

## Intentional *Design*

- Designed in collaboration with award-winning, HOTSON Architecture Inc., BYU Interior Design and Perry + Associates
- Layouts designed by a team of in-house experts utilizing every square inch
- Designed and built to Energy Step Code 3, going above and beyond for sustainability
- Two colour palettes to choose from:
  - Era: soft and soothing
  - Heritage: timeless and elegant

## Shared *Spaces*

- Fitness centre with free weights, cardio equipment and space for stretching
- Quiet coworking lounge with communal seating and individual office pods for virtual meetings
- Entertainment lounge ideal for hosting, which includes:
  - Catering kitchen with large dining table
  - Comfortable seating around a large screen TV and double-sided fireplace
  - Connected to outdoor dining area
- Outdoor amenity offers areas to relax and play, which includes:
  - Covered area with two BBQs
  - Children's playground
  - Resident garden plots
  - Ping pong table
  - Social lounge seating
  - Flex-use lawn
- Comfortable lobby lounge with modern seating and fireplace
- Mail and separate parcel room for secure deliveries
- Convenient car wash bay
- Dog wash sink and bike repair space with ground level access
- Two elevators per building for efficient travel

## Comfortable *Living*

- Ceiling heights soar up to 9' in dining and living areas
- Energy efficient vinyl windows with roller shades throughout
- Stylish and resilient laminate flooring throughout
- Air conditioning unit in living area
- Energy Recovery Ventilation (ERV) unit recovers energy from heat and humidity
- Electric baseboard heating throughout
- Illuminated with recessed pot lighting in hallways
- Ceiling light fixture provided in bedrooms and den
- 27" LG front-load washer and dryer for all homes
- Generous outdoor space for every home
- Gas connection for ground level patios

## Gourmet *Kitchen*

- High performance integrated appliance package, which includes:
  - 1-bedroom + den homes:
    - 24" Porter & Charles refrigerator
    - 30" Porter & Charles 4-zone induction cooktop
    - 30" Porter & Charles wall oven
    - 30" Porter & Charles hood fan
    - 24" Porter & Charles dishwasher
    - 21" GE microwave with trim kit
  - 2- and 3-bedroom homes:
    - 30" Porter & Charles refrigerator
    - 30" Porter & Charles 4-zone induction cooktop
    - 30" Porter & Charles wall oven
    - 30" Porter & Charles hood fan
    - 24" Porter & Charles dishwasher
    - 21" GE microwave with trim kit
- Striking engineered stone backsplash and countertop
- Sleek European-inspired cabinetry
- Stainless steel undermount sink and Grohe pull-down faucet
- Concealed eco-recycling hub for ease and convenience

- Spacious pantry for extra storage in 1-bedroom + den kitchens
- Stylish open shelving in kitchen island for storage and display
- Tiered turntable shelving for additional storage in L-shaped kitchens
- Illuminated with track lighting and under-cabinet LED lighting
- Pre-wired for the addition of a dining ceiling light fixture

## Serene *Bathroom*

- Polished engineered stone countertop
- Sleek European-inspired cabinetry
- Large format, durable porcelain wall and floor tile
- Undermount vanity sink and Grohe faucet
- Illuminated with recessed pot lighting and motion activated mood lighting
- Water conserving soft close toilet
- Elevated, thoughtful features in primary bedroom ensuites and 1-bedroom + den bathrooms:
  - Medicine cabinet
  - Grohe rain shower head and hand shower wand
  - Convenient shower niche
- Thoughtful details in secondary bathrooms in 2- and 3-bedroom homes include:
  - Spacious bathtub
  - Grohe hand shower wand

## Appreciated *Extras*

- Emphasis on safety and security with enterphone, cameras and individual fobs
- All residential parking stalls are EV ready Level 2 capable
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus Team ensures expectations are exceeded throughout homeowner orientation, move-in and warranty periods

# Construction Details

When it comes to your home, what you can't see is just as important as what you can see. Beedie Living Construction is meticulous in every detail, to ensure that your home is built to the highest standard with materials that endure and improve your life at home.

## ENERGY EFFICIENT

Built to comply with the BC Energy Step Code Level 3, every Beedie-built home is even more energy efficient. Features include:



Insulated exterior wall assemblies comprised of an insulated wood frame wall, plus an additional exterior layer



Energy efficient and acoustic vinyl windows for high performance sound absorption



An Energy Recovery Ventilation (ERV) unit in every home recovers energy from heat and humidity thereby reducing energy demands. The ERV's filters also capture pollutants from the incoming air - an essential for days with poor air quality



Every home's living space includes a wall-mounted air conditioning unit to provide cooling - creating a comfortable home year-round

## QUIET & DURABLE

Our floors and walls are designed to exceed BC Building Code for acoustic design performance requirements. This results in a quieter, more tranquil home for you. Features include:



Floors include a 1.5" concrete topping layer for elevated sound absorption and durability



Plumbing features cast iron and pipe wrap insulation throughout all drainage pipes, enhancing sound absorption



Exterior materials that have been specifically selected for West Coast weather and lasting durability. Rain screen technology with all materials including:

- Fiber cement panels
- Brick cladding
- Profiled rust resistant metal cladding