

# Features

ELEVATE YOUR LIFESTYLE



HARBOUR WALK

**PENTHOUSE COLLECTION** | A luxurious and limited collection of residences featuring fabulous floor plans and functional layouts with thoughtful details that include wide plank wood floors, ensuites with large walk-in showers and radiant in-floor heating, as well as cozy, yet contemporary fireplaces. These exclusive homes offer spacious kitchens with high-end stainless steel appliances, large closets, extravagant bathrooms, expansive windows, and generous sky decks perfect for entertaining.

**CONDOMINIUM COLLECTION** | Life near the water has never been this easy or affordable. These homes are the heart of Harbour Walk, and the perfect solution for homebuyers and investors seeking to stake their claim in one of BC's most sought-after neighbourhoods. With bright, open layouts, stylish designer colour schemes, spacious 9 foot ceilings, generous interior lighting, and high quality appliances and hardware, it just feels good to be here.

**CITY HOME COLLECTION** | These ground-level homes offer space, privacy, and a fabulous townhome feel with private and spacious patios that make them perfect for families with kids or four-legged friends. These two-level residences are the next logical step for those moving up from an apartment, or downsizing from a single-family home.

## LANDMARK DESIGN

- 55 Prestigious residential suites situated above street-level retail and commercial space, designed by award-winning *GBL Architects, Inc.*
- Spaces that fit your lifestyle! Choose from a range of one bedroom, spacious two bedrooms, and up to three bedroom and den floor plans
- Generous patios and decks expand your living space to the outdoors, bringing a part of the beautiful river, mountains, farms, and Steveston Village closer to you
- Distinctive modern architecture with materials that reflect and complement the area's maritime heritage
- Charcoal-coloured vinyl windows and doors are contrasted by heavy timber posts and cedar soffits
- The fresh exterior is finished with durable HardiePlank®, HardiePanel®, and metal cladding, accented with clear glass deck railings, and trimmed with clean metal posts and framework
- Large windows and doorways lead to a bright, spacious lobby
- Tranquil entryway, lush landscaping, and decorative walkways lead to a south-facing courtyard with a serene water feature, a cozy fire pit, and access to outdoor cooking facilities for year-round entertaining
- A private event room, with kitchen amenities, opens to the courtyard for large events and gatherings
- Top-notch fitness facilities on the second floor offer access to a balcony for meditative yoga or exercising outside
- Relaxing outdoor seating, generous children's play area, and convenient walking paths connect you to the surrounding nature, open spaces and lively harbour community
- Secured underground parking with built-in accommodations for electric vehicles
- Dedicated bike room storage with facilities for electric bicycles
- Professionally designed and richly landscaped grounds by *PMG Landscape Architects*
- Steps from everyday conveniences including Nirvana Organics Market, Diplomat Bakery, Living Health Medical Clinic, Chompers Family Dental, Goegan Spa, World of Music & Arts, Montessori Children's Academy, a yoga studio, restaurants, and much more
- Fisherman's Wharf and Steveston Village shops, restaurants, banks, and medical services are just a stroll along the river bank
- Bike to the Steveston water park, community centre, an elaborate playground, sports fields, library, swimming pool, tennis courts, and fitness centre
- Part of the popular Homma Elementary catchment area, offering French Immersion programs
- Minutes to R.A. McMath Secondary School, one of Richmond's most esteemed high schools
- Richmond City Centre, world-class golf courses, and the Vancouver International Airport are all just a short drive away
- Easy access to public transit, Highway 99, and U.S. border crossings

## SIGNATURE HOMES

- Choose from a variety of spacious and open floor plans
- Stylish interior design by *AK Interiors* includes a choice of two designer colour schemes: *Pacific Beach* and *Coastal Sky*
- Units feel open and spacious with 9 foot ceilings on all levels
- Large energy efficient windows maximize natural light, and bring your home to life
- A sturdy and sound absorbing subfloor provides excellent soundproofing between residences for quiet comfort
- Durable wide plank wood floors in entry, living, dining, kitchen, and den areas (*Penthouse Collection*)
- Textured laminate flooring in entry, living, dining, and kitchen areas (*City Home and Condominium Collections*)
- Luxurious, stain-resistant, 100% textured nylon carpet in bedrooms, upper hallways, and stairs
- Elegant quartz countertops in kitchen and bathrooms
- Durable porcelain tile floors in bathrooms and laundry areas
- Ensuites with radiant in-floor heating (*Penthouse Collection*)
- Thoughtfully designed lighting throughout the home provides a warm and bright atmosphere
- Electric baseboard heat throughout with thermostats in each room for personalized comfort and temperature control

## UNPARALLELED LOCATION

- Situated in the heart of Steveston's London Landing— a spectacular, yet quaint waterfront community, and the area's premier neighbourhood
- A vibrant destination with waterfront parks, a popular fishing pier, and lush riverside walkways



In the continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Within this community, floor plans may be reversed based upon location. All dimensions and sizes are approximate. Buyers are recommended to read the sales disclosure statement and review the architectural plans prior to purchase. E. & O. E.

- Sleek, modern gas fireplaces (*Penthouse and City Home Collections*)
- Stylish and contemporary satin finish, shaker-style doors
- Smooth gliding bi-pass closet doors for easy access
- Designer-selected polished chrome door levers, cabinet hardware, and pulls
- Elegant 3" wide door casings and 4" high baseboards add that finishing touch

## KITCHEN HIGHLIGHTS

- Chef-inspired kitchens featuring energy efficient, stainless steel appliances with distinctive styling, superior craftsmanship, and unrivaled performance
- Kitchen appliance package includes refrigerator, gas range or cooktop with self-cleaning oven, quiet dishwasher, microwave/hood fan combo (*Condominium Collection*) or separate microwave and low profile canopy hood fan (*Penthouse and City Home Collections*)
- Open plan with convenient eating bar or island
- Cabinets with soft-close doors and drawers, under cabinet lighting, and polished chrome pulls
- Tall 42" high upper cabinets for added storage and elegance
- Luxurious quartz countertops with glass tile backsplash
- Double compartment undermount stainless steel sink with polished chrome single-lever pullout faucet
- Lazy Susan in kitchens with corner cabinetry for added convenience
- Built-in open wine rack to display your favourites (*Penthouse and City Home Collections*)
- Flush ceiling pot lights complete the modern, uncluttered look

## BEAUTIFUL BATHROOMS

- Elegant vanities with under-mount sinks
- Contemporary cabinets with soft-close doors and drawers, as well as sleek polished chrome knobs
- Full-width vanity mirror with contemporary polished chrome wall light
- Luxurious walk-in showers with frameless glass enclosure in ensuites (*Penthouse and City Home Collections*)
- Deep soaker tubs with sloped lumbar support and armrests
- Soft-flow, ceiling-mount, rain showerhead in stand-alone showers, adjustable-height hand shower in bathtubs, and pressure balanced single-lever controls, all in a chrome finish
- Lavish, full-height tub and shower surrounds finished with large and stylish ceramic tiles
- Polished chrome bathroom accessories
- Dual flush, low flow toilets with soft-close seats

## THOUGHTFUL DETAILS

- Energy efficient, front-loading, large capacity, stacking washer and dryer
- Stylish solar shade window coverings throughout
- Decora-style light switches and electric plugs
- Charging station for portable electronic devices
- Full-height linen and wardrobe closets with solid shelves and coat rods provide plenty of functional storage
- Convenient watering hose bibs and GFI electrical outlet on all decks and patios
- Gas line for barbecue hook-up or patio heaters
- Convenient visitor parking and secure bicycle storage
- Easy to operate light switches, door levers, and cabinetry, as well as roughed-in blocking in bathtub and shower walls for future grab bar installation if desired, offer accessibility at any age

- Telephone/cable/data outlets and high-capacity CAT-6 wiring throughout
- Rough-in cable, power, and blocking for wall-mounted flat screen TV
- Welcome Home Technology Package by TELUS includes free installation, free Telus Optik TV, Telus HD Digital PVR, and Telus high-speed Internet 15 with WIFI for one year

## PEACE OF MIND

- Comprehensive 2-5-10 home warranty for complete peace of mind:
  - 2-Years on workmanship and materials
  - 5-Years on building envelope
  - 10-Years on structural defects
- Durable and low maintenance exterior materials combined with rainscreen technology provide total building envelope protection
- Well-lit underground parkade with controlled-access gates
- Secured key fob access to entrances, lobby, elevators, and underground parking areas
- Guest entry system for prescreening visitors
- Heavy-duty deadbolt lock and peephole on all front doors
- Monitored fire alarm and sprinkler system in all homes and common areas
- Hard-wired smoke alarm and CO-detectors in every home
- Illuminated pedestrian pathways and common areas
- Landscape screens and fencing offer personal space and privacy
- Year-round maintenance of common areas and exterior landscaping
- Rough-in provided for in-suite security systems
- Registered builder with Homeowner Protection Office (#39605)

## SUSTAINABILITY AND ENERGY EFFICIENCY

- Energy Star® appliances
- Environmentally considerate, and drought-resistant landscapes and gardens
- Permeable pavers throughout the grounds maintain soil infiltration
- Use of drip irrigation system and native species
- Double-glazed windows with low-emissivity glass keep homes warm in the winter and cool in the summer, reduce UV fading of finishes and upholstery, and provide extra sound insulation
- Well-insulated walls and floors between suites offer added energy efficiency
- Energy efficient lighting in all suites and throughout common amenity areas
- City green initiative in place for food waste collection and recycling programs
- Use of eco-friendly paints and sealants
- Use of locally-sourced building materials and labour
- 75% of construction waste will be recycled

## OPTIONAL UPGRADES WORTH CONSIDERING

- Finished security system
- Additional parking stall
- Shaker-style, satin finish white doors for upper kitchen cabinets
- Luxury blackout window coverings
- Air conditioning (*Penthouse Collection*)
- Ensuites with radiant in-floor heating (*Condominium and City Home Collections*)
- Electric Fireplace (*Condominium Collection*)