

OVERVIEW

- Developed by award-winning Qualex-Landmark
- Designed by one of North America's leading architects, Raymond Letkeman Architects Inc., and quality built by award winning Marcon Construction
- 129 mindfully appointed urban contemporary homes located in three separate buildings to optimize light, views and provide an increased sense of individual space
- Spacious open-air balconies and walk-out patios (some homes)
- Convenient and pedestrian friendly location with close proximity to work, play, services, shopping, public transit, restaurants, and parks
- Resident's only fully equipped exercise room and lounge
- A welcoming and beautifully appointed urban courtyard and entry, accented and bordered with raised concrete planters, green walls and attractive drive aisle paving stones designed by award winning landscape architectural firm Durante Kreuk
- Complemented by village style, neighbourhood and pedestrian friendly retail
- Community car sharing with two designated parking stalls
- Secure bike storage
- Individual out-of-suite storage

INTERIOR DETAILS

- Interiors by Evoke International Design Inc.
- Two warm, sophisticated and urban colour palettes
- Rich 4 ½" wide laminate flooring in the main living areas and kitchen
- 32 oz. premium solution dyed nylon scroll Berber carpet in all bedrooms
- Designer framed frosted glass sliding bedroom door*
- Flat panel interior doors with contemporary lever-style satin chrome door hardware
- Decora-style light switches throughout
- Oversized painted baseboards and 2 ½" trim throughout
- Horizontal blinds on all windows
- Energy efficient Frigidaire® large capacity stacking front-loading washer and dryer

KITCHEN

- Gourmet appliance package:
 - Fisher&Paykel® 17.3 cu.ft. EZKleen™ Energy Saving Active Smart™ stainless steel refrigerator with bottom freezer
 - Whirlpool® 30" stainless steel electric range with black ceramic glass top
 - Blomberg® stainless steel EnergyStar® built-in dishwasher
 - Broan® concealed under cabinet stainless steel range hood with 250 CFM
 - Panasonic® stainless steel 1.2 cu.ft. microwave
 - Convenient in-sink Waste King® disposal
- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and convenient kitchen pantries
- Soft closing cabinet drawers and doors
- Solid ¾" thick eased square edge quartz counter tops with full height oversized 6 ½" X 19 ½" porcelain tile backsplash
- Convenient free standing kitchen islands with easy access flush breakfast bar
- Under-mounted contemporary stainless steel single bowl sink with Kohler high spout chrome faucet with pullout spray head
- Contemporary track lighting
- Under cabinet lighting

BATHROOMS

- Square edge flat panel wood laminate cabinetry with 4" brushed stainless steel pull hardware and soft closing drawers
- Solid ¾" thick eased square edge quartz counter tops with under-mounted vanity basin
- Elegant hand set 12"X24" matte finish porcelain floor tiles and bathtub skirt
- Signature 5 ½' soaker tub with matte finish porcelain tile feature shelf (some homes)
- Spacious 10 mm thick frameless glass shower enclosures with wall mounted rain shower head and convenient shelf feature (most two bedroom homes only)
- Large format, full height 12"X24" glazed ceramic wall tile tub and shower surrounds
- Dual flush European style toilet
- European style bathroom faucets by Kohler
- Oversized raised vanity mirrors with polished edges and integrated mirrored cabinet for additional storage

TECHNOLOGY & CONVENIENCES

- Multifunction media ports including connections for telephone, data and cable
- Telus future friendly® home powered by a fiber optic network backbone and Telus Hub®
- Keyless (FOB) access system for garage, elevators and common areas
- Thermostat controlled baseboard heating system and individually metered domestic hot water distribution

SAFETY & SECURITY

- Fully secured, well lit underground parkade, pedestrian pathways and common areas
- Touch Screen Lobby Enterphones with security cameras and the option to pre-screen visitors via your TV
- Fire sprinklers in all homes and common areas
- Extensive wood detailing, brick and HardiPlank™ siding, all carefully constructed with the latest in rain screen protection
- Underground visitor parking
- Argon-filled double glazed thermally broken vinyl windows
- Hard-wired smoke detectors
- Suites pre wired for a three point security system
- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:

2 Year Materials & Labour Warranty

- First 12 months – coverage for any defect in materials and labour
- First 15 months – coverage for any defects in materials and labour in the common property
- First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing, and HVAC systems

5 Year Building Envelope Warranty

10 Year Structural Defects Warranty

*One per plan. Refer to specific plans for which bedroom location.

The developer reserves the right to make changes, modifications or substitutions to building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown above. Square footage and room sizes are based on architectural drawings and measurements. Dimensions, sizes, square footage and floor plans are approximate only and actual square footage may vary from the preliminary and final survey. E.&O.E

