

Gemini

RESIDENCES

Exceptional Features – Designed to Enhance Your Life

An Enduring First Impression

- Contemporary West Coast architecture
- Two storey glazed Entrance
- Dramatic exterior lighting on building and bollards
- Lavishly landscaped gardens
- Plentiful visitor and street parking

Exterior Features

- Elegant ledgestone facade
- Low maintenance, "ColorPlus" Hardiplank and Hardipanel exterior
- Laminated fibreglass shingle roof with 30-year warranty
- Perimeter concrete pier and metal fencing
- Private entries and gated sidewalks for ground floor units
- Partly covered outdoor amenity area, with built-in BBQ and outdoor furnishings
- Elevated garden with specimen tree, water features

For Your Convenience

- Underground irrigation system
- Wash-down bay in underground parking area
- Central domestic hot water heating system with hi-efficiency condensing boilers
- Secured storage locker c/w hasp for each unit

Indoor Amenities (Phase 1)

- Fireside Lounge area in vaulted Entry
- Lobby highlighted by two storey ledgestone feature wall
- Exercise Room with aerobic machines, free weights, wired for TVs
- Meeting Room complete with kitchen

Comfortable, Stylish Interiors

- Three designer colour schemes
- 9' ceilings on each floor, some penthouses with raised ceiling features
- Satin chrome lever-door hardware

- Crown mouldings in great room, dining room and bedrooms*
- 5 ¼" colonial-style baseboards throughout
- High quality hardwood flooring and designer carpet
- Ceramic tile flooring in bathrooms and laundry
- Convenient storage and linen closets* with melamine shelving
- Low maintenance electric fireplace with wood mantel
- Decora electrical plugs & switches throughout with dining room dimmer
- Complete light fixture package including dining room fixture
- 2" horizontal faux wood off-white Venetian blinds*
- Maytag front-load stacked washer and dryer in white

TELUS Fibre Optic Network

- One year Pre-Paid Future Friendly Home Package per suite including:
 - Telus optic High Speed Internet (up to 25Mbps)
 - Wireless Gateway
 - Telus Optik TV with up to 118 channels (26 HD)
 - 1 HD PVR set top box rental free for one year
 - Up to 5 additional set top boxes available for a rental fee

Kitchens to Delight the Chef

- Stainless Steel high-end appliance package:
 - Bosch dual fuel range
 - Bosch dishwasher with stainless steel interior
 - Bosch over range microwave/hood fan
 - Fisher Paykel refrigerator with bottom freezer and water dispenser
- Granite or quartz counter tops
- Sterling under-mount double stainless steel sink
- Choice of three furniture finish custom cabinetry designs
- Soft close cabinet doors*
- Under-cabinet convenience lighting
- Full height ceramic tile back splash
- Gourmet island* and convenient breakfast bar
- Single lever Kohler faucet with pullout sprayer
- ½ HP waste disposal

Master Bedrooms and En-Suite Baths

- Spacious closets with melamine closet organizers
- "Nu-Heat" heated floors in master bathroom
- Dual* sinks with expansive vanity mirror
- Kohler shower base with integrated seat
- Hand-set tile tub and shower surround
- Scald guard pressure balance on shower control

Energy Efficient Features

- Fully insulated exterior walls (R20) and ceilings (R40)
- 1 ½" gypcrete between floors
- Maintenance-free double-glazed vinyl windows and exterior doors
- All windows "Low-E" and Argon filled
- Clean and simple electric heat

Safe & Secure

- Weather-tight state of the art rainscreen technology
- Industry leading 2-5-10 government approved Travelers Guarantee warranty
- Video entry phone systems with security camera at each entry
- Security cameras at prime locations
- Key FOB entry system for most exterior doors and garage entry
- Smoke detectors throughout with monitored fire alarm system
- Approved fire suppressant sprinkler system
- Rough-in for security system in each suite
- Deadbolt locks on all entry doors

Architectural Design: Barnett Dembek Architects Inc.

Interior Design: Different Designs Group Inc.

Building Envelope Consultant: Aqua-Coast Engineering Ltd.