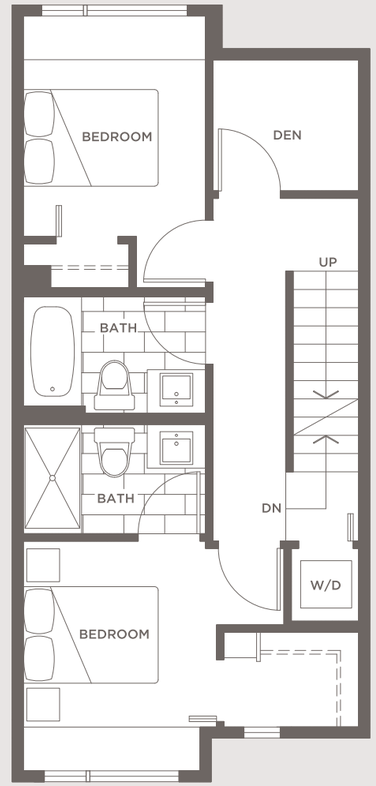
PLAN A2

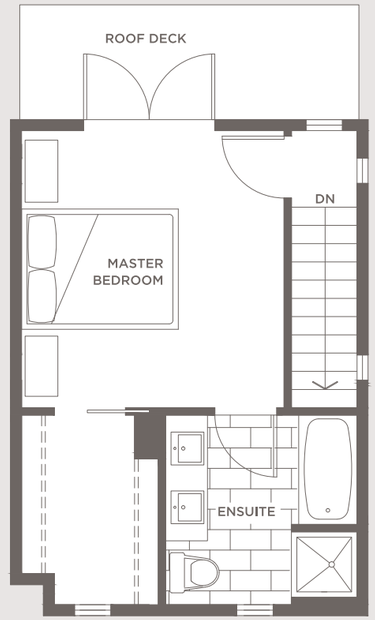
3 Bedroom
+ Flex
1,671 sq.ft

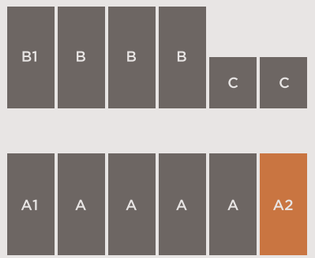
HOME 6











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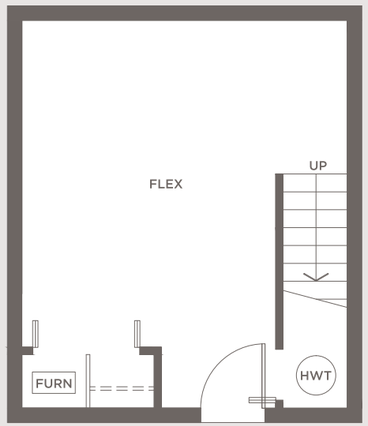
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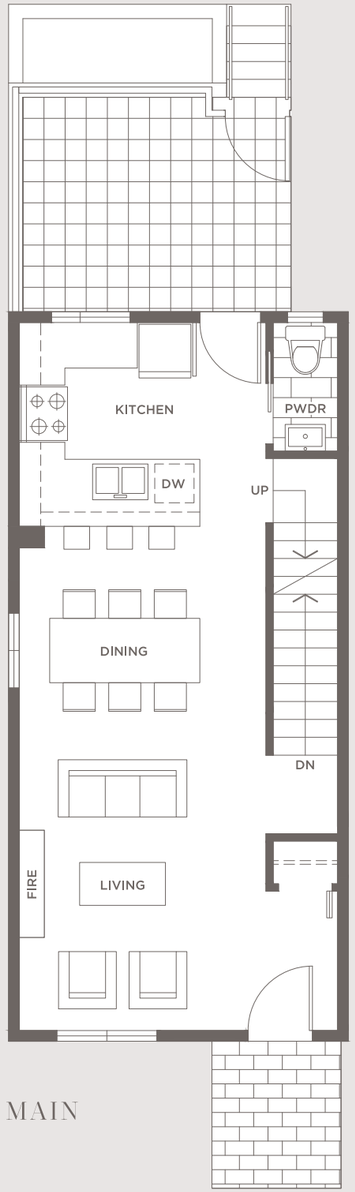
PLAN B1

3 Bedroom
+ Flex
1,791 sq.ft

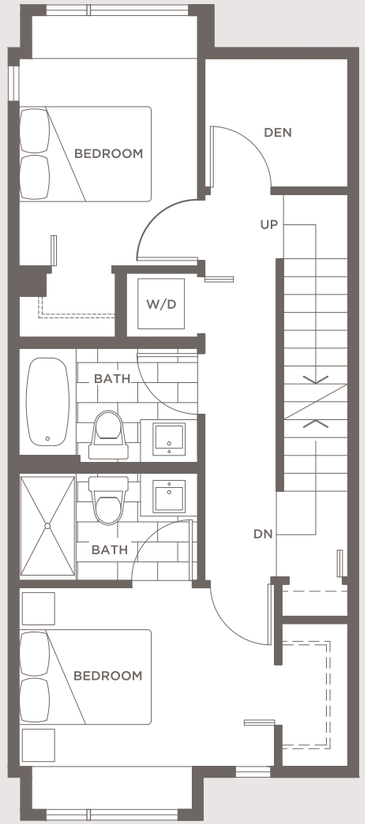
HOME 7



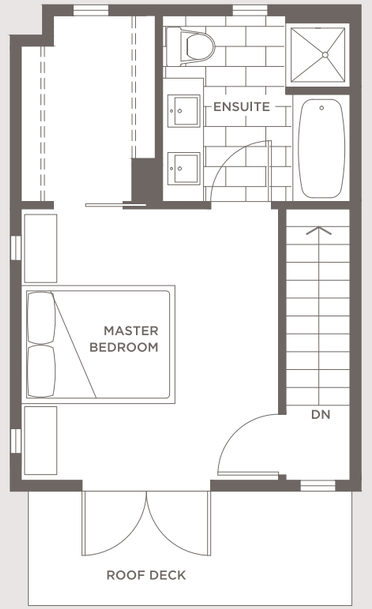
ENTRY



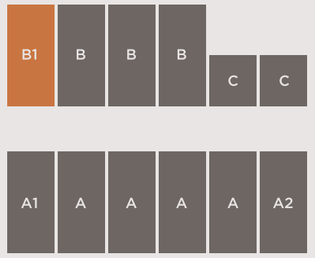
MAIN



SECOND



THIRD



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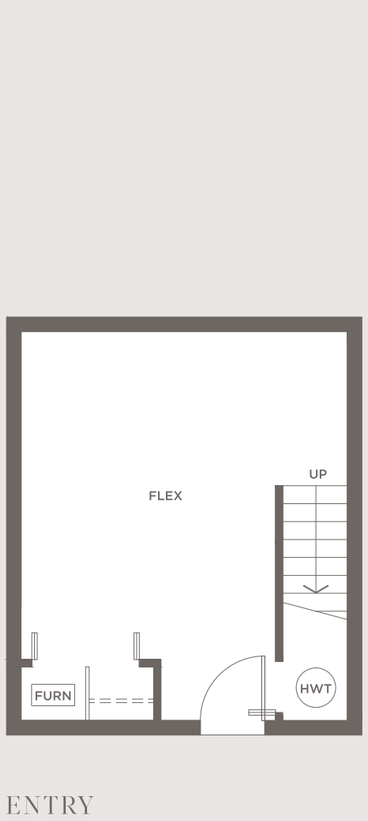
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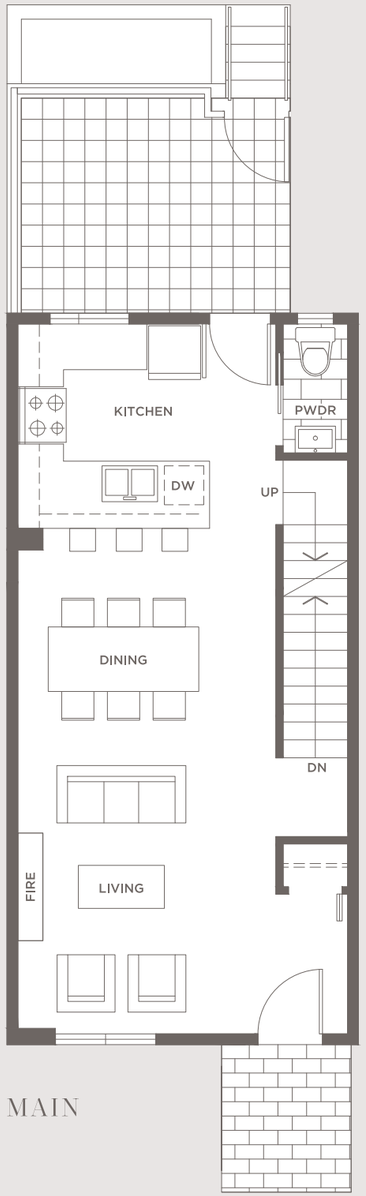
PLAN B

3 Bedroom
+ Flex
1,783 sq.ft

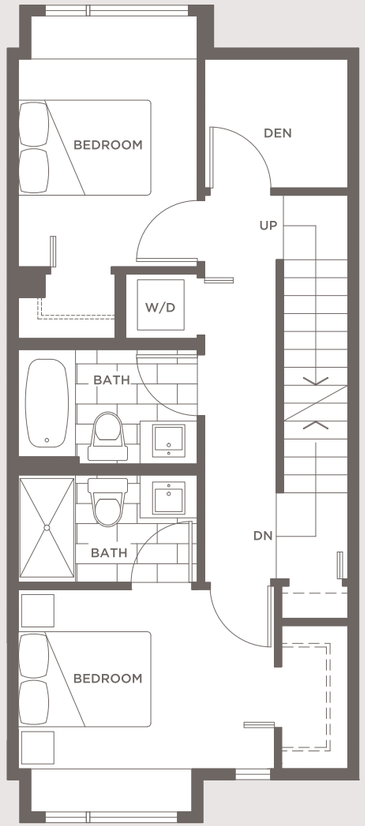
HOME 8, 9, 10



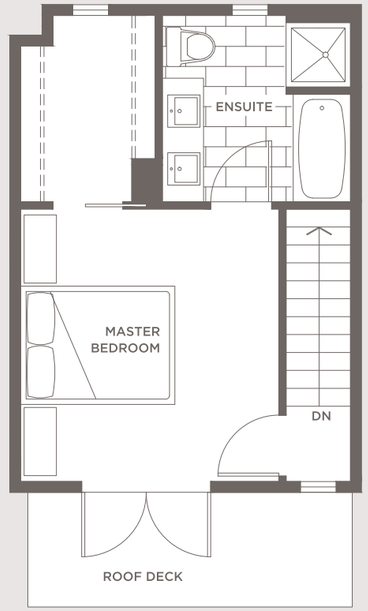
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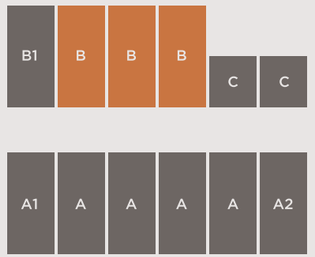
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SECOND



THIRD



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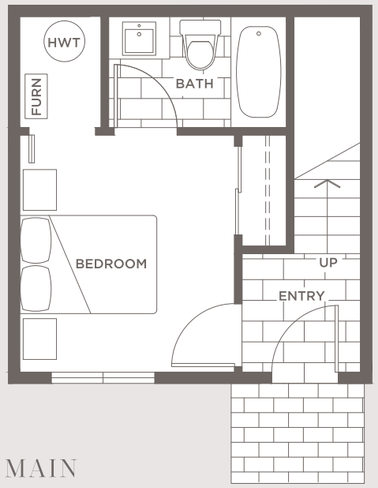
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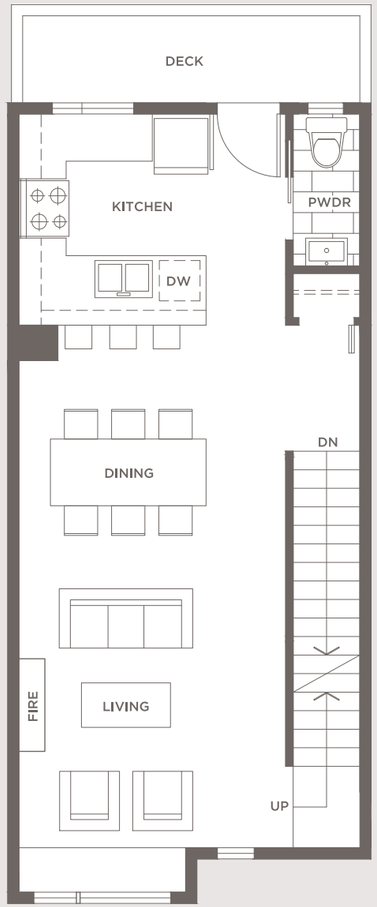
PLAN C

2 Bedroom
1,191 - 1,204 sq.ft

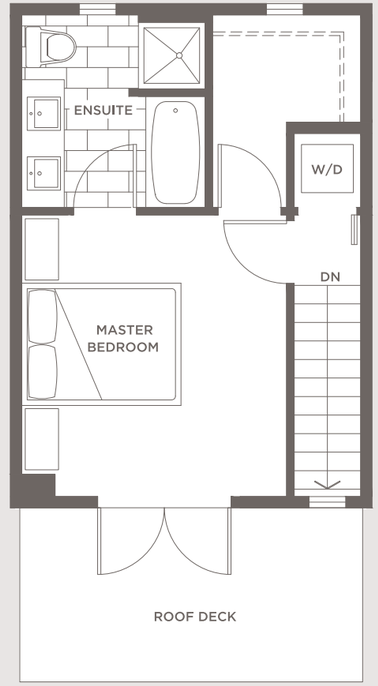
HOMES 11, 12



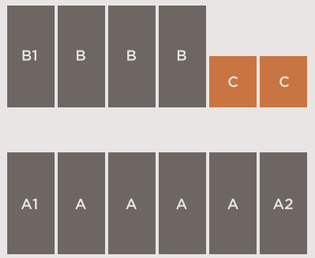
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SECOND



THIRD



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