

2 BED, SOME WITH DEN,
RESIDENCES.

NOW AVAILABLE.

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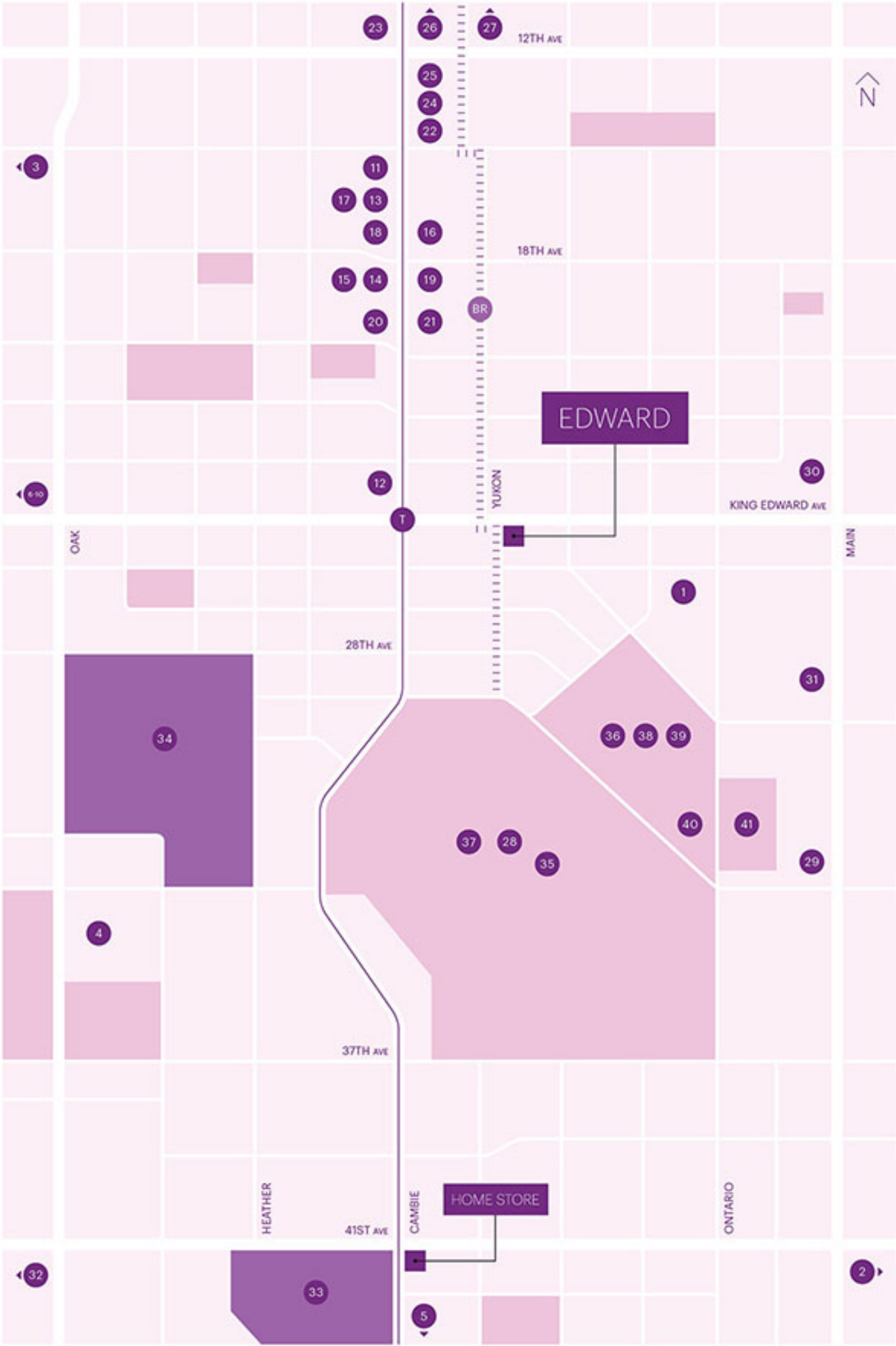
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THE EDWARD SETTING.

From the large, wide open spaces of Queen Elizabeth Park to the little gardens and leafy laneways that dot Yukon and Columbia Streets, this is a special place. And Cambie Village — the heart of this neighbourhood — certainly lives up to its name. There's so much to love here.



A BETTER HOME.

A mix of 2 bedroom, some with den, homes, Edward is designed for those looking for more space in the city. 10-foot-high ceilings are paired with 8-foot-high huge picture windows. Big floorplans. More space. All filled with natural light that simply feels better.

A BETTER HOME

We believe homes should be full of light, open & airy, rich in detail and designed so every inch counts. Homes should also be beautiful to live in, and easy to love. Better is found in the details.

Fall in love with this setting. Living next to a high street, in the heart of the city, is where we'd want to be.

Unconventionally large, high street homes sit on the upper slope of Cambie Village.

Great outdoor spaces & big windows let you take it all in, with Queen Elizabeth Park and Cambie Village as your neighbours.

Handsome architecture that is elegantly simple. Drawing upon both classic and contemporary, the right proportions and materials ensure Edward holds up this end of the block.

Decorative paving lined with layered landscaping and dramatic architectural lighting leads to the main entry lobby.

Landscaped courtyard with garden plots for herbs and vegetables.

An outdoor leisure area and communal courtyard with spaces to sit, play, and gather.

Bicycle racks in parkade provide secure bike storage, with optional lockers to provide extra security.

Extra large storage lockers in a secure room (optional upgrade).

INSIDE THE HOME

For Edward's interiors, we wanted to show you something new, and something really different.

Our ideas are inspired by what we're seeing in our travels, and feeling is coming into fashion. Not Classic versus Contemporary. Not less versus more. But both, together.

High-volume 10-foot-high ceilings maximize space, light, and storage.

In these homes, simplicity sits next to decorative & detailed. Exquisitely crafted trims transform the space and are contrasted by a contemporary black, white, and tonal colour palette.

Architectural baseboard and doorway trims blend a modern form with traditional proportions.

Great outdoor spaces & big windows let you take it all in. Up to 8-foot-high windows stream natural light, and capture views.

Lots of room by way of dens, flex, and storage spaces.

Radiant in-floor heating warms from the toes up.

Laminate wood flooring throughout living and dining areas, kitchen, den, hall closets, and entry (two colour schemes).

Textured loop pile carpeting throughout bedrooms.

Reinforced entertainment wall with cord-concealing conduit for wall-mounted TV.

Heat Recovery Ventilator (HRV) for fresh air throughout the home.

INSIDE THE KITCHEN

More colour, more texture, more goodness. Black is back (it never really goes away).

Set against a modernist's re-take of shaker cabinetry are the clean lines of beautifully warm and rich kitchen cabinetry. Handle-free doors eliminate unnecessary hardware.

Striking stainless steel Bertazzoni range is the focal point of the kitchen design (optional colour upgrade).

Peninsula or island kitchens with plenty of cabinet and countertop space, large matte black pulls on pull-out drawers and full-height pantry (plan specific).

Polished white quartz countertop.

Polished ceramic wall-tiles in white decorate the space with elegance and contemporary style.

Under mount Blanco stainless steel, double-bowl sink (plan specific).

Kohler Purist pullout faucet in matte black.

Soft close doors and drawers offer superior functionality and aesthetic performance.

Under-cabinet task lights.

Appliance ensemble:

- Bertazzoni 4-burner 30-inch stainless steel dual fuel range with electric self-clean oven (some homes 24-inch);
- Vent-A-Hood 30-inch stainless steel hood fan (some homes 24-inch);
- Fisher & Paykel, 36-inch stainless steel, counter-depth refrigerator with pullout bottom-drawer freezer (some homes 24-inch);
- Cabinet-finish, integrated Blomberg dishwasher – Energy Star with hidden controls;
- Stainless steel Panasonic Inverter microwave (plan specific); and
- Whirlpool Duet 4.8 cu.ft. front-loading, side-by-side (plan specific) washer and dryers with Adaptive Wash Technology.

INSIDE THE BATHROOM

Polished white quartz countertop and white undermount Kohler porcelain sinks.

Grohe faucets in polished chrome.

Floating, contemporary cabinetry profile with contemporary matte black hardware.

Floating mirror over vanity with LED light.

Integrated linear lighting below floating cabinetry.

Soft close doors and drawers offer superior functionality and aesthetic performance.

Frameless glass shower in ensuite.

Semi free-standing, deep soaker tub in second bathroom (in select homes).

Grohe showerheads and bathtub fixtures in polished chrome.

Stunning, contemporary porcelain wall and floor tile with rich marble finish.

Water-efficient Kohler dual-flush toilets.

LEED GOLD CERTIFIED

A superior level of certification means your Edward home has been built in a sustainable manner to be extra energy and water efficient, increasing the comfort and durability of your home while reducing operating costs.

MOSAIC HOMEOWNER CARE

From technical questions to design details, our Homeowner Care team conducts rigorous assessments of each home before you ever see it and our team is there to educate you about your new home and to provide support when you need it.

MOSAIC's own warranty, backed by Travelers 1-2-5-10 New Home Warranty:

- 1-Year Materials and Labour Warranty;
- 2-Year Materials and Labour Warranty for Distribution Systems;
- 5-Year Building Envelope Warranty; and
- 10-Year Structural Warranty.



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