

# FEATURES & AMENITIES

## CLASSIC LUXURY

- A Parisienne-inspired boutique building at West 47th Avenue and East Boulevard in Vancouver's prestigious and historic Kerrisdale community
- 48 exceptional 1, 2 & 3 bedroom concrete residences
- A welcoming concierge greets you and your guests
- Exclusive homeowner amenities provide elevated relaxation and connection:
  - Beautifully-appointed interior lounge and fireplace
  - Private dining area for intimate gatherings
  - Idyllic landscaped courtyard with seating and fire pit
  - Fitness room for convenient workouts
  - Music room for rehearsing or intimate recitals
  - Landscaped roof-top terrace with seating, fire pit and BBQ

## PEACE OF MIND

- Secure FOB access
- Secure and private underground parking
- Enclosed private garages with storage room (upgrade option)
- Comprehensive warranty protection:
  - 2 year warranty for materials
  - 5 year warranty for building envelope
  - 10 year warranty for structural defects

## HEIGHTENED INTERIORS

- Exceptional interiors designed by award-winning CHIL Interior Design
- Elegant herringbone-patterned hardwood flooring sweeps throughout (select homes only)
- Airy 9' ceilings on Levels 2 and 3, and 10' ceilings on Level 4
- VRF Air conditioning and heating for year-round comfort
- Discreet 3% roller blinds in the living areas and 0.5% roller blinds in the bedrooms
- Large opening patio doors
- European high-efficiency washer and dryer by Blomberg 24"
  - Integrated laundry millwork in select homes with integrated lighting and pull out laundry hamper
- Custom millwork with integrated lighting in master bedroom closets
- Living seamlessly flows to expansive balconies and terraces
- Over height base-board with mill-work reveal
- Steam closet to refresh and sanitize clothing (upgrade option)

## CULINARY PROWESS

- Refined custom cabinetry
- Quartz countertops with complementing one-piece backsplash
- Gaggenau 24" European appliances in 1 bedroom homes
  - Four-burner stainless steel gas cooktop
  - Stainless steel convection wall oven
  - Fully integrated, panel-ready refrigerator with built-in bottom freezer
- Gaggenau 30" European appliances in 2 and 3 bedroom homes
  - Five-burner stainless steel gas cooktop
  - Wall-oven featuring 17 cooking settings and patented enamel interior
  - Fully integrated, panel-ready refrigerator with built-in bottom freezer
  - Combi Steam Oven (upgrade option)
  - Wine fridge (upgrade option)
- Broan seamless stainless steel Chimney Style Hood Fan
- Bosch 24" fully integrated, panel-ready dishwasher – 49dba
- Panasonic microwave with stainless steel trim
- High-end stainless steel undermount sink
- Elegant pull-down, smart-touch faucet in matte black or Luxe gold
- Richelieu drawer organizers and recycling centre throughout kitchen

## BATHROOM RETREATS

- Luxurious large format 24" x 48" Italian porcelain tiles on ensuite walls
- Quartz countertops
- Sophisticated custom cabinetry with under-vanity lighting
- Framed vanity mirror
- Kohler double sinks in select ensuites; single sinks in secondary bathrooms
- Kohler matte-black or brushed bronze gold plumbing fixtures
- Kohler soft-close toilets
- Glass-enclosed shower with rain showerhead in ensuites, with custom glass featured in 2 and 3 bedroom homes
- Tiled shower base with linear drain
- Soaker tub in secondary bathrooms with Kohler shower wall mount and rain showerhead
- Porcelain mosaic flooring in ensuite shower and porcelain tile tub surround in secondary bathrooms
- Stand-alone tub in select ensuites
- Soothing warmth of in-floor heating by Nu Heat