

FEATURES



PARKSIDE LIVING

- Expertly crafted by Listraor and Locarno, a local family partnership with four generations of building experience on Vancouver's West Side
- Located on quiet Kersland Drive, directly across the street from walking trails, tennis courts, and lush gardens at Queen Elizabeth Park
- Within easy reach of the most highly-respected schools and post-secondary institutions in the Lower Mainland
- Private residences with patio views of the park, Downtown Vancouver, and the North Shore Mountains
- Close proximity to Oakridge Town Centre and Canada Line stops at Oakridge 41st, West King Edward and the proposed future 33rd Ave station

TASTEFUL INTERIORS

- Two modern colour schemes:
 - Light palette led by textural white oak paired with clean and complementary neutrals
 - Dark palette focusing on bold dark millwork against white accents and lighter wood tones
- Wide plank engineered hardwood flooring in light oak throughout homes
- Solid core interior doors
- Roller shades on all windows with blackout shades in bedrooms for optimal comfort and convenience
- Ample in-suite storage featuring walk-in and walk-through closets and built-in shelving organizers
- Full size washer and dryer by Electrolux
- Expansive windows offering an abundance of natural light and seamless connection to the outdoors
- Over-height 9' ceilings in living areas providing open and airy interiors

STUNNING KITCHENS

- Vicostone quartz kitchen countertop & backsplash in tastefully variegated Volakano light grey
- Matte finish soft close upper shaker cabinetry in Frosty White with tasteful soft close lower accent cabinetry in White Oak (Light palette) or Dark Oak (Dark palette)
- Integrated LED undercabinet lighting
- Kohler stainless steel undermount single basin sinks
- Champagne bronze single lever pull-down faucet by Kohler
- Versatile kitchen island with statement fluted millwork on front profile
- Premium Miele appliance package:
 - 30" Miele integrated refrigerator with bottom freezer in 2 & 3 bedroom homes
 - 24" Miele integrated refrigerator with bottom freezer in 1 bedroom homes
 - 30" Miele 5-burner stainless steel gas cooktop
 - 30" Miele built-in convection oven with soft close door
 - 24" Fully-integrated Energy Star certified Miele dishwasher
 - 24" Efficient Miele built-in microwave in Obsidian Black
 - Miele under counter island wine refrigerator in select Penthouse units
 - Powerful 600 CFM fully-integrated Faber hood fan encased in sleek curved cladding to match upper cabinetry

BOUTIQUE AMENITIES

- Welcoming lobby library with versatile seating and reception space
- Modern fitness studio with curated training equipment, air-conditioning and amenity tea bar
- Expansive landscaped inner courtyard with lush greenery fronting ground level homes and fitness studio
- Wood-ensconced private outdoor sauna with open-air rain shower

LUXURIOUS BATHROOMS

- Quartz bathroom countertops & backsplash in Onyx White
- Matte finish Vanity cabinetry in White Oak (Light palette) and Dark Oak (Dark palette)
- Including generous storage with two banks of drawers in each vanity
- Secondary bathroom with large format porcelain floor tile in natural matte and bathtub surround in soft grey tile
- Sleek Kohler polished chrome faucets and fixtures in secondary bathrooms
- Water efficient dual flush soft close toilets by Kohler
- Elegant Primary Ensuite Bathrooms:
 - French gold faucet and shower and bath hardware by Kohler
 - Contemporary Kohler undermount sinks
 - Luxurious large format floor tile in White Natural stretching from floor to ceiling
 - Comfortable energy-efficient in-floor heating
 - Statement wall featuring fluted tile with matte wood grain finish accompanying an open shelf for convenient storage
 - Spacious frameless glass showers with rain shower profile
 - Kohler Maxstow medicine cabinet featuring exterior LED lighting and an interior electrical outlet

PEACE OF MIND

- Secure underground parking with EV charger connections and bicycle storage
- Efficient VRF technology warms or cools fresh air drawn into each home for year-round comfort
- 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