



# THE AUSTIN

## Features

### **A you-wouldn't-want-to-live-anywhere-else building.**

- Designed by award-winning Chris Dikeakos Architects Inc.
- 19 storeys of attractive concrete construction with contemporary cedar and basalt stone detailing
- 133 homes ranging from junior one bedrooms to townhomes, as well as the spacious, well-appointed penthouses of "The Heights Collection"
- Innovative architecture that increases the number of corner homes and interior space
- Extra large patios, balconies and terraces in all homes – many with two outdoor spaces – to enjoy endless views of the Vancouver Golf Club, the city and beyond
- Expansive energy-efficient windows to capture maximum sunlight and reveal dramatic scenery
- A basalt stone fireplace along Austin Avenue
- Shops and services for residents to enjoy at The Austin's street level
- A dramatic water feature at entry to welcome you and your guests

### **Everything-you-could-ask-for interiors.**

- Interiors by Cristina Oberti Interior Designs
- Fresh, contemporary interior finishes with crisp lines
- Wood stained entry doors for a true sense of arrival
- Grand, 7-foot interior doors (1¾" thick)
- An attractive quartz threshold at the front entryway of each home
- Laminate flooring in 10 mm thickness in the entry, kitchen and all living areas
- Plush carpeting in all bedrooms
- LG full-size front load washer and dryer with LED displays
- Horizontal blinds for all windows
- Residents will receive a free year of Telus Optik TV with PVR and Optik Internet compliments of Telus and Beedie Living

### **Feel-like-a-gourmet-chef kind of kitchens.**

- Well-planned kitchens with intuitive layouts and decadent features
- Quality, German-made Grohe faucet that combines European design with superior functionality
- Sleek, white lacquer upper cabinets add a touch of brilliance to the kitchen
- Lower cabinets in wood laminate with stylish vertical grain and custom polished chrome pulls
- Quartz countertops in Crystal White with continuous, full-height quartz backsplash
- A wood laminate ledge floats below the upper cabinets to offer convenient storage
- Acri-tec double-bowl undermount sink with brushed satin finish and built-in garburator
- LG extra-large capacity electric range in stainless steel with black ceramic cooktop
- Stainless steel LG refrigerator with bottom freezer and Design-A-Door feature
- Stainless steel LG dishwasher with the industry's tallest tub and stainless steel interior
- High performing stainless steel LG microwave with 300 CFM hood fan
- Soft-close cabinet hardware and well-placed, under-cabinet lighting

**Continued >**

Dimensions, square footage, specifications, layouts and materials are approximate only and are subject to change without notice. Final dimensions, square footage and floor plans may vary and will be determined by final strata plan measurements. The developer reserves the right to make changes without notice. E. & O.E.





# THE AUSTIN

## Features (Continued)

### Above-and-beyond bathrooms.

- Contemporary Acri-tec soaker tubs and undermount basins
- Single lever German-made Grohe faucets in polished chrome
- 12" x 24" large-format porcelain tile flooring
- Quartz countertops with integral backsplash in ensuite bathrooms
- Laminate wood cabinetry with vertical grain in two designer colour schemes
- Semi-frameless, overheight glass shower enclosures with custom hardware
- Recessed pot lighting in all bathrooms
- Toto dual-flush, water conserving toilets with contemporary design
- Floating shelves for additional storage in matching cabinetry millwork

### A special-space-for-everyone kind of amenities.

- Large, private green roof featuring porticos and landscaping features
- Outdoor grill area, including stainless steel barbecue and benches crafted from lpe, a sustainably harvested wood
- Amenity room with entertaining kitchen and comfortable lounge
- Fully equipped fitness studio with built-in HD televisions
- Secure underground storage and bicycle lockers
- Ample visitor parking and a dedicated car washing stall
- Furnished guest suite perfect for out-of-town guests

### Beedie Living's keeping-it-green promise.

- "Built Green Silver Standard"
- Double-glazed aluminum windows with enhanced Low-E glazing to maintain an ideal indoor temperature
- High-performance building envelope to reduce overall energy consumption
- Water-conserving fixtures and appliances
- ENERGY STAR® appliances in all homes
- Low VOC interior paints and finishes
- Building Recycling Program

### A peace-of-mind building.

- Building and parkade entrance protected by security readers
- Security cameras protect lobby entry, outdoor lounge and parkade entrance
- Video enterphones located at lobby, parkade entry and visitor parkade
- Keyless entry into The Austin and parkade using key fobs
- Monitored fire sprinklers in all homes and common areas
- Controlled fob access to individual floors
- Hard-wired smoke detectors
- Homes are pre-wired for in-suite security systems
- Travelers Guarantee Company of Canada coverage for 2/5/10 years
- Dedicated after-sales service by Beedie Living's Customer Service team

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## The Heights Collection: Penthouse Features

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- 133 homes ranging from junior one bedrooms to townhomes, as well as the spacious, well-appointed penthouses of "The Heights Collection"
- Innovative architecture that increases the number of corner homes and interior space
- Extra large patios, balconies and terraces in all homes – many with two outdoor spaces – to enjoy endless views of the Vancouver Golf Club, the city and beyond
- Gas hose bibs for easy hook-up to a gas BBQ
- Expansive energy-efficient windows to capture maximum sunlight and reveal dramatic scenery
- A basalt stone fireplace along Austin Avenue
- Shops and services for residents to enjoy at The Austin's street-level
- A dramatic water feature at entry to welcome you and your guests

### **Everything-you-could-ask-for interiors.**

- Signature, upgraded interiors by Cristina Oberti Interior Designs
- Fresh, contemporary interior finishes with crisp lines
- Air conditioning for year round cooling
- Smooth drywall ceilings
- Wood stained entry doors for a true sense of arrival
- Grand 7' foot solid core interior doors (1¾" thick) with upgraded hardware
- An attractive quartz threshold at the front entryway of each home

- Engineered maple or rift cut white oak hardwood flooring throughout living areas
- Quality wool carpet in all bedrooms
- Full-size front load washer and dryer
- Recessed pot lighting throughout all penthouse homes
- Roller blinds for all windows
- Upgraded closet shelving for additional storage
- Residents will receive a free year of Telus Optik TV with PVR and Optik Internet compliments of Telus and Beedie Living

### **Feel-like-a-gourmet-chef kind of kitchens.**

- Well-planned kitchens with intuitive layouts and decadent features
- Quality, German-made Grohe faucet that combines European design with superior functionality
- Sleek, white lacquer upper cabinets add a touch of brilliance to the kitchen
- Lower kitchen cabinets in real wood veneer and custom polished chrome pulls
- Quartz countertops in Crystal White with continuous, full-height quartz backsplash
- Natural wood ledge floats below the upper cabinets to offer convenient storage
- Soft-close cabinet hardware and well-placed, under-cabinet lighting
- Upgraded appliance package including:
  - Viking 36" french-door bottom-mount refrigerator/freezer with automatic ice maker
  - Panasonic 1.6 cu.ft. designer microwave
  - Viking 24" dishwasher with steel wash arms and Quiet Clean™ performance package

**Continued >**

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## The Heights Collection: Penthouse Features (Continued)

- Viking electric wall oven with Time Bake™ feature to automatically begin cooking up to 12 hours after setting timer
- Viking 36" continuous grate gas cooktop with durable, one-piece steel top
- Premium brand, full size, front-loading high efficiency washer and dryer
- Slim, European design chimney hood fan by Venmar

### Above-and-beyond bathrooms.

- Contemporary Acri-tec soaker tubs and undermount basins
- Single lever German-made Grohe faucets in polished chrome
- 12" x 24" large-format porcelain tile flooring
- Quartz countertops with integral backsplash in ensuite bathrooms
- Wood veneer cabinetry with vertical grain in two designer colour schemes
- Frameless 10 mm overheight shower doors with custom hardware in main bathroom for an elegant, seamless look
- Recessed pot lighting in all bathrooms
- Toto dual-flush, water conserving toilets with contemporary design
- Floating shelves for additional storage in matching cabinetry millwork

### A special-space-for-everyone kind of amenities.

- Large, private green roof featuring covered porticos and landscaping features
- Outdoor grill area, including stainless steel barbecue and benches crafted from lpe, a sustainably harvested wood
- Amenity room with entertaining kitchen and comfortable lounge

- Fully equipped fitness studio with built-in HD televisions
- Secure underground storage and bicycle lockers
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- Water-conserving fixtures and appliances
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