

Features

1 Your New Hudson Home

- 1.1 Well built, energy-efficient homes that make use of an enhanced building envelope to reduce one’s carbon footprint
- 1.2 High-efficiency energy recovery ventilators (ERV) to transfer heat and draw in fresh air
- 1.3 Low-E, high efficiency double pane exterior windows
- 1.4 An elevated consideration of construction, design and sustainability

2 A Walkable Neighbourhood

- 2.1 Centrally located on a tree-lined street in the Grandview-Woodland community
- 2.2 Located in a walkable neighborhood with parks, cafes, restaurants and schools in close proximity
- 2.3 A short walk to Trout Lake Park, the weekend Farmers Market and Trout Lake Community Centre—with playground, tennis courts, basketball courts, baseball diamonds, ice rink and an off- leash dog park
- 2.4 Part of a growing community of local merchants to over 100 cafes, restaurants and shops on Commercial Drive
- 2.5 A short walk to the #99 Bus, as well as, the SkyTrain Interchange Station offering easy access to both the Expo and Millennium Line
- 2.6 Easy access Central Valley Greenway bike route

3 Considered Living Spaces

- 3.1 **Let The Light In**—Large windows for luminous, light-filled spaces
- 3.2 **Entertaining**—Spacious private rooftop patios (penthouse homes) for outdoor living with stunning views
- 3.3 **Storage** —Extensive custom build-in appliance garage millwork in most homes to maximize storage for everyday objects

- 3.4 **Durability**—Durable laminate floor throughout offers longevity for years to come
- 3.5 **Lighting**—Recessed LED lighting and designer sconces throughout
- 3.6 **Ceilings**—Over height 9’ ceilings add to the homes’ generous sense of space
- 3.7 Contemporary roller shades for natural light control (with blackout shades in bedrooms)
- 3.8 Energy efficient front-loading LG washer and dryer

4 Elevated Bathrooms

- 4.1 Minimalist stone grey matte cabinetry with soft-close hardware and metal drawer for added durability
- 4.2 Discreet medicine cabinet for added storage with designer wall sconce in all bathrooms
- 4.3 Durable, solid-surface, quartz countertops with textured porcelain backsplash
- 4.4 Undermount rectangular sink or recessed basin sink (varies per home)
- 4.5 Warm grey porcelain-tiled floors and walls for easy cleaning
- 4.6 Polished chrome Fluid faucets and accessories throughout
- 4.7 Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes
- 4.8 Frameless glass shower enclosures in ensuite
- 4.9 Rain shower head in ensuite
- 4.10 Convenient floating shelf in ensuite shower
- 4.11 Soft close, eco-friendly and low water consumption toilets in all bathrooms

5 Intelligently Designed Kitchens

- 5.1 Premium Italian designed appliance package:

1 Bedroom Homes

· 24” Fulgor Milano frost free fridge with integrated millwork

· 24” Fulgor Milano dual flame 4-burner gas cooktop

· 24” Fulgor Milano convection wall oven

· 24” Fulgor Milano high-efficiency dishwasher with integrated millwork

· 24” European concealed hood fan

· Panasonic built-in microwave

2 & 3 Bedroom Homes

· 30” Fulgor Milano full size frost free fridge with integrated millwork

· 30” Fulgor Milano dual flame 5-burner gas cooktop

· 30” Fulgor Milano convection wall oven

· 24” Blomberg high-efficiency dishwasher with integrated millwork

· 30” European concealed hood fan

· Panasonic built-in microwave
- 5.2 European-inspired cabinetry complete with soft-close metal drawers
- 5.3 Heat and scratch resistant quartz countertops
- 5.4 Under-cabinet LED strip lighting to allow for well-lit kitchen prep
- 5.5 Undermount stainless steel single bowl sink
- 5.6 Sleek dual spray, pull-down faucet in brushed nickel for easy clean up
- 5.7 Custom build-in appliance garage millwork in most homes to maximize storage for everyday objects
- 5.8 Integrated recycling centre

6 Exemplary Extras

- 6.1 Secured building access controls with lobby intercom
- 6.2 Secure mail off beautifully designed lobby
- 6.3 Secured storage and bike lockers
- 6.4 Electric vehicle charging conduit rough-in
- 6.5 Gas splitter hookups and water bibs on all private rooftop patios

7 New Home Warranty (Two + Five + Ten)

- 7.1 Comprehensive Home Warranty:

· Two year coverage, materials and workmanship

• Five year coverage, high-efficiency building envelope

• Ten year coverage, structural materials and labour