

FEATURES

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salus

Find yourself at Club Aqua, a first class amenity including a private spa, an integrated wellness centre, and entertainment facility.

AN ENLIGHTENED COMMUNITY

- Mountain resort spa inspired community promoting wellness & balance in life without compromising affordability
- Powerful Coastal Mountain architecture by award-winning Integra Architecture Inc. arouses a sense of arrival, security, and pride of ownership
- Resident concierge providing first class, on-site resident focused services
- Apartment Flats & Cityhomes situated around an internal, exclusive, private compound
- West Coast inspired surroundings with water, green space, natural landscapes, & foot trails interlacing the mountain-themed community
- Rich selection of local shopping, transportation systems, abundance of schools, places of worship, plus accessibility to all major routes leading to Vancouver, the Lower Mainland, the Fraser Valley, & the USA
- Distinctive community entrance
- High performance exteriors: Hardie Shingle, vinyl exterior siding with vinyl board & batten, Hardie Panel, for lasting protection against weather & insect damage accented with manufactured stone veneer highlights, metal picket rails & stained wood brackets

CLUB AQUA – FIRST CLASS FUNCTIONING SPA / AMENITY BUILDING

- Outdoor salt water lap pool
- Covered hot tub
- His & Hers Infrared sauna
- Aromatic steam room
- Fitness centre & exercise equipment
- Functional wellness / Spa treatment rooms
- Aqua Lounge:
 - Lounge & sitting library for cocktail parties or relaxing after a vigorous workout
 - Multi-Functional entertainment room opens onto 3,500 sq. ft. outdoor rooftop deck with built-in outdoor fireplace & barbeque overlooking the pool & water elements

THOUGHTFUL INTERIORS

- Two award-winning designer selected interior colour schemes
- Imported porcelain tile entry areas
- Densely constructed 40 oz. cut pile carpet, proudly made by Beaulieu Canada

- CRI Green Label certified carpeting for cleaner indoor air quality
- Low emission wall paints benefit indoor air quality
- Horizontal 1" mini venetian blinds
- 5.5" wood baseboards
- Energy Star high-efficiency windows with low E coating & argon gas

CULINARY BLISS – THE ULTRA GOURMET KITCHEN

- GE Café Appliances:
 - 20.2 cu.ft. Stainless Steel Energy Star Bottom-Mount, Pull-Out Drawer Refrigerator
 - 30" Stainless Steel Electric Self Cleaning Convection Range
 - Stainless Steel Energy Star Built-in Dishwasher with SmartDispense Technology
 - 2.0 cu.ft. Stainless Steel Over the Range Microwave Oven
- Glass Tile & Stone Pebbles Backsplash
- Quartz slab countertop with gable
- Designer kitchen faucet with pull out feature
- Large single bowl, stainless steel sink
- LED puck lights
- Kitchen glass pendant

CALM & CONTEMPORARY BATHS

- Naples Collection towel bars & accessories in polished chrome
- Colour coordinated laminate countertops
- Polished chrome faucets

PEACE OF MIND – RECOGNIZED FOR DESIGN, QUALITY & INNOVATION

- Adera's 1 year workmanship, 2 year mechanical & plumbing system, 5 year water & 10 year major structural warranty backed by Travelers Guarantee Company
- International Awards:
 - 2009 Gold Nugget Grand Award – Outstanding Attached Project – Mid Rise (4 to 6 storeys) – Salus
- National Awards:
 - 2008 CHBA Grand SAM Award – Best Homebuilder in Canada
- Regional Awards:
 - 2009 Platinum Georgie: 28 major Georgies over the years Only the second Platinum award ever given
 - 2010 CHBA-BC Built Green Award – Built Green BC Builder of the Year
 - 2009 CHBA-BC Georgie Award – Built Green BC Builder of the Year
 - 2009 CHBA-BC Georgie Award – Multi-Family Low Rise Development – Salus

7-time CHBA-BC Gold Georgie Award Winner For Best Customer Service, plus 2007 CHBA-BC Customer Choice
4-time CHBA-BC Gold Georgie Award Winner For Best Builder in BC

LIVING IN HARMONY – SUSTAINABILITY

- Certified BuiltGreen™ Gold rating by BuiltGreen™ BC
- Constructed for energy efficiency & sustainable design to save money with long term energy cost reduction & water conservation
- Residents are eligible for significant financial benefits such as reduced mortgage insurance premiums & extended 35 year amortization
- For more info go to www.builtgreencanada.ca to see how a BuiltGreen™ home is a "healthier home" for your family

A PERSONAL CUSTOMIZATION EXPERIENCE

Personalize your home to your own unique lifestyle with the Adera Customization Program:

- Flooring:
 - Kentwood hardwood
 - Evoke laminate
 - Evoke luxury vinyl plank flooring
 - Marble & slate floor types
 - Heated tile flooring
- Countertops:
 - Granite slab
 - Kitchen island
- Appliances:
 - Three upgraded appliance packages
 - Three built-in microwave packages
 - One washer/dryer package
- Other Enhancements:
 - Elegant fireplace surround
 - Security alarm system
 - Deluxe crown moldings
 - Interior window trims
 - Interior bi-fold trims
 - Mirror bi-fold closet doors
 - Space saving closet organizer systems
 - Designer 2" Venetian blinds
 - Lighting packages – kitchen, living room, bedrooms
 - Hanging pendant lights in kitchen
 - Under cabinet light & upgrade bulkhead recessed lighting
 - Ceiling fan
 - Air-conditioning
 - Tub & shower door glass enclosure
 - Window insect screen
 - Stainless steel tile for kitchen backsplash
 - Plus many numerous other options

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All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans and photos are for informational purposes only and do not constitute an offer. © 2010 Salus Homes Inc. All rights reserved.



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features

Master Planned Community

- Mountain resort spa inspired community promoting wellness and balance in life without compromising affordability
- Powerful Coastal Mountain architecture arouses a sense of arrival, security, and pride of ownership
- 24-hour resident concierge providing first class, on-site resident focused services
- 398 homes for wide ranging needs and broad opportunity of ownership: 238 apartment flats and 160 cityhomes situated around an internal, exclusive, private compound
- West Coast inspired surroundings with water, green space, natural landscapes, and foot trails interlacing the community together with the mountain-themed outdoors resort, high-end service and facilities
- Rich selection of local shopping, transportation systems, abundance of schools, places of worship, plus accessibility to all major routes leading to Vancouver, the Lower Mainland, the Fraser Valley, and the USA
- Distinctive community entrance
- High performance exteriors: beveled Hardie Shingle, mostly vinyl exterior siding with vinyl board and batten, Hardie Panel, for lasting protection against weather and insect damage accented with manufactured stone veneer highlights, metal picket rails and stained wood brackets

Sustainable Living Showcased

- Certified BuiltGreen™ Gold rating by BuiltGreen™ BC
- Constructed for energy efficiency and sustainable design to save money with long term energy cost reduction and water conservation
- Residents are eligible for significant financial benefits such as reduced mortgage insurance premiums and extended 35 year amortization
- For more info go to www.builtgreencanada.ca to see how a Built Green™ home is a "healthier home" for your family

Impressive Interiors

- Two interior colour schemes
- Imported porcelain tile entry areas
- Low emission cut pile 100% blend carpet for healthier air quality (C.R.I. Green Label)
- Low emission wall paints benefit indoor air quality
- Horizontal 1" mini venetian blinds
- Decorative wood stair railing with painted wood hand rail (Cityhomes)
- 4" wood baseboards
- Energy Star high-efficiency windows with low E coating and argon gas

Cooking in Style

- Imported porcelain tile kitchen floors
- Laminate countertop
- Porcelain tile backsplash
- Full wrap cabinets with aluminum finish door hardware
- General Electric appliances
 - 30" self cleaning range in black or white finish
 - Energy Star 17.9 cu.ft deluxe refrigerator black or white finish
 - Energy Star built-in dishwasher, 4 touch pads
 - Deluxe black or white hood fan
- Stainless steel Staccato double bowl sink
- Polished chrome pull down faucet
- Kitchen track lighting with four heads
- Easy access to outdoor balcony

Cool, Contemporary Baths

- Naples Collection towel bars and accessories in polished chrome finish
- Colour coordinated laminate counter tops
- Polished chrome faucets

Peace of Mind – Built by Trusted Adera

- Adera's new 2 year workmanship, 2 year mechanical and plumbing system, 5 year water and 10 year major structural warranty backed by Travelers Guarantee Company
- 2008 Platinum Georgie: 28 major Georgies over the years! Only the second Platinum award ever given
- 2008 Grand SAM - Best Homebuilder in Canada
- International Award Winner:
 - 2008 Gold Nugget 2009 Outstanding attached mid-rise project - 4 to 7 stories
- 2008 Gold Georgie - Best Multi-Family Builder of the year in BC
- Recipient of 1st time ever Gold Georgie for Customer Choice – Large Volume Multi-Family Builder
- 7 time Gold Georgie Award CHBA-BC for 'Best Customer Service by a Builder'
- Gold Georgie 'Best Builder in B.C.' 4 time recipient
- Over 100 local national and international awards for design, construction and marketing
- Powersmart Builder of the Year 2007

Customize Your Home : Signature Series Upgrade

- Flooring
 - Mirage 'Engineered' or 'Classic' hardwood
 - Laminate flooring
 - Marble, slate floor types
 - Heated tile flooring
- Countertops
 - Granite slab
 - Kitchen island
- Appliances
 - Three upgraded appliance packages
 - Three built-in microwave packages
 - One washer/dryer package
- Other Enhancements
 - Non-polluting 100% energy efficient electric fireplace
 - Elegant fireplace surround
 - Wireless security alarm system
 - Deluxe crown moldings
 - Interior window trims
 - Interior bi-fold trims
 - Mirror bi-fold closet doors
 - Space saving closet and garage organizer systems
 - Designer 2" Venetian blinds
 - Lighting packages – kitchen, living room, bedrooms
 - Hanging pendant lights in kitchen
 - Under cabinet light & upgrade bulkhead recessed lighting
 - Ceiling fan
 - Air-conditioning
 - Tub and shower door glass enclosure
 - Window insect screen
 - Fireplace upgrade
 - Stainless steel tile for kitchen backsplash
 - Glass mosaic tile shower splash
 - Kohler Purist faucets
 - Hands free kitchen & bath faucets
 - Plus many numerous other options



Club Aqua - First Class Functioning Spa / Amenity Building

- Outdoor salt water lap pool
- Covered hot tub
- Infra-red sauna
- Aromatic steam room
- Fitness centre and exercise equipment
- Yoga room
- Functional wellness / Spa treatment rooms
- Aqua lounge:
 - Lounge and sitting library for cocktail parties or relaxing with a cappuccino after a vigorous workout
 - Dining room opens out to rooftop
 - Multi-functional entertainment room
 - 3,500 sq. ft. outdoor rooftop deck with built-in outdoor fireplace and barbeque overlooking the pool and water elements



All areas approximate. Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material specifications and site conditions are solely for illustrative purposes only and may vary from as built development.



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ADERA.
COMMITTED TO GOLD.

40-years ago, Adera began creating new homes for families like yours in the Greater Vancouver Region. More than 7,500 homes later, Adera has grown into one of British Columbia's most trusted home builders. Quality, integrity, exceptional customer service, and verifiable sustainable building practices are commitments that make Adera a leader in new home construction. Earning the 2008 Grand SAM Award for Best Home Builder in Canada and the second time ever Platinum Georgie comes as a humble honour from both our peers and customers and is a clear representation of the trust and respect that Adera has been building for 40-years. Congratulations to all of our employees, trade partners, consultants, and customers for this special trusted accolade!

CANADIAN HOME BUILDERS' ASSOCIATION OF BC - GEORGIE AWARDS

2008 Platinum Georgie: over 25 major Georgies

2008 Best Multi-Family Home Builder of the Year

2008 Best Multi-Family Development - Low Rise: Pathways

2008 Best Interior Design Display Suite - Multi-Family: Salus

CANADIAN HOME BUILDERS' ASSOCIATION - SAM AWARDS

2008 American Standard Grand SAM Award: Best Home Builder of Year in Canada

2008 Best Multi-Family Project in Canada: Pathways

2008 Best Sales Office: Salus

INTERNATIONAL AWARDS - GOLD NUGGET

2009 Outstanding attached mid-rise project - 4 to 7 stories: Salus



www.adera.com



salus
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Adera Cares

TOGETHER. FOR A BETTER FUTURE.



TOGETHER.
FOR A BETTER FUTURE.



ADERA CARES – COMMUNITIES. PEOPLE. HOMES.

Adera has made a conscious decision to embrace sustainable building practices as a core value and to build healthy and stable living environments in all their developments. At Salus, every detail, every state-of-the-art feature is designed to reduce its eco-footprint. Operational systems and high-efficiency appliances minimize energy and water consumption as well as waste production. Building products and materials are carefully chosen to last longer, have recycled content or be made from natural materials.

Adera cares about making a difference. Our environmental policy ensures ongoing financial, personal and social benefits for homeowners. Today and for the future.

By ensuring as little an impact on energy use and the environment as possible, Salus has achieved Built Green™ Gold status, certified by an independent third-party body.

GREEN BY DESIGN.



THE SALUS COMMUNITY.

12% Direct savings in energy costs

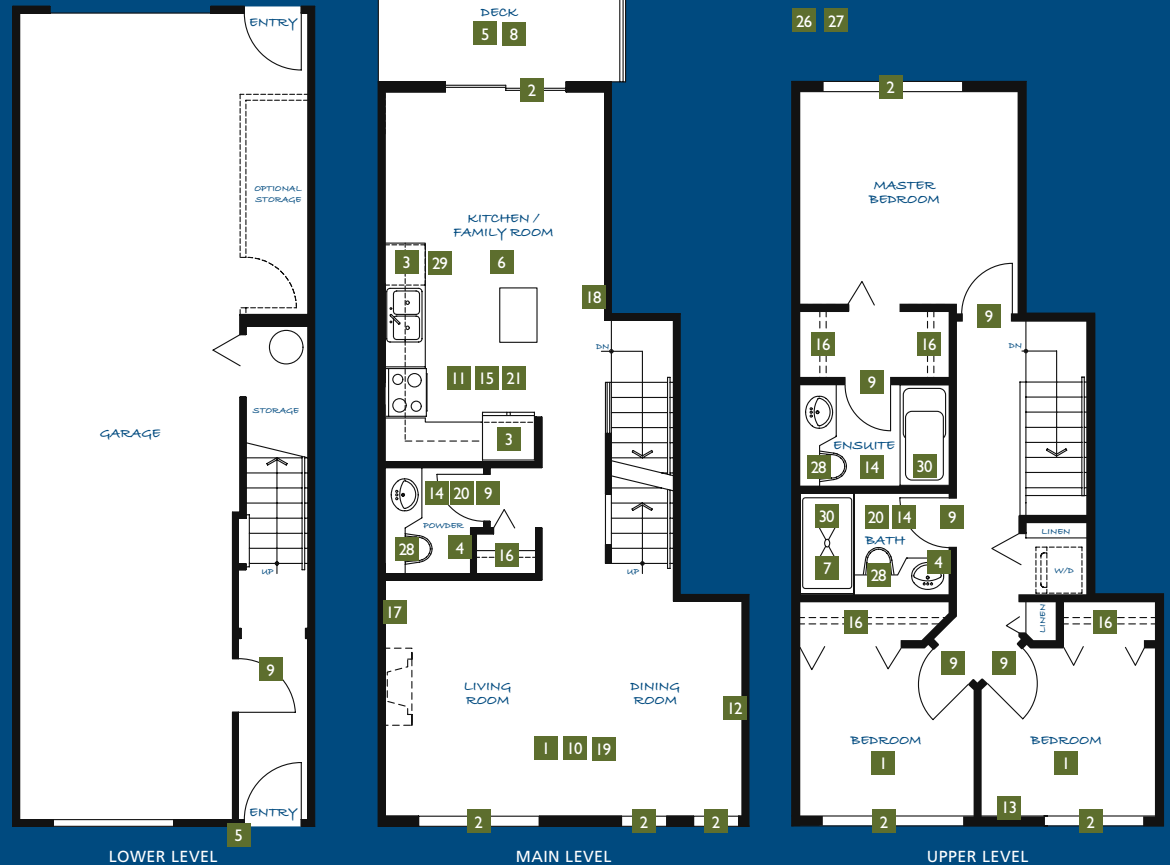
31% Reduction in water use

68% Reduction in waste

28 TONNES: Reduced amount of green house gases

B Traditional Cityhome

3 Bedrooms, 2.5 Bathrooms
Approx. 1,206 sq. ft.



BUILDING MATERIALS

22 23 24 25

WASTE MANAGEMENT

26 27

OPERATIONAL SYSTEMS

- 1 Multiple thermostatically controlled zones
- 2 All windows ENERGY STAR® labeled
- 3 ENERGY STAR® refrigerators and dishwashers
- 4 Motion sensor light switches in bathrooms
- 5 Exterior lighting complies

- 7 Air tight, insulation contact-rated recessed lights in all insulated ceilings

EXTERIOR AND INTERIOR FINISHES

- 8 Balcony surfaces made from low maintenance materials
- 9 Interior doors made with recycled and/or recovered content

- 11 Minimum 25% recycled-content in all ceramic tile
- 12 MDF casing and baseboard (MDF reuses waste material)

INDOOR AIR QUALITY

- 13 All insulation third-party certified with low or zero formaldehyde
- 14 Low formaldehyde sub floor sheathing

- 17 Water-based paints used on all site built and installed millwork
- 18 Low VOC content interior paints
- 19 Carpet and Rug Institute (CRI) IAQ label on all carpet and underlay
- 20 Vinyl sheet flooring installed with low VOC adhesive
- 21 Ceramic tiles (upgrade) installed with low VOC adhesives and plasticizer-free grout

BUILDING MATERIALS

- 22 Optimum Value Engineering (OVE) reduces wood use in framing
- 23 All insulation certified by a third party to contain a minimum recycled content of 50%
- 24 Insulation levels exceed the Model National Energy Code for Buildings
- 25 Advanced sealing package

WASTE MANAGEMENT

- 26 Comprehensive recycling program for building site including education, site signage and bins
- 27 Reusable bracing used for framing

WATER CONSERVATION

- 28 Water saving toilet
- 29 Water saving dishwasher
- 30 Water efficient faucets and showers

SALUS GREEN OPTIONS

- Honeycomb blinds with sound absorption, UV blockage, R-value insulation and a solar heat coefficient

- Programmable Weiser Powerbolt for front door hardware
- Programmable baseboard heaters
- Programmable Nu Heat tile flooring
- Programmable Kohler bidet toilet seat
- Motion sensor lighting for any room or closet or laundry
- Low voltage puck lights for under cabinets
- Ceiling fans for bedrooms, living room and dining rooms
- Handsfree faucets for kitchen and washrooms

- Low formaldehyde kitchen and washroom cabinets
- EnergyStar® washers, fridges and dishwashers
- Granite countertops for kitchen and washrooms
- In-wall electric fireplaces
- Nature mill composter
- Tub glass doors
- Wool carpets
- Ice makers



B C C O N D O S . N E T

Any information contained herein is a representation only and is subject to change without notice. Facts are based on the modeling of a typical home and are estimates that can change with variable conditions, weather, or personal usage.