

PRODIGY

LIVE WEST COAST

OPTIONS



IT'S ALL IN THE DETAILS

An Idyllic Neighborhood

- Intimate master-planned community in Wesbrook Village at UBC, steps away from Pacific Spirit Regional Park, with 764 hectares of ocean beaches and temperate rain forest
- Stunning 21st century West Coast Modern architecture by Rositch Hemphill Associates
- Built in concert with its natural surroundings, including exposed wood beams, cedar soffits, inviting warm brick cladding interplayed with glass & Hardie Panel/Plank
- Incredible views of Mundell Park over calming, Zen-like reflecting ponds & lush coastal landscaping
- A block away from groceries, restaurants, coffee shops, a variety of services, University Hill Secondary School, with concrete plans for a brand new community center
- Close proximity to museums, research, and art facilities & University Hill Elementary School
- Abundance of unique "Green" pedestrian only streets for getting around the Village on foot, or by bike
- Dramatic two-storey lobby bridge & breezeway with floor-to-ceiling glazing for stunning character upon arrival

A Place to Relax, Come Home

- Efficient open floorplan layouts with natural materials & clean lines conducive to at-home entertaining
- The largest signature private rooftop lanais Adera has ever built, where you'll find ample space to relax in your hot tub, barbeque with friends or host a graduation party
- Your choice of three distinctive interior colour palettes selected by the brilliant designers of Occupy Design
- Sink your toes into 40oz carpet with enhanced comfort pad underlay.
- Imported porcelain entry tiles for an elegant first impression & durability
- Horizontal/Linear blinds for privacy & shade

A Kitchen To Create In

- Stainless Steel KitchenAid appliances include:
- Side-by-side ENERGY STAR refrigerator

- Built-in gas cooktops & electric wall oven
- Built-in ENERGY STAR dishwasher with electronic controls
- Broan Hoodfan to maintain kitchen air quality in style
- Quartz slab countertops
- Porcelain tile backsplash, with optional upgrade to quartz
- Quality Kohler faucets
- Optional upgrade for durable ½ hp garburator in-sink disposal

A Bathroom To Unwind In

- Elegant & durable porcelain floor tiles compliment the quartz slab countertops in bathrooms to create a relaxing & serene atmosphere
- High quality & sleek plumbing fixtures include Kohler faucets, toilet, basin

Your Safety & Security

- Adera's award-winning Customer Care 2-year inclusive "Wall-to-Wall" warranty program that exceeds industry standards
- 2-5-10 year warranty coverage with Travelers Guarantee Company of Canada
- Security features include closed circuit TV recording of parkade & lobby, coded security access key fob system, security lighting & reinforced door frames
- Fire sprinklers in suites & throughout corridors
- Secure bike storage

Reducing Your Footprint (And Ours!)

- Meets or exceeds REAP Gold Level Certification requirements
- Over 50% of materials manufactured locally
- All lumber harvested from sustainable forests
- Water efficient irrigation technology
- Increased insulation which is also zero formaldehyde
- ENERGY STAR windows & appliances
- 70% waste diverted from landfill
- Erosion control during construction
- Community compost & recycling program
- Rough-in for solar panels
- Whisper quiet ventilation fans continuously provide fresh air & regulate humidity
- Motion sensor light switches in bathrooms, corridors, & parkade
- Low flow faucets & shower aerators
- Dual flush toilets
- Minimum of 80% light fixtures are fluorescent, compact fluorescents or LED
- Ultra low VOC paint

- CRI Green Label carpet
- Increased air tightness, creating less draft and less heatloss
- Dark skies compliant outdoor lighting
- Compared to an equivalent 6-storey concrete or steel building, a 6-storey wood-frame building has a fraction of the embodied energy & other cradle-to-grave lifecycle costs. Wood is the most environmentally friendly structural material for building

i.D. By Me – Personalization Program

Help Yourself To Your Own Unique Lifestyle. Some items include:

- Appliance Package upgrades – Liebherr/Jenn-Air, Miele & Maytag appliances for an outrageous degree of luxury including a wall oven combination that will inspire you every time you prepare a meal
- Hardwood flooring – FSC Certified - Kentwood Original's Collection (with 3 different colours to choose from)
- Modern Laminate flooring – Evoke Collection (with 2 different colours to choose from)
- Carpet upgrades for additional luxury & comfort
- Gorgeous Quartz backsplash
- Alarm System – monitored for when you're away
- Maytag washer/dryer packages – high performance & compact
- Air Conditioning – to keep it cool when it's West Coast hot!
- Hot Tub on rooftop – soak away the day's stress (yes, the location is engineered)

Live West Coast Options

- Ultimate Euro Gourmet Kitchen – if cooking is really your thing, this kitchen has ALL the ingredients for an exceptional meal from scratch
- West Coast rooftop lanai – the ultimate private outdoor retreat for living large on the West Coast! Add a hot tub, outdoor hardwood tiles to demark your lounge space, & a propane fire pit for entertaining your guests as well as your own personal pleasure
- Ultimate Lav for definitive spa-like luxury
- Custom Closet Shelving to cater to your organizational desires
- Finish Carpentry to define and complete
- Designer Plumbing & Lighting options to enhance your new space
- Engineered stone counter tops to add a touch of beauty and provide additional durability

And much, much more! – Visit our i.D. By Me Options Website to explore: www.adera.com/properties/idbyme

