



HOMES

Developed and built by Listraor, a local family business with over 25 years of townhome experience on Vancouver's West Side

Centrally located in the transforming and desirable neighbourhood of Oakridge with convenient access to local amenities and numerous West Side parks

Within a 12-minute drive from the most highly-respected schools and post-secondary institutions in the Lower Mainland

Private townhomes with direct entrances from street or courtyard, and parkade level to allow for maximum convenience and privacy

A beautifully landscaped inner courtyard for residents with statement canopy entranceways

Timeless West Coast architectural design featuring exterior brick and engineered wood cladding

Enhanced outdoor spaces with ground floor patios and private upper storey decks off primary bedrooms with views of the West Side

INTERIORS

Two modern colour schemes:

- ◆ Cool grey palette focusing on various tones of grey and white with textural wood flooring
- ◆ Warm wood palette led by textural white oak paired with clean and complementary neutrals

Engineered wide plank hardwood flooring in main living areas

Plush wool blend carpets in bedrooms, upstairs hallways, and staircases

Impressive solid core interior doors for sound attenuation

Roller shades on all windows with blackout shades in bedrooms

Comfortable built-in window seating on second levels

All closets complete with custom built-in shelving organizers

Ample in-suite storage with additional 2nd floor hallway storage space and linen closets

Full size washer and dryer by LG with Smart Appliance technology

Generous use of recessed lighting throughout main floor

KITCHENS

Caesarstone engineered quartz kitchen countertop & backsplash in Cloudburst Concrete (Grey palette) or Primordia (Wood palette)

Satin finish custom upper cabinetry in Snowfall White with tasteful lower accent cabinetry in Collingwood Grey or White Washed Oak

Stainless steel undermount double basin sinks

Single lever polished chrome faucet with swivel spout by Grohe

Soft close doors and drawers with minimalistic hardware in matte black

Premium Bosch appliance package:

- ◆ 30" Bosch integrated refrigerator with bottom freezer and matte black hardware
- ◆ 30" Bosch induction cooktop with precise temperature regulation
- ◆ 30" Bosch stainless steel built-in wall oven
- ◆ 24" Bosch integrated ultra-quiet Energy Star dishwasher

Efficient Panasonic built-in microwave with trim kit (excluding C2, C3, C4)

Powerful integrated slide-out Faber range hood fan

Statement Matteo lighting pendant in dark bronze with convenient under-cabinet task lighting

Contemporary open corner shelving for ceramic and glassware display in most homes

COMFORT

Efficient air-source heat pump warms or cools fresh air drawn into each home for year-round comfort

Smart, energy-efficient Nest thermostats included in all homes

Extensive engineered soundproofing measures including expansive double glazed acoustic architectural windows up to 9'6" wide

Living room anchored by a stunning statement marble-encased electric fireplace (optional upgrade)

BATHROOMS

Caesarstone engineered quartz bathroom countertop & backsplash in Cloudburst Concrete (Grey palette) or Primordia (Wood palette)

Satin finish, soft-close cabinetry in Snowfall White in both schemes:

- ◆ Ample storage with two banks of drawers in each vanity

Main bathroom with large format matte porcelain floor and bathtub surround tile from Stone Tile

Powder room with dramatic large format porcelain tile in Nero Veined covering floors and accent wall

Distinctive Opal Glass Matteo pendant lighting with sconces in black in all bathrooms

Sleek polished chrome faucets and fixtures

Elegant Primary Ensuite Bathrooms:

- ◆ Contemporary undermount sinks
- ◆ Luxurious large format porcelain tile in Bianco Veined covering shower and bath walls plus flooring
- ◆ Frameless glass showers with mosaic tile flooring
- ◆ Relaxing deep soaker bathtubs
- ◆ Water efficient dual flush soft close toilets by Toto

FUNCTIONALITY

Private lower-level flex room for ample storage space

Secure bicycle storage

Optional built-in mudroom storage equipped with enclosed closet, open hooks, and bench – perfect for your family's daily organizational needs

Pre-wired for security

Travellers Insurance Company of Canada 2-5-10 Comprehensive Warranty

- ◆ 2 years on labour and materials
- ◆ 5 years on building envelope
- ◆ 10 years for structure