

## Home should surround you with peace and light. You'll find that here.

### BUILDING FEATURES

## Quiet Sophistication & Lasting Quality

- An exclusive collection of 34 one, two and three-bedroom condominiums in Sidney, BC. Built by award-winning local builder Homewood Constructors Ltd.
- Architecture by the acclaimed dHKarchitects, a local Victoria firm.
- Sleek, stylish rooflines, extensive glazing, cedar siding, rock veneer, cementitious composite sheathing and glass deck railings.
- All construction meets or exceeds the current Step Code Certification standards which integrate sustainable building techniques and materials, energy conservation and waste management measures.
- Rainscreen exterior envelope technology and earthquake-prepared design.
- Energy-efficient, thermally isolated, double-glazed, vinyl-framed windows and doors.
- Suite wall and floor insulation systems provide superior party wall sound separation.
- Every suite features an energy-efficient recovery ventilator system with a programmable smart controller.
- Prewired for high-speed internet and digital cable connections.

## Serene Interiors

- Polished interiors by Heather Kallos Design Inc. featuring two colour palette options.
- Signature brushed wide plank, matte finished, engineered Oak wood flooring in main living areas.

- Trackless contemporary carpeting throughout bedrooms and dens with a 25-year warranty.
- Airy, smooth painted over-height 9-foot ceilings with architecturally boxed, vaulted or raised ceiling areas.
- Sound resistant painted solid core wood suite entry doors.
- Moulded interior swing doors (including most closet doors) are smooth, painted Fineline flush, with satin steel finished lever sets.
- Opaque glazed French swing or pocket doors to some ensuites and powder rooms.
- Stylish, linear, clean natural gas fireplace in the living rooms. Heat generating and direct vented, it acts as the primary heat source in the suites.
- Condensing on-demand gas hot water heater in every suite.
- Balancing energy-efficient lighting fixtures, some with dimmer switch controls.
- Modern aluminum light-controlling 2-inch horizontal Venetian window blinds throughout.
- Full-size stacked front-loading high-efficiency Samsung washers and dryers.

## Inspired Kitchens

- Custom open-island or galley style kitchens are simply designed for ease-of-use and are perfect for entertaining.
- Finely crafted premium Oak wood cabinets by Benson Industries with face-mounted brushed steel pulls, soft-close door/drawer hardware, hidden touch latches and/or under-mount pulls.
- Built-in cutlery tray and pull-out recycling bins.
- Polished solid quartz countertops with combination quartz and white glass tile backsplash.
- Undermounted, double bowl, stainless steel, satin finish sinks.
- Sleek European-style, single lever, tower faucets, complete with a pull-out spray wand.
- Rough-in provided for installation of future garburators.
- Recessed under-cabinet LED puck lighting, pendant lighting and overhead pot lights throughout the kitchen.
- Premium energy-efficient stainless steel appliances.

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## INSPIRED KITCHENS CONTINUED

- Two and Three Bedroom Suites:
  - ▶ Bosch 36-inch counter-depth, French door refrigerators.
  - ▶ Bosch 30-inch self-cleaning wall ovens with Bosch 30-inch microwaves.
  - ▶ Bosch 30-inch gas cooktops in black.
  - ▶ Bosch ultra-quiet dishwashers.
  - ▶ Venmar Chef powerful pyramid chimney range hood fans.
- One Bedroom Suites:
  - ▶ Electrolux Energy Star 24-inch refrigerators with 12 c.f. of storage.
  - ▶ Frigidaire slide-in gas ranges.
  - ▶ Bosch ultra-quiet dishwashers.
  - ▶ Whirlpool low profile microwaves with hood fans.

## Rest-Inspired Ensuites & Bathrooms

- Imported handset designer ceramic tiled floors and bath/shower surrounds.
- Floating custom cabinetry in the ensuites, with solid white quartz countertops and motion sensor-activated LED strip lighting under vanities.
- Sleek European-style deck-mounted single-lever faucets with under-mounted basins in the ensuites. Other bathrooms feature two-handle faucets and drop-in basins.
- Nuheat Systems heated floor tiles in all bathrooms provide soothing warmth.
- Spacious walk-in showers feature rain shower heads with rolling bi-pass glass doors in the ensuites and glass screens around the soaker bathtubs.

- Elongated elegant toilets with powerful ultra-low flush systems and slow-close seats.
- Classic full height mirrors with chrome trim and sconce lighting mounted on the mirrors in the ensuites.

## Graceful Outdoor Living

- Landscaping designed by award-winning LADR Landscape Design Ltd.
- Hard and soft landscaping transitions residents to the outdoors with large private ground floor patios and easy access to outdoor walkways and surrounding spaces.
- Upper-level homes feature spacious balconies with aluminum and glass railings and exterior lighting for outdoor entertaining and enjoyment.
- Gas barbeque outlets are provided on every deck and patio.

## Peace of Mind: Security & Convenience

- Main entrance controlled by an Enterphone system with card access and video security monitoring.
- Secure underground parking for all suites with electronic and Enterphone access to the parkade.
- All parkade stalls have been roughed-in for electric vehicle plug-ins.
- Secure individual bike storage can be provided at each parking stall.
- Exterior covered short term bike parking.
- Travelers' Insurance Company of Canada 2-5-10 year warranty, Canada's most comprehensive workmanship, building envelope and structural warranty.
- Homewood Constructors Ltd. customer care warranty.

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