

Features

Park&Metro

LANGARA TOWNHOMES

INTERIORS

- Bright, contemporary interiors by highly-regarded Gannon Ross Interior Design
- 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, den and bedrooms
- Two contemporary colour palettes to choose from
- Whirlpool Energy Star® full sized 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 all homes)
- Built-in Wall Safe in master bedroom closet perfect for storing valuables and important documents
- Scrolled level-loop nylon carpet throughout hallways, stairs, den and bedrooms for a modern look
- Laminate flooring throughout kitchen, living and dining areas in "Walnut" or "Brushed Oak"
- 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 2½" flat stock door trim
- 9 foot ceilings in main living area and master bedroom with a dropped ceiling to define the kitchen
- In-home storage and lower level flex space designed for family living
- Master Bedrooms with private deck (most homes)

KITCHENS

- Bosch premium stainless steel appliance package:
- Bosch 30" Energy Star® fully integrated Bottom- Freezer Benchmark™ Series with dual evaporator, SuperCool & SuperFreeze, LED lighting
- Bosch 30" 800 Series Five Burner Gas Cooktop with low profile design
- Bosch 30" 500 Series electric wall oven with self-clean
- Faber Cristal 600 CFM slide-out range hood fan with stainless steel underside
- 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
- Distinctive full wrap cabinets with square edge profile in either "Shadow" or "Haze and White" complete with soft-close hardware
- Full-height pantries for added storage (most 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

ENSUITES

- In-floor electric heating
- Full wrap vanity cabinets with square edge profile in either "Walnut" or "Haze" complete with soft-close hardware
- Solid Quartz countertop with eased edge in "Camellia" or "Pure White"
- Grohe "Europlus" starlight chrome single lever faucet
- Deep soaker tub with tiled front
- Full-height 12" x 24" tile surrounds for tub & shower in a matte finish
- 12" x 24" porcelain tile floor in matte finish
- Thoughtfully designed vanities include drawers for maximum organization and convenience
- Duravit 19" x 14" rectangle under-mount sink in "White Alpin"
- Grohe Eurostyle Cosmopolitan rain showerhead and Euphoria Cosmopolitan hand shower with slide bar
- Mirror with wood veneer accent and light bar
- Duravit Durastyle environmentally conscious dual flush water closets
- Taymor Astral Series bathroom accessories (towel bar, tissue holder) in satin nickel

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 tankless instant hot water system, 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 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
- Pre-wired for security

EXTERIOR

- Contemporary 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
- Generous patios, decks and terraces to extend living space outdoors
- Quality materials including cementitious panel and plank siding together with brick cladding
- Secure, well-lit underground parkade with emergency panic stations, fob and key access and video surveillance
- Fob and key access at courtyard entry gate, plus interphone with security camera for visitor access
- State-of-the art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Parking with direct home access
- Lushly landscaped interior courtyard
- Comprehensive New Home Warranty including two years for materials, five years for building envelope and 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

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