Features & Finishes

PARK RESIDENCES II

COMMUNITY

- Park Residences II is a landmark community of 232 one, two and three bedroom homes among three towers, including 19 townhomes
- Spectacular views of Minoru Park, the city, and the mountains
- Located right along Minoru Park, Richmond's best kept secret.
- Conveniently surrounded by schools, parks, dining, shops, and services
- 2-minutes walk to Richmond Centre. 6-minutes walk to Canada Line Brighouse Station. 20-minutes drive to Downtown Vancouver.
- Designed by award-winning W.T. Leung Architects Inc.

ELEGANT LIVING

- Handsome wide-plank, engineered hardwood flooring throughout
- Choice of two interior colour schemes, Oak and Maple, designed by award-winning interior designer BBA Design Consultants
- Generous 8 ft. - 8.5 in. ceiling
- Roller-shade window coverings for maximum privacy
- Motorized roller-shades for penthouses and sub-penthouses facing west
- Private indoor elevator and private gated parking for most townhomes
- Double-glazed, Low-E windows for maximum acoustical comfort and sustainable energy performance
- Generously-sized private patios, balconies and roof decks, offering an elevated outdoor living experience
- Side-by-Side Laundry with Blomberg front loading washer and dryer (for 2-bedroom homes and up; stacked washer-dryer for 1-bedroom homes)
- State-of-the-art hydronic heat pump system for all-season heating and cooling
- USB charging outlets conveniently placed throughout the home

GOURMET KITCHENS

- Engineered Quartz stone one-piece backsplash, with no grout lines for easy cleaning
- Soft-close, full height cabinetry with under-cabinet lighting
- Under-the-sink dual-sliding waste storage and recycling system
- Engineered quartz slab kitchen island and eating bar with distinctive waterfall edge (most homes)
- Convenient corner cabinet storage (select homes)
- Integrated Miele 30" fridge & freezer (24" package for 1-BR homes)
- Miele 30" stainless steel 5-burner gas cooktop (4-burner, 24" package for 1-BR homes)
- Miele 30" wall convection oven (24" for 1-BR homes) with self-cleaning technology
- Integrated Miele 24" dishwasher
- Built-in Panasonic 24" microwave
- High-performance Faber 30" hood fan (24" package for 1-BR homes)
- Marvel dual-zone wine fridge (included for 3-BR homes; upgrade available for 2-BR homes)
- Miele Steam Oven (for 3-BR homes and up)
- Spacious undermount stainless steel single-bowl sink with Riobel pull-out faucet

SPA-LIKE BATHROOMS

- NuHeat heated flooring in two- and three-bedroom homes' master bedroom ensuite bathrooms
- Porcelain tile flooring & shower/tub walls
- Polished marble slab countertop
- Custom mirror with integrated LED lighting
- Custom cabinetry with convenient open shelf and medicine cabinet
- Generous sized floating vanity
- Toto dual-flush toilet
- Premium Kohler fixtures, including chrome shower assembly with multifunction, three spray handshower
- Frameless glass sliding shower door
- In most homes, separate 'wet-room style' shower-and-bathtub configuration for the ultimate in relaxation and rejuvenation

AMENITIES

- Two indoor swimming pools (one in Towers D&E and one in Tower C) complete with hot-tub and sauna areas
- Social lounges with fully-equipped kitchens and dining areas for entertaining (one in Towers D&E and one in Tower C)
- Two fitness rooms (one in Towers D&E and one in Tower C)
- Two outdoor children's playground areas

COMFORT & CONVENIENCE

- Comprehensive 2-5-10 Warranty Insurance for ultimate peace of mind:
  - 2 years materials and labour warranty
  - 5 years building envelope warranty
  - 10 years structural warranty
- One bike storage locker is included for each home
- At least one parking stall is included for each home
- 100% EV Parking Stalls
- Electronic parcel locker system to receive online purchases conveniently and safely
- Secured keyless entry to the main lobby, parking, and Residents' Amenities

The Developer reserves the right to make changes, modifications, or substitutions to the building design, specifications and floorplans should they be necessary. Renderings, views and layouts are for illustration purposes only. This is not an offering for sale. Any such offering for sale can only be made after filing a disclosure statement. E. & O.E.

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