Sydney

COQUITLAM WEST

FEATURES

FIRST IMPRESSIONS

- 25-stories of mid-century modern inspired architecture designed by award-winning IBI Group Architects
- Welcoming, angular entrance flanked by extensive water features and beautifully manicured gardens
- Lush and expansive landscaping and gardens throughout
- Well-lit pedestrian walkways and common areas with bike racks located at front entry
- Welcoming over-height lobby and luxurious lounge area
- Within easy walking distance of SkyTrain, schools, shopping and all conceivable big city amenities

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes:
  - Parker (bright white, fresh)
  - Riviera (soft grey, contemporary)
- All tower residences are fully air conditioned
- Airy over-height 9' ceilings*
- Entry, kitchen and living/dining areas include contemporary wood-style laminate flooring with the option to upgrade to engineered hardwood**
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings (excluding transom windows)
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Conveniently-located cable and data outlets in living room, bedrooms and workspace/den
- Generously large balconies or patios includes outdoor lighting and exterior patio outlets

CRAFTED KITCHENS

- Soft-close, full height cabinetry
- Islands and pantries in select homes
- Contemporary matte black (Riviera) or chrome (Parker) hardware on cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Low maintenance quartz-composite countertops with contemporary tile backsplash
- USB outlet for convenient charging
- Cook and entertain with full-size stainless-steel appliances:
  - Counter depth refrigerator with bottom mount freezer and ice maker by Fisher & Paykel
  - 5-burner gas cooktop by KitchenAid
  - Undermounted 30" Even-Heat convection single wall oven by KitchenAid
  - 24" Energy Star qualified dishwasher by KitchenAid
  - Modern, high-performance, chimney-style hood fan by Venmar
  - "Built-in" undercounter Panasonic microwave oven featuring Inverter Technology®
- Premium Kohler stainless steel 'Ludington' under-mount, deep double-bowl sink with basin rack
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Comfortable and durable carpets in all bedrooms
- Spacious walk-in or walk-through closet with shelving in most master bedrooms
- Bright ceiling light fixtures and USB outlets in all bedrooms
- Modern, frameless-glass shower with tile surround, chrome Kohler 'Converge' 2 in 1 multifunction showerhead and hand shower set in most master ensuites
- Large soaker tub with chrome Kohler 'Honesty' bath and shower set and contemporary tile surround in main bathrooms
- Recessed pot light over the shower or tub
- Large, clean-edged vanity mirror with overhead pot lights in all bathrooms
- Quartz composite vanity countertop with 'Caxton' under-mount sink and premium 'Honesty' faucet by Kohler
- Soft-close cabinetry with contemporary chrome or matte black hardware
- Euro-style 24" porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera outside main lobby and parkade entrance
- Two key fob entry devices provide access to lobby, all amenity spaces and secure parkade and storage lockers
- All homes include energy-efficient, Low-E, double-glazed windows and sliding or swing patio doors with thermally-broken aluminum frames
- Rough in for wireless security system in all homes
- Fire alarm, smoke and carbon monoxide detector and sprinkler in all homes
- Bright and secure underground parkade
- One personal bicycle storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is as worry free as possible

EVERYDAY ESSENTIALS

- Exclusive to homeowners – over 14,000 sq. ft of indoor and outdoor amenities
- Beautifully landscaped 5th floor outdoor terrace with children's play area, cabanas, green space, gym cool down area and plenty of outdoor seating at the harvest dining area
- Outdoor Dog Run located on 2nd level for four legged friends
- Warm and inviting amenity room with a fireside lounge and impressive kitchen and dining area
- Games room equipped with ping pong, foosball, shuffleboard and a pool table
- Fully equipped fitness centre with ballet barre and adjoining yoga room
- Two guest suites in the tower for out-of-town visitors
- Meeting room complete with large conference table
- Secured visitor parking spots
- EV charging stalls in residential area
- Visitor Bicycle Storage Area

* Ceiling drops in air conditioning locations. ** Ask a sales associate for pricing details.

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, plan orientations and materials without notice. All deck, patio, balcony, terraces and yard sizes may vary. Columns, privacy screens, spandrel, demising walls and guardrail details may vary depending upon floor level.
The quality homes at Sydney are built by LM Sydney Homes Limited Partnership, E. & O.E.

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