



CAMBIE

LANGARA

HEATHER

FEATURES + FINISHES

Every detail has been carefully considered at Cambie Gardens, pairing inspired design and premier perks within a single coveted location.

WELCOME HOME

EUROPEAN-INSPIRED KITCHENS

REFINED FINISHES

SPA-LIKE BATHROOMS

SAFETY & SECURITY

WELCOME HOME

- An enviable address on Vancouver's distinguished Westside.
- Come home to modern and sophisticated residences, designed by award-winning IBI Architects
- Energy-efficient certified LEED Gold building
- Solid reinforced concrete construction provides superior durability, ease of maintenance, and quiet living
- Open-air, oversized balconies with elegant wood grain finish porcelain tiled decks in all homes, seamlessly connecting indoor and outdoor living
- Year-round comfort with in-suite controlled energy-efficient Forced Air conditioning, heating and ventilation system
- Wireless LCD smart thermostats control your home's temperature from anywhere
- 24-hour concierge service, catering to your daily needs
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage



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EUROPEAN-INSPIRED KITCHENS

- Premium integrated and paneled appliance package:
- Sub-Zero 30" fridge and dual freezer drawers with soft-close mechanisms, automatic icemaker, water dispenser, and built-in antimicrobial air purification system
- Wolf 30" gas cooktop with four dual-stacked burners
- Concealed Wolf hood liner
- Wolf 30" dual convection wall oven with touch control panel, and 30" drop down door microwave, built seamlessly into cabinetry
- Asko 24" full-size dishwasher with 9 wash cycles
- Sub-Zero dual zone under-counter wine fridge with 46 (750ml) bottle capacity
- Elegant polished marble or brushed quartz natural stone countertops with matching over-height backsplash
- Feature islands boast breakfast bar overhang with mitered waterfall gables, or counter-height bar seating perfect for casual dining and entertaining
- Dornbracht polished chrome faucet with separate extractable hand spray
- Single or double-basin stainless steel undermount sink (refer to plan) features garburator with countertop push button control , allowing for easy food preparation
- European-inspired custom flat panel cabinets, featuring integrated finger pulls on doors and drawers for a sleek, flush finish
- All doors and drawers include premium soft-close mechanism; drawers offer premium drawer slides, with motion sensor LED light to illuminate your upper drawers, and nested internal organizers in select upper drawers.
- Cambie (Scheme A): textured rift cut oak laminate (textured wood upper, and white satin painted lower cabinets and appliance wall)
- Langara (Scheme B): textured quarter cut walnut laminate (textured wood upper, and white satin painted lower cabinets and appliance wall)
- Heather (Scheme C): soft grey, satin painted (all cabinets)
- Built-in pantries with convenient pull-outs to maximize hard to reach corners for flexible storage options and to keep kitchens organized (in most homes)
- Under-counter functional internal sliding drawers ensure that no space is wasted
- Plug-in USB outlet for effortless charging of your smartphone or other electronic devices
- Under-cabinet LED recessed lighting to illuminate workspace

SAFETY & SECURITY

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates and ample lighting
- All homes prewired for in-suite security systems
- Solid core suite entry door with Mortise lock set and peephole
- State-of-the-art fire protection including sprinklers and smoke detectors in every suite

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REFINED FINISHES

- Choose from 3 warm and sophisticated designer colour schemes to personalize your home: Cambie, Heather, or Langara
- Premium wide plank, engineered oak hardwood flooring with resilient brushed finish extends elegant continuity throughout entry, kitchen, living, and dining areas
- 100% wool-berber carpeting with cushioning underpad throughout bedrooms and closets
- Closets outfitted with built-in closet organizers, with optional upgrade to customized woodgrain finish
- Maytag full-size high-efficiency front-loading stacking or side-by-side washer and dry (refer to plan), with 12" x 24" porcelain tile flooring in laundry closet and laundry rooms
- Motorized roller shades with 95% UV blockage in kitchen, living, dining, family, and dens/flex/office spaces
- Manually operated roller shades with 99% UV blockage in all bedrooms for added privacy
- Flat-painted ceilings with recessed pot lighting in entry, kitchen, bathrooms and corridors
- Contemporary flat profile painted baseboards and door casings
- Over-height 9' flat-painted ceilings throughout living spaces in most homes create a grand and open feeling
- 7' oversize painted solid core interior doors with premium satin nickel door hardware
- Automated lighting in living areas complemented with built-in speakers with sound control in kitchen, to reflect your daily mood

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SPA-LIKE BATHROOMS

- Generously sized floating vanity features painted wood cabinets, integrated finger pulls with soft-close mechanism, polished marble stone slab countertops with 4" mitered apron fronts, 10" backsplash, and under-mount wash basins with motion-controlled under-cabinet LED lighting to elevate the spa experience
- Oversized mirrors with integrated LED lighting
- Master ensembles or primary bathrooms showcase 24" x 24" polished marble or honed limestone tile floor and walls with matching 2" x 6" shower floor tile (refer to scheme)
- 12" x 24" porcelain tile on second bathroom floors with matching 24" x 48" wall tile and 2" x 2" shower floor tile in secondary bathrooms
- Brushed nickel widespread vanity faucets in master or primary bathrooms, and single lever vanity faucets in secondary bathrooms
- Water-conscious low flow dual-flush elongated toilet with soft-close seat
- NuHeat electric floor heating system with LCD signature touchscreen and wireless control in all bathrooms
- Freestanding soaker tub with brushed nickel floor mounted tub filler and hand shower, for ultimate relaxation (refer to plan)
- Oversized walk-in showers encased in frameless glass and floor-to-ceiling marble tile feature marble mosaic tile floors with tile drain and niche for convenient storage, as well as brushed nickel single-lever pressure-balanced control, rain shower head, and hand shower on slide bar

