FEATURES

seven35

MODERN LIVING AND NATURAL SURROUNDINGS

- 60 sleek urban homes, snuggled in next to the Trans Canada Trail
- Stacked townhomes, each with their own, individual front door
- Utterly stunning West Coast Modern Design by award-winning Integra Architecture Inc.
- Modern natural exterior finish created by a combination of large windows, cedar soffits, and durable Hardie Plank or Panel fibre cement siding
- Commemorative public art piece, Lamina Aqua, by local artist Bruce Voyce preserving the unique history of seven35 location
- Floor-to-ceiling windows to draw the outside in
- 9' main floor ceiling heights
- Malls, banks, shopping, transit, SeaBus, parks, and schools, are all within a few minutes' walk

SLEEK YET WARM INTERIORS

- Your choice of 2 designer colour schemes: Steel or Sandstone
- Quartz slab kitchen and bathroom countertops with undermount sinks
- GE Stainless Steel Appliances:
  - GE stainless steel Energy Star 20.2 cu.ft. bottom-freezer refrigerator
  - GE 30" stainless steel free-standing electric self-cleaning range
  - GE 1.5 cu.ft. stainless steel over-the-range microwave oven
  - GE stainless steel Energy Star built-in dishwasher
- Quality Kohler Purist pull-out faucets for kitchen
- Metropolitan Evoke Wide Plank laminate flooring in living, dining and kitchen areas
- Plush 40 oz, 100% nylon carpeting in bedrooms and stairways
- Elegant 12x24 porcelain tile in bathrooms
- Moen Level single post single lever bathroom fixtures
- In-sink Badger 1/2 hp. disposal
- Designer glass tile kitchen backsplash
- Horizontal blinds for shade and privacy

DESIGNED FOR YOU

- Reinforced backing for TV wall mount
- Private rooftop terrace (select homes) – your own outdoor room for quiet nights or social gatherings
- Engineered roof structure plus rooftop hose bibs for your no fuss enjoyment of 3 different optional hot tubs
- Community garden – grow your own herbs or veggies, or just bond with your neighbours
- Cedar rooftop planters
- Clear acrylic roof door brightens your home by letting natural sunlight in!
- 5' metal and glass roof screens keep your terrace private
- Pre-wired for an alarm for peace of mind

WHEN YOU WANT OUT OF THE HOUSE

- Private amenity – multi-function room fully outfitted with wide range of fitness equipment including treadmill, elliptical trainer, 2 stationary bikes, free weights, a Hoist Fitness multi-gym, exercise balls, yoga mats, and change room with shower
- Outdoor children's play area with a jungle gym, spring toys, and playhouse
- Large urban garden and beautifully landscaped courtyard with an abundance of native plants, and 6 water features

PUTTING THE SQUEEZE ON FOOTPRINTS – YOURS AND OURS

- First Multi-Family LEED for Homes Platinum certification in Canada*
- Built Green™ Gold rated which makes this community the first dual certified project in Canada*
- EnerGuide for Homes rating of 82 or better
- Waste Water Heat Recovery System – first private system in Canada pre-heats your hot water
- Energy Star lighting utilized in 80% of project
- CFL or fluorescent lighting in all common areas
- Motion sensor lights in parkade for increased efficiency
- Up to 40% of materials sourced locally to minimize carbon emissions
- Bioswale filters storm water
- Extremely efficient irrigation system
- Low flow Kohler or Moen faucets and Kohler toilets
- Low VOC paints used in all applications
- Low VOC laminate and tile flooring
- All porcelain tile utilized contains a minimum of 25% recycled content

*Upon completion, seven35 will apply to become LEED for Homes certified at a Platinum level and Built Green™ certified at a Gold level. This will be the first time a multi-family building achieves Platinum LEED for Homes and the first dual certified building in Canada.

LIVE WEST COAST OPTIONS

ULTRA GOURMET KITCHEN OPTION:
Hey, if cooking is your thing, this kitchen has ALL the ingredients to make an exceptional meal from scratch.

- Grand dining island option enlarges the usable kitchen space by 30% plus gives more storage and counter surface
- GE Café Appliances
- A combination of glass and aluminum upper cabinets and bamboo lower cabinets
- Real quartzite natural slab countertops
- GE wine fridge
- Soft close cabinetry doors and drawers

WEST COAST ROOFTOP LANAI OPTIONS:
The ultimate personal outdoor retreat for living large here on the coast!

- Outdoor firepit
- Hot tub
- BBQ
- Wood tile flooring
- Patio furniture combinations
- Patio umbrellas

IT'S YOUR HOME. JAZZ IT UP WITH ADERA'S CUSTOMIZATION PROGRAM

- Optional indoor electric fireplace with 3 hearth options including 2 wall hanging choices for keeping cozy
- 2 mantel choices or an entertainment unit for your electronics
- GE front loading, stacking washer and dryer
- Granite upgrades for kitchen and bath
- Upgrade your appliances to GE Profile, with or without, a slide-in range
- Wine fridge keeps your favourite Chardonnay chilled perfectly
- Central vacuum makes for easy cleanup
- Designer dining room light fixtures to add a special personal touch
- Optional under-cabinet LED lighting
- Custom accent wall paint on pre-selected walls
- Glass tub enclosures
- Built-in closet organizers, desks, and shelving
- 3 different types of hardwood flooring
- Air conditioning to keep cool when it's West Coast hot!
- Personal garage – got a collector's car? Need extra storage? Close in part of your tandem stall and voilà, you've got a garage!
- Nuheat and heated floors in bathroom and kitchen

Buyers are strongly encouraged to check the latest architectural plans before making a final choice. Variable conditions occur throughout the development. Marketing collateral information such as floorplans, material spec

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