

## DESIGNED FOR TRUE LIVABILITY

# DEBUT

### INTENTIONAL DESIGN

- Designed in collaboration with award winning dys Architecture, Insight Design Group and Perry + Associates
- Layouts designed by a team of in-house experts utilizing every square inch
- Two colour palettes to choose from:
  - Mill: bold and modern
  - River: warm and sophisticated
- Designed and built to Energy Step Code 3, going above and beyond for sustainability

### SHARED SPACES

- Lobby lounge with modern seating, double-height ceiling and feature wall
- Secondary parkade lobby for added convenience and separate bicycle access
- Separate parcel and mail rooms for secure deliveries
- Three elevators in the tower and one in the secondary parkade lobby
- Coworking lounge with communal seating, meeting room and individual office pods
- Hotel-style guest suite with kitchenette and private terrace
- State-of-the-art fitness centre with weight room, cardio room, private pods for individual workouts and space for yoga
- Expansive entertainment lounge that can be used as one space or divided, which includes:
  - Catering kitchen with large dining area
  - Game and billiards space
  - Comfortable soft seating throughout
  - Multiple televisions and minibars
  - Cozy fireplace with ample seating
  - Hidden speakeasy for residents to discover
- Outdoor podium greenspace offers areas to relax and play, which includes:
  - Outdoor kitchen with BBQ
  - Children's play area
  - Fireside lounge
  - Ping pong tables
  - Perimeter walking loop
  - Social and intimate seating areas

### COMFORTABLE LIVING

- Ceiling heights soar:
  - Condos: up to 8'8"
  - Townhouses: up to 9'
- Energy saving triple-glazed windows with roller shades
- Durable laminate flooring throughout living, kitchen and bedroom areas
- High-efficiency vertical fan-coil unit provides heating and cooling (horizontal in townhouses)
- Generous outdoor space for every home
- Recessed pot lighting in hallways
- Bedrooms are pre-wired for your own light fixture
- 27" Whirlpool front-load washer and dryer

### GOURMET KITCHENS

- Quartz countertop
- Large format porcelain tile backsplash
- Durable laminate cabinetry
- Well lit with recessed pot lighting, under cabinet LED strip lighting and dining area pre-wired for your own light fixture.
- High performance appliance package

#### One-bedroom homes:

- 25" Fisher & Paykel stainless steel refrigerator
- 24" Fisher & Paykel 4-burner gas cooktop
- 24" Fisher & Paykel wall oven
- 24" Fisher & Paykel hood fan
- 24" Fisher & Paykel dishwasher
- 24" Panasonic microwave with trim kit

#### Two-bedroom homes and townhouses:

- 32" Fisher & Paykel stainless steel refrigerator
- 30" Fisher & Paykel 5-burner gas cooktop
- 30" Fisher & Paykel wall oven
- 30" Fisher & Paykel hood fan
- 24" Fisher & Paykel dishwasher
- 24" Panasonic microwave with trim kit
- Feature millwork accent shelving
- Stainless steel undermount sink and Grohe pull-down faucet
- Hidden recycling centre
- Lazy Susan storage in L-shaped kitchens

### SLEEK BATHROOMS

- Quartz countertop
- Durable laminate cabinetry
- Porcelain floor tile
- Undermount vanity sink and Grohe faucet
- Illuminated with recessed pot lighting and motion activated under-vanity lighting
- Dual flush, water conserving soft close toilet
- Elevated features in primary bedroom ensuite and 1-bedroom bathrooms:
  - Grohe rain shower head
  - Medicine cabinet
  - Shower or bathtub niche

### APPRECIATED EXTRAS

- Emphasis on safety and security with enterphone, cameras and individual fobs
- All residential parking stalls are EV ready Level 2 capable
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus Team ensures expectations are exceeded throughout homeowner orientation, move-in and warranty periods