

FEATURES

A nod to the past. A vision of the future. The Versatile Building respects and celebrates the area's history, while ensuring modern, efficient homes designed for smart living.

Exterior elements ensure The Versatile Building stands as a reflection of the North Shore – a combination of Vintage Mission red-brown brick, historic white accent tile and decorative black steel window frames and railings.

Open-concept floor plans are enhanced by clean, simple lines in the kitchen and bathroom. You'll also find double-glazed windows with enhanced Low-E glazing and high-efficiency plumbing fixtures.

- » Architecture by award-winning Ramsay Worden Architects
- » Interior design by award-winning BBA Design Consultants
- » Concrete and wood-frame construction, designed as a contemporary interpretation of the Lower Lonsdale Heritage District
- » Heritage-inspired exteriors with Vintage Mission red-brown brick bays, and panels of glazed white brick with black accents
- » Inner courtyard clad in painted warm white HardiePlank®
- » Black metal window frames, railings and lighting
- » Expansive glass and black steel canopies over residential and commercial entries

Inside your home

- » Choose from two colour schemes – light or dark
- » Laminate flooring in entry, kitchen, den, living and dining areas
- » Low-profile, custom textured loop carpet with recycled content underlay in bedrooms
- » Hydronic radiant in-floor heating (Hydronic = hot water heat, coming from the LEC – Lonsdale Energy Corporation)
- » Over-height interior doors finished with clean-lined door casings
- » Laminated glass sliding panel door, framed in aluminum (some bedrooms)
- » Architecturally designed ceiling drops to define living spaces
- » Lever-style, brushed stainless interior door hardware
- » Rollerblinds throughout

Kitchen

- » Stainless Steel Appliances:
 - » Smooth-top ceramic cooktop with radiant heating elements by Fulgor™
 - » Self-cleaning, glass-front wall oven by Fulgor™
 - » Built-in slide-out hood fan by Broan™
 - » Counter-depth, bottom-mount refrigerator by Fisher & Paykel™

- » Dishwasher with cabinet overlay and 12 place setting capacity by Blomberg™
- » Back-painted glass slab backsplash
- » Engineered laminate lower kitchen cabinets with integrated steel pulls in light or dark, stainless steel kick with upper cabinets in gloss white
- » Open feature shelving with integrated accent lighting
- » 3/4-inch engineered stone slab countertops in pure white
- » Double bowl undermount stainless steel sink
- » Single-lever chrome faucet with pullout vegetable spray by Grohe™
- » Track and recessed pot lighting
- » Under-cabinet accent lighting

Bathroom

- » Engineered laminate lower kitchen cabinets in light or dark, with flip-down storage doors in gloss white
- » Expansive vanity mirror millwork with storage cabinets and shelf, finished in laminate
- » 2 1/2-inch engineered stone slab countertops in ensuite and main bathroom
- » Deep soaker tub with chrome adjustable showerhead and pressure-balanced faucet by Grohe™
- » Full-height, white gloss ceramic wall tiles (12" x 24" stacked bond) on tub/shower splash
- » Porcelain mosaic tiled shower base
- » Frosted cube glass mosaic accent tile in shower and storage niche
- » Undermount sink in ensuite and main bathroom
- » Single-lever chrome deck mount lavatory faucet by Grohe™
- » Dual-flush toilet with soft-close lid by Toto™
- » Porcelain tile flooring (12" x 24" stacked bond)
- » Recessed pot and bar lighting

Central Amenities

- » Social lounge adjacent to lobby entry
- » Secure underground bicycle and storage lockers
- » Conveniently located bicycle wash

Keeping it Green

- » LEED® Silver equivalent standard – 3rd party verified
- » Energy-efficient hydronic hot water radiant in-floor heating through the Lonsdale Energy Corporation (LEC)
- » Heat Recovery Ventilation (HRV) in all suites provides continuous supply of fresh air, while maintaining thermal comfort
- » Thermally-broken, double-glazed, aluminum windows with enhanced Low-E glazing
- » Energy-efficient lighting
- » ENERGY STAR™ appliances
- » High-efficiency (low water use) plumbing fixtures
- » Low-maintenance vegetation
- » Low VOC interior paints and finishes
- » Advanced stormwater management practices

Peace of Mind

- » Lobby entry and parkade entry protected by security proximity readers
- » Lobby entry, lounge, storage areas and parkade entrance protected by security cameras
- » Limited access elevator security to each level in apartment building
- » Elevator equipped with monitored emergency telephone and access control system
- » Monitored fire sprinklers in all homes and common areas
- » Hard-wired smoke detectors in all homes
- » Homes pre-wired for personal security systems
- » Third Party Warranty Insurance by Travelers Guarantee Company of Canada, providing coverage for up to 2 / 5 / 10 years

- » Green features



INTRACORP

BUILDING THE EXTRAORDINARY

Intracorp Lonsdale Project Limited Partnership

Features, specifications and materials listed herein are subject to change, provided that substitute features, specifications or materials are of equal or better quality. E.&O.E.

THE VERSATILE
BUILDING