

HOME FEATURES

LOCALLY DESIGNED AND BUILT

- Developed by Handmade Homes
- Architecture by Cornerstone Architects
- Interior design by Kalu Interiors

THOUGHTFULLY BUILT TO PASSIVE HOUSE STANDARDS

Passive House represents a transformative leap in architectural design, embodying principles that make it a superior choice for modern living. This global initiative incorporates science-based building standards and sets the bar for sustainable, energy efficient living. These standards can be summarized as follows:

- Exceptional insulation, airtight insulated windows, no thermal bridging, air-tight building envelope, excellent ventilation and superior high efficiency energy recovery

To achieve these building standards, each townhome is built with the following features:

- Two state-of-the-art INNOVA HRI-I-PLUS heating and cooling units which provide:
 - Multi-zone wireless control
 - Smart thermostats and integrated temperature, humidity, and air quality controls
 - MERV 13 air filtration that captures airborne particles such as dust, pollen and mold
 - ERV units that provide air stabilization and balancing, resulting in a reduction of dryness and pollutants
 - Whisper-quiet technology with minimal outside noise infiltration
- Triple-glazed windows for increased energy efficiency and reduced sound transmission
- 12 inches of insulation under the main level flooring
- Blown-in Cellulose and exterior wall GUTEX-T Multitherm® insulation. Both products provide enhanced fire resistance and increased thermal rating
- Low maintenance exterior finishes that protect the airtight building envelope

All of these features result in a reduction of heating and cooling costs of up to 90%. Passive House living is efficient, safe, clean, durable, and cost effective

SIGNATURE FEATURES

Indoors and out, every home in the Nolia collection includes thoughtful touches and inspired features that enhance both livability and sustainability

OUTDOOR LIVING

- Private, generously sized outdoor dining, entertainment, and lounge spaces spanning three levels
- Two levels of outdoor rooftop decks
- No noisy outdoor heat pumps
- Unobstructed mountain and city views

GENERAL INTERIORS

- Choice of Lily or Ash designer colour palettes
- Wide-plank hardwood engineered flooring
- Flat-panel, solid core interior doors
- Smart, motorized window shades throughout each home, with blackout roller shades in every bedroom
- European-style multi-functional tilt-and-turn windows for superior child and pet safety
- Upgradable designer millwork accents

COMFORT AND CONVENIENCE

- High-capacity CAT-6 wiring for optimal internet speeds and digital entertainment
- Intelligently placed USB-C outlets for convenient device charging throughout each home
- Energy Star-certified Samsung 24" front-load washer and electric dryer
- Secure, generously sized underground storage spaces
- Dedicated bicycle lock-ups with capacity for up to three bicycles per home
- Underground bicycle and pet washing station
- EV-ready parking stalls available for every home

PEACE OF MIND

- Comprehensive third-party warranty with 10-year structural coverage, 5-year water penetration coverage, and 2-year materials and labour coverage
- Secure, controlled-access to the underground garage entrance
- Advanced fire response system with concealed sprinkler heads
- Passive House design and technology provides your family with a healthy living environment

NOLIA

nolia.ca

LUXURY BATHROOMS

Deluxe comfort and tasteful finishes grace every space

MAIN BATH

- Flat-panel FENIX or wood cabinetry with integrated handles and soft-close hardware
- Back-lit custom mirror with decorative vanity lighting
- Durable quartz countertops with matching backsplash and Kohler under-mount sink
- Heated tile flooring
- Three-way shower kit with separate hand wand and rain head
- Dual low-flush one-piece Duravit toilet

ENSUITE

- Flat-panel wood grain cabinetry with integrated handles, soft-close hardware, and under cabinet lighting
- Dual custom back-lit mirrors with decorative wall sconces
- Double under-mount sinks with surface-mounted matte black faucets and durable quartz countertops
- Oversized wall and floor tiling*
- Heated tile flooring
- Sleek frameless shower door
- Zucchetti three-way Italian shower kit
- Dual low-flush one-piece Duravit toilet

POWDER ROOM

- Flat-panel wood grain, or FENIX cabinetry with integrated handles, soft-close hardware, and underlighting
- Back-lit custom curved mirror with two hanging pendants
- Feature walls with floor-to-ceiling tiling
- Durable quartz countertops
- Vessel sink with Baril's MARIE Haute Couture dual-handle surface-mounted designer faucet
- Dual low-flush one-piece Duravit wall-hung toilet

KITCHENS

Defined by a signature blend of elegance and practicality, Nolia's kitchens enhance functionality through intelligent design and refined features that include:

- Durable FENIX and wood cabinetry with integrated handles and soft-close hardware
- Large kitchen island and full-height slab quartz backsplash, both with matching waterfall* countertops
- Sleek under-cabinet lighting for ambiance and task illumination
- Under-mount sink and detachable, dual-jet spout faucet with Blanco Anthracite finish
- Premium energy-efficient appliance package featuring:
 - 36" integrated Miele refrigerator with bottom-mount freezer and ice maker
 - 30" black Miele induction cooktop with concealed hood fan
 - 30" black Miele convection oven
 - 30" black Miele speed oven
 - 24" integrated Miele dishwasher
 - 24" integrated wine fridge

BEAUTIFUL
THOUGHTFUL
ENDURING
DESIGNED FOR TODAY,
BUILT FOR TOMORROW.

*In select homes.

The developer reserves the right to make modifications, substitutes, and changes to the building and landscape design, floor plans, specifications, features, finishes without notice should they be necessary to maintain the high standards of these homes. Square footages are approximate, refer to preliminary strata plan drawings for specific sizes. E.&O.E. Sales by Handmade Homes (Ash St) Ltd. and Remax Select Properties.