



YU MODERN GREEN LIVING AT UBC

FEATURES

LOCATION

- Centrally situated in the heart of Wesbrook Village, Vancouver, BC
- Steps from the new University Hill Secondary School (U-Hill) and University of British Columbia (UBC)
- Surrounded by walking and cycling trails, forests and beaches of Pacific Spirit Park

DESIGN + CONSTRUCTION

- Modern design by international award-winning architects Perkins + Will
- Built to stringent Residential Environmental Assessment Program (REAP) gold standards
- Low impact green roof at courtyard levels with native species landscaping
- Low VOC construction and finishing materials for healthier living environments
- Balcony surrounds feature natural wood detailing with contrasting glass guard rails
- High-performance glazing system for year-round energy efficiency and comfort
- Superior soundproofing between floors and walls to minimize sound transmission
- Operable windows on both sides of homes for natural cross-ventilation, day-lighting and architectural shading

ENTRY + COURTYARD

- Dramatic bridge over a rainwater filtration pond leads to the main entry
- Beyond the lobby, a three-level jade-inspired courtyard defines the heart of the property
- Landscaped grounds feature an abundance of natural vegetation and tall trees
- Upper courtyards are accessed via a glass elevator and open-air walkways

INTERIORS

- Architecturally designed by Perkins + Will
- Entry doors feature transom glass to enhance day-lighting
- 8'6" ceilings (9'6" on PH level) create spacious living areas
- Interior finishes, equipment and appliances selected for healthier, sustainable and more comfortable living spaces
- Choice of two designer colour schemes
- Quiet and efficient hydronic baseboard heating system
- Custom mesh roller blinds provide privacy and shading while allowing views out
- Large-format porcelain tiled entry
- Premium, wide-plank engineered hardwood floors throughout living areas and kitchen
- Soft, 100% wool carpet in bedrooms
- Convenient and spacious walk-in closets (in most homes)
- Recessed downlights in kitchen and bathrooms
- Practical in-suite storage/den with operable window (in most homes)
- Pre-wired connections for high-speed cable and internet with outlets throughout
- Water- and energy-efficient Whirlpool front-loading washer and stackable dryer
- Generous covered balconies and private roof decks for penthouse-level homes (most homes)

KITCHENS

- Custom designed horizontal grain, engineered wood veneer cabinets in Dark Oak or Walnut with brushed nickel pulls; soft-close technology for drawers and doors
- Clever storage solutions include built-in floor-to-ceiling pantry wine rack and shelving
- Durable and contemporary engineered quartz countertops
- Polished full-height back-painted glass backsplash
- Recessed under-cabinet lighting provides warm task lighting
- Convenient under-counter kitchen recycling system
- Extra deep stainless steel modern sink
- Modern and elegant European inspired dual spray/pull-down faucet
- Premium stainless steel appliance package:
 - 30" Liebherr fully integrated wood paneled refrigerator
 - Bosch fully integrated quiet dishwasher
 - 30" Bosch 4-burner gas cooktop with 14,000 BTU Power Burner
 - Panasonic microwave with advanced Genius® inverter power system
 - 30" Bosch self-cleaning, convection wall oven
 - 30" High capacity stainless steel hood fan by Broan
- High speed in-sink garburator

BATHROOMS

- Wall-hung floating wood veneer vanities in either Dark Oak or Walnut with brushed nickel pulls
- Porcelain modern sinks with marble countertops
- Modern and Elegant European inspired faucets and fixtures
- Frameless glass walk-in showers in master ensuite (only in 2 & 3 bedroom homes)
- Oversized limestone flooring in master ensuite
- Modern dual flush toilet by Toto
- Soaker tubs in standard bathrooms by Acritec

PENTHOUSES

- In-suite access to private landscaped roof decks outfitted with water supply and gas connection for convenient outdoor entertaining

AMENITIES + STORAGE

- Inviting residential lounge includes an entertaining area with bar, enclosed study room and pool table with views to the courtyard
- Secured underground parking
- Storage lockers for most homes
- Bike storage facilities at ground level

SAFETY + SECURITY

- State-of-the-art building technologies include key fob access at main entry points, lobbies and amenity room
- Security system pre-wiring for each home; townhomes include home security system
- Fully secured underground parkade with occupancy sensor lighting and emergency alert buttons
- State-of-the-art fire protection system with centrally monitored sprinklers and smoke detectors in every home and common areas
- Elevators equipped with monitored emergency phone

WARRANTY

Travelers Home Warranty Insurance 2-5-10 coverage:

- 2 years materials and labour warranty
- 5 years building envelope warranty
- 10 years structural warranty

Standard disclaimer: To ensure the high quality of this development, the developer reserves the right to make modifications and changes of equal or greater value should they be necessary. E.&O.E.