

DETAILS OF REFINEMENT

A landmark building in a prime waterfront location at the crest of False Creek. A sculptural tower standing 17 storeys, designed by Rafii Architects and ZGF Architects to maximize Vancouver's iconic views, forever unobstructed. Distinctly contemporary interiors by BBA Design Consultants make exclusive use of materials that reflect the finest in quality, design, and craftsmanship.

EXCEPTIONAL HOMES

- Choose from two sophisticated colour palettes, Luce and Notte.
- Premium quarter-cut, solid-core oak entry door with Italian-made Colombo mortise lock set and elegant quartz slab entrance threshold.
- Townhomes feature grand entrance with gated patio and flat-cut, solid-core walnut entry door with Italian-made Colombo mortise lock set and elegant quartz slab entrance threshold.
- Smartly designed great room spaces with expansive windows overlooking a landscaped park, the seawall

and vistas of city, sea and mountains.*

- Spacious balconies, patios or terraces for relaxed outdoor living and entertaining.
- Wide-plank engineered hardwood flooring throughout, except in bathrooms.
- Energy-efficient air-conditioning, heating and ventilation system controlled by a programmable Lutron thermostat for year-round comfort.
- Solid core interior doors with Colombo handles throughout living areas for added privacy.
- Full-height sliding glass den doors with minimal tracks for maximum space and flexibility.*
- Custom automated roller blinds on all exterior windows with blackout blinds in bedrooms.
- Smooth-finish ceilings and flat-profile baseboards throughout.
- Ceiling light fixtures included in all bedrooms and pendant light in dining room.
- Generous in-suite storage rooms.*

- High-efficiency, ultra-quiet 27" Samsung front-loading steamwasher and dryer.

POLIFORM KITCHENS

Custom kitchens crafted exclusively for TESORO by Poliform in Italy. Made from the finest materials, these kitchens represent the refinement, elegance, and innovation that has made Poliform an icon of Italian design.

- Wood veneer and lacquer cabinetry, fully equipped with thoughtfully designed accessories and inserts, including:
 - Custom drawer liners.
 - Steel-bottom cutlery canteens.
 - Spice drawer with four built-in pinch trays and six spice grinders.
 - Bread cutting board with removable crumb tray and pegboard system for flexible arrangement of kitchen tools.
 - Clay bread container.
 - Adjustable rack system to secure tall bottles.

- Functional details include motorized upper cabinetry, soft-close hardware throughout, in-drawer accent lighting, recessed under-cabinet lighting and under-sink recycling compartments.
- Statement marble slab backsplash paired with seamless quartz slab countertop.
- Aluminum baseboards to cabinets.
- Kitchen island features stunning Bianco Statuario marble slab front, quartz slab countertop with waterfall gables, wood counter accent and lacquer cabinetry.*
- Julien double-basin, undermount stainless steel sink and Dornbracht polished chrome pull-down faucet.
- German-engineered, top-of-the-line Gaggenau appliance package includes:
 - Integrated side-by-side 30" refrigerator and 30" freezer or combined 30" fridge-freezer.*
 - Integrated 24" handleless ultra-quiet dishwasher with push-to-open function.
 - Built-in 36" or 30" gas cooktop with five multi-ring burners.*

- Built-in single or double wall oven with 17 heating methods.*
- Built-in combi-steam oven with automatic handleless door and integrated warming drawer, adjustable to four power levels.
- Built-in 18" or 24" wine fridge with two independently controlled climate zones.*
- Warming drawer.
- Integrated Steel Time hood fan.

POLIFORM CLOSETS

Contemporary, Italian-made Poliform closets throughout bring elegant design, innovation and versatility to your home while keeping your wardrobe orderly and beautifully displayed. The modular design also allows for customization to match your lifestyle.

- Hall closets in oak laminate feature smoked glass sliding doors, integrated shelving and hangers.
- Spacious walk-in, walk-through, or reach-in bedroom closets in oak laminate feature smoked glass sliding doors, integrated shelving

and interior organizers and accessories, which include:*

- Chest of drawers
- Glass display shelf
- Dresser valet lined in soft techno-leather for watches and accessories
- Pull-out trouser rack
- Shoe rack
- Hangers

MASTER ENSUITE

A luxury of finishes and fine attention to detail make each master ensuite an elegant private oasis in the heart of the home.

- Italian-made Poliform wood veneer floating vanity with under lighting.
- Custom backlit mirrored medicine cabinet with integrated lighting.
- Seamless marble slab countertops with marble display shelf, Laufen undermount sink and wall-mounted, polished chrome Dornbracht single-lever faucet.
- Large-format 12" x 24" marble tile throughout all walls and floors, including transitions.

- Frameless glass door shower with honed marble tile floors and large-format 12" x 24" marble tile walls.
- Ceiling-mounted Dornbracht rain shower, handheld showerhead and volume control.
- Private water closet* and Toto toilet with automatic open/close and flush as well as wall mounted control panel for the adjustable bidet and heated seat.
- Wetstyle free-standing deep soaker tub with gently inclined backrests and Dornbracht floor-mounted tub filler or undermounted Hytec tub with deck-mounted tub filler.*
- NuHeat in-floor heating with programmable touchscreen control.

SECOND & THIRD BATHROOMS

- Italian-made Poliform lacquer floating vanity with under lighting.
- Mirror with integrated lighting and marble shelf.
- Seamless marble slab countertops with Laufen undermount sink and wall-

mounted polished chrome Dornbracht single-lever faucet.

- Large-format 12" x 24" marble tile throughout all walls and floors, including transitions.
- Villeroy & Boch wall hung, dual flush toilet.
- Frameless glass door shower with honed marble tile floors and large-format 12" x 24" marble tile walls.
- Dornbracht handheld showerhead and volume control.
- NuHeat in-floor heating with programmable touchscreen control.

POWDER ROOM

- Italian-made Poliform wood veneer floating vanity with under lighting.
- Backlit wall mirror.
- Vitraform glass countertop with integrated sink and wall-mounted, polished chrome Dornbracht single-lever faucet.
- Seamless quartzite slab feature wall with accent lighting.
- Large-format 12" x 24" marble tile floors.

- Villeroy & Boch wall hung, dual flush toilet.

HOME AUTOMATION

Your home is powered by Savant, a home automation system designed for ease of use and to enhance your every day. Lighting, shades, music and climate control are all integrated within one platform, which you can access through multiple methods either at home or remotely. Whether you choose to use this system from the iOS or Android Savant app, from the wall-mounted touchscreen and keypads located within the home, your home is at your command.

LIGHTING

- Elegance and subtle design come together with ultimate control over lighting through the Lutron Palladiom lighting series.

SHADES

- Lutron Sivoia QS motorized roller shades throughout the home provide 3% opacity with blackout shades in bedrooms.

MUSIC

- Sonance in-ceiling speakers throughout the main living areas.
- Access provided to internet music services such as TuneIn Radio, Deezer, Sirius/XM and more.

CLIMATE

- Lutron Palladiom thermostats come pre-programmed to maintain a comfortable temperature throughout the day.

SCENES

- A scene is a collection of device settings that you can activate with a single tap. From movie night to dinner parties, easily transform your home by playing music, dimming the lights, and adjusting the temperature all at the same time.
- Scenes can be scheduled to activate at chosen times.

AMENITIES

Each one of these amenities has been thoughtfully designed to naturally complement the TESORO lifestyle. An extensive use of natural materials with contemporary design creates stunning spaces that act as the

perfect backdrop for everything from entertaining guests to self-care.

- Double-height lobby with grand entrance and staircase create a distinct sense of arrival.
- Stately custom-made desk and full-time Concierge to greet your guests, accept deliveries and assist with household services.
- Fireside lounge with granite surround fireplace and rich wood millwork overlooking water feature, providing a relaxing space for guests.
- European-inspired spa, including:
 - Steam room and sauna for relaxation.
 - Therapeutic hot and cold plunge pools surrounded by Italian ceramic mosaic design.
 - Open spa shower with smoked glass for use immediately before and after pool.
- Private showers, drinking stations and make-up areas in change rooms with marble slab countertops.
- Fully equipped fitness centre.

• Social lounge, featuring:

- Fully equipped chef's kitchen and bar with professional-grade Gaggenau and Sub-Zero appliances and onyx slab backsplash.
- Private dining space opening to beautifully landscaped and partially covered terrace.
- Outdoor dining space and outdoor kitchen with custom built-in BBQ.
- Dedicated caterer's kitchen.
- Children's play area.
- Urban garden with a variety of fresh herbs, with plots available for resident use.
- Meeting room with boardroom table, bar and lounge seating.
- Two furnished guest suites for overnight visitors.

SUSTAINABILITY-MINDED DESIGN

- Registered for LEED certification and targeting LEED Gold accreditation.

- Situated in a pedestrian- and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Parking stalls equipped with outlets for charging electric vehicles.
- Extensive bicycle parking inside the building.
- Connected to the Southeast False Creek Neighbourhood Energy Utility.
- Extensive landscaping and planting areas including gardens, planters, water features and green roof systems.
- Engineered with systems for capturing and treating rainwater.
- Smart sorting recycling lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-activated lighting in common areas.
- Individually controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.

**PEACE OF MIND:
SECURITY AND
CONVENIENCE**

- Concierge, full-time live-in resident caretaker and evening security.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two high-speed elevators.
- Exterior power outlets and gas bibs on balconies, patios and terraces.
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.
- Secure underground parkade with electric vehicle parking and visitor parking.
- Private garages for one to three vehicles.*
- Secure underground storage lockers.*

**CONCERT
“COMMITMENT
TO YOU” WARRANTY**

Built-in assurance for you and your home.

- Ten-year structural coverage.
- Six-year water penetration coverage.
- Two full years coverage on workmanship and materials.
- Backed and matched by Travelers Guarantee, BC’s leading government-approved new-home warranty provider.

*As per plan.

Concert reserves the right to make modifications to the floor plans, project design, specifications and features. Suite size and floor plan layouts are approximate and may vary. Exterior space varies as per plan. E.&O.E. June 2020.