

## 16 Modern Brownstones In Vancouver's Upper West Side

- Ideally nested in the connected and coveted single-family-home neighbourhood of Riley Park
- A rare collection of 1, 3 and 4 bedroom modern brownstones
- Beautifully landscaped courtyard features serene enclaves for residents
- Timeless brownstone-inspired architecture, with tumbled brick and black-framed, divided-light windows creating a sophisticated warmth
- Interiors smoothly transition to private outdoor spaces, including expansive courtyard patios and rooftop decks

## Timeless & Thoughtful Interiors

- Expansive 20'-wide homes produce spaces filled with natural light (select homes)
- Soaring ceiling heights of up to 10' in main living areas for an airy feel (select homes)
- Air-conditioned heating and cooling system features wireless controls for energy-efficient, year-round comfort
- Roller blinds for privacy and atmosphere
- Distinctive oak engineered-wood flooring with a high-performance finish flows through living areas and bedrooms
- Solid-core doors and double-glazed windows throughout for additional sound attenuation and a more peaceful environment
- Thoughtfully placed, energy-efficient LED lighting creates an ambiance
- Family-sized, front-loading Energy Star-certified washer and dryer (tandem placement in select homes)
  - Separate laundry room with open shelving and cabinetry for additional storage solutions (select homes)
- Expansive bay window in bedrooms welcomes natural light indoors, and is a cozy spot for relaxing (select homes)

## Distinguished Kitchens

- Asymmetric kitchen island with knife-edge detail, matte-finish accent cabinetry and engineered stone counter with curved corner
  - Built-in wine fridge offering temperature-controlled storage for a variety of beverages (select homes)
- Soft-close cabinetry in woodgrain finish, with custom accented upper cabinets and classic reeded glass doors for varied storage options
- Thoughtfully designed LED lighting, including decorative surface-mount cylinder fixtures
- Premium kitchen appliance package:
  - 1 Bedroom Homes
    - 24" integrated Fisher & Paykel refrigerator
    - 24" stainless steel Fisher & Paykel four-burner gas range with oven
    - 24" integrated hood fan with engineered stone cladding
    - 24" integrated Fisher & Paykel dishwasher with adjustable racks
    - Built-in stainless steel Panasonic microwave with trim kit
  - 3 and 4 Bedroom Homes
    - 36" integrated Fisher & Paykel refrigerator with bottom freezer
    - 30" black Fisher & Paykel Classic Series oven and dual-fuel gas range blend the heritage aesthetic with modern performance
    - 30" integrated hood fan with engineered stone cladding
    - Individual upper and lower Fisher & Paykel integrated dishwasher drawers
    - Built-in stainless steel Panasonic microwave with trim kit

## Spa-Inspired Powder Rooms, Bathrooms, & Ensuites

- Luxurious thermostatic shower with matte-black frame and Brizo four-piece rain shower in ensuite
  - Flush shower floors with linear drain detail
- Tile-front bathtub with artisanal, European-inspired white wall tiles for complete relaxation in main bathroom

- Functional shower shelf keeps toiletries at hand in bathroom and ensuite
- Refined matte-black Brizo plumbing fixtures throughout
- Sophisticated dark engineered-quartz countertops in ensuite
- Square-edged quartz countertops in all bathrooms
- Elegant woodgrain, soft-close cabinetry keeps bathroom accessories organized
- Rounded architectural cabinet mirrors with energy-efficient LED lighting details for flattering illumination in ensuite
- Toilets with soft-close seat
- Stylish powder room for guests, with stunning feature tile wall, floating washstand, brass plumbing and bathroom accessories, and statement wall-hung toilet (select homes)

## Seamless Indoor-Outdoor Living: Optional Upgrades

Custom outdoor kitchen for elevated hosting:

- Built-in 36" stainless steel DCS barbecue
- Stainless steel DCS drawers and organizers for barbecue accessories
- Custom solid quartz slab countertops for convenient prep work or serving
- Stainless steel 24" DCS refrigerator
- Contemporary three-piece outdoor modular King Living furniture set, complete with 10' square cantilever Corley umbrella, for comfortable lounging
- Solus Halo fire bowl for intimate gatherings year-round

## Comfort & Peace of Mind

- All parking stalls pre-wired for direct stage two electric vehicle charging (estimated charging time for Tesla Model S: 4 hours with no load sharing)
- Secure residential underground parking
- Additional private garages (select homes)
- Quiet closing electronic gate with exclusive resident access
- Generous storage spaces and secure bike storage
- Low emissions green building standard
- Comprehensive 2-5-10 warranty protection