

FEATURES, FINISHES AND TECHNOLOGY

Building Details & Construction Quality

- Contemporary leading-edge design by IBI/HB Architects
- Interior design by award-winning Mitchell Freedland Design
- 48-storey reinforced concrete structure with curtain wall and window wall glazing
- Complies with Vancouver's stringent wind and seismic requirements
- Spectacular vaulted porte-cochère entry with portals in bottom of pool visible above
- State-of-the-art building envelope technology, independently reviewed and certified by building envelope specialist
- Three high-speed dedicated residential elevators, with access control system
- Luxuriously furnished double height building entry lobby with floor to ceiling glass and custom Swarovski chandelier
- Balconies and decks finished with low maintenance composite wood style decking
- Balcony and deck floor designed for minimal change in level from interior living space, where possible, with a low profile threshold
- National Home Warranty 2/5/10 Coverage: 2 year coverage on labour and materials as follows:
 - 12 month coverage for defects in material and labour for your home
 - 15 month coverage for defects in material and labour for the common property
 - 24 month coverage for defects in material and labour for your major systems (heating, electrical, plumbing, etc.)
- 5 year coverage on the building envelope including water penetration
- 10 year coverage on major structural items

Sustainability

- Heating and cooling via high efficiency water source heat pump technology (lower energy consumption, lower noise, superior indoor air quality, and ozone friendly refrigerant) multiple zones in larger homes with more than one heat pump (reduces waste)
- Individual gas metering (shown to reduce gas consumption by as much as 30% and encourage more economic usage)
- Optimized building envelope design inclusive of high-performance low-e glazing (reduces heating and cooling loads/costs)
- High efficiency central system for hot water
- Use of photovoltaic (solar cells) to contribute power to common areas
- Hotel pool uses salt water pool chlorination system (No harsh chemical chlorination)
- Dual flush toilets (water savings) & low flow faucets (water + energy savings)
- Efficient washing machine (low energy and water consumption) and condensing dryer (energy efficient, low heat rejection to environment)
- Building Power Smart certified

Security

- Main lobby with 24-hour concierge
- Building-wide electronic access control system linked to concierge desk
- 24-hour digital video recording surveillance of building entry points
- Access to amenity areas using a single key fob
- Emergency backup of critical building security systems in case of power failure
- Provision for the location of an in-suite security system panel for the Purchaser's addition of a security system with or without monitoring
- Building entry system allows video identification/screening of guests
- Elevators include restricted floor access

Exceptional Interior Details

- All homes oriented to maximize views and light, many with floor-to-ceiling windows
- Engineered hardwood flooring in either natural oak or walnut through living areas, kitchens and hallways
- 100% wool carpet through most bedrooms
- Manually operated premium sun shades on exterior windows
- A refined colour scheme developed by Mitchell Freedland Design
- Master bedroom wardrobes include custom designed millwork with closet system
- Contemporary electric fireplace with custom designed stone surround in living room (except suite type G)
- Solid core interior doors with satin nickel hardware
- Spectacular balconies/or decks included with most homes
- Miele front loading washer and condenser dryer
- Individually controlled heating and air conditioning

Suite Entry Foyer

- Oversized Mahogany veneer entry door with satin brass inlay detailing at individual suite entry
- Imported travertine flooring
- Custom cove lighting ceiling detail
- Custom millwork oak-panelled walls, with most homes featuring an integrated closet

Gourmet Kitchens

- Custom cabinetry with stained oak veneer and coordinated upper lacquered cabinet doors. Solid core wood drawer boxes equipped with full extension self-closing hardware
- Polished white engineered quartz slab countertops and full height backsplash
- Island bar in most homes, with polished white engineered quartz slab countertops and end gables

- Kohler single-lever faucet with side spray in polished chrome
- Built-in ventilation hood with dual motor system
- Under sink water filtration system with faucet
- Superior quality stainless steel appliance package by Miele:
 - Four- to six-burner gas cooktop with contemporary linear grate
 - Convection oven and microwave oven
 - Built-in coffee maker with cup warming drawer
 - Multi-cycle dishwasher
- Sub-Zero refrigerator either 27" or 36" with freezer drawers below and integrated door panels to match kitchen cabinetry
- Liebherr under-counter dual temperature wine fridge, in stainless steel with glass door in most homes
- Contemporary square Kohler dual stainless steel sink (types C + G single bowl), with in-sink disposal unit
- Contemporary recessed downlighting

Master Bathroom

- Sumptuous large-format Thassos white marble flooring and contrasting polished marble or limestone border
- In-floor heating with programmable thermostat
- Custom architectural ceiling detail
- Refined wall sconce combined with functional down lighting
- Custom designed vanity cabinetry finished in white lacquer on chrome legs with under-mount lighting. Solid core wood drawer boxes equipped with full extension self-closing hardware
- Imported Calacatta or Carrara marble slab vanity countertop with double porcelain under-mounted rectangular basins (single sink in some suite types)
- Large framed mirrors over the vanity
- Contemporary polished chrome faucets and shower sets by Kohler
- Wall-mounted body sprays and Kohler rain showerhead in frosted glass walk-in shower (except suite type C)

- Marble wall tile in shower and water closet
- Deep cast iron soaker bathtub with Thassos white marble tub deck and surround
- Toto dual flush toilet with soft close seat enclosed in frosted glass water closet in most suites

Second Bathroom

- Imported porcelain floor tile
- In-floor heating with programmable thermostat
- Refined wall sconce lighting combined with functional down lighting
- Custom cabinetry with stained oak veneer. Solid core wood drawer boxes equipped with full extension self-closing hardware
- Imported travertine slab vanity countertop with under-mounted rectangular vanity basin
- Sumptuous frameless glass walk-in shower enclosure in most homes, and large-format ceramic glazed wall tile with porcelain accent tile feature
- Kohler shower set and basin faucet in polished chrome
- Toto dual flush toilet with soft close seat

Powder Room

- Oversized imported travertine floor tile
- Imported marble slab vanity countertop with Kohler under-mounted rectangular vanity basin and wall-mounted faucet in polished chrome
- Toto dual flush toilet with soft close seat
- Refined wall sconce lighting combined with functional down lighting

Technology

ECS Network

- A carefully designed and fully integrated telecommunications cabling package designed by Millson Technologies Inc.
- State-of-the-art design allows you to stay connected to entertainment and information technologies

- Cabling provides simplified maintenance today and ability to upgrade tomorrow
- Attractive, integrated multimedia outlets provide convenient connections for multiple phone, fax and modem lines, high speed Internet access, digital TV services and in-home Local Area Networking

In-Suite Computer Networking

- Fully operational computer network built-in
- Convenient wall connections throughout your home allow you to easily connect several computers together, share a printer or surf the web
- System design allows for simple addition of wireless networking
- High speed Internet connection is included

Residential Technology Options By Millson[†]

- World class technology options available to add comfort, convenience, and a touch of luxury
- Systems can be purchased a la carte or combined to create a custom solution
- Subject to availability, technology options include:
 - Three levels of dedicated home cinema
 - Three levels of distributed music system
 - Lutron lighting control system
 - Lutron QED™ motorized blackout roller shades to bedrooms only
 - Lutron QED™ motorized sunshades upgrade to pre-existing manual roller shades
 - Kitchen flat panel TV
 - TouchPanel automation system

[†] Residential Technology Options are offered directly by Millson Technologies, Inc., and are subject to change without notice. Availability of individual options is dependent on progress status of the suite fit-out works undertaken by the Developer and will be addressed on case by case basis.