Features and Finishes

Capital Park Residences comprises two boutique concrete buildings – four and five storeys – as well as a limited collection of two and three-storey townhomes. Located in charming and historic James Bay, just steps from the Inner Harbour and downtown Victoria, this extensively landscaped master-plan community is defined by superior design, quality and construction.

- Architecture by Endall Elliot Associates.
- Interiors by BBA Design Consultants Inc.
- Distinguished lobby.
- Well-equipped fitness studio.
- Private resident lounge opening onto a furnished landscaped terrace.



Sophisticated Homes

- Choose from two sophisticated colour palettes.
- Premium quarter-cut, solid-core walnut veneer entry door with Colombo Italian-made mortise lock set.
- Smartly designed great room spaces with lofty ceilings that range from 8'8" up to 9'8" and expansive windows overlooking landscaped courtyards, plazas or tree-lined Michigan Street.*
- Spacious balconies, patios or terraces for relaxed outdoor living and entertaining.*
- Engineered wide-plank brushed oak flooring throughout.
- Year-round comfort with in-suite controlled heating and ventilation system.
- Energy-efficient air-conditioning for penthouses in 550 Michigan and all townhomes.
- Solid-core bedroom and bathroom doors with brushed stainless steel lever handles.
- Full-height sliding glass doors for maximum space and flexibility in dens.*
- Closets throughout fitted with shelving. Master walk-in bedroom closets feature recessed lighting as well as fully outfitted, functionally-designed closet organizers with shelving and drawers.
- Stacking, high-efficiency 24" Blomberg front-loading washer and dryer or side-by-side 27" Samsung washer and dryer.*
- Contemporary custom roller blinds on all exterior windows and patio doors.
- Smooth-finish ceilings and flat-profile door trims and baseboards throughout.
- Contemporary ceiling light fixtures included in dining room, den and all bedrooms.*

Elegant Kitchens

- Elegant flat-panel wood grain laminate lower cabinetry paired with custom white upper cabinetry featuring soft-close doors and drawers.
- Seamless polished quartz slab countertop and matching backsplash.
- Kitchen island features marble-patterned polished quartz slab countertop with waterfall gables and wood grain laminate cabinetry.*
- Single-basin under-mount stainless steel sink with Grohe polished chrome pull-down faucet.

*As per plan.

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- German-engineered, premium Bosch appliance package includes:
  - Integrated 24" or 30" refrigerator with freezer drawer.*
  - Integrated, ultra-quiet 24" dishwasher.
  - Built-in, touch-control 24" or 30" electric cooktop in black ceramic glass.
  - Built-in 24" or 30" convection wall oven.*
- Integrated, paneled low-profile slide-out hood fan for a clean, contemporary look.
- Built-in Panasonic microwave.*
- Full-height pantry for added storage.*
- Functional details include under-sink pull-out recycling compartments and recessed under-cabinet lighting.

Refined Bathrooms

- Elegantly designed vanity with contemporary cabinetry and under lighting.
- Custom mirrored upper cabinet with wood grain laminate frame and wall sconces.
- Seamless polished quartz slab countertop with under-mount sink and Grohe polished chrome single-lever faucet.
- Impressive, large-format 12" x 24" polished marble-patterned porcelain tile tub front and accent wall with matching matte tile flooring.*
- Matching marble-patterned porcelain mosaic tile shower flooring.*
- Elegant and efficient Toto toilet with soft-close lid.
- NuHeat in-floor heating in main bath or ensuite with programmable touchscreen control.*
- Frameless glass shower doors in main bath or ensuite.*
- Separate soaker tub and shower combination in ensuite.*

Sustainability-Minded Design

- Energy-efficient, sustainable and liveable building designed to LEED Gold standards.
- Situated in a pedestrian and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Secured underground parkade complete with provisions for electric vehicle parking.
- Private bicycle parking.
- Extensive landscaping includes parkettes, courtyards and green roof systems.
- Engineered with systems for capturing and treating storm water.
- Smart sorting recycling lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-controlled lighting in common areas.
- Individually-controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.

Peace of Mind: Security & Convenience

- Full-time, live-in resident caretaker.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two elevators.
- Exterior power outlets on balconies, patios and terraces.*
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.

Concert "Commitment to You" Warranty

- Built-in assurance for you and your home:
  - Ten-year structural coverage.
  - Six-year water penetration coverage.
  - Two full years coverage on workmanship and materials.
  - Backed and matched by Travelers Guarantee, BC's leading government-approved new home warranty provider.

Concert and Jawl reserve the right to make changes to floorplans, project design, specifications, finishes and features. Suite sizes, dimensions and floorplan layout may vary. Views and interior renderings shown are for general illustration purposes only and should not be relied upon to accurately represent the actual views that may be available or the actual interiors of the completed building. E.&O.E. September 2018

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