

# ONETOWNCENTRE

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## A BOLD VISION BROUGHT TO LIFE

Located in the northeast corner of Town Centre, One Town Centre includes a 19-storey residential tower, a midrise residential building, townhomes, street-level retail and CLUB CENTRAL fitness and aquatic centre.

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### TOWER

19-storey residential tower with facades featuring metal cladding and glass- a modern take on River District's industrial heritage

### MIDRISE

The 10-storey midrise residential building floats above a double-height retail podium—with balconies that give open views to the sunny south.

### TOWNHOMES

Running the length of Marine Drive, these townhomes offer ample outdoor space at ground level, plus access to a third-floor rooftop terrace.

## VIEW THE PLANS

TOP

## A COMPLETE COMMUNITY CONNECTED TO EVERYTHING

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## COMMUNITY EVENTS

May 15 2015

FIT 4 TWO STROLLER BOOTCAMP

May 16 2015

YOGA: HATHA FOUNDATIONS

May 16 2015

YOGA: HATHA FLOW

May 17 2015

SUNDAY MATINEE - THE LEGO MOVIE

May 17 2015

KNITTING CLUB

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## SUPER SPACES, INSIDE AND OUT

Open layouts and smart use of space make the most of every square foot, while big windows provide great views.

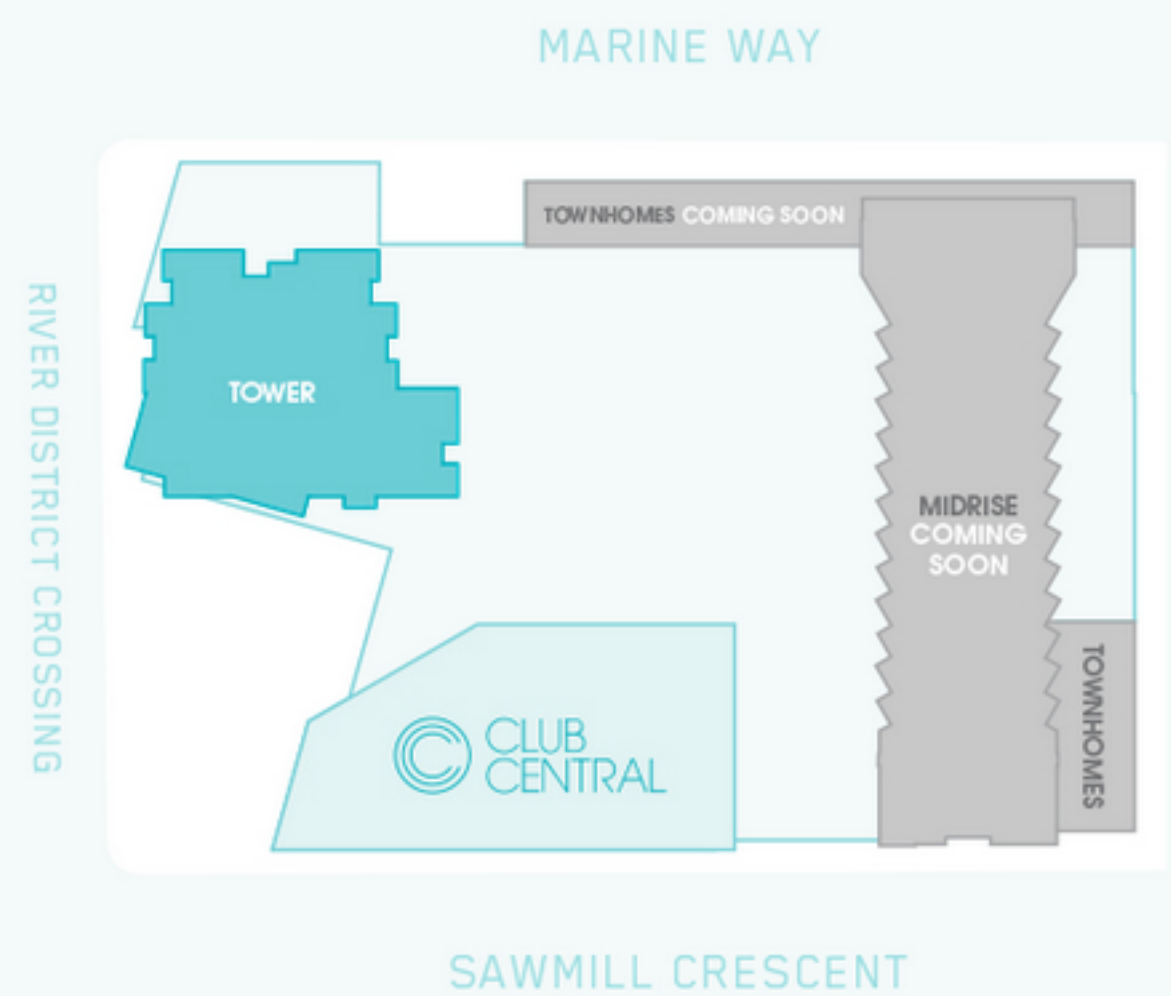
SELECT A BUILDING

SELECT A LEVEL

VIEW PLAN



SELECT A BUILDING TO VIEW



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## A LIGHT TOUCH

The interiors of One Town Centre are inspired by the tones and texture of the waterfront- creating a warm, welcoming and brightly lit space.



ONE TOWN CENTRE FEATURES INTERIORS WITH A RANGE OF INTUITIVE DESIGN DETAILS, DURABLE MATERIALS AND QUALITY FINISHES.

Homes at One Town Centre feature individually controlled heating and cooling, providing comfort all year round. Innovative Nest thermostats allow you to manage your interior environment, even when you're away from home. From soft-close cabinetry and drawers, to energy-efficient in-flooring heating, the convenience is only surpassed by the comfort.

Kitchens come with sleek stainless steel appliances by Jenn-Air and Fisher & Paykel, plus quartz countertops, and on-demand hot water dispenser and electrical outlets with built-in USB ports.

Ample storage is provided throughout, to make sure everything has a home. And with plush carpets in the bedrooms and expansive views of the outdoors, you might never want to leave.

## FEATURES

The design is clean and contemporary, with two colour palettes to choose from and a range of modern and intelligent design features.

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### NEIGHBOURHOOD FEATURES AND AMENITIES

- At the heart of River District, pedestrian-friendly Town Centre is built around a public plaza and high street that connects the community with the Fraser River to the south
- CLUB CENTRAL is a private 14,000+ square foot fitness and wellness centre for the exclusive use of Town Centre residents, with a fitness centre, pool, hot tub, sauna and steam room, kids' activity room, squash courts, meeting room, entertainment lounge with kitchen and fireplace, and yoga/dance studio
- Outdoor recreation amenities include a community garden, children's play structure and a large open lawn area

### ARCHITECTURE

- One Town Centre consists of a 19-storey residential tower, a townhome and retail podium, a midrise residential structure, and CLUB CENTRAL amenities building
- All elements are distinct yet complementary, creating a cohesive architectural form
- Facades feature metal cladding and glass elements that reflect a modern interpretation of the area's industrial heritage
- The quality concrete buildings feature highly sustainable and energy-efficient LEED Gold®-equivalent design
- River District exceeds BC Building Code standards for green design and sets a new benchmark for Vancouver

### INTERIORS

#### Living

- Sophisticated interiors, by award-winning BYU Design, feature two colour palettes to choose from
- High efficiency heating and cooling system in all homes
- Laminate wood flooring in the entry, kitchen, living and dining areas
- Durable and sustainable Green Label Plus carpeting in bedrooms
- Sleek roller shades throughout
- Full-size front-loading Whirlpool washer/dryer
- Innovative Nest thermostat allows you to control interior climate remotely
- Private decks or patios
- Energy-efficient low-E glass windows
- Over height ceilings in most homes (8'6" in standard homes)
- All homes are pre-wired for internet and cable—complimentary Telus package includes telephone, cable and internet for one year

#### Kitchen

- Stainless steel appliance package includes:
- Fisher & Paykel ActiveSmart™ refrigerator (13.5 cubic feet with bottom freezer) in one-bedroom homes
- Jenn-Air refrigerator (21.9 cubic feet with French door) in two- and three-bedroom homes and townhomes
- Jenn-Air 30-inch-wide gas cooktop
- Jenn-Air 30-inch-wide wall oven with dual fan
- Jenn-Air dishwasher
- KitchenAid 1200-watt microwave oven
- AEG-Electrolux Perfekt Glide 30-inch range hood
- On-demand filtered hot water dispenser at the kitchen sink to instantly make any hot drink
- Kohler pull-down faucet
- Square-edged cabinets and drawers with soft-close technology
- Quartz countertop
- Under-sink sliding waste/recycling bin
- Large-format stone tile backsplash
- Electrical outlet with built-in USB port eliminates the need for bulky USB adapters that hog valuable outlet space
- Recessed lights under cabinets

#### Bathroom

- Energy-efficient electric floor heating system controlled by thermostat in the main bathroom
- Porcelain tile floor in a contemporary bond pattern
- Custom medicine cabinet with mirrored front in the main bathroom
- Designer accent wall in the main bathroom
- Frameless glass showers
- Luxurious soaker bathtub
- Sleek and tailored single-handle bath package by Kohler
- Water-saving dual-flush toilets
- Thoughtful under-cabinet LED lighting with motion sensor
- Vanity lighting for a well-lit space throughout (note: no wall mounted vanity lighting in master ensuite—only ceiling pots above vanity)

### SAFETY AND SECURITY

- Enterphone at lobby and parkade entrances with restricted elevator access
- Secured underground parking
- Backed by comprehensive, industry-leading warranty through 2-5-10 Year New Home Warranty by Travelers

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