

# YORK Features & Finishes

## HOME

- Built by Listraor, a local family run developer with in-house construction and 25+ years of townhome experience on Vancouver's Westside
- Centrally located at 37th and Willow in the Oakridge-South Cambie neighbourhood, an easy 12-minute drive from downtown
- Subtly tucked away amongst the beautiful surrounding nature, fronting Oak Meadows Park between Van Dusen Gardens and Queen Elizabeth Park
- Within a block of Eric Hamber and Ecolé Secondaire Jules-Verne, and a 10-minute drive from the most highly respected education in the lower mainland
- Private townhomes with direct entrances from street, courtyard, and parkade level to allow for maximum convenience and privacy
- A beautifully landscaped inner courtyard offers a private outdoor space with seating and dedicated children's play area
- Timeless architectural design brings together East Coast charm and West Coast style, with high quality exterior brick inspired by the classic New York brownstone
- Enhanced outdoor spaces for every home, including ground-floor patios, upper-storey decks off the primary bedrooms, or private rooftop decks with views of the West Side, and North Shore mountains in select homes

## INTERIOR

- Sophisticated **Salt** colour scheme showcases a soft neutral palette consisting of warm woods + creamy tones to create a timeless elegance across all spaces
- Engineered wide plank hardwood flooring in main living areas, bedrooms and upstairs hallways
- Plush wool-blend carpets on all staircases
- Roller shades on all windows with blackout shades in bedrooms
- All closets complete with custom built-in shelving organizers

- Ample in-suite storage with additional second-floor hallway flex space and linen closets in select homes
- Full size washer and dryer by Electrolux. Built in North America with reversible doors
- Generous use of recessed lighting throughout main floor

## KITCHEN

- Caesarstone or Cosentino engineered quartz kitchen countertop & backsplash in Ethereal Glow
- Wood fluted millwork kitchen island detailing in light-stained
- Sophisticated rift-cut white oak cabinetry in White Washed Oak with convenient under-cabinet task lighting
- Frankie stainless steel under-mount sinks
- Brushed black chrome HighArc kitchen faucet with spray pull-down
- Soft close doors and drawers with minimalistic hardware in matte black
- Premium Bosch appliance package:
  - 30" Bosch integrated refrigerator with bottom freezer and matte black hardware
  - 30" Bosch gas cooktop with precise temperature regulation
  - 30" Bosch stainless steel built-in wall oven
  - 24" Bosch integrated ultra-quiet Energy Star dishwasher
- Efficient Panasonic built-in microwave with trim kit
- Powerful integrated slide-out Faber range hood fan

## BATHROOMS

- Caesarstone engineered quartz bathroom countertop & backsplash in Georgian Bluffs Soft Grey
- Main bathroom with large format matte porcelain floor and bathtub surround tile from Tierra Sol
- Powder room with dramatic large format porcelain tile covering floors and accent wall

- Distinctive black glass lighting by Matteo throughout bathrooms
- Elegant Primary Ensuite Bathrooms:
  - Ensuites include an expansive window, adding ample natural light to your daily routine
  - Sleek and modern medicine cabinets with ample storage
  - Toto contemporary undermount sinks
  - Luxurious large format porcelain tile in Bianco Veined covering shower walls and flooring, plus frameless glass showers with mosaic tile flooring
  - Water efficient dual flush soft close toilet by Toto with wall outlet for easy bidet installation

## FUNCTIONALITY

- Private lower-level rec & mudroom for ample space
- Optional built-in storage in rec & mudroom equipped with enclosed closet, open hooks, and a bench, perfect for your family's daily organizational needs

## COMFORT

- Efficient air source heat pump provides heating and air conditioning while drawing fresh air into your home for year round comfort
- Smart, energy-efficient Nest thermostats included in all homes
- Living room anchored by a stunning statement marble-encased electric fireplace (optional upgrade)
- Travellers Insurance Company of Canada 2 5 10 Comprehensive Warranty
  - 2 years on labour and materials
  - 5 years on building envelope
  - 10 years for structure

## SECURITY

- Doorbell cameras on front and back door of every home
- FOB access to the parkade and courtyard
- Secure bicycle storage
- Cameras in common areas and parkade to ensure security for all residents
- Built in alarm system with a 7" touch screen control panel on the main and lower floor

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