

### Welcome Home

- Stylish and modern exterior features; including durable vinyl siding, stone accents, pre-finished aluminum cladding and architectural metal panelling
- Secure, heated underground parking\*
- Convenient visitor parking
- Master planned landscaping including mature trees and shrubs
- Spacious balcony with gas BBQ outlet
- Blanket New Home Warranty coverage

### Extra Value Features

- Spacious, open kitchen layout with optional island\*
- Contemporary laminate throughout main areas and tile flooring in all bathrooms, storage and laundry areas
- Main floor units include concrete patio with aluminum railing and access gate
- 9' Ceilings on 4<sup>th</sup> floor
- In-suite space saving laundry
- Stylish stainless steel kitchen appliances

### Elegant Bathroom Finishes

- 5' Maax® one piece gel-coated fiberglass tubs/showers with ample ledge storage
- Delta® modern design inspired chrome faucets
- Stylish flat panel cabinetry with designer hardware
- Contemporary laminate countertops with vanity length mirror

### Design-Inspired Kitchens

- Spacious and contemporary kitchen designs
- Stylish flat panel kitchen cabinets with designer hardware
- Stainless steel deep double compartment sink
- Contemporary quartz countertops
- Modern European designed Delta® Faucet with pulldown spray wand
- 4 piece stainless steel kitchen appliances with over the range microwave, built in fan
- Full-size large capacity stacking electric washer/dryer
- 30" self-cleaning system electric range with ceramic glass top
- Automatic 3 cycle Energy Star® dishwasher with Efficient Wash System
- 21 cu ft. Energy Star® frost free refrigerator w/large capacity pantry door

### Electrical Features

- Cat 5 cable TV and telephone outlets in all bedrooms and living rooms
- Hardwired smoke and carbon monoxide detectors
- Decora style switches and wall plugs
- Stylish lighting package with energy efficient bulbs\*

## Built Green

- In-floor energy efficient heating
- Energy-efficient appliances
- Low VOC interior wall paint
- Double pane Low E2 argon gas filled windows
- Energy Star® Heat Recovery Ventilation (HRV) system to enhance in-suite air quality
- North American built environmentally friendly cabinets with no added urea formaldehyde
- Environmentally inspired design, planning, and engineering to meet Green Built initiatives achieving less waste and improving efficiency

## Building Finishing Features

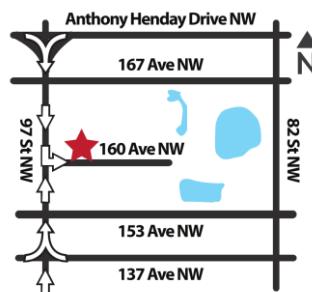
- Design inspired quality finishing in common areas and hallways
- Solid core suite entry doors with stylish chrome door lever and deadbolt
- Raised panel painted swing doors
- 1 primer and 2 finish coats of latex/enamel paint
- Knock-down stipple ceiling treatment
- Modular pre-finish closet shelving
- 2" casing around doors, windows and baseboards
- Decorative finishing detail around suite entry
- Taymor® chrome lever style interior door hardware

## Quality Construction

- Industry leading high performance floor joists with best in fire protection
- No maintenance vinyl sealed unit slider windows and jambs
- R20 fiberglass batt exterior wall insulation
- 6ml poly-vapour barrier
- 2 layers of 5/8" fireguard drywall on common walls
- R40 blown attic insulation (batt where required)
- 7/16" OSB roof sheathing on sloped roof
- 3/8" OSB wall sheathing
- Vinyl balcony deck coating
- Aluminum balcony rail with pickets

## Sound Attenuation Features

- 23/32" T&G OSB gold-edge sub-flooring
- Double 2x4 demising walls with 1" airspace between walls
- R12 batt insulation in both demising walls (total R24)
- 2 layers 5/8" type "x" drywall on resilient channel for each demising wall
- Electrical outlets located in sound control boxes
- Blown-in insulation between floors
- 1½' "Gypcrete", a lightweight concrete between floors



Along 160 avenue and  
95 street

For more information  
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