

THE BUILDING

Architecture by award-winning IBI-HB Group

- Spacious open-air balconies and roof decks from 200sqft to 4,700 sq ft
- Lushly landscaped yards
- State-of-the-art building technology with integrated Rainscreen system
- Engineered concrete construction**** featuring 8" thick reinforced concrete floors and ceilings
- Acoustically engineered, Low 'E' (thermally improved) tinted double-glazed floor-to-ceiling windows
- Meeting room, fitness area, furnished lounge and wine room

THE INTERIORS

Interior finishes, equipment and appliances selected using UBC

Green Building Strategies as a guideline including such items as paint, carpets, wood, and cabinets

- Over-height ceilings, approximately 9' in most living areas
- Over-height stained wood veneered interior doors
- Electric fireplaces
- Wool carpet throughout living rooms, hallways and bedrooms
- 16" X 16" imported European limestone tile in the foyer, kitchen, and Master

ENSUITE

- Solid oversized double maple suite entry doors
- Expansive floor-to-ceiling window walls with roller blinds
- Recessed pot lights over kitchen, hallways, and bathrooms
- Convenient in-suite storage
- Storm water management in landscaped areas

KITCHENS THAT INSPIRE

- Gourmet appliance package:
Sub-Zero refrigerator
Stainless steel gas cook top
24" to 27" stainless steel convection wall oven
Stainless steel microwave and dishwasher
Large ¾ horsepower in-sinkerator
- Optional upgrades (available in most suites)
Miele coffee maker, wine cooler
Miele steam oven**
Second Miele dishwasher**
- Solid custom granite counter tops with back-painted glass backsplash
- Custom stained white oak cabinetry –
or high gloss polymer finish (optional upgrade)

- Satin nickel hardware
- European stainless steel closer and impact-resistant cabinet drawer hardware
- European inspired chrome kitchen faucet with pull out vegetable spray
- Blanco stainless steel under-mounted sink

BATHROOMS

- One piece water conservation toilets by Kohler in ensuite
- Custom stained white oak cabinetry
- Solid polished marble counter tops with backsplash
- Under-mount sinks in ensuite
- Countertop sinks in second bath and powder rooms
- Chrome bathroom fixtures
- Frameless, 10mm-thick glass shower enclosures
- Imported limestone tile shower base**
- 6' drop-in soaker tub with limestone deck and apron**
- Custom shelving and vanity

PENTHOUSES

In addition to the items listed above, the 4 penthouse homes on 6th floor will be finished with the following.

- Heat pump system to provide both air-conditioning and heat to each room
- Hardwood or European limestone 16" x 16" tiles throughout (optional upgrade)
- Private secured two-car garage on level P2 with adjacent storage space
- Gas fireplaces
- Upgrade Appliance package optional
- Ceiling height of 9'-6" on the 5th and 6th floors

TERRACE HOMES

Penthouses will also have the opportunity to purchase a finished rooftop deck with private access (price determined at time of purchase):

- Fully finished and sprinklered garden, lawn, and deck space featuring a hot tub surrounded by shrubs and powered fire pit with room to seat 8 around, large deck space perfect for elegant entertaining, wiring to accept audio system (not available on all terrace homes)

SAFETY AND SECURITY

- Secured, keyless garage and lobby entrances with security camera
- Controlled access, visitor and owner parking
- "Technology ready" – with additional telephone/cable/data outlets and CAT 5E wiring to principal rooms
- All homes pre-wired for in-suite security system**
- State-of-the-art fire protection system including monitored fire alarms
- Controlled access computer programmed security to each floor in the tower
- Elevators equipped with monitored emergency telephone
- Fully secured underground parking with video camera and emergency alert buttons
- Third party warranty insurance provided by St. Paul Guarantee, providing coverage of 2 years for materials and labour, 5 years for building envelope and 10 years for structure



* Sub-Zero appliance package varies from suite to suite ** Available in penthouse floors *** Not available in all bathrooms **** Duplexes and Townhouses are wood frame
The developer reserves the right to make minor modifications or substitutions in building design, specifications and floor plans should they be necessary to maintain the high standards of this development. Square footage and other data are based on architectural drawings and measurements. Sizes are approximate and actual square footage and room dimensions may vary from the preliminary and final survey. © 2011

FEATURES

THE BUILDINGS

- Contemporary West Coast Architecture by award-winning IBI Group Architects, with interiors by Cristina Oberti Interior Design
- Concrete and wood* construction with exterior granite finishes to match the historic Iona Building
- Healthy indoor-outdoor living accented by generously-sized private landscaped south-facing terraces and upper level decks
- Expansive windows to enjoy captivating mountain and garden views, and to maximize natural light

SOUTH TERRACES & UPPER DECKS

- The best of indoor-outdoor living with south-facing sun-drenched terraces accessed at grade through wide retractable aluminum doors. This exclusive door system allows single or double-door access to the terraces during the cooler months
- Built-in gas-fired outdoor fireplace
- Built-in barbeque with slate tile countertop and below-grill storage and stainless steel doors
- Outdoor equipment storage closet
- Carefully-placed combination of glazed railings and low planters to create both view opportunities and privacy
- All planters have an automatic irrigation system. Each terrace is fitted with a cold water hose bib
- Exterior duplex electrical plugs
- Natural slate pavers throughout
- The uppermost deck has an optional outdoor counter for installation of a gas barbeque and sink. Most decks will have views through the trees along Chancellor and Pacific Spirit Park to Georgia Straight, English Bay or the downtown skyline. The eastern floor plans includes a outdoor gas fireplace within the deck adjacent to the Master bedroom.

THE MASTER ENSUITE

- Six foot soaker tub with polished limestone deck, apron and tub surround
- Imported hand-laid limestone tile shower base and walls
- Limestone floor tiles
- Marble vanity countertops
- Under-mount Kohler basin
- Kohler low flow toilet

• Neptune countertop sink in the other bathrooms

- Imported polished limestone threshold in entry foyer with patterned inset and ceiling detailing above
- Contemporary solid core wood entry doors
- Engineered hardwood flooring (choice of maple olive or maple walnut)
- Optional limestone flooring to match entry foyer offered as an upgrade
- 100% wool carpets in bedrooms
- Natural gas fireplace with architecturally designed surround
- Flat-panel interior doors with polished chrome lever hardware
- Flat painted ceilings throughout
- Shear-weave roller blinds on all exterior windows
- Porcelain flooring in storage and laundry rooms. Side-by-side Miele washer and dryer
- Clear ceiling height of 9' 6" on main level
- Lower floor within west facing homes to be finished, at option of purchaser, in two different floor plans: (i) one being two bedrooms and family room; and (ii) the second being a bedroom and Guest Quarters with a separate kitchen. Both plans offer a utility room and a four piece bathroom
- Choice of one of two colour palettes
- Optional four-stop personal elevator suitable for up to four persons. See sales representative for details of this upgrade

FOR YOUR CONVENIENCE

- Secured two vehicle parking garage with remote-controlled garage door
- Secured lower level individual bicycle lockers as part of secured garage, with ample additional storage area
- Wireless security access to parkade and entry lobby
- Recycling collection station in underground parkade
- Car wash station in parkade
- Visitor parking within parkade

POWDER ROOM

- Imported hand-laid limestone floor tile
- Imported marble vanity countertops
- Cabinetry in either white or dark oak
- Kohler fixtures

VILLA SECURITY

- Parkade protected by proximity readers
- Enterphones at parkade entrance
- Monitored fire sprinklers in all Villas and parkade

GOURMET KITCHEN

- Sub-Zero integrated refrigerator
- Sub-Zero under-counter refrigerator
- Miele 36" stainless steel oven
- Miele 30" stainless steel oven
- Panasonic convection microwave
- Miele dishwasher
- Second Miele dishwasher
- Miele built-in coffee machine
- Flat screen television - built-in
- Flat panel kitchen cabinets in white or taupe polymer
- BlumMotion drawer closure
- Stainless kick plates
- Tempered glass panel backsplash
- Granite kitchen countertop
- Halogen under-cabinet lighting
- Blanco under-mounted sink
- Polished chrome facet washers
- Convenient in-sink waste disposer
- Deep pot drawers and full height drawers
- Contemporary recessed panel doors
- Bright, open kitchen with view

TECHNOLOGY

- Pre-wired for in-suite home theatre
- Pre-wired with CAT 5e network
- Multiple pre-wired communication channels for entertainment channels
- The Great Room will be finished by owner

TO CONSERVE ENERGY

- Each Villa home is heated with radiant temperature controls. Do not have a high-efficiency combination boiler
- The radiant heating system is installed throughout the home with no ductwork
- Energy efficient natural gas furnace
- Each Villa is individually zoned
- Energy efficient double-pane windows
- Superior water seal doors



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pany, providing coverage

up to 25/10 years

GOURMET KITCHENS

- Sub-Zero integrated refrigerator/freezer
- Sub-Zero under-counter integrated wine cooler with dual zone temperature control
- Miele 36" stainless steel five burner gas cooktop with Broan stainless steel hood fan
- Miele 30" stainless steel wall oven
- Panasonic convection microwave
- Miele dishwasher
- Second Miele dishwasher (optional upgrade)
- Miele built-in coffee machine
- Flat screen television – built-in with hidden swivel arm
- Flat panel kitchen cabinets in either white or dark oak, with upgrade option in white polymer or taupe polymer
- BlumMotion drawer closers
- Stainless kick plates
- Tempered glass panel backsplash to underside of cabinets
- Granite kitchen countertop
- Halogen under-cabinet task lighting
- Blanco under-mounted single-basin stainless steel sink
- Polished chrome facet with vegetable spray
- Convenient in-sink waste disposal
- Deep pot drawers and full height pantry-style cabinetry
- Contemporary recessed pot lighting in kitchen drop ceiling
- Bright, open kitchen with island eating bar for casual dining

TECHNOLOGY

- Pre-wired for in-suite Local Area Network
- Pre-wired with CAT 5e wiring for high speed internet access via ADSL
- Multiple pre-wired connections for cable and shaw@home internet access and digital cable entertainment channels
- The Great Room will be pre-wired with two 14-strand cables for installation of rear speakers by owner

TO CONSERVE ENERGY

- Each Villa home is heated with an in-slab radiant hydronic heating system with multi-zone temperature controls. Domestic hot water and radiant heating water will be jointly supplied by a high-efficiency combination boiler
- The radiant heating system provides for a more even and comfortable distribution of heat throughout the home while conserving energy
- Energy efficient natural gas fireplace
- Each Villa is individually gas-metered
- Energy efficient double-glazed windows for sound and weather insulation
- Superior party-wall construction
- Low-emission VOC paint and carpet

* *most plans*

