

## FEATURES

- 359 apartment homes in five and six storey wood-frame buildings adjacent to Mosquito Creek and the Trans Canada Trail
- Shopping, amenities, schools, public transit all easily accessible by foot or bike
- Stunning West Coast modern architecture by award-winning Integra Architecture Inc. features dramatic rooflines and extensive use of natural materials
- A central, open, West Coast Piazza featuring a bubbling expanse of water and soaring public art promotes community gathering
- Signature West Coast Club includes lounge and fitness area for those days when you want to stay in for your workout
- Oversized windows flood homes with natural light, blurring the lines between indoors and out
- Expansive, private outdoor space for all homes allow you to expand your living space outdoors without leaving your home
- All top level homes feature private rooftop lanais, outfitted for optional hot tub
- Select ground floor and mid-level homes also outfitted for optional hot tub
- In-floor hydronic radiant heating, connected to Lonsdale Energy Corporation
- SAS: Superior Acoustic Specification - a woodframe building system that will significantly reduce airborne and impact sound transmission in your home

- Increased barriers between party walls and floor structures for increased comfort and privacy
- Additional 1-inch of concrete to floor structure
- ¼-inch entangled polymeric filament sound attenuation mat in floor structures
- Sound attenuation batts in walls
- 50 % more drywall to each party wall
- 67% more gypsum concrete topping, 25% more gypsum ceiling board, 100% more insulation between party walls, 57% more insulation between floors than minimum building standards
- Acoustical test results states SAS performs equal to, or even better than concrete construction, built to 2012 BC Building Code Standards

### SPECIFICATIONS

- Two modern colour schemes by award-winning Cristina Oberti Interior Design Inc. featuring crisps whites or warm tones
- Soft close cabinets and drawers in kitchen and bathroom(s)
- Frigidaire front load washer-dryer
- Quartz slab kitchen countertops with tile quartz backsplash
- Kohler plumbing fixtures throughout
- Under-cabinet LED lighting
- Frigidaire counter depth appliance package for a sleek, modern look (E, F, G, H Plans) or Electrolux compact appliance package for space efficiency (A, B, C Plans)

- Wide-plank laminate flooring in entry, living room, dining room and kitchen
  - Quartz slab bathroom countertops
  - Porcelain floor tile in bathrooms and laundry
  - Horizontal blinds for privacy and shade
- ### ULTIMATE KITCHEN (OPTION)
- Dual toned kitchen - the perfect blend of each colour scheme
  - Kohler Purist faucet for first impressions and exceptional performance
  - Bosch 36" French door stainless steel counter depth fridge with bottom-mount freezer
  - Bosch 30" slide-in induction range with ceramic smooth top
  - Bosch 24" (All Plans except A, C) or Bosch 18" (A, C Plans only) stainless steel dishwasher
  - Bosch canopy chimney style 600 cfm hood fan

## MINIMIZING YOUR FOOTPRINT AND OURS

- Built to LEED for Homes Multi-Family Mid-Rise standards so you can breathe easy knowing your home respects nature
- ENERGY STAR windows and appliances for increased energy efficiency and lower operating costs
- Motion sensor light switches in bathrooms so that you can forget to turn the lights off
- Low flow faucets and toilets, and shower

- aerators help you save water and the energy needed to heat it without compromising your experience
- Low to zero-formaldehyde insulation contributes to better indoor air quality
- Suite submeters ensure you only pay for the energy you use

## FOR YOUR PEACE OF MIND

- Adera's award-winning Customer Care program for your first two years of residency
- Coded security access key fob system
- Motion sensor lights for safety and energy efficiency in parking area and hallways
- 2-5-10 New Home Warranty by Travelers Canada for your peace of mind

Variable conditions occur throughout the development. Marketing collateral such as floorplans, renderings, material specifications, and site conditions are solely for illustrative purposes only and may vary from as built development.



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