

## AN ENVIABLE WEST VANCOUVER ADDRESS

- Located directly across from the West Vancouver Community Centre
- 57 "right sized" 1, 2 and 3 bedroom concrete homes
- Walking distance from the seawall and daily conveniences, such as shops, cafés, and restaurants
- Refined West Coast modern architecture

## MEANINGFUL AMENITIES

- Lobby with seating areas and double-height ceiling
- A building concierge offers package acceptance services and is available to assist with daily needs
- Outdoor landscaped community lawn and seating area with firepit
- Choose from two shared rooftop patios for your entertainment and relaxation needs:
  - The north-facing terrace welcomes you with panoramic mountain vistas and intimate seating spaces
  - The south-facing terrace showcases a captivating view of Burrard Inlet, complemented by an outdoor kitchen and barbecue station
- A library/social lounge features a kitchenette, fireplace, exquisite bespoke bookshelves, and direct access to an outdoor terrace for all of life's larger gatherings
- Resort-like corridors with custom carpentry and ambient lighting
- EV-ready parking
- A dedicated car wash and detailing area for comprehensive vehicle cleaning
- A well-equipped workshop/repair station for various DIY projects
- Ample bike lockers and storage with access to power for electric bikes
- Individual drywalled storage lockers offer extra space and ample possibilities for keeping belongings private and organized

## FINELY CRAFTED INTERIORS

- Choose from two colour palettes, Sand and Stone, each with two cabinetry finish options
- Suite entries boast stunning millwork surrounds with solid-core doors, each accentuated by individual wall sconces that illuminate 3D bronze suite numbers
- Brushed-oak herringbone engineered hardwood flooring throughout living areas and bedrooms
- Overheight 9' ceilings lend an airy and spacious ambience
- Expansive double-glazed windows to optimize natural light
- Automated roller blinds in living rooms for ultimate convenience
- Primary bedrooms spacious enough for a king bed
- Generous closets in primary bedrooms for favourite ensembles
- Highly functional laundry station:
  - Dedicated shelving and storage for all laundry needs
  - Full-sized LG front-loading washing machine and dryer
  - Built-in hang-to-dry compartment
- Dual air conditioning and heating system for perfect temperature control
- Balconies come complete with a natural gas hookup
- Sophisticated, high-touch interior design by award-winning CHIL Interior Design
- Landscaping by award-winning Hapa Collaborative
- Architecture by award-winning Merrick Architecture

## REFINED AND FUNCTIONAL KITCHENS

- Wood-finished kitchen cabinetry with stylish satin-nickel or brushed-gold pulls, plus:
  - Full-sized pantry
  - Soft-close function on all drawers and doors
  - Display shelving for cherished items
  - Under-cabinet task lighting for late-night snacks
  - Custom-fitted cutlery organizer
  - Integrated garbage and recycling system
- Quartz stone countertops, backsplash, and island with waterfall edges
- Kohler gooseneck faucet with pull-down spray
- Oversized 36" undermount dual sink
- Top-of-the-line kitchen appliance package:
  - 36" fully integrated Sub-Zero refrigerator and freezer
  - 24" fully integrated Sub-Zero beverage refrigerator
  - 36" Wolf gas cooktop with stainless steel finishes
  - 30" Wolf built-in oven
  - 30" Wolf transitional speed oven
  - 36" Faber pullout hood fan
- 24" Bosch 300 Series fully integrated energy-efficient dishwasher

## SERENE SECOND BATHROOMS

- Large-format 12" x 24" accent wall and floor tile
- Underfloor heating for cold winter days
- Custom vanity with quartz stone counters and undermount sink
- Soft-close drawers offer ample storage for personal items
- Integrated tub and spacious shower to wash the day away
- Kohler faucets and fixtures are sleek and refined
- Kohler Persuade Curv Comfort Height toilet

## EXQUISITE ENSUITE BATHROOMS

- Large-format 12" x 24" accent wall and floor tile
- Underfloor heating for cold winter days
- Custom double vanity with quartz stone counters and undermount sinks
- Kohler sink faucets are sleek and refined
- Large soft-close drawers offer ample storage for personal items
- Dual mirrored medicine cabinets and display shelving with integrated lighting
- Frameless glass shower with elegant niche for products
- Kohler rain shower head and hand-held wand
- Stand-alone tub with free-standing Kohler faucet and hand-held shower wand offer the experience of a spa in the comfort of your home
- Kohler Persuade Curv Comfort Height toilet

## PEACE OF MIND

- Building security system, including video intercom
- Fob access to lobby, elevators, parking, and storage areas for added safety
- Secure bike storage
- Comprehensive warranty protection for peace of mind:
  - 2-year warranty for materials
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects