

# WEST THIRD

## FEATURES & FINISHES

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### ARRIVAL

- An exclusive boutique collection of 57 two to three bedroom + den homes by Vancouver based, award-winning Rositch Hemphill Architects
- Quality concrete construction provides increased sound reduction and privacy between homes
- Guests are greeted by an impressive drive-aisle entrance accompanied by memorable Mondrian glass wall detail
- Convenient street level access to shops and services at your front door
- Most homes offer impressive city, water or mountain views
- Located in the vibrant Lower Lonsdale neighbourhood and steps to local shops, amenities, restaurants and transit

### RESIDENCES

- Spacious homes with generous balconies or terraces up to 565 sq ft are designed for a seamless integration between indoor and outdoor living
- Engineered hardwood flooring throughout, with porcelain tile in bathrooms and laundry areas
- Bright ceiling fixtures included in all bedrooms
- Most homes include convenient laundry rooms with energy efficient side-by-side LG washer and dryer with quartz countertop above
- Generous walk-in closets in most master bedrooms include custom closet organizers
- 9' ceiling heights in main living areas

- Central heating and air conditioning for year-round comfort
- Modern and convenient roller blinds on all windows (blackout roller blinds in all bedrooms) provide light control and additional privacy

### KITCHENS

- Full-size integrated Bosch appliance collection includes:
  - 30" counter-depth integrated refrigerator
  - 30" five-burner gas cooktop
  - 30" stainless steel chimney hood fan
  - 24" speed oven
  - 30" self-cleaning wall oven
  - 24" energy star integrated dishwasher
- Luxurious, thin profile quartz waterfall countertops accompanied by full-height marble backsplash
- Convenient LED under-cabinet lighting to illuminate counter workspaces
- Seamless undermount stainless steel double basin sink with polished chrome faucet and pullout spray nozzle
- Flat-panel wood grain lower cabinets with matte-white flat panel uppers with soft close hardware
- Full-height pullout pantries and under-kitchen island cabinets provide thoughtful storage solutions in every corner of your home

### BATHROOMS

- Stunning and durable white quartz countertops with matching backsplash
- Master ensuite include contemporary floating vanity with double undermount sinks and modern chrome finish Grohe faucets

- Frameless glass showers are equipped with a spa inspired rain showerhead, hand-held shower wand and a built-in wall niche for in-shower storage (ensuites only)
- Relaxing soaker tubs in the main bathrooms
- All bathrooms feature luxurious large format marble inspired porcelain wall and floor tile
- Showers and tubs are illuminated by recessed pot lights
- Floating wall mounted Duravit toilets
- Soft-close cabinetry on all vanities
- In-floor radiant heated floors with custom control panel in ensuite
- Under cabinet LED accent lighting in all bathrooms

### TRUST

- Developed and built by Anthem, a leading local home builder known for its uncompromising commitment to design, quality and operational efficiency
- 2-5-10 National Home Warranty
- Industry-leading Homeowner Care provided by Anthem
- Secure building entry system with enterphone, security cameras, access controlled elevators, and key fob entry
- Secure residential parkade
- Two personally coded key fob devices provided to secure access to your home and common areas
- Personal bike storage locker provided with each home