

# 1335 HOWE

## FEATURES

### WELCOME HOME

- Modern and sophisticated 40 storey tower designed by award winning IBI Group
- Certified LEED Gold building
- Open-air, large or oversized balconies in all homes perfect for entertaining friends and family
- High efficiency heating and cooling in all homes to regulate temperature year round
- 24 hr concierge service catering to your daily needs
- Private 2 and 3-car garages
- Double-glazed, Low-E windows with thermal and acoustic engineering, designed to reduce noise transfer while increasing UV protection and insulation
- Comprehensive 2-5-10 year National Home Warranty: 2 full years in-home coverage for workmanship and materials, 5-year water penetration coverage and 10-year structural coverage

### SUITE FINISHES

- Warm and sophisticated designer colour schemes to personalize your home: English Bay (Scheme A) and False Creek (Scheme B)
- Premium wide plank, engineered oak hardwood flooring with resilient brushed finish throughout entry, kitchen, living and dining areas
- Marble tile (large format) foyers in combo homes (refer to plan)
- Porcelain tile flooring in laundry closets and laundry rooms
- 100% wool-berber carpeting with cushioning underpad throughout bedrooms and walk-in closets
- Closets outfitted with built-in melamine closet organizers with optional upgrade to customized wood-look finish in master walk-in closet
- Maytag full size high-efficiency front-loading stacking or side-by-side washer and dryer (refer to plan)
- Slim-line roller shades with 95% UV blocking white roller blinds on all exterior windows. Motorized in kitchen, living, dining, family and dens / flex / office
- Flat-painted ceilings with recessed pot lighting in entry, kitchen, bathrooms and corridors
- Contemporary flat profile painted baseboards and door casings
- 7' h painted solid wood interior doors with premium satin nickel door hardware
- Automated lighting in living areas and sound control with built-in speakers in kitchen
- Walnut finish frameless entry closet doors

### KITCHENS

Top-of-the-line Appliance Package:

- Sub-Zero 36" 19.7 cu.ft. wood-paneled integrated fridge and dual freezer drawers with soft-close mechanisms, automatic icemaker, water dispenser, and built-in antimicrobial air purification system (based on technology from NASA)
- Wolf 36" gas cooktop with five dual-stacked sealed burners with up to 18,000 btu. Wolf's dual-stacked burner design, with two tiers or flame ports, bring the flame closer to (or further away from) the cooking vessel to deliver the right heat for the task at hand
- Wolf 36" brush stainless steel sleek chimney hood fan
- Wolf 30" all-stainless single wall oven with touch control panel and dual convection
- Asko 24" full size wood-paneled integrated dishwasher with 9 wash cycles
- Wolf 30" drop down door microwave built seamlessly into cabinetry
- Sub-Zero 24" under counter wood-paneled integrated wine fridge with 46 (750ml) bottle capacity

- Stone countertops with breakfast bar overhang and mitered waterfall stone side gable in your choice of 1.2" thick polished marble or composite stone
- Full height stone backsplash to match countertops
- European-inspired custom flat panel walnut veneer cabinets featuring wood gables, breakfast bar backs and open under counter display shelving
  - English Bay scheme features mocha walnut finish cabinetry
  - False Creek scheme features natural walnut finish cabinetry
- Premium cabinet hardware including brushed nickel pulls and soft close mechanism on all drawers and doors and full extension glides on drawers
- Stainless steel under-mount offset double bowl sink with in-sink waste disposal and chopping board
- Dornbracht polished chrome faucet with separate extractable hand spray
- Under-cabinet lighting to illuminate workspace

### BATHROOMS

- Floating wood cabinets with walnut veneer face, composite stone slab countertops and under mount wash basin with under cabinet accent lighting
- 12"x24" porcelain tile on bathroom floors and matching 24"x48" wall tile on walls with matching 2"x2" shower floor tile
- WaterSense Certified Kohler polished chrome rain shower head, hand shower and faucets
- WaterSense Certified Kohler dual-flush toilets
- NuHeat electric floor heating system with LED signature thermostat
- Walk-in showers encased in frameless glass and floor-to-ceiling tile with a shower niche for convenient storage

### DESIGNER MASTER ENSUITES

- Generously-sized floating wood cabinets with walnut veneer face, polished marble stone slab countertops and under mount wash basin with under cabinet accent lighting
- 24"x24" polished marble (English Bay) or honed marble (False Creek) tile floor and walls with coordinating 1"x4" shower floor tile
- WaterSense Certified Kohler polished chrome rain shower head, hand shower and faucets
- WaterSense Kohler dual-flush toilets
- NuHeat electric floor heating system with LED signature thermostat
- Linear-style soaker tub surrounded in a polished marble tiled tub deck
- Walk-in showers encased in frameless glass and floor-to-ceiling tile with a shower niche for convenient storage
- Oversized mirrors with in-wall recessed medicine cabinets for organization
- Soft-close mechanisms and polished chrome hardware on cabinetry

### SAFETY & SECURITY

- Safety features incorporated through a comprehensive CPTED Analysis that identifies measures for Crime Prevention Through Environmental Design – some of which include:
  - Electronic key-fob controlled access at main building entry points
  - Controlled underground parkade with secured entry gates, ample lighting and closed-circuit camera
  - All homes pre-wired for in-suite security systems
  - Solid core suite entry door with Mortise lock set and peephole
  - State-of-the-art fire protection including sprinklers and smoke detectors in every suite