

FEATURES



THE HOME TEAM

- Developed by StreetSide Developments – a Qualico® company, recognized as the largest integrated real estate company in Western Canada with over 70 years of experience
- Functional design solutions crafted by Ciccozzi Architecture
- Meticulous, modern interiors by Area3 Design

QUEBEC & 33RD

- An abundance of delicious eateries, vintage boutiques and convenient essentials await on the Main Street corridor, just around the corner
- Three parks in your backyard: Queen Elizabeth Park, Hillcrest Park, and Riley Park – home to a bustling, year-round Farmers Market every Saturday
- Steps to The Nat and Hillcrest Community Centre, which hosts an indoor and outdoor aquatic centre, fitness classes, hockey rink, library programs, seasonal events, and much more
- Quick commute to Downtown Vancouver and YVR airport; King Edward SkyTrain Station is a quick walk away, or the Main Street bus takes you to the West End with no transfer
- Close proximity to schools, including General Brock Elementary and John Oliver Secondary

ALL-STAR INTERIORS

- Your choice of two interior colour schemes
- Stacked Blomberg ENERGY STAR® qualified front load washer and vented dryer (studio and 1-bedroom homes)
- Stacked LG ENERGY STAR® qualified front load washer and vented dryer (2 and 3-bedroom homes)
- Roller shade window blinds throughout
- Modern flat-slab interior passage and closet doors throughout each home
- Durable laminate flooring throughout

KITCHENS WITH STYLE

- Integrated appliance package includes:

Studio and One-Bedrooms:

- 24" Fulgor Milano refrigerator with bottom door freezer
- 24" Fulgor Milano 4-burner induction cooktop
- 24" Fulgor Milano convection wall oven
- 24" Blomberg dishwasher with stainless steel interior
- 24" Faber under cabinet pull-out range hood fan
- Panasonic built-in microwave with trim kit

Two and Three-Bedrooms:

- 30" Fulgor Milano refrigerator with bottom drawer freezer
- 30" Fulgor Milano 4-burner induction cooktop
- 30" Fulgor Milano convection wall oven
- 24" Blomberg dishwasher with stainless steel interior
- 30" Faber under cabinet pull-out range hood fan
- Panasonic built-in microwave with trim kit

- Two cabinet colours to choose from, each style complete with soft-close doors:

- Laminate 'Lime Washed Ash'
- Laminate 'Biscotti'

- Quartz countertop in 'Armani White' with polished, square-eased edges
- Large 24" x 24" porcelain tile backsplash in matte white
- Stainless steel undermount sink built for function and style
- Convenient under cabinet waste bin and storage pull-out
- Riobel single handle arc pull-out faucet in sleek polished chrome
- Pot lighting accompanied with under cabinet LED strip lighting to brighten your workspace



FUNCTIONAL ENSUITES

- Hidden medicine cabinet with custom millwork and oversized mirror
- Select from two designer cabinet colours:
 - Laminate 'Lime Washed Ash'
 - Laminate 'Biscotti'
- Quartz countertop in 'Armani White' with polished, square-eased edges
- Porcelain 12" x 24" floor tile and shower surround in brightening matte white
- Undermount sink with Riobel single lever polished chrome faucet
- Riobel shower head plus handheld shower on slidebar in polished chrome
- Eco-friendly dual-flush toilet
- Soft and subtle LED strip lighting underneath vanity
- Frameless glass shower or soaker tub with integral apron front

SLEEK MAIN BATHROOMS

- Two cabinet colours to choose from, each style complete with soft-close doors:
 - Laminate 'Grey'
 - Laminate 'Stonedust'
- Quartz countertop in 'Armani White' with polished, square-eased edges
- Porcelain 12" x 24" floor tile in 'Pantelleria'
- Porcelain 12" x 24" shower surround in bright 'Arctic White'
- Illuminating LED bath bar light
- Riobel shower tub fixtures in sleek polished chrome
- Undermount sink with Riobel single-lever polished chrome faucet
- Soaker tub with integral apron front
- Eco-friendly dual flush toilet
- Bathroom accessories in polished chrome tie the room together

ON-SITE EXTRAS

- Convenient bicycle repair and tire pump station
- Dog wash station for furry friends
- Secure parcel pick-up smart locker system in lobby for handy home deliveries
- Co-working space for work-from-home days
- Party room lounge with access to the outdoor amenity deck, complete with children's play area and communal barbecue

SAFE & SOUND

- All parking stalls are EV charger-ready, with the option to add a finished Level 2 charger to your stall
- Secured bike storage room with 100% e-bike charging capabilities (secure bike lockers available)
- Keep things charged with convenient USB ports in the kitchen and primary bedrooms
- Hardwired carbon monoxide and smoke detectors for added safety in all homes
- Secure, well-lit underground parkade with double gates, fob and key access
- Fob and key access to lobby, plus enter-phone with security camera
- Elevators with programmable restricted floor access
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, including two years for materials, five years for building envelope and ten years for structural components

PROUDLY SUSTAINABLE

- Built to Step 4 of the BC Energy Step Code, the highest available level
- Each home has its own HRV system for better air quality
- Energy-efficient forced air VRF heating and cooling system for comfort
- Heat-pump hot water tanks
- Green roof with eco-friendly rain water management
- 100% e-bike charging capabilities and EV charger-ready parking for all stalls
- Triple glazed windows (most homes)
- Sound dampening walls and windows on northeast corner of building