



Features

An extensive list of carefully considered details make Beachborough a truly one-of-a-kind offering

Visionary Design

- Five storey north-west contemporary post and beam style architecture by **Integra Architects**
- 51 homes ranging from 580-1,850 sq.ft.
- Two elevators for prompt private access to individual floor and for additional back up service
- Neighbourhood commercial along west street front
- Special **BUILT GREEN®** eco-friendly certification for each home
- Modern interiors by award winning **Jill Bauer Design**
BID; NCIDQ; IDIBC-RID; LEED AP
- Impressive double height entrance lobby
- VRF technology air-conditioning and heating system with individual control thermostat
- 9'-11' ceilings depending on floor level
- 2 levels underground parking
- Industry leading sound abatement technology between floors and adjacent homes
- On public transit line
- One extra large storage locker and bike storage space for each home
- 2 parking stalls for all 2 and 3 bedrooms, 1 stall parking for all 1 bedrooms
- Electric vehicle rough in outlets for residents
- Scooter storage room
- Car detailing area
- Landscaped courtyard with outdoor dining table and casual seating
- In-house fitness facility
- In-house conference room

On The Outside

- Rain screen design
- Weather resistant long lasting **Hardie®** panel cementitious siding
- Durable Cultured stone cladding
- Weather resistant aluminum balcony railings
- Laminated wood columns and beams
- **Energy Star®** insulated double pane coated Low E windows reflect infrared heat rays back outside keeping cool in summer and prevent heat loss in winter
- Programmable irrigation system
- Drought tolerant plants
- Gas BBQ outlet and electrical outlet for each home

Sophisticated Interiors

- Air conditioning VRF technology for heating and cooling
- Two unique and luxurious color schemes arranged by JBD
- Laminate wood-patterned wide plank flooring in living, dining, kitchen, den and entry hall
- Elegant polished quartz counters in kitchens and all bathrooms
- Polished chrome single lever faucets and bathroom accessories
- Two panel interior doors with brushed nickel Equinox "square rose" lever door handles
- Plush nylon cut pile carpet with comfortable 8lb foam underlayment in all bedrooms
- 4" flat-profile baseboard finish throughout
- Contemporary window blinds and/or roller shades (*depending on plan and window size*)
- In-suite extra storage rooms and/or walk-in kitchen pantry (*D1,2,4, E1,2,3,4,5,6,8,9,10,11*)
- High capacity walk-in closets for organized clothing arrangements
- Energy efficient long-life LED lighting throughout
- **Whirlpool™** 4.6 cu.ft. large capacity 8 cycle front loading washer
- **Whirlpool™** 7.4 cu.ft. large capacity 6 cycle front loading gas dryer

Limited Edition **Sky Ranchers** special interior specifications on level 4&5 E plans

- Linear Gas Fireplace c/w fan kit & remote, floor to ceiling large format wall tile surround with recessed wide TV niche over fireplace
- **Jenn-Air™** appliance package featuring:
 - 36" Pro Style 6 burner Gas Range top Stainless
 - 30" Combination wall/microwave oven V2 dual fan convection Stainless 6.4 cu.ft.
 - 36" French Door refrigerator c/w bottom drawer freezer & ice/water dispenser
 - 36" Canopy 3-speed stainless wall hood exhaust fan c/w task lighting
 - 24" Built in dishwasher 4 cycle, roller glide design rack, SS tub, quiet operation 44 dBA
- Individual roof top patios with paver stone surface, BBQ and electrical outlet. Accessible from inside home staircase to roof top. (*Plan E8,9,10,11*) 20'x20' Est. size only
- 10' ceilings in most rooms on Level 5 homes 9' ceilings on Level 4 homes
- 2 Parking spaces + locker + bike storage



B C C O N D O S . N E T



Sensational Kitchens

- **Kitchen Aid®** appliance package (*except Limited edition E plan*) featuring:
 - 30" slide-in Gas range, stainless steel, large window, 5.8 cu.ft. capacity, 5 burners, cast iron grates, convection oven, storage drawer, **Aqualift** steam self clean , glide out roller rack
 - **Fisher Paykel™** counter depth bottom mount freezer refrigerator with ice and water dispenser, stainless steel, LED interior lighting
 - 24" Built in dishwasher, 14 place setting capacity, 6 wash options, 46 dBA quiet operation, adjustable upper rack
 - Built in over-the-range Microwave/Hood fan combo 2 cu.ft. capacity, 3 speed fan
 - In sink food waste disposal for easy clean up
- LED under cabinet accent lighting
- **Magic Corner** pull out lazy-Susan (*most plans*) for easy access in hard to reach corner cabinets
- Recycling drawer with double bins
- Polished chrome single lever sink faucet with integrated pull-out rinse spray
- Double bowl stainless steel sinks like you need if you've ever done the dishes
- Kitchen islands capped with glistening quartz counters (*in larger floorplans*) offer additional prep space and seating options as well as plentiful storage underneath
- The walk-in kitchen pantry is a hard to find but much desired feature in any home so we include them wherever possible. Providing ample room for storing unique counter top appliances so you can keep your kitchen counter space open and uncluttered. The pantry is a great place to store oversized everyday necessities and maintenance supplies
- LED ceiling mounted lights use less energy and provide long life task lighting in the kitchen

Luxurious Bathrooms

- Elegant cabinetry with full length pork chop quartz counters and backsplash (*most plans*)
- Toiletry drawers and cupboard
- Undermount sinks and polished chrome single lever faucets
- Powder rooms with on counter vessel sinks (*most E plans*)
- Polished chrome bathroom accessories
- Full width frameless mirror (*bathrooms with porkchop*)
- LED horizontal surface mounted light centred above sinks
- Polished chrome tub/shower fixtures
- 5' soaker bathtubs with large format wall tiles
- 5' shower enclosures with large format wall tiles
- Convenient in shower corner mounted soap/shampoo basket
- Curved hotel style tub/shower rod
- Solid 10mm glass shower enclosure with through glass handle and towel bar
- Heated ensuite porcelain tile floor (*C, D, E plans only*)

Technology and Security

- **Telus™** Future Friendly home fibre optic wiring to in suite p3000 communications hub
 - Complimentary **Telus™** Optic TV and internet service for new residents for first year
- Cable and telephone wiring to bedrooms, dens and living rooms
- Closed circuit cameras in main lobby and parkade allow in suite TV monitoring
- Enterphone at visitor entry points
- Individually coded security keyfobs for lobby, storage locker, bike ,scooter storage and elevator floor access
- In suite and balcony fire sprinkler system
- In suite smoke detectors
- Secured wireless controlled gate to resident parking area
- Bright underground parkade with motion sensing lighting
- VRF technology air conditioning and heating system with in suite programmable controller
- Deadbolt suite entry doors
- Locking sliding glass doors
- Patio gates off sidewalk facing homes

Sustainability

- **BUILT GREEN®** certified www.builtgreencanada.ca
- **BUILT GREEN®** homes are third party certified by approved energy modeling advisors, energy efficient and environmentally responsible homes. This label adds value to your home by promoting the use of resource-efficient, environmentally friendly, construction practices and products.
- Improved healthy indoor air quality, use of recycled material for construction, water and energy conserving fixtures and access to alternative forms of transportation are just a few of the advantages of the **BUILT GREEN®** certified home
- Save 15% on CMHC or Genworth mortgage insurance premiums (subject to program criteria)
- Reducing your environmental footprint can begin with buying a **BUILT GREEN®** certified home

Customer Care & Home Warranty

- Each home is registered with **Travelers Insurance** New Home Warranty
 - 10 Year Structural defect coverage
 - 5 Year Building Envelope coverage
 - 2 Year Electrical, Plumbing, HVAC distribution systems
 - 1 Year defects in material and labor
- Cloud based interactive Homeowner Web Portal and Homeowner care app platform by **Conasys**
 - Complete printed homeowner guide and online service manual
 - Mobile friendly app for homeowners to communicate service requests
 - Your total home profile information from A-Z in one easy to access website!
 - Enhanced customer experience through knowledge and communication
- Neighbourhood-based **Hugh & McKinnon** Property Management, keeping the business and the community



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