Features & Amenities

Architecture

Ultra-modern Architecture by: Ankenman Marchard Architects
Contemporary Interior Designs by: Lot 30 Design Inc.
Concrete & Wood Frame construction with full "Rain Screen" protection
Concrete Floors between all upper & lower Suites
Interior "Floating Stair" system in most units*
Low maintenance Fiber - cement panel siding & metal cladding
Expansive use of glass with lifetime vinyl windows
for spectacular views
Spacious terraces, balconies and central Courtyard
for outdoor living
9' Ceilings throughout
Secure underground parking for cars, bicycles & storage lockers
Central Courtyard with Outdoor Bar BQ Kitchen,
Fire Pit & Foot-Shower area
"Doggie Wash" in Parkade

Security, safety & service

Secured Keyless, Complex Fob Entry System
Elevator and Fire protected stairwells
Double-gated, well illuminated & secure underground parking
Front Gate & Parking area security cameras
Full Security Alarm System in each home
Courtyard and walkway lighting
Clear visibility in all public and passage access areas
State-of-the-art fire suppression system including,
monitored sprinkler system,
Smoke & Gas detectors throughout
Technology ready — with additional Tel-cable data outlets
and CAT 5e wiring
Comprehensive New Home Warranty including,
Two years for materials,
Five years for building envelope and Ten years
for structural components
Development "Flood Control" system & Flood Insurance
Dedicated after-sale customer service.
"Complete Client Satisfaction".

Kitchens

Combinations of solid wood and high-gloss panel cabinetry
Custom crafted, self-closing, solid wood cabinets throughout
Under-cabinet LED lighting & Silent self-closing drawers
Engineered Quartz countertop with Eating Bar
Elegant marble or limestone backsplashes
Sleek stainless steel under-mount double sink / modern "Grohe" Faucets & fixtures
Convenient In-sink waste disposal and slide-out waste basket below
Top quality Stainless Steel appliances:
- Integrated Refrigerator with bottom-slide freezer
- 24" Energy Star Dishwasher
- 30" Electric Glass Cook-top stove
- 30" High efficiency Hood-fan
- Built-in Microwave Oven
- 30" Built-in Wall Oven
- Built-in Stainless Steel Patio Bar-B@s*

Ensuites

Contemporary wood veneer cabinetry with LED Lighting
Marble Countertops, under-mount sinks & easy-flow faucets
Large "Easy Open" & self-closing, under-sink drawers
Luxurious Bath Tub with convenient marble ledge in many units
Elegant 12 X 24 marble tiles on walls and floor
Large mirrors with inset toiletries cabinet
Easy-clean Glass Showers with Rain Heads and wands

Accessories (included in every home)

Car Parking for every home
3 Designer Color schemes available
Designer lighting throughout
Roller window shade treatment standard in all units
Window Bug Screens
Closet Organizer Shelving in all closets and cupboards
Electric Fireplaces, Mantle & Wall surrounds*
Select Bicycle parking and private storage lockers*
"Rinnai" Instant Hot Water system
Radiant electric baseboard (zoned) heating
Clothes Washer & Dryer

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Newport
at west beach

the Villas Standard Features

Interior

In-suite Security Camera Monitor
Bathroom electric in-floor radiant heat
Air Conditioning
Sub Zero Top quality appliances
Remote Powered Window Blinds
Wine Fridge
Gas Fireplace*
Jetted Bath Tub
18' Living Room Ceilings (Suites 109-114)

Outdoor

Gas Bar BQ* (Gas "Bib" hook up on Roof decks)
Storage Locker
Bicycle Locker
Dedicated Car Parking Stall
Unobstructed Ocean Views
Roof-top Decks (Suites 109-114)

Newport
at west beach

Upgrades Available

(additional cost and quoted separately)

In-floor radiant heat
Up-grade Appliances
Wine Fridge
Wine Cellar*
Built-in Desks / Work-stations
Gas Ranges
Gas Fireplace*
Electric Window blinds
Built-In Gas Bar BQs*
Air conditioning*
Built-in closet cabinets
Jetted Bath tub
Solid Hardwood Flooring
Imported Floor Tiles

Appliance packages

Gardens:	Kitchen-Aide
Vistas:	Jennaire
Villas:	Sub Zero

*Unavailable in some Suites

The Developer reserves the right to make changes to the floor plans, project designs, specifications, materials, appliances, features and dimensions. Final dimensions may vary and square footages have been calculated from preliminary strata plan drawings. E. & O. E.

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