

## WELCOME HOME:

- A collection of 50 garden homes and townhomes at Cambie and 28th, steps from Queen Elizabeth Park
- Six buildings surrounded by lush greenery contain 1, 2, and 3 bedroom layouts — ideal for a variety of families
- Garden homes paired with carefully selected landscaping to provide habitat for birds or pollinators
  - Courtyard-facing garden homes include large outdoor patios in the heart of the Kinsley community
- Stacked townhomes in 2 or 3 bedroom layouts, with the latter featuring sprawling rooftop terraces

## ARCHITECTURE & SUSTAINABILITY

- Timeless urban design by the renowned local architects at Gateway Architecture
- Classic yet contemporary brick exteriors and striking black window frames complement the single-family neighbourhood
- Richly coloured front doors add character
- Homes comply with current Zero Emissions Building Plan (ZEBP), achieving high energy efficiency
- Triple-glazed windows minimize sound and increase energy efficiency
- Water and natural gas bibs on rooftop terraces and water bib on garden home patios

## THOUGHTFUL INTERIORS

- Sophisticated interiors designed by BAM Interior to align with personal tastes
- Select from two contemporary colour palettes: Dark and Light
- Spaces with up to 9' ceilings circulate air and light
- Engineered hardwood flooring flows throughout
- Central air conditioning and heating for ultimate comfort in any season
- Roller blinds for privacy and natural light control
- Front-loading Blomberg washer and dryer

## CHEF'S KITCHENS

- Integrated premium Miele appliance package
  - 1 bedroom garden homes:
    - 24" oven
    - 24" 4-burner gas cooktop
    - 24" full-size freestanding refrigerator with bottom-mount freezer
    - 24" under-hood fan with LED lighting and sliding switch
  - 2 and 3 bedroom townhomes:
    - 30" wall oven
    - 30" 5-burner gas cooktop
    - 30" full-size freestanding refrigerator with bottom-mount freezer
    - 30" under-hood fan with LED lighting and sliding switch
- Quartz countertops and backsplash for smooth cooking prep
- European-inspired, soft-close cabinetry — with differing tones for upper and lower
- Double undermount sinks with matte-black Riobel faucet
- Panasonic microwave with trim kit
- Recessed down lights for ideal illumination
- Smart storage solutions for optimal organization:
  - Under-sink recycling and sorting bin
  - Drawer with cutlery separator
  - Magic-corner cabinet

## SPA BATHROOMS

- Custom floating vanity and wall sconce set an elegant ambiance (select homes)
- Medicine cabinet with mirrored door for functional living (ensuites)
- Dual sinks create room for two (select homes)
- Modern matte-black Riobel faucets
- Quartz countertops with plenty of space
- Contemporary porcelain tiles for flooring and ensuite's feature wall
- Riobel rain and cascade showerheads, with handheld shower rail (ensuites)
- Floor-to-ceiling, shower-surround tiles and acrylic shower base
- Separate standing shower and soaker tub in ensuite (select homes)
- Deep soaker tub in white acrylic (select homes)
- Dual-flush Duravit toilet

## KINSLEY COMMUNITY AMENITIES

- Nearly 2,000 sq. ft. of beautifully landscaped, common outdoor space, with areas dedicated to bringing families and neighbours together:
  - Children's play area and recreational space for the entire family
  - Cozy firepit and seating area for gatherings
  - BBQ and communal seating for entertaining
  - Seating benches thoughtfully arranged within serene greenery
  - Planters for the urban gardener promote well-being and connection

## CONVENIENCE & PEACE OF MIND

- 2-5-10 New Home Warranty
- Secure bike rooms with electrical outlets
- Storage lockers for seasonal and other belongings
- Secure underground parking, including visitor parking
- Level 2 EV-capable parking stalls (208V, 40A)

## SCHOOL CATCHMENT

- Short drive to prestigious Westside private schools, including Crofton, York House, St. George's, Vancouver College, and West Point Grey Academy
- 5-minute walk to General Wolfe Elementary and Eric Hamber Secondary

## THE FUTURE OF CAMBIE CORRIDOR

- The Heather Lands community on your doorstep will integrate over 5 acres of new park space, including a Forest Trail and Pollinator Corridor that will bridge Queen Elizabeth Park, Oak Meadows Park, and VanDusen Gardens
- Oakridge Town Centre will become an enhanced shopping and community hub close to home

## INTERGULF DEVELOPMENT GROUP

- Family-owned, Vancouver-based developer with projects across Western North America
- 40+ years of experience in new construction
- 11,500+ homes built
- Notable recent past projects include: Terraces at The Peak, Hunter at Lynn Creek, 27 North and Lilibet at Queen Elizabeth Park

BROUGHT TO YOU BY

