



THE PRIVATE RESIDENCES
AT HOTEL GEORGIA



Features, FINISHES and TECHNOLOGY

BUILDING DETAILS AND CONSTRUCTION QUALITY

- Contemporary leading-edge design by IBI/HB Architects
- Interior design by award-winning Mitchell Freedland Design
- 48-storey reinforced concrete structure with curtain wall and window wall glazing
- Exceeds Vancouver's stringent wind and seismic requirements
- Spectacular vaulted porte-cochère entry with glass bottom pool above
- State-of-the-art building envelope technology, independently reviewed and certified by building envelope specialist
- Three high-speed dedicated residential elevators, with encrypted access control system
- Luxuriously furnished double height entry lobby with floor to ceiling glass
- Balconies and decks finished with low maintenance composite wood style decking
- Balcony and deck floor designed for minimal change in level from interior living space, with a low profile threshold
- Double sliding doors where possible allowing for open, airy transitions between indoor and outdoor living
- National Home Warranty 2/5/10 Coverage:
2 Year Materials and Workmanship Warranty
5 Year Water Penetration Warranty
10 Year Structural Warranty

SUSTAINABILITY

- Heating and cooling via high efficiency water source heat pump technology (lower energy consumption, lower noise, superior indoor air quality, and ozone friendly refrigerant) multiple zones in larger units with more than one heat pump (reduces waste)
- Individual gas metering (shown to reduce gas consumption by as much as 30% and encourage more economic usage)
- Optimized building envelope design inclusive of high-performance low-e glazing (reduces heating and cooling loads/costs)

- High efficiency central boiler system for hot water
- Building integrated photovoltaic (solar cells) to power motorized blinds with excess energy delivered back to building grid to help power common area loads (hallway lighting, fans, etc.)
- Salt water pool chlorination system (eliminates harsh chemical chlorination—better on swimmer and for environment)
- Dual flush toilets (water savings) and low flow faucets and shower heads (water + energy savings)
- Efficient washing machine (low energy and water consumption) and condensing dryer (energy efficient, low heat rejection to environment)

SECURITY

- Main lobby with 24-hour concierge/security presence
- Building-wide electronic access control system linked to concierge desk
- 24-hour digital video recording surveillance of building entry points
- Electronic common area access using a single encrypted key fob
- Battery backup of critical building security systems in case of power failure
- In-Suite security panel allowing for scalable addition of devices and monitoring
- Video entry system allows identification/screening of guests
- Elevators include restricted floor access

EXCEPTIONAL INTERIOR DETAILS

- All homes oriented to maximize views and light, most homes have floor-to-ceiling windows
- Engineered hardwood flooring in either natural oak or walnut through living areas, kitchens and hallways with an option to upgrade to hardwood in bedrooms
- 100% wool carpet through bedrooms (types C, E + G have hardwood in bedrooms)

- Contemporary electric fireplace with custom-designed stone surround in living room
- Choice of two refined colour schemes developed by Mitchell Freedland Design
- Solid core interior doors with satin nickel hardware
- Spectacular balconies/or decks included with most homes (except suite type C + E)
- Miele side by side front loading washer and condenser dryer (stacked in types D, E + G)
- Individually controlled heating and air-conditioning

SUITE ENTRY FOYER

- Oversized Mahogany veneer entry door with satin brass inlay detailing at individual suite entry
- Oversized imported travertine flooring
- Custom cove lighting ceiling detail
- Custom millwork oak-panelled walls, with most homes featuring an integrated closet

GOURMET KITCHENS

- Custom cabinetry with stained oak veneer and coordinated upper lacquered cabinet doors. Solid core wood drawer boxes equipped with full extension self closing hardware
- Polished white engineered quartz slab countertops and full height backsplash
- Island bar in most homes, with polished white engineered quartz slab countertops and end gables
- Hansgrohe single-lever faucet with pull-out spray in polished chrome
- Under sink water filtration system with faucet
- Superior quality stainless steel appliance package by Miele:
 - Four- to six-burner gas cooktop with contemporary linear grate
 - Convection oven and combination oven/microwave
 - Built-in Miele coffee maker with warming drawer
 - Built-in ventilation hood with dual motor system
- Multi-cycle dishwasher



- Sub-Zero refrigerator either 27" or 36" with freezer drawers below and integrated door panels matching with kitchen cabinetry
- Liebherr under-counter dual temperature wine fridge, in stainless steel with glass door (except types C, G + E)
- Contemporary square Blanco dual stainless steel sink (types C + G single bowl), with 1/2 hp in-sink disposal unit and sponge tray in cabinet below
- Contemporary recessed halogen downlighting

MASTER BATHROOM

- Entry to master bathroom features surface mounted sliding doors on hidden guides in most suites
- Sumptuous large-format Thassos white marble flooring and contrasting polished marble or limestone border
- In-floor heating with programmable thermostat
- Custom architectural ceiling detail
- Refined wall sconce combined with functional downlighting
- Custom designed vanity cabinetry finished in white lacquer on chrome legs with under-mount lighting. Solid core wood drawer boxes equipped with full extension self closing hardware
- Italian Calacatta or Carrara marble slab vanity countertop with double porcelain under-mounted rectangular basins (single sink in suite types C, E, F2 + G)
- Large framed mirrors over the vanity
- Contemporary polished chrome faucets and shower sets by Brizo
- Separate frosted frameless glass walk-in shower (except home type C which has a tub/shower combination) with wall-mounted body sprays and Hansgrohe rain showerhead
- Oversized Italian marble wall tile in shower, water closet and bath surround, coordinating with the countertop
- Deep cast iron soaker bathtub with Thassos white marble tub deck and surround
- Separate frosted frameless glass water closet (most suites) with Toto dual flush toilet and soft close seat
- Master bedroom wardrobes include custom designed millwork with closet system

SECOND BATHROOM

- Oversized imported porcelain floor tile
- In-floor heating with programmable thermostat
- Refined wall sconce lighting combined with functional downlighting
- Custom cabinetry with stained oak veneer. Solid core wood drawer boxes equipped with full extension self closing hardware
- Italian travertine slab vanity countertop with under-mounted rectangular vanity basin
- Sumptuous frameless glass walk-in shower enclosure in most homes, and large-format ceramic glazed wall tiles with porcelain accent tiles
- Shower set and basin faucet in polished chrome
- Toto dual flush toilet with soft close seat

POWDER ROOM

- Oversized imported travertine floor tile
- Custom cabinetry with stained oak veneer and wood drawer boxes
- Italian marble slab vanity countertop with under-mounted rectangular vanity basin and wall-mounted faucet in polished chrome
- Toto dual flush toilet with soft close seat
- Refined wall sconce lighting combined with functional downlighting

TECHNOLOGY

ECS NETWORK

- A carefully designed and fully integrated telecommunications cabling package designed by Millson Multi-Media
- State-of-the-art design allows your to stay connected to entertainment and information technologies
- Cabling provides simplified maintenance today and ability to upgrade tomorrow
- Attractive, integrated multi-media outlets provide convenient connections for multiple phone, fax and modem lines, extreme speed Internet access, digital TV services and in-home Local Area Networking

IN-SUITE COMPUTER NETWORKING

- Fully operational 100Mbps computer network built-in
- Convenient wall connections throughout your home allow you to easily connect several computers together, share a printer or surf the web
- System design allows for simple addition of wireless networking

EXTREME SPEED INTERNET

- Extreme speed Internet connection is included and always on
- Delivers connection speeds of 5Mbps and higher the day you move in

LUTRON QED WINDOW SHADES

- Finest electronic drive window shades available
- Quiet Electronic Drive (QED) smoothly raises and lowers the shades in virtual silence
- Wall-mounted keypads allow precise adjustment of shades
- Premium sun shades provided on exterior windows
- Option to add Lutron QED blackout shades to all areas or bedrooms only

RESIDENTIAL TECHNOLOGY OPTIONS BY MILLSON

- World-class technology options available to add comfort, convenience and a touch of luxury
- Systems can be purchased à la carte or combined to create a custom solution
- Available technology options include:
 - Three levels of dedicated home cinema
 - Three levels of distributed music system
 - Lutron lighting control system
 - Lutron QED™ blackout roller shades
 - Kitchen flat panel TV
 - Bathroom waterproof flat panel TV
 - TouchPanel automation system

E. & O. E. The developer reserves the right to make modifications to building design, specifications, features and floor plans. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice.

