

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*