

FEATURES

CONDOS

INTERIORS

- Modern light filled interiors designed by Gannon Ross Designs
- Three colour palettes to choose from
- 9' ceilings in all homes (8' in kitchens and bathrooms)
- Built in USB charging connection in kitchen and master bedroom
- Smart glass LowE2 panoramic windows welcome an abundance of natural light and fresh air
- Spacious master bedrooms for ultimate relaxation (King Beds in most)
- Built-in wall safe ideal for storing valuables and important documents
- Laminate flooring throughout kitchen, den, living and dining areas in "Latte" or "Muskoka Oak"
- Stacked front-loading Whirlpool washer and dryer
- Scrolled level-loop nylon carpet throughout bedrooms for a comfortable, modern look
- Sleek 2" faux wood blinds on all windows
- 4" flat stock baseboards and 2.5" flat stock door trim

KITCHENS

- Premium appliances include:
 - 32" Samsung stainless steel, counter depth, French door refrigerator/freezer with automatic ice maker
 - 30" Samsung slide in Gas Range with True Convection and Self-Clean Oven
 - Panasonic Microwave Oven with trim kit
 - 24" Samsung Energy Star Dishwasher with concealed controls and 4 wash options
 - AEG Perfekt Glide range hood fan
- Three cabinet styles to choose from all complete with soft close:
 1. Laminate super matte finish upper and lower cabinets in 'Willow Grey'
 2. 'Charcoal Super Grey' uppers with lower cabinets in 'Swiss Elm Matte'
 3. 'White Shaker Style' cabinets
- Full-height pantries, built-in microwave with cabinets above and below, tech station and easily accessible utility closet (some plans)
- Subway style 5" x 7" hand-set tile backsplash in "White Matte"
- Solid quartz eased edge countertop
- Moen Align single lever faucet in matte black with pull down vegetable sprayer
- Excalibur stainless steel, double bowl undermount sink (2 beds+) or Franke stainless steel, single bowl undermount sink (1 beds+)
- Under-cabinet pull-out recycling unit
- Pot lighting accompanied with LED under-cabinet strip lighting

ENSUITE AND MAIN BATH

- Floating vanity with under-cabinet motion sensor lighting (ensuite)
- Three cabinet styles to choose from all complete with soft close:
 1. 'Willow Grey'
 2. 'Charcoal Super Grey'
 3. 'White Shaker Style'
- Solid quartz eased edge countertop
- Moen Align single lever faucet in matte black (ensuite) and Moen Rizon single lever faucet in polished chrome (main bath)
- Chelini undermount basin sink
- Modern square deep soaker tub (some plans)
- 'Regal Shell', 'Regal Charcoal' or 'Regal Grey' 12" x 24" porcelain floor tile
 - 'White 6"x24" bath and tub wall surround
- Moen hand shower in polished chrome (ensuite)
- Frameless glass shower enclosure (some plans)
- Thoughtfully designed vanities include drawers for maximum organization and convenience
- Duval Bathworks dual flush toilet
- Bathroom accessories (towel bar, tissue holder) in matte black

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 and green space
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: domestic hot water, energy-efficient common area lighting; Energy Star® windows, dishwasher and clothes washer
- Emissions reduction: pre-wired power to select parking stall locations in the underground parkade for Level 1 electric vehicle charging
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 70% 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

CONNECTED & CONVENIENT

- Parks, transit, schools 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
- Secure bicycle storage rooms
- Storage locker for each home in the double-gated underground parkade
- Gear Garage outfitted with kayaks, canoes, stand up paddle boards and life jackets for your use
- Lounge and meeting room
- Outdoor children's play area
- Outdoor courtyard, BBQ and fire pit
- Dog wash station
- Car wash station
- Bike/Hobby workshop in the parkade

EXTERIOR

- Modern Architecture designed by Shift Architecture Inc.
- Construction by Marcon, 33 years and over 11,000 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 Hardie Panels, West Coast Contemporary wood tone siding, brick and clear finish exposed beams
- Secure, well-lit underground parkade with double gates, emergency panic stations, fob and key access and video surveillance
- Fob and key access lobby with video surveillance, plus enterphone with security camera at lobby
- Elevators with programmable restricted floor access
- State-of-the art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

The material provided herein is for general informational purposes only and is not intended to depict as-built construction designs. The Developer reserves the right in its sole discretion to make modifications or changes to the building design, floor plans, project designs, specifications, finishes, features and dimensions. Renderings are artistic concepts only. Square footages are approximate and have been calculated from preliminary strata plans. Actual final dimensions of construction may vary from those set out herein. E.&O.E. Marcon St. George (GP) Ltd.