

## FEATURES

### LIVE ON THE CHANNEL

- Pennyfarthing Homes introduces Channel, its latest addition of 16 three-bedroom riverfront townhomes in its ever growing collection of over 3,500 homes developed.
- World class shopping nearby at Queensborough Landing.
- Convenient transit accessibility – 5 minute bus ride to Skytrain from Ewen Ave.
- Leave the car at home - parks, tennis courts, playgrounds, schools, and a community centre & library are mere blocks away.
- Take the boardwalk to the Q to Q ferry and sail past traffic to the Quay.
- Short drive times to Vancouver, Richmond, Surrey & Burnaby.

### DISTINCTIVE CHANNEL EXTERIORS

- Bold and contemporary design by Grimwood Architecture.
- Rooftop TV rough-ins make movie night special
- Natural gas and hose bib connections for both rooftop and main level patio/sundeck provide exceptional convenience.
- Connected and fenced-in dog park for your furry-legged friends to play.
- Expansive cedar rooftop decks for entertaining and relaxing.
- Additional patio or raised sundeck seamlessly integrate indoor and outdoor living.
- Visitor parking and bike stalls for friends and family.

### WELL-DRESSED INTERIORS

- Perfectly appointed interior by Brittany Gudewill Interior Design.
- Oversized windows to brighten your home.
- Over-height 7' solid core doors provide a sense of grandeur.
- Laminate flooring on main for durability. Plush carpet in bedrooms & corridors for comfort.
- 2" faux-wood blinds for enhanced privacy.
- Choice of sophisticated dark or refined light colour scheme.
- Wood window seats on every bay window to take in the views.
- Generous baseboards, casings, and trims.
- Natural gas fireplace with contemporary concrete surround brings warmth to your home.
- Energy efficient LG washer and dryer.

### GOURMET KITCHENS

### SPA-INSPIRED BATHROOMS

- Clean, modern lines are accentuated by 12"x24" stone-inspired porcelain tiles on bathroom floors and shower walls.
- Polished chrome hardware.
- Riobel rain head shower system with detachable wand in ensuite provides ultimate relaxation.
- Feature mosaic tile wall in select units.
- Black trimmed lighting fixtures in all bathrooms for an elegant contrast.
- Contemporary light or dark cabinetry scheme with white quartz countertop and undermount sink.
- Frameless oversized walk-in shower in ensuite with feature mosaic tile niche.
- Soaker tub in second bath to melt the day's stress away.
- Single-piece, dual-flush toilet with soft-close seat.
- Optional Nuheat in-floor heat in ensuite for ultimate comfort.

### PEACE OF MIND

- Comprehensive 2-5-10 year home warranty with National.
- Hardwired keypad rough-in and optional alarm finish in all homes.
- Fully sprinklered units to keep your family safe.
- Two side-by-side or tandem oriented private parking stalls within each home.
- Hardwired network wiring for stronger connection and performance.

