



FEATURES
AND DESIGN

VIRTUOSO

WESBROOK VILLAGE

Harmony
of technical
mastery &
expression

LIVE WEST COAST IN AN
IDYLIC NEIGHBOURHOOD

- Intimate community in Wesbrook Village at UBC, steps from Pacific Spirit Regional Park, with 764 hectares of seaside and temperate rainforest
- Adera's 10th building in UBC
- Stunning 21st century West Coast Modern architecture by Rositch Hemphill Architects
- Built in concert with the natural surroundings, with richly coloured accents offsetting a sophisticated palette of natural materials such as cedar and brick interplayed with Hardie Panels
- Adjacent to pedestrian walkways along reflecting ponds and lush coastal landscaping
- Walking distance to groceries, restaurants, coffee shops, services, University Hill Secondary School, and a brand new community centre
- Close to museums, research, and art facilities and University Hill Elementary School
- Abundance of unique car-free greenways for getting around the Village on foot or by bike
- Community gardens at your doorstep for those who love to make things grow
- Dramatic protected lobby with tranquil shallow water feature
- Private courtyard with quiet reflective garden, calming waterfall feature and gazebo

YOUR HOME, YOUR SANCTUARY

- Efficient layouts with natural materials, clean lines and open floorplans designed for entertaining
- Large signature private rooftop lanais, where you'll find ample space to relax in your hot tub, barbecue with friends or host a party
- Townhome options with direct access to your home from a secure parkade
- Wrap-around corner balconies
- Expansive floor-to-ceiling windows in penthouses to maximize views of the North Shore mountains and let natural light in

- Three distinctive interior colour palettes selected by Area3 Design
- Built-in air conditioning
- Sink your toes into 53oz carpet with enhanced comfort pad underlay
- Laminate flooring in living areas for easy maintenance and durability
- 2" horizontal blinds for your privacy

A KITCHEN WITH TASTE

- Sleek cabinetry in contemporary horizontal wood veneer or high gloss finish, including soft close drawers and under-cabinet lighting
- Stainless steel KitchenAid appliances:
 - Side-by-side ENERGY STAR refrigerator
 - Built-in cooktop and electric wall oven
 - ENERGY STAR dishwasher with electronic controls
- Broan range hood fan
- Quartz slab countertops
- Porcelain tile backsplash
- European style Grohe faucets

BATHROOMS DESIGNED
FOR PAMPERING

- Elegant and durable porcelain floor tiles complement the quartz slab countertops
- Sleek plumbing fixtures include Grohe faucets and Duravit toilets

YOUR SAFETY & SECURITY

- Adera's award-winning Customer Care 2-year inclusive "Wall-to-Wall" warranty, which exceeds industry standards
- 2-5-10 year warranty coverage with Travelers Guarantee Company of Canada
- Security features include closed circuit TV recording of parkade and lobby, coded security access key fob system, security lighting and reinforced door frames
- Fire sprinklers in suites and corridors
- Secure bike storage
- Designed for safety and accessibility to meet SAFERhome standards
- Optional upgrade features including wireless security monitoring

REDUCING YOUR FOOTPRINT
(AND OURS!)

- Targeting REAP Gold Level Certification
- All efforts are made to use local building materials and products
- The majority of lumber is harvested following sustainable forestry practices
- Water-efficient irrigation technology
- Formaldehyde-free insulation
- ENERGY STAR qualified windows and appliances

- Targeting 75% waste diverted from landfill
- Erosion and sediment control during construction
- Community compost and recycling program
- Whisper-quiet ventilation fans provide fresh air and regulate humidity
- In-suite hot, cold and thermal submetering
- Low flow faucets and showers aerators
- 100% of light fixtures are fluorescent or LED
- Ultra-low VOC paint
- CRI Green Label carpet
- Dark skies compliant outdoor lighting
- Natural renewable and recycled building materials
- Wood is an excellent and environmentally friendly structural material for building

I.D. BY ME — UNIQUE
PERSONALIZATION PROGRAM

- Appliance package upgrades – KitchenAid Black Stainless or JennAir built-in appliance packages with chimney style hood fans
- Engineered veneer hardwood flooring
- Beautiful porcelain floor tiles reminiscent of luxurious Carrera marble
- Carpet upgrade for additional comfort
- Quartz backsplash and waterfall gables
- Whirlpool washer and dryer packages
- Designer roller shades on windows

LIVE WEST COAST OPTIONS

- Ultimate Euro Gourmet Kitchen – all the ingredients for cooking an exceptional meal and including ample storage options
- Ultimate Ensuite Bath — including thoughtfully designed built-in storage
- Custom closet shelving
- West Coast rooftop lanai — add a hot tub to soak away your stress or a self-watering contained garden for growing fresh food
- Custom built-in millwork options maximize every inch of space
- Designer plumbing and lighting options

QUIET HOME™
EXCLUSIVELY BY ADERA

- Brilliantly quiet homes built with tranquility and peace in mind
- An innovative construction method that significantly reduces sound transmission between homes in a wood frame building
- Design focused on achieving acoustical test results that are equal to or better than concrete construction built to code using standard metrics
- This innovation also results in a reduction of heat loss and less odour emission



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