

Features

A MASTERY OF DESIGN

- Presented by Formwerks Boutique Properties, Toppen Ridge is a collection of 24 two- and three-bedroom townhomes and courtyard garden level residences designed in-house by Formwerks Architectural
- Gracing North Vancouver's flourishing Moodyville neighbourhood, modern yet timeless architectural style is set apart by a philosophy driven by design
- Exterior details feature peaked roofs, entrances appointed with metal awnings, industrial gooseneck lighting, and oversized divided light windows
- Outdoor spaces include private master bedroom balconies (townhomes) and large patios backing onto a lush courtyard (select homes)
- Live/work or legal suite options offer lifestyle flexibility (select homes)

INTERIORS WITH AN IDENTITY

- Interiors are inspired by the simplicity and clean lines of Scandinavian design, while also conveying a subtly unique style, creating a home with distinction
- Two thoughtfully curated colour palettes, Freya and Finn, are yours to choose from
- European Hardwood-style laminate flooring extends throughout living, dining, and kitchen areas
- Luxe wool-blend carpeting throughout upper floors and bedrooms is soft underfoot
- Roller blinds on windows smoothly achieve privacy
- Full-size laundry rooms with counters and sinks for added convenience (select homes)
- Family-size, front-loading LG Ultra Capacity SteamWasher™ and Ultra Capacity Electric SteamDryer™
- In-home storage for invaluable organization

ARTISTICALLY-CRAFTED KITCHENS

- Contemporary flat-panel, with wood-style lower cabinets and white upper cabinets with integrated handle feature
- Polished stone Absolute White quartz countertops pair with Pietra porcelain tile backsplash (polished marble backsplash in Grey Pietra available as an upgrade)
- Expansive multi-functional kitchen island for working, eating, and entertaining
- Large backsplash window behind sink (select homes) invites additional natural light into the kitchen
- Double-bowl, under-mount stainless steel sink paired with a pull-down, flat black Kohler faucet
- Premium appliance collection includes:
 - Powerful 30" Bertazzoni gas range, with four burners, including a dual-ring power burner
 - Integrated 36" Fisher & Paykel French door refrigerator with bottom freezer drawer and ActiveSmart™ technology
 - Stainless steel hood fan equivalent to 450 CFM power
 - 24" Integrated Bloomberg dishwasher with silent operation and 5 wash cycles
 - Under-counter Panasonic microwave (select homes)

TRANSCENDENT BATHROOMS

- Enduring polished stone, quartz countertops in White Attica (main bath counters) and Georgia Bluffs (ensuite counters)
- European hexagon tile flooring in ensuites and main baths creates a geometric pattern unique to individual homes
- Sleek chrome faucets that deviate from the ordinary
- Comfort-height toilets
- Contemporary, square rain showerhead in chrome with corresponding hand-shower

▪ Master ensuite features:

- Generous vanity with double basins offer abundant surface space and storage (select homes)
- Walk-in glass-enclosed shower and separate bathtub (select homes)
- 2" x 2" Carrara marble matte finish porcelain tile forms the shower base
- Lustrous chrome fixtures

FEELS-LIKE-HOME AMENITIES

- Shared outdoor spaces are comprised of beautiful landscaping throughout connecting pathways and a central courtyard with gardens, seating, and a natural wooden play structure crafted from an existing tree on site
- Bicycle storage spaces, tune-up and wash station
- Secure gated underground visitor parking, with EV charging stations either readily available or roughed-in for future use
- HRV heat recovery ventilation

ENDURING QUALITY

- Sustainably built to LEED Gold V4 standards creating a healthy and highly-efficient home
- Comprehensive WBI Home Warranty
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural defects
- Home security system-ready
- Hard-wired smoke/carbon monoxide detectors
- Fire sprinkler system
- Rainwater collection and storage system for irrigation

Site plans are intended for illustrative purposes only and the developer FB E. 3rd Development Limited Partnership may amend to reflect changes in the planning for the development. Dimensions, sizes, layouts, and materials are approximate and subject to change without notice. E.&O.E.



BC CONDOS.NET



TOPPEN RIDGE
TOPPENRIDGE.COM