



FEATURES

SMART, REFINED LIVING

- A collection of 47 spacious boutique homes just steps off Kingsway, complimenting modern architecture with charming landscaping, warm brick accents and wood paneling.
- Range of 1, 2, and 3 bedroom residences, each with large and functional open floor plans designed for any family at any stage of life.
- Top of the hill location with the city and mountains as your backdrop.
- Expansive windows creating bright, family-friendly spaces filled with natural light.
- Large private patio or balcony to enjoy by yourself or to entertain.
- Carefully planned living spaces, seamlessly blending warm indoor comfort and chic outdoor living.

SCANDINAVIAN

INSPIRED INTERIORS

- Two designer-selected colour palettes to choose from: Light or Dark.
- Wood-style laminate flooring though out for a warm look and durability.
- Honest workmanship using quality materials and carefully selected fixtures.
- Timeless elements and exceptional designer touches, creating a harmonic living experience.

INSPIRING KITCHENS

- Modern cabinets with a matte laminate finish, matching with sleek aluminum pull.
- Thoughtful undercabinet lighting.
- Quartz countertop and glazed ceramic tile backsplash for easy maintenance.
- Undermount stainless steel double sink, accompanied by Grohe single-handle faucet with dual spray control.
- Contemporary brand-name appliances include:
 - 30" Whirlpool electric range
 - 30" Whirlpool refrigerator with freezer drawer
 - Whirlpool stainless steel dishwasher
 - Discreet stainless steel hood fan by Elica

SPA-LIKE BATHROOMS

- Extending the Scandinavian theme with modern cabinets, quartz countertop and ceramic backsplash.
- Designer-selected porcelain floors and sculptural ceramic wall tile.
- Alcove tub with Grohe shower combination for total relaxation.
- Two-piece toilet by Villeroy & Boch.
- Master ensuite featuring Grohe tub shower system with hand wand.

SPECIAL TOUCHES

- Convenient in-suite stacked washer and dryer by Whirlpool.
- Energy-efficient LED track and overall lightings.
- Pre-wired connections to support a wide range of technologies, such as cable and high-speed internet service.
- Double-glazed windows and skylines with added thermal barrier.
- Roughed-In EV charging stalls available in the secured underground parkade.
- Convenient and fast, having a Modo car share on property will make it easy to drive near or far.

BUILDING AMENITIES

- Expand your living space to the outdoors with over 6,000 sq.ft. of beautifully landscaped rooftop terrace and communal spaces.
- Host all your social gatherings at the rooftop lounge with a fully equipped BBQ.
- Grow your own vegetables or flowers in Clarendon Height's community garden.
- Have a quiet moment for yourself at the designated yoga and tai-chi area.
- Let your kids play safely at the secure toddle play area.

PEACE OF MIND

- Comprehensive new home warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Generous bike/storage locker and exclusive key fob access to underground parking and common areas.