

INTRACORP EXTRAORDINARY

The apartments and carriage homes at Livingstone have been designed with features to make your life more comfortable and beautiful today, and long into the future. This focus on quality craftsmanship and exceptional finishes is a fundamental part of Intracorp's "Building the Extraordinary" philosophy. Look for the Intracorp Extraordinary logo {↕} highlighting extraordinary features you won't easily find elsewhere.

COMMUNITY

- Located in the new Cambie Corridor, across from Queen Elizabeth Park
- Located a short walk from the Oakridge-41st Avenue Canada Line Station
- ↕ Part of Intracorp's West Side Collection, Livingstone House is our newest addition to extraordinary Westside communities, which include Camera, Pintura, Spruce, and the prestigious UBC communities of Argyll, Chancellor House, Stirling House and Folio, to name a few

FIRST IMPRESSION

- Timeless modern architecture by Shift Architecture Inc.
- Brick, hardi-panel and stucco detailing with warm wood accents, black framed windows and anodized aluminum and glass railings
- Richly landscaped patios and courtyard, and a welcoming entry complemented by floating deck and reflecting pond

INTERIORS

- Choice of two rich colour palettes by noted Vancouver designer, Trepp Design Inc.
- ↕ In-suite heat pump for individually controlled heating and air conditioning
- ↕ Heat Recovery Ventilator (HRV) in each suite for continuous supply of fresh air
- ↕ Engineered hardwood flooring throughout
- 9' ceilings, with ceiling drops and recessed pot lighting in key locations
- Large patios, decks and terraces
- Roller shade blinds
- ↕ Built-in media conduit for TV/electrical outlet combination in living room and master bedroom to conceal wires
- Blomberg™ stacking washer and dryer

KITCHENS

- ↕ Bosch™ 800 Series Appliance Package
- Two side-by-side Bosch™ 24"-wide integrated fridges with bottom freezers
- Bosch™ 30" stainless steel five burner gas cooktop
- Bosch™ 30" stainless steel wall oven
- Bosch™ Energy Star™ integrated dishwasher
- Faber™ Integrated tilt-out range hood with 600 CFM capacity
- Double bowl 33" Blanco™ stainless steel undermount sink with Blanco™ faucet and spray.
- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors, over-height cabinets and pantries
- ↕ Built-in "appliance garage" cabinet
- Built-in tandem under-sink recycling station
- Halogen under-cabinet recessed task lighting
- Krion™ stone countertops and backsplash

BATHROOMS

- ↕ Custom designed vanity mirror with medicine cabinet and integrated lighting (*ensuite only*)
- Marble slab countertops
- Single bowl undermount Duravit™ sink
- Grohe™ lavatory faucets and fixtures
- Grohe™ chrome shower control
- Under-cabinet lighting with motion sensor in master ensuite
- Duravit™ toilet

AMENITIES

- ↕ Guest suite, opening onto the landscaped courtyard
- Lobby entertainment lounge with kitchen
- Floating deck and reflecting pond surrounding the amenity room
- Children's outdoor activity area

THE CORE OF OUR ENERGY PROGRAM

- Designed to LEED Gold for Midrise standards
- ↕ Individual sub-metering of heating and air conditioning in each suite
- Energy-efficient windows
- High water-efficiency plumbing fixtures
- High energy-efficiency lighting
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paint
- Motion sensor lighting in parkade and common area hallways
- Indigenous and low-maintenance landscaping
- Heat Recovery Ventilators (HRV's)
- Building designed to be connectable to a future Neighbourhood Energy Utility

SAFETY FIRST ENSURES YOUR PIECE OF MIND

- Lobby entry and parkade entry protected by security proximity readers
- Lobby entry, lounge and parkade entrance protected by security cameras
- Video – monitored enter-phone system
- Keyless entry into building and parkade (*key fobs*)
- Pre-wiring for in-suite security system
- Limited access elevator security to each level
- Monitored fire sprinklers and hard-wired smoke and carbon monoxide detectors in all homes and common areas
- Third Party Warranty Insurance providing coverage up to 2/5/10 years



LIVINGSTONE
HOUSE

FEATURES