

## Welcome Home

- Modern and sophisticated homes designed by innovative and sustainable-focused Jordan Kutev Architect.
- Work from home designs
- Open-air, private patios and gardens seamlessly connecting indoor and outdoor spaces.
- Stunning views looking over the Vancouver skyline or North Shore mountains.
- Energy efficient
- Double glazed low-E windows
- 10' ceilings in main living areas. 9' ceilings in basement flex living areas
- Radiant heating in main living areas.
- Every home includes its own storage room designed for bikes
- EV charging station
- Low volatile paints, tiles, flooring
- South-facing roof top decks with loft bar in two homes
- Flat metal roofs
- Centrally located within walking distance to public transportation corridors, bike paths, shopping, art galleries, museums, restaurants and cafes, parks, green belts.
- Comprehensive 2-5-10 year National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5 year water penetration coverage, and 10 year structural coverage

## Refined finishes

- Relaxed and sophisticated designer colour schemes to personalize your living and work spaces
- Premium wide plank engineered oak hardwood floors
- 100% wool Berber carpeting with cushion under pad throughout bedrooms, stairs
- Large format porcelain tiles in bathrooms
- Roller shades with 99% UV blockage in all bedrooms for enhanced privacy
- Flat-painted ceilings with recessed lighting in entry, kitchen, living, bathrooms and corridors.
- Contemporary flat profile baseboards and door casings
- Contemporary flat painted doors

## European Inspired Kitchens

- Premium appliance package includes stainless steel gas cooktop/electric oven, built-in dishwasher, stainless steel fridge/freezer, waste disposal, washer/dryer
- Custom designed contemporary cabinets
- Natural stone countertops

## Bathrooms

- Spa inspired master ensuite
- Large format porcelain tiles
- Contemporary European-inspired fixtures

## Safety and Security

- Private entry with solid doors into each home
- All homes are pre-wired for security systems
- State of the art fire protection including sprinklers and smoke detectors