

## A PERFECT ADDRESS AT OAKRIDGE

- An exceptional Vancouver West Side location, just steps from the highly anticipated, redeveloped Oakridge Park Shopping Centre, Oak Park, and the soon-to-be rejuvenated Marpole Oakridge Community Centre, provides effortless access to essential amenities.
- Situated within a coveted West Side school catchment, only a 3-minute walk to Sir Winston Churchill Secondary and other top-tier schools.
- Conveniently close to iconic attractions such as Queen Elizabeth Park, the vibrant Cambie Village, and Langara Golf Course for leisure and recreation.
- Enjoy seamless connectivity to downtown Vancouver, Marine Gateway, YVR Airport, and Richmond via major transit routes.
- Set in a peaceful tree-lined neighbourhood that perfectly blends urban convenience with serene residential charm.

## ARCHITECTURE OF LASTING ELEGANCE

- Developed by Citrine Homes, a trusted Canadian builder with a proven track record of delivering over 50 luxury single-family residences in Vancouver's prestigious West Side, and thoughtfully crafted boutique multi-family communities across Greater Vancouver.
- A boutique collection of just 26 traditional 3-bedroom townhomes, designed by Matthew Cheng Architect.
- Sophisticated West Coast modern architecture with timeless, elegant design and spacious, family-friendly layouts for multi-generational living.
- A child-friendly playground and landscaped courtyard for outdoor enjoyment.
- Each home offers secure underground parking with direct unit access for daily convenience.

## A THOUGHTFUL WELCOME EVERY DAY

- Sleek, modern design inspired by West Coast single-family homes, featuring expansive windows and skylights to enhance natural light.
- Select from two thoughtfully curated designer colour palettes: Light and Dark, tailored to suit your style.
- Soaring 9-foot ceilings throughout create a sense of openness and spaciousness in every room.
- Triple-glazed windows and sliding doors ensure exceptional noise reduction and energy efficiency for year-round comfort.
- Stay comfortable in any season with high-efficiency HVAC and HRV systems, which provide air conditioning and heating.
- Engineered hardwood flooring throughout all living and bedroom areas.
- Premium, full-sized, front-loading washer and dryer for modern, everyday living.

## LIVE SMARTLY WITH FUTURE-PROOF TECHNOLOGY

- Each residence comes equipped with a smart home system that offers effortless control and peace of mind. Package includes:
  - ◊ **Smart thermostat** that allows homeowners to manage heating and cooling remotely for optimal comfort and energy efficiency.
  - ◊ **Smart security system with built-in video doorbell** to provide peace of mind with real-time monitoring and communication via mobile device.
  - ◊ **Smart lock system** to provide secure and convenient access with the ability to unlock doors using a keypad or smartphone.
  - ◊ **Integrated smart lighting system** with automation and customizable settings, schedules, and remote access for added convenience and energy savings.
  - ◊ **Central smart home hub** connecting and controlling lighting, music, doorbell, locks, and climate settings – all manageable via voice command or mobile app.

## KITCHENS THAT ENDURE WITH STYLE

- Two-tone cabinets featuring a sleek, contemporary handleless design crafted from scratch-resistant and stain-resistant Master Oak Panels.
- Countertops and backsplash showcase premium Spanish Inalco MDi surfaces, made from natural minerals using advanced technology for superior scratch resistance and built-in antibacterial protection, enhancing both hygiene and durability.
- Thoughtfully designed kitchen island includes seating, USB outlets and under-cabinet lighting for practicality and modern appeal.

- A curated package of top-tier appliances:
  - ◊ Gaggenau 30" 5-burner gas cooktop.
  - ◊ Gaggenau 24" integrated oven.
  - ◊ Fisher & Paykel 24" integrated tall double DishDrawer™ dishwasher.
  - ◊ Fisher & Paykel 32" integrated French door refrigerator.
  - ◊ Professional-grade Palermo hood fan with 3-speed settings and bright LED lighting.
  - ◊ Panasonic stainless steel microwave with Cyclonic Inverter Technology and Genius Sensor Cooking.
- A single-bowl undermount stainless steel sink equipped with versatile integrated accessories: a custom-fit cutting board, roll-up drying rack, and bottom grid.
- Soft-close cabinets and drawers ensure smooth, quiet operation for a premium feel.

## REFINED RETREATS IN EVERY BATHROOM & ENSUITE

- Modern, streamlined vanity mirrors with integrated LED lighting.
- Matte black wall-mounted sink faucets for a bold, modern finish.
- Matte black 2-way pressure balance tub and shower set for all bathtubs.
- **Primary Bathroom & Ensuite**
  - ◊ Spanish Inalco MDi (light scheme) or quartz (dark scheme) countertops.
  - ◊ Minimalist large-format Italian tiles.
  - ◊ Vessel sinks for a modern, elegant touch.
  - ◊ High-efficiency Duravit toilets.
  - ◊ Duravit bathtubs or curbless showers with frameless glass and rainfall heads.
- **Secondary Bathroom**
  - ◊ Bright, clean contemporary ceramic wall tiles.
  - ◊ Sleek light-toned quartz countertops.
  - ◊ Undermount vanity sinks for a streamlined finish.
  - ◊ Contrac high-efficiency dual flush toilets.

## PEACE OF MIND

- Comprehensive home warranty coverage including:
  - ◊ 2 years for materials and labour.
  - ◊ 5 years for building envelope.
  - ◊ 10 years for structural integrity.
- Supported by a dedicated customer care team committed to homeowner satisfaction.
- Secure underground parking with Level 2 EV rough-in, and direct access to the home.
- Hard-wired smoke and CO<sub>2</sub> detectors for added safety.
- Secure gated entry – residents benefit from enhanced safety and privacy with controlled-access gate entry to the underground parkade.