

FEATURES

maisonette

KERRISDALE LUXURY TOWNHOMES

INTERIORS

- Bright, contemporary interiors by highly regarded Gannon Ross Interior Design
- High efficiency heating and air conditioning system for year round comfort
- Built in USB charging connection in living area, den and bedrooms
- Two colour palettes to choose from
- LG full size stacked Energy Star® front-loading washer and dryer
- Smart glass Low E2 panoramic windows welcome an abundance of natural light and fresh air
- Sleek 2" white faux wood blinds on all exterior windows
- King sized master suites for ultimate relaxation and privacy
- Built-in Wall Safe in master bedroom closet for securely storing valuables and important documents
- Level-loop wool blend carpet throughout hallways, stairs, den and bedrooms for a modern look and lasting durability
- San Marino Oak engineered hardwood flooring throughout kitchen, powder room, living and dining areas in "Earth" or "Lynn Canyon"
- Entry door with glass inserts, deadbolt and eye-level viewer
- Flat panel interior doors with Taymor Bergen polished chrome lever or Taymor Bergen matte black lever
- Decora style rocker light switches
- 6" flat stock baseboards and 2½" flat stock door trim
- 9 foot ceilings in main floor living area with dropped ceiling to define the kitchen (most homes)
- Secure in-home storage designed for ultimate convenience (most homes)
- Roof top deck or private deck off Master bedroom
- Private yard with a gas connection for your barbeque (select homes)

KITCHENS

- **SCHEME 1:** Bosch premium stainless steel appliance package:
 - Bosch 30" Energy Star® Bottom-Freezer Benchmark™ Series with dual evaporator, filtered ice maker, SuperCool & SuperFreeze, LED lighting, complete with cabinet panel
 - Bosch 30" 800 Series Five Burner Gas Cooktop with low profile design
 - Bosch 30" 500 Series electric wall oven, 10 cooking modes, genuine European convection, with self-clean
 - Broan Elite 30" built-in hood fan, four speed 600 cfm 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 Prestige Inverter Microwave Oven with trim kit
 - Distinctive full wrap cabinets with square edge profile in "Midnight Ash", soft close hardware and "C" channel reveal
 - Full-height pantries for added storage (select homes)
 - "Frosty Carina" Caesarstone 3cm countertop with eased edge and 2cm backsplash
 - "Sonetto" European-style double bowl stainless steel under-mount sink
 - Grohe "Minta" sleek starlight chrome single lever high arc pull-down faucet
 - In-sink waste disposal system
 - Recessed pot lighting accompanied with LED under-cabinet strip lighting
- **SCHEME 2:** Bosch and Bertazzoni stainless steel appliance package:
 - Bosch 30" Energy Star® Bottom-Freezer Benchmark™ Series with dual evaporator, filtered ice maker, SuperCool & SuperFreeze, LED lighting
 - Bertazzoni 30" stainless steel dual fuel gas range with wok adapter and simmer ring
 - Bertazzoni 30" hood fan, three speed 600 cfm, with stainless steel underside
 - Bosch Energy Star® Ascenta Series stainless steel dishwasher with stainless steel tall tub, adjustable upper rack and overflow protection system
 - Panasonic Genius Prestige Inverter Microwave Oven with trim kit
 - Shaker style cabinet in "White" complete with soft-close hardware and brushed stainless steel pulls
 - Full-height pantries for added storage (select homes)
 - "Bianco Drift" Caesarstone 3cm countertops with eased edge and 2cm backsplash
 - "Sonetto" European-style double bowl stainless steel under-mount sink
 - Grohe "K7" starlight chrome single-control high arc pull-down faucet
 - In-sink waste disposal system
 - Recessed pot lighting accompanied with LED under-cabinet strip lighting



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POWDER ROOM

- San Marino Oak engineered hardwood flooring in "Earth" or "Lynn Canyon"
- Duravit sink and wall hung vanity
- Grohe "Allure" single lever faucet
- Duravit Durastyle environmentally conscious dual flush water closet
- Under-cabinet LED lighting

ENSUITES

- Distinctive cabinets with square edge profile in "Midnight Ash" (SCHEME 1) or Shaker style cabinet in "White" (SCHEME 2) complete with soft-close hardware
- Aeon Stone "Bayer Brown" honed marble or Mar Granite "VM Blue" honed limestone countertop and backsplash with eased edge
- Frameless glass shower enclosure and or deep soaker tub with tiled front (select homes)
- 12" x 24" honed marble in "Gris Pulpis" or honed limestone in "Beau Pearl" surrounds for tub, shower and floor
- Mosaic honed stone tile in shower pan in "Rhone" or "Loire"
- Thoughtfully designed vanities with two Duravit rectangle under-mount sinks, Grohe "Allure" polished chrome single lever faucet and drawers for maximum organization and convenience
- Grohe Eurostyle Cosmopolitan rain showerhead and Euphoria Cosmopolitan hand shower with slide bar
- Mirror-medicine cabinet with two doors and LED under cabinet ambient light
- Duravit Durastyle environmentally conscious dual flush water closets
- Taymor Electra Series bathroom accessories (towel bar, tissue holder) in polished chrome
- In floor electric heating

EXTERIOR

- Heritage inspired Architecture designed by one of Vancouver's premier firms— Formwerks Architectural
- Construction by Marcon, 31 years - 9,300 homes built, one of the province's leading builders
- Oversized Low E2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and roof top decks (some plans) to extend living space outdoors
- Quality materials both traditional and contemporary, masonry veneer and stucco, dentil molding and decorative metal railing
- Easily accessible hose bib for each home
- Gas barbeque connection located at ground floor patio and roof top decks (select homes)
- Secure, well-lit underground parkade with emergency panic stations, fob and key access and video surveillance
- Fob and key access at main gated courtyard entry, plus enterphone
- 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

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 floor plan types
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: individual high-efficiency domestic hot water, heating & cooling system; energy-efficient common area lighting; 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 Level 2 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 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, multiple pre-wired connections for high-speed cable and Internet, multiple USB charging locations
- Free Telus TV and High-Speed Internet for one year
- Pre-wired for security system

The material provided herein is for general information purposes only and is not intended to depict as-built construction designs. The Developer reserves the right in its discretion to make changes to the floor plans, project designs, features, specifications and dimensions. Renderings are artistic concepts only. Square footages are approximate and have been calculated from preliminary strata plan drawings. There are variations in the lower level cc



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