

# Features



## LOCATION

- A convenient urban neighbourhood to everything you need within walking distance.
- Walk 10-minutes to Lougheed Town Centre Skytrain Station with access to two skytrain lines and a major bus loop exchange.
- Conveniently located with two major highways to connect you across the Lower Mainland
- Cycle through the residential neighbourhood to the Central Valley Greenway taking you to Burnaby, New Westminster and Vancouver.

## MODERNS INTERIOR

- A variety of unique homes, from single bedrooms to family-focused 2 and 3 bedroom homes.
- Choose from two designer-selected color schemes: Platinum (Light) & Graphite (Dark)
- Select homes include a Flex Area (Den) that can be easily converted into a bedroom
- Durable wide-plank laminate in living areas
- In-suite laundry with Samsung™ 24" Front-Load Washer and 24" Front-Load Dryer
- 9' ceilings in most living areas
- Roller shades throughout

## BATHROOM

- Spa-inspired bathrooms with quartz countertops
- Contemporary floor tiling with complimenting shower/tub wall tiling
- Matte black Moen sink faucet and showerhead
- Select homes feature glass shower door with stylish black frame
- Rectangular undermount Caroma basin
- Custom designed medicine cabinet and vanity
- Caroma soft close toilet

## KITCHENS

- Samsung™ Smart System appliance package:
  - 33" French Door Refrigerator with WiFi connectivity
  - 30" 5-burner Gas Range with AirFry technology
  - Stainless Steel StormWash™ Dishwasher
  - Stainless Steel Over-the-Range Microwave with 400 CFM Ventilation System
- Matte quartz countertop
- Stainless steel undermount double sink
- Moen matte black faucet
- Modern pattern porcelain tile backsplash
- Functional cabinetry solutions include soft-close drawers and open shelves
- Under cabinet LED lighting

## AMENITIES

- Stay in shape in the fitness centre
- Roof Top Garden:
  - Play area for children with wooden playhouse and sand box
  - Outdoor BBQ with gas line, dining area and outdoor lounge
- Ready to charge EV parking stalls equipped with 240V

## PEACE OF MIND

- Each home is covered by comprehensive 2-5-10 Year New Home Warranty by industry leading provider, Travelers Canada
- Two elevators with restricted floor access for security
- Carbon Monoxide detector and Fire Sprinkler system in all homes
- Building-wide entry phone system with "touchless" fob access