ONE SHAUGHNESSY

# Features That Elevate Everything

## DESIGNED FOR EXPERIENCE

The moment you arrive at One Shaughnessy you know you are somewhere different.

- Situated in Port Coquitlam's vibrant downtown core
- Personally designed by acclaimed architect John Bingham of Bingham Hill Architects
- The building is a blend of traditional European design and West Coast contemporary
- Step inside an inviting lobby, with deep blue elements and double-height ceilings
- An automated parking system makes parking easy, and gives you confidence knowing your vehicle is secured
- EV charging is available

## FEELS LIKE HOME

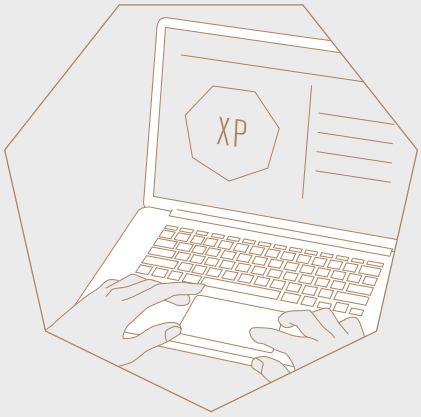
Designed impeccably by Studio Finlay, homes combine innovation with style. Thoughtful details lead to a living experience that's special.

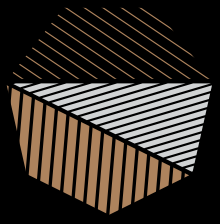
- 9' ceilings in all homes
- Luxury vinyl tile flooring throughout
- Homes with both private and shared outdoor spaces
- Select homes have private rooftop deck space with private staircase access
- Quality roller shades
- Smart home upgrade:
  - Smart control hub
  - Programmable lighting
  - Motorized window coverings
  - Integrated speakers and music system
  - Security system
- Telus PureFibre network

## A LEGACY OF ARTISTRY AND CRAFTSMANSHIP

A Kutak home is an investment – it ages well and appreciates with time, and will forever be a lasting symbol of your personality and aspirations. We continue to develop and improve our legacy with an upcoming collection of projects.

- As a homeowner, our Kutak Membership (ME) gives you access to timely and accurate updates on the progress of your home's construction. Learn all about your new neighbourhood, local businesses, nearby parks, and schools in your catchment
- Once you move in, information on your home, including product and warranty details, will be easily available
- You will have the ability to choose from a curated selection of flooring and cabinetry types, giving you a completely new home ownership experience
- Under our ME philosophy, Kutak will always be connected to the homes, caring about their value and wellbeing



## THE POWER OF CHOICE

SIMPLE CUSTOMIZATION

An easy-to-use online tool guides you through colours, styles, and patterns, so you can personalize your home to meet your specific design tastes.

kutakdevelopment.com/design

XP

## DELVE INTO THE WORLD OF GOURMET

Appeal to all your tastes in a highly functional kitchen that can be personalized from a selection of cabinetry.

- High-end appliance package, including:
  - Fisher Paykel 36" integrated panel refrigerator (32" in Studios)
  - GE Profile 30" induction range
  - GE Profile 24" dishwasher with integrated panel
  - Slim telescopic hood fan
- Quality kitchen cabinetry, extending to the ceiling, locally sourced and tailored to your personality
- Integrated under-cabinet lighting
- Soft-close drawers
- Engineered quartz stone countertop and backsplash
- Kohler plumbing fixtures

## SITTING ON TOP OF THE WORLD

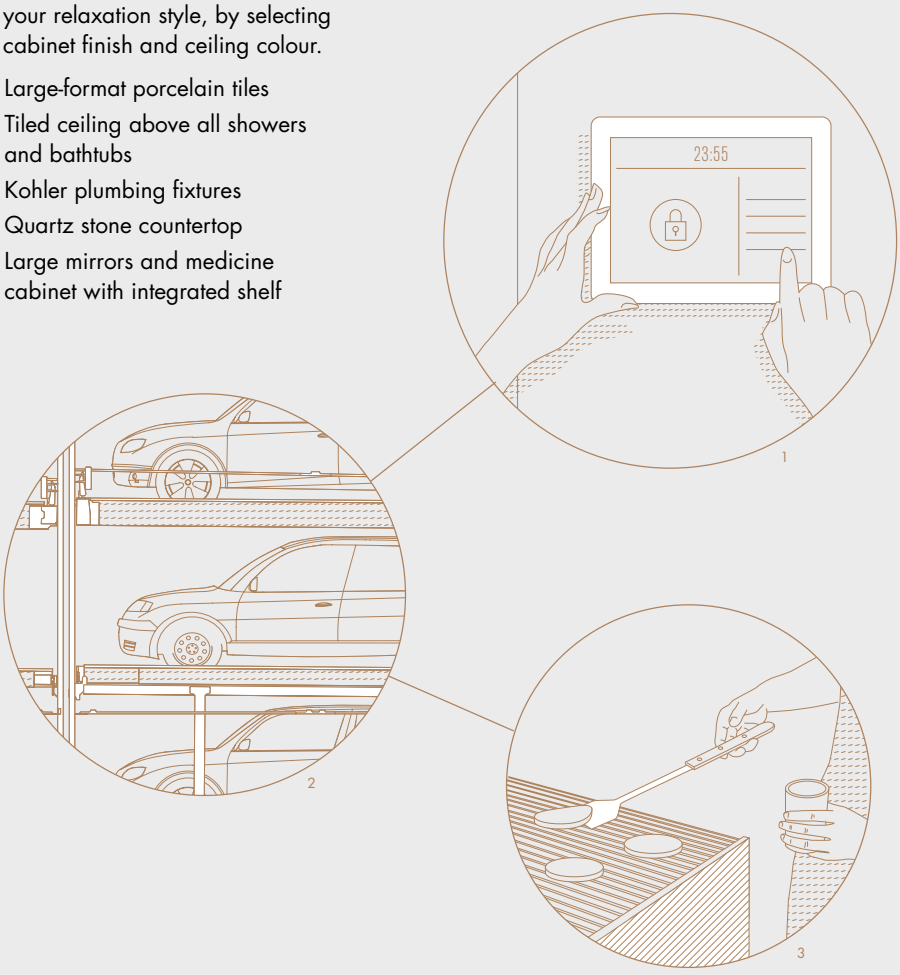
Grab a glass of wine and a good book, and make your way to the sky lounge. Sit back and enjoy the sweeping views of Port Coquitlam and beyond, while a gentle breeze flows through your hair. Entertain your loved ones for a moonlit dinner as the crimson horizon reflects off nearby mountains and the sky turns to a blanket of stars.

- Sky Lounge - a 2,100 SF outdoor oasis
- Community dining area with BBQ
- Community gardens
- Expansive lounging and seating areas
- 360° views of the Fraser Valley
- Elevator access to the rooftop deck

## LOOK FORWARD TO THE START AND END OF YOUR DAY

Create a bathroom that reflects your relaxation style, by selecting cabinet finish and ceiling colour.

- Large-format porcelain tiles
- Tiled ceiling above all showers and bathtubs
- Kohler plumbing fixtures
- Quartz stone countertop
- Large mirrors and medicine cabinet with integrated shelf




## SMART IDEAS FOR BETTER LIVING

1 Smart Home upgrades increase the functionality of your home, with smart lighting, blinds, music, and more.

2 A revolutionary mechanized parking system conveniently, safely, and securely stores residents' vehicles.

3 Gain a higher perspective on the rooftop terrace, where residents can socialize, watch the sunset, or relax under a blue sky.

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INTELLIGENT | PERSONAL

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.