

FEATURES AND FINISHES

NORTH HARBOUR™

Rising up from the water's edge into eight terraced storeys, the architectural forms of both Aire buildings by Musson Cattell Mackey Partnership connect these intimate residences deeply with the waterfront setting. Elegant interiors by BBA Design Consultants bring the marine surroundings into the home with a natural colour palette that emphasizes the gorgeous views seen through expansive windows. This is waterfront living at its finest.

THOUGHTFULLY DESIGNED HOMES

- Choose from two sophisticated colour palettes.
- Quarter-cut solid-core entry door with Italian-made Colombo mortise lock set and Caesarstone entrance threshold.
- Townhomes feature a gated patio and solid-core entry door with Colombo Italian-made mortise lock set and Caesarstone entrance threshold.
- Spacious living areas with expansive windows overlooking ocean, city, mountain and garden views.
- Custom roller blinds on all windows, with blackout roller blinds in bedrooms.
- Spacious balconies, patios or terraces for relaxed outdoor living and entertaining.
- Engineered hardwood wide plank flooring throughout living spaces.
- Energy-efficient ventilation and conditioned air system for year-round comfort.
- Solid core bedroom and bathroom doors with Italian-made Colombo polished chrome hardware.
- Smooth-finish ceilings with ceiling light fixtures included in all bedrooms and pendant light in the dining area.*
- Full-height, aluminium-framed sliding glass den doors with a top-mounted track maximizing space and flexibility.*
- High-efficiency, ENERGY STAR® certified front-loading 23" stacking GE or 27" side-by-side LG washer and dryer in laundry closet or room with quartz countertops, cabinets, and a single-basin sink.*
- Closet organizers in bedroom and entry closets with motion activated LED lighting.

ELEGANT KITCHENS

- Sleek, flat-panel wood veneer cabinetry featuring soft-close doors and drawers.
- Caesarstone quartz backsplash and countertops.
- Sub-Zero/Wolf appliance package includes:
 - Integrated 30" or 36" ENERGY STAR® certified fridge/freezer with air purification system and two separate cooling systems for optimal preservation of food.*
 - Integrated 18" wine storage with two independently controlled climate zones.*
 - Ceramic glass 30" or 36" induction cooktop.*
 - Integrated 30" wall oven with advanced dual convection system for consistent heat.
 - Built-in 30" microwave oven.
- Polished chrome pull-out dual-spray Kallista faucet.
- Under-mount 29" or 32" single-basin stainless sink.*
- Integrated 24" ENERGY STAR® certified Asko dishwasher.
- Integrated 30" or 36" AEG hood fan.*
- Functional details include illuminated accent shelving, under-cabinet task lighting and under-sink pull-out recycling compartments.
- Built-in kitchen island with quartz top and waterfall gables.*
- Custom pull-out undercounter organizing systems.*
- Convenient pull-out wooden work surface.*

CONTEMPORARY BATHROOMS

- Flat-panel wood veneer floating vanity with under lighting.
- Robern medicine cabinet with integrated lighting.
- Marble countertops with Kohler undermount sink and vibrant titanium Kohler single-lever faucet.
- Large-format 24" x 24" satin porcelain floor and wall tiles.
- Frameless glass shower with porcelain mosaic tile shower base and vibrant titanium Kohler hand-held shower and slide-bar.*
- Polished titanium Kartners bathroom accessories.
- Deep soaker tub with vibrant titanium Kohler tub faucet.*
- Dual-flush Kohler toilet.
- Nu-Heat in-floor warming in main ensuite with programmable touch screen control.
- Powder rooms include glass mosaic tile feature wall and Robern mirror with integrated lighting.

AMENITIES

- Amenities are shared between both buildings and include:
 - Over-height lobby with double door entry and impressive custom-made reception desk with full-time Concierge to greet your guests, accept deliveries and assist with household services.
 - Comfortable seating area in lobby set under artwork by award-winning William Betts – *Petit Lake* or by feature vapor fireplace.
 - Two social lounges, featuring:
 - Fully-equipped kitchen with Sub-Zero and Wolf appliances.
 - Caesarstone island with an impressive porcelain slab backsplash.
 - Dining area opens to a beautifully landscaped terrace, with BBQ and comfortable seating areas overlooking stunning ocean views.
 - Comfortable seating area with TV and pool table or multipurpose Serenity Lounge opens to additional terrace overlooking city and mountain views.
 - Urban garden with plots available for resident use.
- Fully equipped fitness centre.
- Car and bike wash area with tire inflation pump, vacuum, work bench, 24 hour drying locker and multiple tools.

SUSTAINABILITY-MINDED DESIGN

- Targeting LEED Gold, BC Energy Step Code 3, Fitwel Level 1 and Salmon-Safe certification.
- Situated in a pedestrian- and cyclist-friendly master-planned community with easy access to shops, public transit and car-sharing networks.
- Select resident parking stalls equipped with outlets for charging electric vehicles.
- Extensive bicycle parking with bike wash station and maintenance room.
- Connected to the Lonsdale Neighbourhood Energy Utility.
- Extensive landscaping and planting areas including gardens, planters, water features and green roof systems.
- Smart sorting recycling lounge for easy on-site composting and recycling.
- High-performance, double-glazed, low-e, argon-filled thermally-broken window system.
- Energy-efficient, motion-activated lighting in common areas.
- Low-VOC products in suites and common areas.

PEACE OF MIND: SECURITY AND CONVENIENCE

- Lobby concierge and live-in caretaker.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access with two elevators.
- Exterior power outlets on balconies, patios and terraces.*
- Hose bibs provided for townhouse patios and upper floor 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.
- In building storage lockers.

CONCERT'S "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.*