

FEATURES

maisonette

KERRISDALE LUXURY TOWNHOMES

INTERIORS

- Bright, contemporary interiors by highly regarded Gannon Ross Interior Design
- High efficiency heating and air conditioning system for year round comfort
- Built in USB charging connection in living area, den and bedrooms
- Two colour palettes to choose from
- LG full size stacked Energy Star® front-loading washer and dryer
- Smart glass Low E2 panoramic windows welcome an abundance of natural light and fresh air
- Sleek 2" white faux wood blinds on all exterior windows
- King sized master suites for ultimate relaxation and privacy
- Built-in Wall Safe in master bedroom closet for securely storing valuables and important documents
- Level-loop wool blend carpet throughout hallways, stairs, den and bedrooms for a modern look and lasting durability
- San Marino Oak engineered hardwood flooring throughout kitchen, powder room, living and dining areas in "Earth" or "Lynn Canyon"
- Entry door with glass inserts, deadbolt and eye-level viewer
- Flat panel interior doors with Taymor Bergen polished chrome lever or Taymor Bergen matte black lever
- Decora style rocker light switches
- 6" flat stock baseboards and 2½" flat stock door trim
- 9 foot ceilings in main floor living area with dropped ceiling to define the kitchen (most homes)
- Secure in-home storage designed for ultimate convenience (most homes)
- Roof top deck or private deck off Master bedroom
- Private yard with a gas connection for your barbeque (select homes)

KITCHENS

- **SCHEME 1:** Bosch premium stainless steel appliance package:
 - *Bosch 30" Energy Star® Bottom-Freezer Benchmark™ Series with dual evaporator, filtered ice maker, SuperCool & SuperFreeze, LED lighting, complete with cabinet panel*
 - *Bosch 30" 800 Series Five Burner Gas Cooktop with low profile design*
 - *Bosch 30" 500 Series electric wall oven, 10 cooking modes, genuine European convection, with self-clean*
 - *Broan Elite 30" built-in hood fan, four speed 600 cfm with stainless steel underside*
 - *Bosch Energy Star® Ascenta Series fully integrated dishwasher, stainless steel tall tub with adjustable upper rack and overflow protection system*
 - *Panasonic Genius Prestige Inverter Microwave Oven with trim kit*
 - *Distinctive full wrap cabinets with square edge profile in "Midnight Ash", soft close hardware and "C" channel reveal*
 - *Full-height pantries for added storage (select homes)*
 - *"Frosty Carina" Caesarstone 3cm countertop with eased edge and 2cm backsplash*
 - *"Sonetto" European-style double bowl stainless steel under-mount sink*
 - *Grohe "Minta" sleek starlight chrome single lever high arc pull-down faucet*
 - *In-sink waste disposal system*
 - *Recessed pot lighting accompanied with LED under-cabinet strip lighting*
- **SCHEME 2:** Bosch and Bertazzoni stainless steel appliance package:
 - *Bosch 30" Energy Star® Bottom-Freezer Benchmark™ Series with dual evaporator, filtered ice maker, SuperCool & SuperFreeze, LED lighting*
 - *Bertazzoni 30" stainless steel dual fuel gas range with wok adapter and simmer ring*
 - *Bertazzoni 30" hood fan, three speed 600 cfm, with stainless steel underside*
 - *Bosch Energy Star® Ascenta Series stainless steel dishwasher with stainless steel tall tub, adjustable upper rack and overflow protection system*
 - *Panasonic Genius Prestige Inverter Microwave Oven with trim kit*
 - *Shaker style cabinet in "White" complete with soft-close hardware and brushed stainless steel pulls*
 - *Full-height pantries for added storage (select homes)*
 - *"Bianco Drift" Caesarstone 3cm countertops with eased edge and 2cm backsplash*
 - *"Sonetto" European-style double bowl stainless steel under-mount sink*
 - *Grohe "K7" starlight chrome single-control high arc pull-down faucet*
 - *In-sink waste disposal system*
 - *Recessed pot lighting accompanied with LED under-cabinet strip lighting*

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POWDER ROOM

- San Marino Oak engineered hardwood flooring in "Earth" or "Lynn Canyon"
- Duravit sink and wall hung vanity
- Grohe "Allure" single lever faucet
- Duravit Durastyle environmentally conscious dual flush water closet
- Under-cabinet LED lighting

ENSUITES

- Distinctive cabinets with square edge profile in "Midnight Ash" (SCHEME 1) or Shaker style cabinet in "White" (SCHEME 2) complete with soft-close hardware
- Aeon Stone "Bayer Brown" honed marble or Mar Granite "VM Blue" honed limestone countertop and backsplash with eased edge
- Frameless glass shower enclosure and or deep soaker tub with tiled front (select homes)
- 12" x 24" honed marble in "Gris Pulpis" or honed limestone in "Beau Pearl" surrounds for tub, shower and floor
- Mosaic honed stone tile in shower pan in "Rhone" or "Loire"
- Thoughtfully designed vanities with two Duravit rectangle under-mount sinks, Grohe "Allure" polished chrome single lever faucet and drawers for maximum organization and convenience
- Grohe Eurostyle Cosmopolitan rain showerhead and Euphoria Cosmopolitan hand shower with slide bar
- Mirror-medicine cabinet with two doors and LED under cabinet ambient light
- Duravit Durastyle environmentally conscious dual flush water closets
- Taymor Electra Series bathroom accessories (towel bar, tissue holder) in polished chrome
- In floor electric heating

EXTERIOR

- Heritage inspired Architecture designed by one of Vancouver's premier firms— Formwerks Architectural
- Construction by Marcon, 31 years - 9,300 homes built, one of the province's leading builders
- Oversized Low E2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and roof top decks (some plans) to extend living space outdoors
- Quality materials both traditional and contemporary, masonry veneer and stucco, dentil molding and decorative metal railing
- Easily accessible hose bib for each home
- Gas barbeque connection located at ground floor patio and roof top decks (select homes)
- Secure, well-lit underground parkade with emergency panic stations, fob and key access and video surveillance
- Fob and key access at main gated courtyard entry, plus enterphone
- State-of-the art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- Parking with direct home access
- Lushly landscaped interior courtyard
- Comprehensive new home warranty including two years for materials, five years for building envelope and 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

GREEN INITIATIVES

- Improved indoor air quality thanks to low VOC paints and flooring throughout
- Smart Location: pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of floor plan types
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: individual high-efficiency domestic hot water, heating & cooling system; energy-efficient common area lighting; Energy Star® windows, refrigerator, dishwasher and clothes washer; and 2x6 R24 exterior wall insulation
- Emissions reduction: pre-wired power to select parking stall locations in the underground parkade for Level 2 electric vehicle charging
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- Extra-green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with trades and suppliers

CONNECTED & CONVENIENT

- Parks, transit and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® come technology ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5E wiring, multiple pre-wired connections for high-speed cable and Internet, multiple USB charging locations
- Free Telus TV and High-Speed Internet for one year
- Pre-wired for security system