

FEATURES



FIRST IMPRESSIONS

- 46 storeys of iconically inspired design by award-winning IBI Group
- Serene setting surrounded by exquisite landscaping and sparkling waterscapes
- Extravagant arrival experience featuring a hotel-inspired auto court encircling a stunning water feature dancing beneath a custom commissioned art sculpture
- Grand, double-height lobby featuring lavish fireside lounge seating and a dedicated concierge desk to welcome you home
- Close proximity to SkyTrain, schools, and everyday conveniences in the emerging Edmonds neighbourhood
- Up to 400,000 sq.ft. of shops and services centered around a 5-acre city park and central plaza at the future Southgate City

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by Ste. Marie Studio:
 - Haven: warm and provocative
 - Oasis: light and lustrous
- Over height ceilings up to 9'
- LG integrated heating and air conditioning
- Contemporary laminate flooring in kitchen, living, and bedroom areas with the option to upgrade to engineered hardwood flooring*
- Sleek roller-shade window coverings throughout living areas
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Conveniently located cable and data outlets
- Pre-wired for high-speed internet and digital cable access
- Generous balconies with outdoor lighting and exterior outlets

CRAFTED KITCHENS

- Soft-close, full-height cabinetry with contemporary chrome hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- Design-forward islands feature open shelving that drops into a flowing waterfall edge
- Carrara-inspired quartz composite countertops with a matching seamless backsplash
- Cook and entertain with full-size stainless-steel and integrated appliances:
 - 5-burner gas cooktop with undermount 30" wall oven by Bosch
 - French-door style integrated refrigerator with bottom-mount freezer drawer by Fisher & Paykel
 - Modern slide-out stainless-steel hood fan by Faber
 - Sleek 24" integrated dishwasher by Bosch
 - Built-in microwave by Panasonic
 - Built-in wine fridge in Penthouse homes
- Premium Kohler 'Ludington' undermount, extra deep double-basin sink
- Single-lever Kohler 'Crue™' faucet with integrated pull-down spray nozzle in polished chrome
- Corner storage accessory and pantries to maximize storage in most homes

REST & RETREAT

- Spacious walk-in or walk-through closets in main bedroom
- Black-out roller-shade window coverings in bedrooms
- Large soaker tub with Kohler bath and shower set and contemporary polished wall tile in main bathrooms

- Sleek, frameless-glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two-bedroom ensuites
- Full-wall vanity mirror with LED valance trim lighting in main bathroom
- Custom illuminated mirrored medicine cabinet in ensuites
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Soft-close cabinetry with contemporary chrome hardware on lower cabinetry
- Luxurious Carrara-inspired porcelain tile flooring throughout

PEACE OF MIND

- Entry phone with security cameras throughout the building common areas, parkade, and entry
- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade**
- All homes include energy-efficient, Low E, double-glazed windows and patio doors
- Rough-in for a wireless security system
- Fire alarm, smoke and carbon monoxide detector in all homes
- One bicycle storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2-year materials and labour
 - 5-year building envelope
 - 10-year structural
- Dedicated customer service team ensures that living in your home is worry-free

INSPIRED AMENITIES & SERVICES

- Over 9,000 sq.ft. of indoor and outdoor amenity space
- Hospitality-inspired Social Club featuring fireside lounge, games room, chef's kitchen and dining area
- Sprawling outdoor Terrace Lounge surrounded by lush landscaping and sparkling waterscapes including an outdoor kitchen and dining areas
- State-of-the-art Fitness Centre with yoga and meditation room
- Convenient co-working and study room
- Two fully-furnished guest suites for out-of-town visitors
- Secure parcel room for deliveries
- Electric vehicle charging outlets in 38 residential parking stalls and 5 visitor stalls
- 4 Car wash stalls
- Secure visitor parking stalls
- Visitor bicycle storage area

OPTIONAL UPGRADES*

- Engineered hardwood flooring throughout
- Window screens
- Security key pads

* *Optional upgrades - ask a Sales Associate for pricing and details*

** *Additional key fobs available upon request through your dedicated strata management company*

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts, orientations and materials without notice. Any measurements provided are approximate only and should not be relied upon. Actual suite sizes will be reflected on the Final Strata Plan. All patio, terrace and balcony sizes vary per plan and floor level. Windows, columns, privacy screens, demising walls, spandrel and guardrail details may vary depending upon the plan and floor level. The quality homes at Icon are built by LM Icon Homes Limited Partnership. E. & O.E.