

## FEATURES

### MODERN MOUNTAIN PRESENCE

- Landscaping beautifully integrates with local flora, blending Hawksley into its natural surroundings
- Tranquil courtyard with a rock garden and benches for quiet relaxation
- Convenient auto court for drop-offs and pickups
- Efficient measures taken for sustainability:
  - Built to Green Silver Certification
  - Recycled natural materials integrated throughout
  - Solar panels to offset electricity costs in common areas

### COVETED LIFESTYLE AMENITIES

- Arrive home to a grand double-height lobby:
  - Inviting lounge seating and a cozy fireplace for waiting guests or for socializing
  - Secure mail and parcel room, including hot and cold storage for deliveries
  - Four elevators for an expedited journey home
- Co-working and study room for professionals, students or residents in search of a collaborative or peaceful area
- Acoustically treated music room with a baby grand piano to hone musical skills
- Restoration Studio for warming up, cooling down or a quick workout
- Workshop with repair stations for tuning bikes and fixing outdoor equipment
- Indoor and outdoor dog wash and bike wash stations to keep your favourite companions clean
- Four electric bike shares for exploring the surrounding terrain
- Children's outdoor playground
- Wi-Fi throughout common areas
- Future access to The Studio, a three-storey amenity building for Uplands residents, located adjacent to Hawksley

### INSPIRED WEST COAST LIVING

- Refined interiors by internationally acclaimed interior designer BattersbyHowat
- Two curated colour palettes to appeal to your individual taste
- Elegant arrival with solid-core front door and stone threshold entry
- Over-height 7' interior doors
- Smooth-finish ceilings soar up to 9'

- Engineered hardwood flooring flows through living areas and bedrooms
- Double-glazed windows framed with black aluminum flood interiors with natural light
- Single roller blinds enhance privacy and ambience
- Efficient VRF technology with programmable thermostat provides comfortable heating and air conditioning
- Thoughtfully designed laundry closets:
  - 27" LG Wi-Fi-enabled washer and dryer
  - 24" Blomberg washer and dryer (in lock-off suites and A2 & A3 homes)
- Rosette covers in living room, dining area and bedrooms provide flexibility for installing your own lighting fixtures

### STATEMENT CULINARY KITCHENS

- High-performance integrated appliance package:
  - Junior One-Bedroom Homes:
    - 24" Liebherr single-door refrigerator
    - 24" Miele induction cooktop
    - 24" Miele wall oven
    - 24" Faber pullout ventilation hood
    - 24" Miele built-in microwave with stainless steel trim kit
    - 24" Miele dishwasher
  - One-Bedroom, One-Bedroom + Den Homes:
    - 24" Liebherr single-door refrigerator
    - 30" Miele induction cooktop
    - 30" Miele wall oven
    - 30" Faber pullout ventilation hood
    - 24" Miele built-in microwave with stainless steel trim kit
    - 24" Miele dishwasher
  - Lock-Off Suites:
    - 15" KitchenAid two-burner induction cooktop
    - 24" Marvel bar fridge
    - 24" Panasonic microwave
- Durable polished quartz countertop transitions into a matching backsplash with unique gable design detail
- Single-basin stainless steel undermount sink with single-lever pullout faucet
- Sophisticated flat-panel, soft-close cabinetry with concealed c-channel pulls, contrasting wood veneer uppers, satin lacquered lowers and under-cabinet LED lighting
- Clever storage solutions ensure everything is neatly in place:
  - Under-sink recycling centre
  - Utensil drawer with divider
  - Pantries (select homes)
  - Open shelving (select homes)

### SERENE PRIMARY AND SECONDARY BATHROOMS

- Elevated primary ensuites for an immersive experience:
- Recessed medicine cabinet offers convenient storage for personal items and open shelving
  - Stainless steel niche in bath for extra storage
  - In-floor heating provides warmth for your feet
  - Bidet rough-in for additional luxury
  - Elegant large-format matte porcelain tile sweeps across floors and walls
  - Vanity features integrated countertop and sink with single-lever faucet, spacious flat-panel soft-close drawers with dividers, concealed c-channel pulls and motion-detected under-cabinet lighting
  - High-efficiency, dual-flush toilets

### ELEVATED OUTDOOR LIVING

- Expansive south-facing terraces and balconies seamlessly transition to outdoor living for inspired entertaining and lounging
- Screens, landscaping and decorative slat-screen detailing (select homes) maintain privacy
- Soffit lighting allows for comfortable entertaining at night
- Elegantly landscaped planters on terraces (select homes)
- Convenient electrical outlets, hose bibs (terrace homes only) and gas bibs create versatility in outdoor living

### APPRECIATED EXTRAS

- Secure resident and visitor parking available via two parkade entrances
- Designated car wash area to keep your vehicle shining
- EV capable parking
- One storage/bike locker
- Key fob access points and entry phone system for security
- Free one-year TV and internet service with TELUS
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Service Plus team ensures that your expectations are exceeded throughout homeowner orientation, move-in and warranty periods