

# DISCOVER THE NATURE OF THE EAST

## HOOD

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### WALKING DISTANCE TO TROUT LAKE & COMMUNITY CENTRE

- » Trout Lake Beach and dog park
- » John Hendry Park, walking trails, playgrounds and fields
- » Trout Lake Community Centre and ice rink
- » Trout Lake Farmers Market
- » Renewal planned by City of Vancouver including new boardwalk, lake lookouts, playground, food truck plaza and water quality enhancements

### CENTRAL VALLEY GREENWAY RIGHT OUTSIDE YOUR DOOR

- » Bike commuting made easy
- » Dog walking, family strolls and recreational biking

### SHORT WALK TO THE DRIVE

- » East Vancouver's vibrant shopping, dining, and entertainment district with 300+ boutique merchants including cafes, bakeries, shops and restaurants
- » Commercial/Broadway SkyTrain Station

### CENTRAL LOCATION

- » Easy access to Hwy 1, the North Shore, Downtown Vancouver and beyond
- » Walk to Laura Secord Elementary and the Italian Cultural Centre
- » Walk 1 block to Vancouver Technical Secondary and enjoy the tennis courts, basketball courts, football field, turf soccer pitch and 400m running track
- » Walk to Renfrew Skytrain Station and 99 B-line bus route connecting to UBC

## OUT

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### OUTSIDE THE HOME

- » Contemporary architectural design with rounded metal corners by award winning architectural firm Integra Architecture
- » Communal amenity-courtyard with children's play area designed to enhance social connection
- » Beautifully landscaped feature entry providing an inviting entrance into The Cut

- » Outdoor space for every home in the form of patios and private rooftop terraces
- » Sense of arrival with a ground-oriented front door for each and every home
- » Water connection on primary patios and rooftop terraces
- » Electric vehicle charging conduit rough-in

### SAFETY AND SECURITY

- » Secure mail delivery system
- » Resident elevator with secure fob access control
- » Gated underground parking with secure storage, bicycle parking and repair area
- » Intercom at primary entrance with secure fob access
- » Fully sprinklered fire-protected buildings

**INSIDE THE HOME**

- » Calming interior design by award winning firm, McKinley Studios
- » Individually controlled air conditioning and heating for year-round climate control
- » HRV system with air filtration for fresh air intake and circulation (location varies per home, buyer to verify)
- » Beautiful and durable laminate flooring on main level of homes
- » Comfortable soft carpeting on stairs and upper levels of townhomes
- » 9' ceilings on main level of townhomes with oversized living room windows to allow for ample natural light\*
- » Contemporary roller shades for natural light control
- » Minimalist profile baseboards and trim throughout
- » Energy efficient vented front-loading Samsung stacked washer/dryer
- » Solid core entry door with matte black lever and privacy lock
- » Modern flat panel doors in bedrooms, bathrooms and closets
- » Hardwired smoke detectors in all homes

**KITCHEN**

- » Statement curved kitchen island with waterfall\*
- » A choice of two tonal color schemes:  
*Light scheme features a warm Dekton countertop and backsplash*  
*Grey scheme features a cool grey Silestone countertop and backsplash*
- » Large kitchen window opening to a landscaped courtyard\*
- » European-inspired cabinetry complete with soft-close drawers and integrated finger pulls
- » Under cabinet LED strip lighting for well-lit kitchen prep
- » Directional cylinder lights over kitchen island\*
- » Kohler fixtures and accessories
- » Undermount stainless steel single bowl sink
- » Sleek dual spray, pull down chrome faucet for easy clean up
- » Minimalist chrome hardware
- » Smart lighting system with dimmer control in the kitchen
- » Premium Italian designed integrated appliance package

**BATHROOM**

- » Minimalist cabinetry with soft-close doors and drawers
- » Double door mirror medicine cabinets with LED lighting\*
- » Single lever wall mounted faucet in double vanity ensuites\*
- » Beautiful and durable solid surface countertop matching kitchen selection
- » European porcelain large format matching floor and wall tiles in double vanity ensuites\*
- » Kohler chrome fixtures and accessories
- » Undermount rectangular sink for a sleek modern look
- » Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes
- » Integrated soap niche and custom floor tile for a seamless look and feel in ensuites\*
- » Fixed panel glass shower enclosure in ensuite shower\*
- » Soft-close, eco-friendly and low consumption toilet in all bathrooms

\*Applicable to select homes only

**2 + 3 BEDROOM HOMES**

- » Full size 30" Fulgor Milano fridge with integrated millwork
- » Full size 30" Fulgor Milano dual flame 5-burner gas cooktop
- » Full size 30" Fulgor Milano convection wall oven
- » 24" Blomberg dishwasher with integrated millwork
- » Euroline concealed hood fan
- » Panasonic built-in microwave

**1 BEDROOM HOMES**

- » 24" Fulgor Milano fridge with integrated millwork
- » 30" Fulgor Milano dual flame 4-burner gas cooktop
- » 30" Fulgor Milano convection wall oven
- » 24" Blomberg dishwasher with integrated millwork
- » Euroline concealed hood fan
- » Panasonic built-in microwave

**NEW HOME PIECE OF MIND**

- » Comprehensive home warranty
- » One year coverage, in-suite deficiencies
- » Two year coverage, common area materials and workmanship
- » Five year coverage, high-efficiency building envelope
- » Ten year coverage, structural materials and labour