

# Interior Finishes & Specifications

## DESIGN

- West Coast Modern luxury homes in the waterfront community of Horseshoe Bay
- Horseshoe Bay West Vancouver steps right out from the hillside to the ocean front
- Interior design inspired by natural west coast surroundings
- Layouts allow for natural cross ventilation and expansive views of the waterfront, mountain, forest, or park
- Homes are accessed through covered external walkways
- Reinforced concrete construction

## SUSTAINABLE DESIGN

- In building heating and cooling provided through an onsite geothermal ocean loop, allowing for a reduction in greenhouse gas emission of up to 70%
- Underground Parking supplied with electric vehicle charging stations (available for purchase)
- Onsite cistern to capture storm water runoff and recycle it for irrigation, thereby reducing the use of fresh water
- Local recycling of onsite rock material to protect and enhance to waterfront
- Local material use that supports local artists and trades

## SECURITY

- 24-hour concierge
- Building-wide electronic Access Control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted security device
- Video Entry System allows identification and screening of guests
- Elevators include restricted floor access

## AMENITIES

- Amenity Boat House, that is truly one of the most breath-taking boathouses in history
- Luxurious 24 foot Chris Craft boat, with dedicated Captain
- Paddle Boards and Kayaks for residences to use
- Private Lobby with soaring ceilings and architectural fireplace, and additional private lobbies for each building
- State of the art gym

## INTERIORS

- Designed by Merrick Architecture in a West Coast Modern typology
- Unique overheight extra wide solid oak suite entry door, modern interpretation of the Arts and Crafts style
- Overheight ceilings
- Wide-planked wood flooring in all living areas
- Porcelain Limestone look tile throughout the bathrooms and up wet walls
- Designer wool carpet in bedrooms
- European kitchen cabinets and bathroom vanities
- 30" and 36" gas fireplace in majority of homes, covered in travertine stone
- Finest quality roller-blinds with woven sun control fabric

## BATHROOM

- European teak vanities
- Polished quartz countertop for master ensuite and second bathroom
- Porcelain Limestone look flooring in oversized tiles, and up wet walls
- Grohe polished chrome fixtures including a rain shower head, with a 3-jet hand shower wall mounted
- Duravit under mount sink basin
- Duravit rectangular deep soaker tub
- Floor heating in master bathroom

## KITCHEN

- European matte lacquer cabinetry
- Contemporary built-in under-cabinet lighting
- Self-closing cabinet drawers
- Polished granite slab countertop, glacier white corian, or an exquisite glass fused countertop
- Contemporary satin brushed metal and glass backsplash
- Grohe polished chrome fixtures
- Stainless steel double kitchen sink with built in garburator
- Ceiling treatments will incorporate wood panels and elements to recall the forested surroundings while adding warm and tactile contrast to the clean lines of the kitchens

## APPLIANCES

- Miele 30" or 48" Dual Fuel M Touch Range  
Miele 48" Range includes Speed Oven (Combination Auxiliary Convection Oven and Microwave) and Warming Drawer
- Miele Futura Classic Plus custom panelled Dishwasher with Cutlery Tray
- Miele 30" or 48" stainless steel hoodfan
- Miele Microwave (in Residences with 30" Ranges)
- Miele 30" or 36" MasterCool Refrigerator with Bottom Freezer Drawer & Ice maker
- Miele MasterCool Wine Fridge, Tall Unit with 3 temperature zones, or Under-counter Unit with 2 temperature zones.
- Garburator
- Miele 24" stackable washer/dryer

## NEW HOME WARRANTY

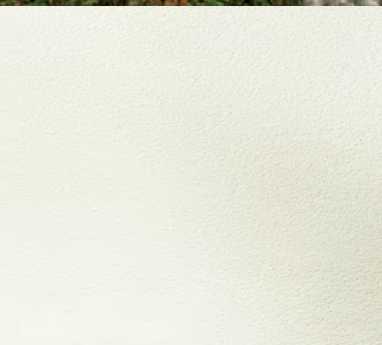
- 2 Years Materials and Workmanship Protection
- 5 Years Water Penetration Protection
- 10 Years Structural Protection



FIREPLACE STONE



WINDOW ROLLER SHADE



WALL & CEILINGS CLOUD WHITE



CARPET

OAKWOOD FLOORING OPTION - WHISPER



OAKWOOD FLOORING OPTION - AURA

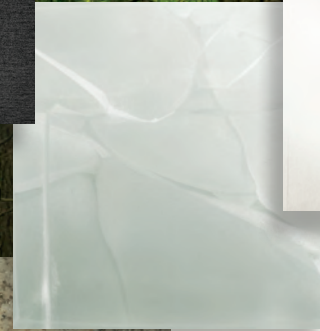


KITCHEN ISLAND OPTION - GLASS

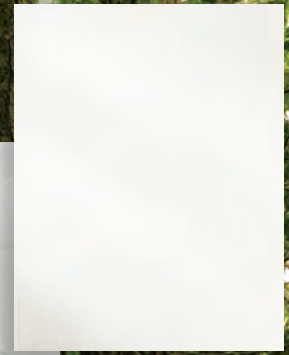
BACK SPLASH UNDER GLASS OPTIONS



KITCHEN COUNTER OPTION - GRANITE



KITCHEN COUNTER OPTION - CORIAN



KITCHEN CABINET



TEAK VANITY

BATHROOM FLOOR & WALL TILE



BATHROOM COUNTER CAESAR STONE