

## SPECIFICATIONS

### The Westside Neighbourhood

- A residential reprieve located right beside Vancouver's connected and transforming Oakridge community
- Walking distance to bike lanes, transit, and the Langara 49<sup>th</sup> Canada Line Station
- Direct access to Downtown, Richmond, YVR, and Marine Gateway via Oak and Cambie Streets
- Among some of Vancouver's greenest parks, gardens, and golf courses

### A Timeless Street Presence

- Thoughtfully classic exteriors designed by Formwerks Architectural, boasting a tasteful mix of textures
- A striking façade of tone-on-tone materials: Hardie shingles and siding, painted brick, and wrought iron
- Lushly landscaped courtyards and patios providing private, verdant oases
- High-security FOB access courtyard for peace of mind

### Step Inside

- Inviting yet minimal interiors by Laura Melling Studio
- Two enduring colour schemes: Pale and Deep
- Wide plank laminate flooring with matte finish throughout main floor
- Premium plush Berber carpets on the second floor
- 9' over-height ceilings across the main floor
- Expansive windows for natural light from both sides of home
- Wide, airy floorplans for comfortable living
- Full size 27" LG washer and dryer

### Community-Oriented Kitchens

- Efficient U-shaped kitchen\*
- Speckled Quartz slab countertops with matching backsplash and complimenting upper accent cabinetry
- Built-in Panasonic microwave\*

- Premium integrated Fisher & Paykel appliance package:
  - 36" integrated French door fridge (for townhomes)
  - 30" gas range with wok stand and integrated hood fan
  - 24" integrated dishwasher
- Polished chrome Kohler faucet with pull-out sprayer and three-function touch control
- Nested stainless-steel kitchen sink
- Convenient under-cabinet task lighting
- Magic corner cabinets for expanded storage\*
- Full height pantry for amply storage\*

### Serene Bathrooms

- Floor-to-ceiling porcelain tile wall with quartz countertops and backsplash
- Contemporary square undermount sinks by Caroma
- Polished chrome faucets and fixtures by Kohler
- Extra wide mirror with soft-close medicine cabinets for storage
- Relaxing soaker tubs
- Unique extra wide shower niche\*

### Unconventional Amenities

- Efficient Air-Source Heat Pump for warming and cooling fresh air into your home
- Double-glazed, low-E windows for sound attenuation and energy efficiency
- Spacious roof decks and patios equipped with individual gas hookup for each home
- Secured underground parkade with FOB entry
- Electric vehicle rough-in for every parking stall
- Secure storage and bike lockers
- Comprehensive 2-5-10 Warranty by WBI New Home Warranty
  - 2-year warranty for labour and materials\*\*
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects

\*For select homes  
\*\*Some limits apply

# EILA

ON W49