

# KEEFER BLOCK

— HERITAGE MEETS MODERN —

## FEATURES

### HIGHLIGHTS

- Developed by award-winning Solterra – winner of over 50 development awards in last 5 years
- Architectural design by renowned Rafii Architecture
- Striking interiors by award-winning Occupy Design
- Thoughtful sustainable landscape design by award winning Durante Kreuk
- 81 smart and super-functional flats and apartment residences – 1 Bed, 2 Bed, 2 & Den and 3 Bedrooms
- Prominent location on the corner of Keefer Street and Main Street

### OUTSIDE

- A contemporary interpretation of the character of the buildings in Chinatown with details reminiscent of slim elegant buildings of the era
- Expansive store fronts at ground level are in keeping with the community and will provide gathering places, amenities and street engagement
- Open-air balconies or decks for outdoor enjoyment

### INSIDE

- Your choice of two distinctive and modern colour palettes – East or West
- Rich wide-plank engineered hardwood floors throughout main living areas, bedroom and kitchen (or upgrade with over-sized, hand-set tile throughout)
- Contemporary “lever-style” brushed chrome door handles throughout
- Modern “square edged” baseboards and door mouldings
- High quality unobtrusive roller blinds throughout
- Pre-wiring for dining room pendant, and master bedroom ceiling light
- Suspended architectural glass panel doors\*

### COOKING

#### European Kitchens

- Modern wood veneer and lacquer dual tone Italian designed cabinetry
- Polished quartz countertops with full-height backsplashes
- Modern undermount sink with Kohler stainless steel faucet and in sink garburator
- Liebherr integrated frost-free refrigerator for easy cleaning
- Electrolux electric oven, gas cooktop and integrated dishwasher

### BATH AND BEYOND

#### Master Bath

- Luxury, built-in medicine cabinet providing ample storage
- Modern vessel style sink in a white finish atop quartz countertops
- High end, Italian designed cabinetry, with modern open storage compartment
- Hand set mosaic tile tub/shower surround
- Wide spread polished chrome faucets by Kohler
- Porcelain handset floor tile
- Deep soaker tubs for complete body relaxation \*
- Luxurious showers with Kohler fixtures and framed glass doors\*

#### Main Bath

- High end, Italian designed cabinetry
- Modern vessel style sink in a white finish atop quartz countertops
- Decorative millwork mirror with shelf
- Wide spread polished chrome faucets by Kohler
- Porcelain handset floor tile
- Deep soaker tubs for complete body relaxation \*
- Luxurious showers with Kohler fixtures and framed glass doors\*

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## FEATURES (CONTINUED)

### COMMUNITY ENJOYMENT

All the amenities needed for the modern urbanite:

- Fully interactive Rooftop Community Space – “THE” place to relax on a hot summer day or night
- Outdoor kitchen including sink, prep area and bbq under a generous overhang
- Outdoor Movie Theatre with projection screen
- Children play area for inventive unstructured imaginative play
- Community Gardens
- Eco-Friendly compost bins
- Potting Bench and Tool Shed
- Fire pit and fireside lounge
- Indoor Urban Social Lounge with bar kitchen, dining area and flat screen tv – ideal for fun nights to hang out with friends, or for larger parties
- Keefer Block Dog Wash Station – convenient for washing your best “furry” friend after rain day, city walks
- Keefer Block Bike Repair Station – perfect for maintaining your expensive sports equipment

### COMFORT AND CONVENIENCE

- In-suite, space-saving combination washer/dryer
- Radiant baseboard hot water heat (designed for future energy system hook up)
- Energy efficient window system keeps homes warmer in the winter, cooler in the summer, and reduces UV fading of blinds and upholstery
- Telephone/cable data outlets and high-capacity CAT-5 wiring standard
- 1 Year free Telus Optik TV and high speed internet service with wireless gateway
- 1 Year free Telus HD PVR rental with smart phone remote programming capabilities

### PARK, PLUG, OR STORE-AND-GO

- Secure above ground storage units for all homes
- 25 Private Charging Station Rooms for Electric Bikes (Optional)
- Provisions for 2 ‘Level 2’ 40 amp Fast Charge Stations

### PEACE OF MIND

- Controlled access to all lobby entrances and underground garage
- Hard wired for smoke and CO2 detectors
- Third Party Warranty Insurance includes:
  - 10-year structural coverage
  - 5-year water penetration coverage
  - 2-year materials and labour coverage

### UPGRADES

- Oversized, elegant porcelain tile floor throughout living areas and bedrooms
- Italian Designed Multi-functional Murphy Bed
- Door addition to washroom (Plans G, G1 & H)
- Electric Stroller Bicycle
- Private Secure Charging Locker for Electric Bikes
- 20 Amp Electric Car Charging Outlet (limited availability)
- Installed Security System

### PRIVATE COLLECTION (9TH and 10th Floor)

- Ultra-luxurious hallways including custom corridor hallway interior finishes
- Radiant heated floors in bathrooms
- Parking Stall included in every suite

\*This feature in some homes only. See architectural plans for details.

The developer reserves the right to make minor modifications or substitutions to building design, specifications and floor plans should they be necessary to maintain the high standards of this community. Square footages are based on preliminary surveyor's measurements and are approximate. E.&O.E.