

# GRACE

WESTSIDE

## FEATURES

### SINGLE FAMILY-INSPIRED LIVING ON VANCOUVER'S WESTSIDE

- 43 westside townhomes in Vancouver's Queen Elizabeth neighbourhood
- Ideally located on a quiet tree-lined side-street in a mature single-family neighbourhood
- A perfect balance of 3 Bedroom + Nursery, 3 Bedroom + Den, and 2 Bedroom + Flex classic townhomes where neighbours are side by side and not above or below
- Convenient direct access to your home from the street or courtyard
- Individual street addresses
- Timeless brick exterior with dark contemporary window frames mirror the single-family architecture of this storied neighbourhood
- Direct access to all homes from the parkade with adjacent storage rooms for each home
- Manicured courtyard landscaping creates a seamless transition between private and public spaces

### SINGLE FAMILY-INSPIRED INTERIORS

- Large format front door with contemporary vertical window
- Energy efficient air-conditioning and HRV for year-round comfort and enhanced air quality
- Choice of two elegant colour palettes: Ash and Heather
- Ceiling Heights:
  - 3 Bedroom + Den/Nursery - 9' on main and third floor and 8' on second floor
  - 2 Bedroom + Flex - 9' on main and second floor
- Warm recessed pot lights in the ceiling on each level
- Wide plank engineered hardwood floors throughout each home including the bedroom and stairs

- Ground floor patio directly adjacent to kitchen to maximize indoor-outdoor living
- Bay window seat in the living room in each home
- Ample storage opportunities in every home so that everything has its place
- Sleek roller blinds for each exterior window, including black-out roller blinds in the bedrooms
- Family-sized LG Front load washer and dryer on the second level
- 3-bedroom homes each have a walk-in closet in the primary suite, complete with closet organizers and motion activated lighting

### KITCHENS

- Modern quartz countertop and backsplash
- Flat panel kitchen cabinets with wood grain lowers and white uppers
- Fisher & Paykel full size appliance package:
  - 36" integrated French door fridge with bottom freezer
  - 30" 5 burner gas cooktop
  - 24" integrated dishwasher
  - 30" built-in oven
- Panasonic microwave with stainless steel trim kit
- Convenient Faber pull-out hood fan
- Grohe pull-down kitchen faucet with dual function stream and spray
- Modern double bowl Blanco Silgranit undermount sink
- Handy kitchen organizers:
  - Cutlery and utensil organizer and divider
  - Sliding pantry pull-out with spice rack and storage baskets
  - Corner two tier pull-out storage optimizer
  - Under-sink waste and recycling organizer

### BATHS

#### Ensuite Bathroom

- Floor to ceiling tile including tiled shower base with linear drain
- Expansive ensuite shower with glass enclosure and built-in niche
- Grohe brushed nickel hand-held shower wand and rain-head
- Stunning quartz countertops
- Contemporary wall-mounted two handle faucet in brushed nickel finish
- Floating vanity with side-by-side undermount sinks with lower shelving and motion-controlled recessed lighting
- Mirrored backlit medicine cabinet
- Grohe elongated toilet with soft close seat and cover
- NuHeat underfloor heating

#### Shared Bathroom

- Deep contemporary bathtub with glass partition featuring a tiled bathtub skirt and tiled surround
- Grohe brushed nickel single-handle vanity faucet
- Grohe brushed nickel adjustable shower wand
- Grohe elongated toilet with soft close seat and cover

#### Powder Room

- Grohe elongated toilet with soft close seat and cover
- Continuous hardwood flooring for seamless transition from living area
- Statement feature wall with floor to ceiling tile

### PEACE OF MIND

#### Exterior & Interior

- Secure NEST smart video doorbell for front door
- Satin nickel Taymor mortise lock set with integrated lever and deadbolt
- Finished monitor-ready security system for every home
- Advanced temperature and humidity control
  - Split system air source heat pump to both heat and cool
  - Heat recovery unit to minimize energy consumption while heating the home
  - Zone-control thermostats
- Individual hybrid electric heat pump hot water tanks in each home
- EV-ready parking spots

#### Landscaping and Plantings

- Elegant, well-manicured landscape plan
- Convenient seating areas within the courtyard for interacting with friends and neighbours
- On-site children's play area
- Built-in irrigation system
- Thoughtful plantings located along the street front, courtyard, and rooftops help with environmentally friendly stormwater management system

#### Green Building Standards

- Built to Vancouver's Green Building Policy, Low Emissions Green Buildings Pathway which requires a high level of insulation, air tightness, and energy efficiency, and also increases the comfort level of the home

### QUALITY

- Proudly developed by locally owned Vicini Homes
- Industry leading warranty coverage with a Traveler's 2-5-10 Warranty

