



FEATURES

THE BIG PICTURE

- Built on an intimate scale: 6 levels of concrete and wood frame construction, located on a quiet street west of Lonsdale Avenue
- Designed with the very latest in building envelope technology
- Energy-efficient to the highest residential green standards, powered by the Lonsdale Energy Corporation
- Quiet and comfortable, with acoustically engineered, thermal, double-glazed, Low-E windows for increased insulation value and UV protection while also offering reduced sound transfer
- Architecturally designed to incorporate the revitalization of the dedicated Heritage building, the street level commercial-retail units and community amenity space
- Building design by Shift Architecture Inc.
- Spacious interiors designed with thoughtful and efficient floorplans

AT THE HEART OF A VIBRANT NEIGHBOURHOOD

- Lower Lonsdale is an established, historically significant community with everything you need at your doorstep
- Rich in character, with independently owned shops, restaurants, and bakeries
- John Braithwaite Community Centre next door
- Direct access to pedestrian overpass to SeaBus terminal and transit hub
- Adjacent to convenient shopping—grocery store, pharmacy, liquor store etc.
- The specialty shops and fresh food grocers of Lonsdale Quay Market are just one block away

WARM, BRIGHT INTERIORS

- Expansive windows maximize daylight and views
- 9' ceilings throughout living spaces* with up to 11' ceilings in top floor corner homes*
- Laminate oak flooring throughout the entry, kitchen, living, and dining rooms
- LEC hydronic heat energy system
- Walk-in closets* organized with a space-efficient shelving unit and shoe tower*
- Whirlpool front-loading washer & dryer

BATHROOMS WITH CLEAN LINES

- Quartz countertops
- Honed porcelain tiles flow seamlessly from wall to floor
- Vitreous china undermount sinks, with Grohe chrome faucets
- Full-width mirror in second bathroom
- Frameless glass shower with convenient shower product niche*
- Relaxing soaker tub
- Water-efficient symphonic flush toilets with soft close seat
- Grohe chrome bath and shower fixtures

KITCHENS THAT COOK

- Counter-Depth, Samsung French door 33" wide stainless steel fridge
- Premium Whirlpool appliances in a sleek, stainless steel finish featuring a gourmet 5-burner gas cooktop and energy star dishwasher fully integrated with custom cabinetry
- Quartz countertops and backsplash
- Double-basin undermount, stainless steel sink
- Polished chrome faucet by Grohe with retractable pull-out nozzle
- Two-toned cabinetry with silent, soft-close doors and drawers and undercabinet puck lighting
- Danby free-standing beverage centre*

SOCIAL SPACES

- Warm and inviting lobby with generous windows and fireside seating area
- Entertainment/meeting lounge for casual or formal gatherings
- Rooftop amenity featuring indoor and outdoor lounge area complete with community garden plots and potting shed

PEACE OF MIND

- Video surveillance at vehicle entry point and common area
- Restricted electronic access using a single encrypted security device
- Superior safety and fire protection including monitored sprinklers and smoke detectors
- Secured keyless lobby entry phone system with access controls to each floor
- Dedicated, secured and separate residential storage lockers and bike room
- Comprehensive 2–5–10 Homeowners Warranty backed by Travelers Guarantee Company of Canada

* Select homes