

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