

# 212 - 282 WEST 62<sup>ND</sup> FEATURES

## INTRACORP EXTRAORDINARY

At Intracorp we believe in "Building the Extraordinary". This philosophy is our daily reminder to create homes that are "beyond what is ordinary". It's our promise to Homeowners to design homes with features to make your life more comfortable, more beautiful and offer lasting quality. Look for the Intracorp Extraordinary logo ↴ highlighting extraordinary features you won't easily find elsewhere.

### COMMUNITY

- Set in a quiet residential enclave near scenic Winona Park  
Located a short walk from the Marine Drive Canada Line Station making access to downtown Vancouver and Richmond quick and easy
- Brand new neighbourhood amenities include T&T Supermarket, Cineplex Odeon and Steve Nash Sports Club at nearby Marine Gateway
- Oakridge Centre, Langara Golf Course and popular walking trails are just minutes away

### FIRST IMPRESSION

- Built by reputable Intracorp, homes are created with care, attention to detail and high quality construction and building technology
- Architecture by Ekistics Architecture balances modern and traditional styles
- The collection of cohesive architectural styles creates a richly textured community and provides for an expression of individual homes
- Pedestrian Mews, central green spaces and manicured landscaping throughout the community are designed to enhance your outdoor experience
- ↴ Spacious patios extend living spaces outdoors
  - Large, overheight mullioned windows
  - Hose bib for the front and rear of your home
  - Gas bib on patio

### INTERIORS

- Choice of two rich colour palettes by Trepp Design Inc.
- Air conditioning in living area and master bedroom
- Engineered hardwood flooring in foyer, kitchen, dining, living and powder rooms
- Wool blend broadloom carpet in bedrooms
- 9' ceilings on the main floor 2" Venetian blinds throughout
- Laundry or "mud" room with sink, adjacent task space and Whirlpool™ stacking front loading washer and dryer
- Pot lighting in hallways
- 40 gallon electric hot water tank
- Top floor master bedrooms with large rooftop decks (most homes)

### KITCHENS

- Combination real wood veneer and white gloss cabinetry featuring soft-close mechanisms on drawers and doors and over-height cabinets
- ↴ Built-in custom credenza or pantry millwork
- Engineered stone countertop and backsplash
- Kitchen island with seating, storage below and overhead lighting
- Two side-by-side Liebherr™ 24"-wide integrated fridges with bottom freezers  
Bosch 800 Series Appliance Package:
  - Bosch™ 30" stainless steel gas cooktop
  - Bosch™ 30" stainless steel wall oven
  - Bosch™ Energy Star™ integrated dishwasher
- Faber™ integrated tilt-out range hood
- Panasonic™ stainless steel microwave with trim kit
- Double bowl 33" Blanco™ stainless steel undermount sink with Hansgrohe™ faucet and spray
- Halogen under-cabinet recessed task lighting

### BATHROOMS

#### Master Bedroom Ensuites

- ↴ Custom designed vanity mirror with medicine cabinet
- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors
- Marble slab countertops
- ↴ Dual undermount Duravit™ sinks
- Hansgrohe™ lavatory faucets, tub and shower controls
- ↴ Under-cabinet lighting with motion sensor
  - Duravit™ toilet
  - Marble 12"x36" tile flooring and tub apron

#### Main Bath and Powder Rooms

- Real wood veneer cabinetry featuring soft-close mechanisms on drawers and doors
- Marble slab countertops
- Single bowl undermount Duravit™ sink
- Single bowl Duravit™ wall mounted sink (powder room)
- Hansgrohe™ lavatory and tub faucets
- Duravit™ toilet
- Porcelain 12"x24" tile flooring (main bath)
- Engineered hardwood flooring (powder room)

### BUILDING DETAILS / ENERGY PROGRAM

- Energy efficient windows
- High water-efficiency plumbing fixtures
- Energy efficient lighting
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paint
- Indigenous and low-maintenance landscaping
- Hard-wired smoke and carbon monoxide detectors
- Third Party Warranty Insurance providing coverage up to 2/5/10 years

