

FEATURES

The Kirkland is a Kerrisdale Landmark. The masterfully designed, 5-storey concrete building is situated in an established West Side neighbourhood with authentic village charm. It embodies 20 exceptionally grand two- and three-bedroom residences, and is built on the site of the historic Kirkland Metal Shop, an iconic structure dating back to the 1920s. Award-winning Rositch Hemphill Architects have innovatively integrated the original façade of the Kirkland Metal Shop into a unique contemporary design. An elegant New York-style lobby enhances the sense of place.

PEACE OF MIND

- Solid concrete construction
- Solid core interior doors
- 2 secure underground parking stalls for every home
- Secure bicycle storage
- Hard-wired smoke detectors and monitored fire sprinklers
- Homes prewired for security system
- Gas connection to balconies and terraces
- Keyless entry into building and parkade, with limited-access elevator security to each floor
- Comprehensive "2-5-10" warranty by Travelers Insurance Company

CONTEMPORARY INTERIORS

- Select from two professionally designed colour schemes by Area 3 Design Studio: Truffle and Champagne
- All homes feature over-height smooth finish ceilings
- Rich engineered hardwood flooring sweeps throughout main living areas and bedrooms
- Grand entry cove with ceiling detail, exquisite reflective paper, and feature lighting
- Spacious private balconies and expansive terraces
- A true laundry room (most homes) features quartz countertops, upper cabinet storage, and side-by-side, energy efficient front-loading Whirlpool washer and dryer
- Individually controlled heating and air-conditioning for year-round comfort
- Master bedroom features walk-in closets with custom-designed organizers and signature lighting
- Contemporary roller shade blinds for added privacy
- USB outlet in master bedroom and kitchen

EXCEPTIONAL OPTIONAL UPGRADES

- Seamlessly integrated built-in Wolf coffee maker personalizes every cup
- Full-height, integrated Sub-Zero wine fridge with independent cooling zones
- Hand-blown glass pendant in powder room and master ensuite
- In-floor heating in main bathrooms

CULTURED KITCHENS

- Polished quartz countertops with beautiful corresponding backsplash, while islands and peninsulas with waterfall quartz countertops provide additional workspace
- European-inspired, wood-veneer cabinetry with high gloss acrylic accents
- Well-designed pantry wall with ample storage space, convenient built-in, pull-out corner storage, and contemporary soft-close hardware
- Stainless steel double-basin sink with built-in sink disposal and high-arc, pull-down, chrome Hansgrohe faucet
- Built-in, under-sink tandem recycling system
- Seamlessly integrated appliances:
 - Sub-Zero refrigerator with internal dispenser and icemaker
 - Asko dishwasher
 - Slide-out 600 CFM Faber hood fan
 - Wolf glass wall oven with 10 innovative cooking styles
 - 36" stainless steel 5-burner Wolf gas cooktop with continuous cast-iron grates for easy movement of pots and pans
 - 30" built-in Wolf glass microwave in sleek black

LAVISH MASTER ENSUITES

- Contemporary wood-veneer floating vanity (Truffle scheme) or high gloss acrylic vanity (Champagne scheme), featuring under-cabinet LED lighting with motion sensor
- 24" x 24" porcelain floor tiles
- Luxurious freestanding soaker tub complemented by marble tile feature wall
- Frameless glass shower with Grohe rainshower and handheld DreamSpray™
- In-floor heating and programmable towel warmer for exceptional comfort
- Wall-mounted Duravit toilet with dual-flush and soft-close seat (ensuite and powder room)
- Elegant Powder Rooms:
 - 12" x 24" limestone feature wall tile
 - Blu-stone countertop basin
 - Grohe wall-mount faucet
 - LED under-cabinet lighting

