

## Interiors

- Bright, contemporary interiors by highly-regarded Gannon Ross Designs
- Choice of two contemporary colour palettes
- 9' ceilings in all homes (8' in baths)
- LG Energy Star full-size stacked front-loading washer and ultra large capacity dryer
- Panoramic Smart Glass LowE2 windows welcome abundant natural light and fresh air
- Sleek 2" faux wood blinds on all windows
- Spacious master bedrooms for ultimate relaxation (room for King Beds in most homes)
- Scrolled level-loop nylon carpet throughout bedrooms for a modern look
- Laminate flooring throughout kitchen, den, living and dining areas in "Cinnamon Oak" or "Meridian Oak"
- Premium acoustical laminate underlayment to reduce sound transfer
- Built in USB charging connection in kitchen and bedrooms
- Interior doors with Taymor Bergen satin nickel lever and solid-core wooden entry door with deadbolt and eye-level viewer
- Decora-style rocker light switches
- ½" x 4" flat stock baseboards and 5/8" x 2½" flat stock door trim

## Kitchens

- Premium stainless steel appliance package:
  - Fisher & Paykel Energy Star® 32" Active Smart Fridge with bottom-mount freezer, internal water filtration system, built-in ice maker and water dispenser
  - GE ceramic glass built in "Clean Design" electric cooktop
  - GE self-clean "True European Convection" wall oven
  - Venmar Jazz chic European style high-performance chimney hood fan
  - GE stainless steel Energy Star® tall tub dishwasher with sleek, fully integrated console design, stainless steel tub & adjustable upper rack
  - Panasonic Genius Inverter Microwave Oven with trim kit
- Distinctive cabinets with 36" Shaker uppers in "Frosty White" combined with square edge profile lower cabinets in either "Rift Cut White Oak" or "Pecan Woodline" complete with soft-close hardware
- Large pantries for added storage (select homes)
- Rich 3cm solid quartz countertop with eased edge
- Nustone 12" x 24" porcelain tile backsplash in "Grey" or "Antracite"
- "Sonetto" European-style stainless steel double bowl undermount sink

- Sleek, matte black, single-control high arc pull down faucet by Moen
- In-sink waste disposal system
- White track lighting accompanied with LED under-cabinet accent strip lighting
- Pendant lighting over kitchen island or peninsula (select homes)
- Lazy Susan rotating trays for added convenience (select homes)

## Ensuites

- Floating square edge vanity in either "Rift Cut White Oak" or "Pecan Woodline" complete with soft-close hardware, matching accent shelf and under cabinet LED motion controlled lighting
- Pure White 2cm solid quartz countertop with eased edge
- Classic Collection deep soaker tub
- Full-height 12" x 24" Bright White glazed ceramic tile surround for tub or shower in a polished finish
- Bright White 4" x 12" accent glazed ceramic tile in tub or shower surround
- "Loft Ash" 12" x 24" porcelain tile floor
- Thoughtfully designed vanities include drawers for maximum organization and convenience
- Chelini 20" x 14" rectangle undermount sink with unique tapered bowl with single lever polished chrome Moen Rizon faucet
- Moen Voss 8" rain showerhead and four-function hand shower with slide bar
- Black metal framed mirror with accent light bar
- Chelini Collection Marbella dual-flush elongated environmentally conscious water closets
- Infinity Collection bathroom accessories (towel bar, tissue holder) in polished chrome

## Green Initiatives

- Constructed to 'Built Green- Gold Level' standards
- Improved indoor air quality thanks to low VOC paints and flooring throughout
- Smart Location: pedestrian-friendly community with common outdoor space and easy access to transit and shopping
- Water conservation: low-flow toilets, shower heads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: high-efficiency instantaneous hot water system; energy-efficient common area lighting; Energy Star® windows, refrigerator, dishwasher and clothes washer; and 2x6 R24 exterior wall insulation
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material. Up to 75% 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; and environmental workshops with trades and suppliers

- Emissions reduction: pre-wired location in the underground parkade for electrical and hybrid vehicle charging station

## Connected & Convenient

- Parks, groceries 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
- Oversized and secure private storage locker complete with roll up door for every home

## Exterior

- Contemporary Classic Architecture designed by one of Vancouver's premier firms, Rositch Hemphill Architects
- Construction by Marcon, 29 years-8,600 homes built, one of the province's leading builders
- Oversized LowE2 glazed windows to optimize natural sunlight, fresh air and views
- Generous patios, decks and terraces to extend living space outdoors
- Courtyard entry gates for select ground floor homes
- Quality materials both traditional and contemporary, hardiplank siding, accent cultured stone cladding, beaded vinyl balcony soffits and wood roof soffits
- Indoor and outdoor amenity space including a lounge area and outdoor patio
- Secure, well-lit underground parkade with emergency panic stations, fob-only access and video surveillance
- Fob-only access lobby with video surveillance, plus enterphone with security camera at lobby and visitor parking
- Elevator 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 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

The material provided herein is for general informational purposes only and is not intended to depict as-built construction designs. The Developer reserves the right in its discretion to make changes to the floor plans, project designs, features and dimensions. Square footages are approximate and have been calculated from preliminary strata plan drawings. Actual final dimensions following completion of construction may vary from those set out herein. E.&O.E. Marcon Lynn Valley Homes Ltd.