

MAPLE SERIES

Features List



YOUR QUALITY BUILT EXTERIORS

- The Grove architecture is a unique collection of Traditional Craftsman and West Coast design
- Innovative & durable, fiber cement siding with board-and-batten and stylish accents of brick, stone and shingle
- Protective Rainscreen technology and umbrella architecture featuring oversized roof lines
- Oversized windows that permit an abundance of natural light into the homes
- Weather-engineered windows that incorporate a concealed air barrier technology contributing to superior Rainscreen performance
- Oversized balconies or patios with breathtaking river and park views

YOUR ELEGANT AND FUNCTIONAL INTERIORS

- Two tastefully-designed colour schemes including Dark Walnut “Queens” and Light Cherry “Stanley”
- Over height 9' ceilings
- Vaulted ceilings in areas of top floor homes
- Hand set 12" x 24" tile entry flooring
- Premium bevel-edge single plank laminate flooring in Wenge or Brazilian Teak in living and dining area
- Premium trackless, stain resistant berber-styled carpeting in all bedrooms
- Mirrored closet doors in entrance way and some bedrooms
- Convenient wire shelving in all closets
- Contemporary ceiling lights installed in all bedrooms
- Decorative baseboards and coordinated door mouldings
- Horizontal Venetian blinds on all exterior windows
- State-of-the-art energy efficient electric fireplace with elegant wood mantel top
- Whirlpool front loading, high-efficiency stacking washer and dryer

GOURMET KITCHENS

- Granite countertops with extended breakfast bar
- Four Stainless Steel KitchenAid™ appliances including:
 - Stainless Steel “ceran” top electric range with warming drawer
 - 22 cu.ft. Architect series refrigerator with bottom-mount slide out freezer
 - 5 cycle dishwasher with tap-touch controls
 - 1.4 cu.ft. built-in premium convection microwave/hood fan combination
- Dark Walnut or Light Cherry coloured natural grained, laminate cabinetry with brushed stainless pulls
- Expansive cabinetry with convenient pantry-style shelving (in most homes)
- Undermounted double bowl stainless steel sink with in-sink garburator
- Chrome single lever faucet with integrated extension spray
- Matte finish, oversized imported 12"x 24" ceramic floor tile
- Full height, matte white 4"x16" ceramic tile backsplash
- Warm track lighting and ambient pendant lighting

LUXURY BATHROOM

- Soaker tub and/or glass enclosed shower with single lever, pressure balanced shower control
- Hand set 12"x 24" floor tile
- Over height tub and/or shower ceramic tile surround
- White shaker-style cabinetry with roll out storage
- Granite countertops with undermounted sink and modern chrome faucet
- Elegant polished chrome accessories
- Polished edge vanity mirrors in all bathrooms

THE GROVE AMENITIES

- Grand over height lobby
- Exclusive access to the revitalized heritage building, The Boiler House with updated facilities including:
 - Entertainment size social lounge including fully functional kitchen
 - Games area
 - Media room outfitted with stepped theatre seating
 - Professionally equipped, multi-staged fitness studio
 - Private men's and women's change rooms
 - Library
 - Outdoor basketball court
 - Outdoor patio
- Reliable on-site resident caretaker
- Landscaped courtyard with mature heritage trees and central water feature at The Grove in addition to expansive green space throughout Victoria Hill

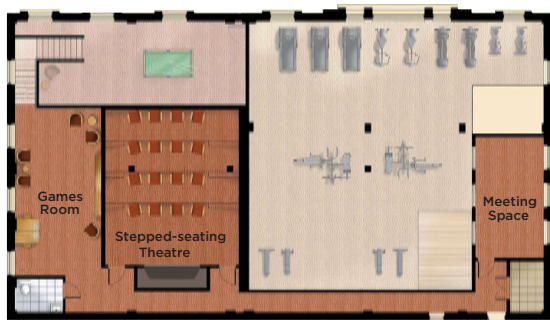
YOUR PEACE OF MIND

- Convenient and secure wireless entry access
- Lobby and garage entrance enterphone with security camera and floor specific access
- Brightly painted and well-lit underground parking with controlled access security gate
- Protected underground guest parking
- Homes pre-wired for in-suite security system
- Secure satin nickel anodized lockset and peephole on all suite entry doors
- Fire protection sprinkler systems in all homes and common areas
- Private mail room with wireless entry access
- All homes backed by 2-5-10 National Home Warranty. Offering 2 year in-home coverage for workmanship and materials, 5 year water penetration coverage and 10 year structural coverage all for your peace of mind



Boiler House

Designed by architect Henry Whittaker, this heritage art deco boiler plant adjacent to The Whittaker was originally a functional steam plant providing a reliable source of heat to all the buildings on the site. Dating back to the 1930's it features asymmetrical step-massed architecture, gothic-inspired quatrefoil insets, and narrow linear windows. A technical innovation of its time, the Boiler House will be a landmark amenity and is the inspiration for the character and ambience of The Whittaker.



MEZZANINE LEVEL 1,955 (approx)



MAIN FLOOR 4,445 (approx)

Amenities

- Landscaped courtyard with outdoor basketball court
- Professionally equipped gym with private men's and women's shower and changing facilities
- Spacious multipurpose entertainment area with pool table, games tables, lounge seating and dining area
- Integrated open plan kitchen with complete set of appliances
- Upper mezzanine level with quiet study and reading library
- Private media room with club-style lounge chairs and overhead movie projector
- Enclosed meeting room for private gatherings

Dimensions, square footages and floor plans are approximate only. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. Final floor plans may be a mirror image of the floor plans shown above. The Developer reserves the right to make changes to the floor plans, project design, appliances, specification and features, E.&O.E.