

# FEATURES



## FIRST IMPRESSIONS

- Situated in the heart of London Landing, a spectacular yet quaint waterfront community, and Steveston's premier neighbourhood
- A vibrant destination with waterfront parks, a popular fishing pier and lush riverside walkways
- Steps from London Station merchants, including Nirvana Organics Market, Diplomat Bakery, Living Health Medical Clinic, Chompers Family Dental, Steveston Bicycle & Kayak Shoppe, Goegan Spa, World of Music & Arts and much more to come
- Fisherman's Wharf and Steveston Village shops, restaurants, banks and medical services are just a stroll along the river bank
- Bike to the Steveston water park, community centre, an elaborate playground, sports fields, library, swimming pool, tennis courts and fitness centre
- Part of the popular Homma Elementary catchment area, offering French Immersion programs
- Minutes to McMath Secondary School, one of Richmond's most esteemed high schools
- Richmond City Centre, world-class golf courses and the Vancouver International Airport (YVR) are all just a short drive away
- Easy access to public transit, Highway 99, and the U.S. border crossings

## A WATERFRONT LANDMARK

- 76 Superior condominium homes, situated above street-level retail and commercial space
- Spaces that fit your lifestyle - plans range from studios to spacious 3 bedroom plus den floor plans
- A lively marina-side community with space to entertain
- 10 Spacious, 1-bedroom artisan units with unique 14'-16' ceilings sit along the central pedestrian mews
- Two stunning riverfront buildings separated by a delightful promenade
- Distinctive architecture and durable metal roofing recalls the industrial heritage
- Generous and attractive exterior and ambient lighting
- HardiePlank® and HardiePanel® exterior cladding with metal accents
- Professionally designed and richly landscaped grounds blend gracefully with the new expansive London Landing Waterfront Park
- A quiet retreat with excellent soundproofing between suites
- Secure underground parking for residents and guests, bicycle storage and recycling room
- Generous patios and decks expand your living space outdoors, offering breathtaking views of the river, mountains and farmland

## SIGNATURE HOMES

- Considerable choices for buyers with various spacious and open floor plans
- High ceilings throughout, ranging from 9' on the 2<sup>nd</sup> and 3<sup>rd</sup> floor to 10' ceilings on the top floor
- Personalize your home with one of three designer colour schemes
- Oversize windows let in an abundance of natural light and offer sweeping views of the area
- All flooring sub-layered with 1 1/4" Gypcrete and Acoustimat sound dampening underlayment over 3/4" plywood for your quiet enjoyment
- Luxurious, naturally stain-resistant, 100% textured wool carpet throughout bedrooms
- Durable wide plank, engineered hardwood floors in living, dining and den areas
- Stylish and contemporary panel doors and trim
- Elegant baseboards add that finishing touch
- Designer-selected brushed chrome door hardware with lever handles
- Sleek, modern gas fireplaces
- Thick granite countertops in kitchen and attractive marble countertops in bathrooms
- Durable ceramic tile floors in laundry areas
- Luxurious marble tile floors in bathrooms
- Tasteful, hand-selected light fixtures
- Double wide opening glass doors in most suites
- Expansive decks with 180 degree views
- Oversized bi-fold or bi-pass closet doors for easy access

## LUXURIOUS BATHROOMS

- Elegant vanities with undermount sinks
- Contemporary cabinets with soft-close doors and drawers, sleek handles and pulls
- Comforting soaker tubs with reclined backrest
- Full height tub and shower surrounds finished with large, stylish ceramic tile
- Modern bathroom accessories
- Adjustable-height hand shower in stand-alone showers

## THOUGHTFUL DETAILS

- Energy efficient stacking, or side-by-side, full capacity washer and dryer (white finish)
- Sleek 'Solar Shades' window coverings throughout
- Decora-style light switches and counter plugs
- Exterior hose bib and GFI electrical outlet on all decks
- Gas line for barbecue and patio heaters (most units)
- Convenient visitor parking and bicycle storage available

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## GOURMET KITCHENS

- Chef-inspired design
- Open plan with convenient eating bar (most units)
- Cabinets with soft-close doors and drawers, under cabinet lighting, and sleek handles and pulls
- Added elegance with oversized 42" height upper cabinets
- Luxurious granite countertops with sleek and continuous ceramic tile backsplash
- Flush ceiling pot lights complete the modern, uncluttered look

### Studio / 1 Bedroom Kitchen Package

- Studio Plans: Large single compartment undermount stainless steel sinks with chrome pullout faucet and garburator
- 1 BDRM Plans: Double compartment undermount stainless steel sinks with chrome pullout faucet and garburator unit
- Top of the line energy-efficient KitchenAid® Architect Series appliance package including:
  - 30" Stainless steel gas slide-in range with self-cleaning oven
  - Stainless steel over-the-range microwave / hood fan
  - 30" Counter-depth fridge with integrated front
  - Quiet stainless steel dishwasher with integrated front is both stylish and practical

### Executive Kitchen Package

- Double compartment undermount stainless steel sinks with chrome pullout faucet and garburator unit
- Top of the line energy-efficient KitchenAid® Architect Series appliance package including:
  - 30" Stainless steel gas slide-in range with self-cleaning oven
  - Stainless steel over-the-range microwave / hood fan
  - 36" Counter-depth fridge with integrated front, automatic ice-maker and interior water dispenser
  - Quiet stainless steel dishwasher with integrated front is both stylish and practical
  - Built-in wine fridge (select units)

### Premium Kitchen Package

- Double compartment undermount stainless steel sinks with chrome pullout faucet and garburator unit
- Top of the line energy-efficient KitchenAid® Architect Series appliance package including:
  - 5 Burner, 36" wide gas cooktop
  - Stainless steel slide-out hood fan
  - Built-in stainless steel microwave
  - Built-in 30" stainless steel self-cleaning oven
  - 36" Counter-depth fridge with integrated front, automatic ice-maker and interior water dispenser
  - Quiet stainless steel dishwasher with integrated front is both stylish and practical
  - Built-in wine fridge

## ENHANCED QUALITY OF LIFE

- Controlled access to lobby entrances and elevators
- Monitored fire alarm and sprinkler system in all homes and common areas
- Secure, well-lit underground parkade garage
- All units pre-wired for alarm system
- Heavy deadbolt lock and peephole on all front doors
- Additional telephone/cable/data outlets and high-capacity CAT-6 wiring standard in all homes
- Smoke alarm hard-wired on each floor
- Acoustical walls between suites built for optimal soundproofing
- 2-5-10 Year home warranty
- Registered builder with Homeowner Protection Office
- Year-round maintenance of common areas and exterior landscaping

## SUSTAINABILITY AND ENERGY EFFICIENCY

- Programmable thermostats
- Eco-friendly paints and sealant to ensure a healthy indoor environment
- Drought tolerant landscaping
- Energy efficient, Low E exterior window glazing keeps homes warm in the winter, cool in the summer, reduces UV fading of blinds and upholstery, and provides extra sound insulation
- Energy efficient lighting in all suites

## GEOTHERMAL SYSTEM

- A Geothermal heating and cooling system is used throughout the building to minimize energy consumption and reduce associated costs while ensuring year-round comfort. Essentially the system extracts energy from the ground and circulates it into each home. It is also environmentally friendly proven to reduce greenhouse gas emissions and produce virtually no carbon dioxide.

## AWARD-WINNING TEAM

- Developed, built and marketed by a team of award-winning professionals:
  - Developed by Oris Consulting Ltd.
  - Designed by Patrick Cotter Architect Inc.
  - Built by Penta Builders Group Inc.
  - Interiors by McCutcheon Design Group Inc.
  - Marketed by RE/MAX Westcoast Steveston Real Estate

## UPGRADES TO PREMIUM UNITS

- Secure, double garages
- Radiant heated floor in ensuite
- Rainhead-style shower head included within master ensuite
- Custom luxury window coverings

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