# BUILDING FATURES



## ELEVATED LIVING

- An exclusive collection of 39 two-bedroom homes, from approximately 1,047 to 1,207 square feet
- Spacious, open-air balconies up to 413 square feet
- Located on Christmas Hill in the most central location in Victoria
- Expansive, panoramic views of Southern Vancouver Island
- Contemporary architecture, solid concrete design
- Architectural consulting by Victoria's award-winning de Hoog & Kierulf architects
- Professionally designed interiors by award-winning Judy Henderson of Inside Design Studio Inc.
- Two designer colour palettes in Walnut and Champagne scheme
- Overheight, 9-foot ceilings
- Rich, engineered hardwood flooring throughout living areas
- Durable carpeting with stain treatment in bedrooms
- Accessible, secure and heated storage on main floor
- Acoustically engineered walls for minimal sound transfer between suites
- Energy-efficient, double-glazed windows and exterior swing doors with thermally broken, aluminum frames
- Discreet, fabric roller shades for energy efficiency and privacy
- One-touch gas fireplace for added warmth
- Laundry closet with Amana front-load washer and dryer

### CONVENIENCE & PEACE OF MIND

- Personally encoded key fobs to permit entry to secure building lobby, elevators and individual floors
- Entry phone outside lobby for guest access
- State-of-the-art fire protection system, including in-suite smoke detectors and centrally monitored sprinkler system
- Warranty coverage, including 10-year structural defects, 5-year envelope and 2-year materials and labour

## KITCHENS FOR THE CHEF

- Open-concept kitchens with large islands perfect for cooking and entertaining
- Quartz countertops with sophisticated glass tile backsplashes
- Choice of suites with contemporary white oak or walnut engineered wood veneer cabinetry
- Built-in, full-height pantry •
- Recessed, under-cabinet LED lighting
- Soft or click-closing cabinet doors and soft-closing drawers
- Under-mounted, double bowl, stainless steel sink
- Polished chrome, single-handle, pull-down kitchen faucet
- Recessed, above-island pot lighting for a well-lit food prep area
- Premium stainless steel appliances, including:
  - KitchenAid® 30-inch, 5-burner gas cooktop with Broan Elite Series hood fan
  - KitchenAid® 30-inch single wall oven with Even-HeatTM thermal bake/broil
  - KitchenAid® 36-inch counter-depth french door refrigerator
  - KitchenAid® Series 46 dishwasher • with ProScrubTM option
  - Panasonic microwave •

#### SPA-INSPIRED BATHROOMS

- Choice of suites with contemporary white oak or walnut engineered wood veneer cabinetry
- Quartz countertops
- Walk-in shower with porcelain tile surround and glass enclosure in the en-suite bathroom
- Luxurious soaker tub with porcelain tile surround in the main bathroom
- Porcelain tile flooring
- Rectangular under-mount sink
- Polished chrome bathroom accessories
- Recessed pot lighting

The Developer of Lyra Residences is Lyra Residences Limited Partnership. This is not intended to be an offering for sale. Such an offering can only be made after the filing of a disclosure statement. A copy of the disclosure statement, when available, can be obtained from The Leblanc Piercy Group at Engel & Völkers Vancouver Island, by emailing INFO@LYRARESIDENCES.COM. The developer reserves the right to make changes to the building and landscape design, floor plans and in-unit specifications, equipment and features without prior notice. Actual maps, distances, dimensions, square footage, floor plans, finishings and the views from the suites may vary from those shown. The interior and exterior renderings are an artist's impression of the building and suite designs only and are not intended to represent the completed project. E&OE. Trademarks are owned by Developer.