

CEDAR54

Redefining East Side Living

FEATURES

THE ULTIMATE HOME

- Masterly planned vast open-space living at the heart of East Vancouver
- Unprecedented central location to K-12/post-secondary schools, community centres, parks, shopping, major bus routes, cycling trails, and the Fraserview Golf Course
- Exceptional use of natural materials including:
 - Rain-screened red brick
 - Rain-screened rare HardiePanel™ siding
 - Rain-screened cedar siding
- Environmentally friendly insulating black vinyl double glazed low emission windows

EXQUISITE LIVING

- 9-foot ceilings
- Choice of two contemporary designer colour schemes
- Durable wide-plank laminate flooring throughout kitchen, living, dining, entryway, and hallways
- Elegant plush-cut bedroom wall to wall carpeting
- Limitless outdoor entertainment possibilities:
 - Oversized balconies / patios with cedar deck soffits and concrete pavers
 - Gas outdoor fireplaces*
 - Aluminum privacy screens*
 - European style glass and aluminum railings

CULINARY ARTISTRY

- Modern flat profile Walnut or Fir doors
- Polished granite countertop
- Handcrafted European porcelain or granite backsplash
- Undermount stainless steel sink with chrome pull out spray faucet
- In-sink waste disposal / garburator
- Stainless steel appliances
- Floor-to-ceiling pantry
- Luminous under-cabinet accent lighting system

LUXURIOUS ENSUITE & BATHROOMS

- Modern flat profile Walnut or Fir doors
- Polished granite countertop
- Contemporary style American Standard™ porcelain basin & polished chrome faucets
- Extra large brushed nickel framed mirror with vanity
- Easy clean, large format porcelain tub / shower tile with designer marble and glass mosaic accent**
- Water efficient, eco-friendly Toto™ dual flush toilet
- Oversized (up to 6') spa soaker tubs for total relaxation*

THOUGHTFUL CONVENIENCES

- Built-in electric fireplaces
- Energy efficient washer & dryer
- High speed internet, digital phone, and cable accessible
- Pre-installed closet shelving solution
- Individual thermostat controlled baseboard heating system

PEACE OF MIND

- Bright and secure underground parking with remote entry
- Personal bike storage
- Well-lit pedestrian walkways, common area, and exterior green space
- Hard-wired smoke detectors, fire alarms, and sprinklers throughout
- Meticulously constructed red brick, cedar, and concrete fibre siding using the latest rain screen protection system
- Comprehensive 2-5-10 warranty coverage by National Home Warranty