

## Exterior

- Designed by JM Architects—well known for Specializing in lowrise mix-use Residential/Commercial buildings & over 20 hotels in North America.
- Exterior features water-resistant cemented panels, used predominately in high-end architecture combined with a highly durable hardiplank siding recognized for its strength & stainability, this product is mildew & mold proof with a great lifespan.
- Private landscaped garden space & urban agricultural plots.
- Resident only clubhouse fully equipped with kitchen is perfect for entertaining parties, & private meetings.
- 2nd floor expansive patio deck approx. 450Sq ft.
- Full of innovative interior designs with unique color schemes provided by NMowlaee Designs.
- Acoustically engineered 6 mil thick glass windows with a larger air space to significantly reduce sound transmission, highly insulated walls & roofs.

## Peace of Mind

- National Home Warranty, setting the standard of industry protection, with their 2 year materials & workmanship, 5 year water penetration, and 10 year structure protection.
- Pre-wired security alarm & wired smoke detectors.
- One underground parking per suite + one storage locker.
- Easily access to bike room.
- Secured gated garage with camera security.

## Stylish Interiors

- Choose from one of two color palettes customized by Nmowlaee Designs
- Expansive floorplans maximizing the most livable space on each floor, 8' ceiling heights.
- Vinyl 2" wood blinds, durable UV/fade/impact resistant.
- 2 Choices of high pressure laminate flooring 12.3 mil with high performance tread layer in the entry, living, dining, bedrooms & dens, will create an integrated look that flows with contemporary living.
- Solid entry doors complete with polished hardware.
- Electric baseboard heating will provide reliable inexpensive residual heat.
- Stylish lighting fixtures & pot lights.
- Large oversized balconies.

## Gourmet Kitchens:

- Open concept kitchens, designed to maximize storage & provide ample room for inspired chefs.
- Energy-Smart stainless steel Whirlpool appliances Include: ceramic cooktop stove/oven combo, built-in dishwasher, microwave hoodfans complete with trim kit, & refrigerators.
- Durable laminate flat-panel, square edge kitchen cabinets (options: White Gloss or Dark Brown Wood) includes soft-closing drawers & doors.
- Countertops compliment by polished white quartz Stone or grey granite stone with full ceramic backsplash.
- Sleek stainless steel double bowl undermount sink.
- Polished steel branded faucets & fixtures with full garburator.
- Extended breakfast bar.

## Beautiful Bathrooms

- Polished quartz stone on countertops will full backsplash.
- Brand name fixtures & accessories.
- Pre fabricated vanity mirrors complete with plenty of cabinet space.
- White porcelain undermount sinks.
- 2 in 1 shower/soaker tubs.
- Water efficient plumbing fixtures.

## “Intelligent Options”\*\*Upgrade

- Luxury package available
- (Ask about our intelligent upgrade options-available to all units)
- Appliance upgrade to Samsung Appliances
- Additional led light strips under cabinets
- One on One Interior Designer will assist with increasing functionality inside your home. Projecting the most living space by using FungShui, & trendy design/color options.