



## FEATURES

### Nature-Inspired Exteriors

- Designed by award winning architectural firm Ankenman Marchand.
- 2 x 8 solid perimeter wood frame construction with insulation factor of R28.
- Durable exterior Hardie Panel cement board cladding with rainscreen technology.
- Lush landscaping across all outdoor areas including curb fronts and a Japanese inspired plant and rock garden
- Spacious balconies included in all homes.

### Intricate Interiors

- Homes are available in two designer-curated colour palettes
  - Zen: Warm, natural colours inspired by nature
  - Tux: Bold and contemporary design offering pops of colour
- Modern, durable, pet-friendly, waterproof vinyl plank flooring across all living areas
- Oversized, energy star-rated and double-paned windows optimize natural lighting
- Roller blinds allow for shade and privacy
- Heat pump and in-suite air conditioning in every home
- Heat recovery ventilation system with clean air particle filtration
- In-suite Samsung front-loading washer and heat pump dryer
- Ample storage and closet space in each home

### Contemporary Kitchens

- Each home includes a premiere Fulgor integrated stainless steel package from Italy:
  - fridge and freezer
  - induction cooktop
  - wall oven and hood fan
  - dishwasher
- Deluxe quartz countertops and full height backsplash
- Soft-close cabinetry with pull out bin, pull out 3 layer storage and under-cabinet lighting
- Stainless-steel under-mount sink with pull down spray faucet

### Serene Bathrooms

- Choose between a seamless glass shower with acrylic basin or a deep porcelain soaker tub
- Large luxurious porcelain tile floors and walls.
- Custom-designed floating vanity with undermount sink and quartz countertop
- Large, custom designed mirrored medicine cabinet with back-lit LED
- Contemporary sink faucets and accessories

### Amenities

- Social lounge and communal kitchen where residents can host friends and family
- Secure bike storage
- Car wash stall
- Dog washing station with warm water for your dog's comfort

### Rooftop patio includes:

- BBQ and food prep station
- Fire pits and lounge seating
- Large hot water spa
- Party room complete with full kitchen
- Full Bathroom with shower
- Exceptional views of both the mountains and the city
- Lush landscaping that includes Japanese maple trees

### Homeowner Guarantee

- Garden 11 is built by renowned VPAC construction and developed by Aree Developments
- Aree Development home support and care is included in the purchase of every home
- Secured underground parking and FOB building access
- Travelers 2-5-10 new home warranty:
  - 2 years for materials and labour
  - 5 years for building envelope
  - 10 years for structural defects

### Parking security and access

- One level of secure underground residential parking
- Include electrical rough-ins for EV charging stations
- Secure programmable Fob access to building and parking area
- Security cameras in key locations on property