FEATURES

IMPRESSIVE ARRIVAL

- Designed by award winning Rositch Hemphill Architects
- Located at the entrance to historic Granville Island within walking distance of all the shops and services of Kitsilano's Fourth Avenue
- Thoughtfully designed urban architectural form offers boutique residential living over ground level retail
- The building façade incorporates an artful combination of concrete, brick, glass and wood-grain cladding topped off by a striking curving roof form and wood soffits.
- Water-feature at residential entry
- Common upper terrace and gardens are perfectly oriented for enjoying the drama of Vancouver's city skyline and The Celebration of Light.

STYLISH EXISTENCE

- Clean, contemporary, flat-panel suite entry door with Bergen polished chrome-lever hardware and deadbolt by Taymor
- 9 foot ceilings
- All homes include either enclosed balcony or outdoor deck
- Expansive windows
- Your choice of two custom-designed schemes: Pebble and Sand
- Pre-wiring for dining room pendant light
- Durable, contemporary-style engineered wood flooring by Kentwood in entry, kitchen area, dining, living room, and flex
- Loop and cut-pile carpeting by Beaulieu in bedroom(s)
- High profile baseboards, door mouldings and window sills throughout

CULINARY CREATIVITY

- Choice of two design schemes:

Sand:
- Upper and lower flat-panel style cabinets in Euro-style gloss white
- Upper corner accent shelving in warm, light gray, wood-grain finish
- Warm, light gray wood-grain finish on island
- Quartz-composite kitchen countertops paired with linear, wood-grain porcelain tile backsplash

Pebble:
- Upper and lower flat-panel style cabinets in Euro-style gloss white
- Upper corner accent shelving in dark gray, wood-grain finish
- Rich, dark gray, wood-grain finish on island
- White, quartz-composite kitchen countertops paired with sleek marble, mini-mosaic tile backsplash

- Energy-efficient, contemporary appliances:
  - Sleek 30", cabinet-faced refrigerator with bottom freezer drawer and adjustable glass shelving by Fhiaba
  - Stainless-steel, 3-speed hoodfan with dishwasher-safe metal filters by Miele
  - Stainless-steel, 30" 4-burner cooktop by Miele
  - Stainless-steel, Signature Series self-cleaning wall oven by Miele
  - Energy-efficient, stainless-steel cabinet-faced, fully integrated classic series dishwasher by Miele
  - Powerful Panasonic 1.6 cu.ft. microwave
- Custom-designed cabinet features includes soft close cabinetry and drawers, a stacking bank of drawers, built-in stainless steel microwave, a corner lazy susan, under-cabinet lighting, pantries (in most homes), and feature corner shelving
- Deep, square-edge, stainless-steel, single-bowl sink with single-lever, polished chrome, pull-down faucet by Kohler
- Halogen pot lights
- Convenient breakfast bar or generous island in most kitchens

PERSONAL LUXURY

- Porcelain tile flooring in bathrooms and laundry closets
- Private master ensuite with luxurious 'Hytec' acrylic tub or Hytec showerbase with frameless glass sliding door and full-height tile surround.
- Main bathroom with luxurious 'Hytec' acrylic tub with shower or Hytec showerbase with frameless glass sliding door and full-height tile surround
- Square-edge, quartz countertops and Kohler undermount sinks in master ensuite and main bathroom
- Kohler single-lever, pressure-balanced shower control for comfort and safety
- Large vanity mirror with custom, open-floating shelving
- Recessed pot lights throughout
- Eco-friendly, low-flow toilet closet by Kohler
- Lund Series chrome-polished towel bar and accessories by Taymor
- Front-loading, full-size, two piece, stackable energy-efficient washer and dryer by Whirlpool

THOUGHTFUL DETAILS

- Conveniently-located cable and/or telephone outlets in living room, kitchen and bedrooms
- 9-foot ceilings
- Pre-wired for high speed internet access and digital cable entertainment channels
- Every home features either a deck, enclosed balcony or roof terrace
- Closet shelving
- Spacious balcony, terrace, or roof terrace in most homes
- Two individually-coded security key fobs for parkade and most common areas
- Thermostat-controlled baseboard heating system
- Secured, shared bicycle storage room for residents located in parkade and separate, bicycle-sized storage lockers in secured rooms provided for each home

SAFE & SOUND

- Extensive use of brick, concrete-fibre siding, premium wood-look architectural cladding and wood materials. All materials are carefully constructed using the latest rain screen protection system (See construction detail insert)
- Energy-efficient, double-glazed vinyl and/or aluminum windows, swing doors and sliding glass doors
- Hard-wired smoke detectors
- Pre-wired for security system with motion detector and contacts on entry and patio door
- Fire sprinklers throughout
- Enterphone with camera surveillance at main lobby entrance
- Completely secured, bright underground parkade
- Traveler's Guarantee Company of Canada Warranty Insurance providing coverage for:
  - 2 year materials and labour warranty
  - 5 year building envelope warranty
  - 10 year structural warranty
- Dedicated customer service team makes living in your home as enjoyable and worry free as possible

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