

# FEATURES

## CONDOS

### INTERIORS

- Modern light filled interiors designed by Gannon Ross Designs
- Three colour palettes to choose from
- 9' ceilings in all homes (8' in kitchens and bathrooms)
- Built in USB charging connection in kitchen and master bedroom
- Smart glass LowE2 panoramic windows welcome an abundance of natural light and fresh air
- Spacious master bedrooms for ultimate relaxation (King Beds in most)
- Built-in wall safe ideal for storing valuables and important documents
- Laminate flooring throughout kitchen, den, living and dining areas in "Latte" or "Muskoka Oak"
- Stacked front-loading Whirlpool washer and dryer
- Scrolled level-loop nylon carpet throughout bedrooms for a comfortable, modern look
- Sleek 2" faux wood blinds on all windows
- 4" flat stock baseboards and 2.5" flat stock door trim

### KITCHENS

- Premium appliances include:
  - 32" Samsung stainless steel, counter depth, French door refrigerator/freezer with automatic ice maker
  - 30" Samsung slide in Gas Range with True Convection and Self-Clean Oven
  - Panasonic Microwave Oven with trim kit
  - 24" Samsung Energy Star Dishwasher with concealed controls and 4 wash options
  - AEG Perfekt Glide range hood fan
- Three cabinet styles to choose from all complete with soft close:
  1. Laminate super matte finish upper and lower cabinets in 'Willow Grey'
  2. 'Charcoal Super Grey' uppers with lower cabinets in 'Swiss Elm Matte'
  3. 'White Shaker Style' cabinets
- Full-height pantries, built-in microwave with cabinets above and below, tech station and easily accessible utility closet (some plans)
- Subway style 5" x 7" hand-set tile backsplash in "White Matte"
- Solid quartz eased edge countertop
- Moen Align single lever faucet in matte black with pull down vegetable sprayer
- Excalibur stainless steel, double bowl undermount sink (2 beds+) or Franke stainless steel, single bowl undermount sink (1 beds+)
- Under-cabinet pull-out recycling unit
- Pot lighting accompanied with LED under-cabinet strip lighting

### ENSUITE AND MAIN BATH

- Floating vanity with under-cabinet motion sensor lighting (ensuite)
- Three cabinet styles to choose from all complete with soft close:
  1. 'Willow Grey'
  2. 'Charcoal Super Grey'
  3. 'White Shaker Style'
- Solid quartz eased edge countertop
- Moen Align single lever faucet in matte black (ensuite) and Moen Rizon single lever faucet in polished chrome (main bath)
- Chelini undermount basin sink
- Modern square deep soaker tub (some plans)
- 'Regal Shell', 'Regal Charcoal' or 'Regal Grey' 12" x 24" porcelain floor tile
- 'White 6"x24" bath and tub wall surround
- Moen hand shower in polished chrome (ensuite)
- Frameless glass shower enclosure (some plans)
- Thoughtfully designed vanities include drawers for maximum organization and convenience
- Duval Bathworks dual flush toilet
- Bathroom accessories (towel bar, tissue holder) in matte black

### GREEN INITIATIVES

- Improved indoor air quality thanks to low VOC paints and flooring throughout
- Smart Location: pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/ floor plan types and green space
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: domestic hot water, energy-efficient common area lighting; Energy Star® windows, dishwasher and clothes washer
- Emissions reduction: pre-wired power to select parking stall locations in the underground parkade for Level 1 electric vehicle charging
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 70% of construction waste recycled
- Extra-green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance

### CONNECTED & CONVENIENT

- Parks, transit, schools and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® come technology ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Free Telus TV and High-Speed Internet for one year
- Secure bicycle storage rooms
- Storage locker for each home in the double-gated underground parkade
- Gear Garage outfitted with kayaks, canoes, stand up paddle boards and life jackets for your use
- Lounge and meeting room
- Outdoor children's play area
- Outdoor courtyard, BBQ and fire pit
- Dog wash station
- Car wash station
- Bike/Hobby workshop in the parkade

### EXTERIOR

- Modern Architecture designed by Shift Architecture Inc.
- Construction by Marcon, 33 years and over 11,000 homes built, one of the province's leading builders
- Oversized LowE2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and terraces to extend living space outdoors
- Quality materials including Hardie Panels, West Coast Contemporary wood tone siding, brick and clear finish exposed beams
- Secure, well-lit underground parkade with double gates, emergency panic stations, fob and key access and video surveillance
- Fob and key access lobby with video surveillance, plus enterphone with security camera at lobby
- Elevators with programmable restricted floor access
- State-of-the art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible