

FEATURES LIST



NAKADE – PROJECT HIGHLIGHTS

- Elegant architectural design takes advantage of the spectacular river, mountain and garden views
- Energy efficient and environmentally friendly GeoExchange heating and cooling system
- Beautifully detailed gazebo houses a hot tub, infrared sauna, changeroom and washroom for your health and wellness
- Common entertainment room with theatre facilities, bar, kitchen, indoor/outdoor fireplace and spacious deck for larger gatherings
- Suites feature gourmet chef's kitchen with sleek Euro-styled ultra premium Electrolux ICON™ appliance package
- Expansive windows with custom fitted blinds capture dazzling views of the Fraser River, Gulf Islands and Mount Baker
- In-suite entertainment room with JBL™ surround sound in-wall speaker system, satellite, cable, Internet and Telus® TV connections
- Telus® Future Friendly Home pre-wired with an enhanced infrastructure to support Telus® TV, voice and Internet services
- Spa-style bathrooms with quality Kohler® fixtures, radiant heat and Euro-style tiling
- Bedrooms with motion activated floor level lighting, intercom and emergency call switch for your convenience
- Extensive security systems include video entry phone at lobby, parkade entry phone and cameras at elevator and all major entries

LOCATION

- Neighbouring the historic village of Steveston
- Convenient access to shopping, boutiques, restaurants, museums and galleries
- On the verge of the boardwalk with river and mountain exposure
- A short drive from Richmond Centre, a selection of premier golf courses and Vancouver International Airport (YVR)
- Easy access to Hwy 99 with convenient proximity to the US border

SUPERB AMENITIES AND LUSH GARDENS

- Grand entrance marked by broad granite steps and spectacular glass entry wall
- Massive stone boulders form a sweeping retaining wall at the south edge of the property
- A gentle trail winds down under the pedestrian bridge, where "the troll" stands guard
- Beautiful rockery plants provide year-round colour in a landscape design that embraces the rich Steveston riverside environment. Native species and selected plants include an assortment of broad leaf maples, red twig dogwood, wild roses and montcurrent
- Perennial planting changes with the seasons in the welcoming, English-inspired perennial garden
- Lush, private courtyard includes comfortable seating, a water feature and rock garden
- In-ground irrigation ensures year-round greenery
- Beautifully detailed gazebo houses a hot tub, infrared sauna, changeroom and washroom for your health and wellness

AMENITY ROOM

- Luxuriously furnished to create an atmosphere of comfort and elegance ideal for larger gatherings
- Theatre facilities with projector, 120" screen and surround sound
- Book the room for a private screening with friends, or watch the big game or election results in style
- Fully equipped bar and warming kitchen makes entertaining easy
- Folding chairs and tables available for up to six tables of bridge
- Timeless interior by McCutcheon Design Group Inc.
- Entertain on the spacious outdoor deck, utilizing the stainless steel barbecue, sink and bar fridge. In cold weather, gather around the oversized indoor/outdoor gas fireplace, or simply turn on the infrared outdoor heaters to extend the season
- Custom-designed residents' lounge with direct access to private inner courtyard
- Meet neighbours, relax and entertain guests in the lounge with hardwood flooring, designer-selected area carpets and stylish contemporary furnishings

EXTERIOR FINISHES

- Solid granite cobblestone patterned cladding anchors the building
- Strong colours on durable hardi-plank cement board siding provides a classic look, while also non-fade and soundproof
- Hardi-panel and hardi-shake gables add to the heritage style
- High profile fiberglass reinforced laminated shingles provide the appearance of a wood roof without the maintenance of cedar
- Elegant wood trims and mouldings complete the look

MAIN ENTRY AND COMMON HALLS

- A gearless, elegantly finished elevator whisks you to your floor, where over-width halls and expansive glass areas exude luxury
- Main entry porch features heated granite stairs and granite slab paving on the ramp to ensure safe access in all weather conditions
- Granite tile with custom inset carpeting in front lobby and lounge
- Dynamic décor by McCutcheon Design Group, with luxurious leather seating and elegant furnishings in the lounge area
- Secure proximity controls, video entry phone and video surveillance of the lobby for your added safety

INSPIRED INTERIORS

- Generous foyer welcomes you with luxury finishes
- Enjoy gracious domed ceiling feature with chandelier
- Granite tile entry with custom "compass rose" inlay
- 4" Granite baseboards in foyer
- High baseboards in your choice of hardwood extend throughout
- Built-in key and mail cabinet
- Built-in shoe drawer below the over-height coat closet
- Your choice of wainscoting or wallpaper in the hallways
- Extra wide 42" halls add to the luxurious feel
- Oversized 2ft 10" wide by 7ft tall doors
- Sensor-activated lighting softly illuminates the floor

- Motion-sensing switches light the halls for you or control the lights from the illuminated dimmers
- Crown moulding in most rooms
- Choose from our colour schemes, or consult with our designer to customize your colours. If you prefer, bring your own personal interior designer

LAUNDRY

- All residences include Bosch® front-load washer and dryer
- Under-cabinet lighting shines on oversized granite countertops
- Under-mount stainless steel laundry sink in most suites
- Under-cabinet LCD foldaway TV
- Most units have a storage cabinet with a fold-out ironing board
- Outlets for an iron are provided in the closet
- Built-in vacuum cleaner with deluxe power head package
- Non-slip tile flooring
- Hanging rod for your drip dry items
- Dehumidistat controlled low speed fan ventilates the laundry area and helps cool your home

BEDROOMS

- Bright, airy master bedrooms can comfortably accommodate a king-size bed
- All closets have doors or sliding bypass doors
- Subtle motion activated floor level lighting
- Three-way switches and illuminated dimmers control the lighting from the doorway or bed
- Burglar resistant film laminated in all window glass
- Solid core doors and insulated interior walls guarantee a quiet living environment
- Intercom and emergency call switch for your convenience
- Wired with multimedia points for Internet, cable and telephone

ENSUITE

- Quality Kohler® fixtures throughout
- Spacious showers feature steam, rain shower and hand-held shower heads on a height-adjustable bar
- Shower seat permits enjoyment of steam shower in comfort
- Overhead halogen lighting in shower enclosure
- Oversized soaker tub with Roman faucet and built-in toiletry niche
- Comfort height one-piece toilets
- Radiant heat in the porcelain tile floor
- Ultra-quiet fans
- Freestanding furniture-styled vanities, granite countertops and double under-mount sinks
- Motion activated under-cabinet floor level lighting
- Elegant 8" centre set faucets
- Trimmed mirrors to match vanities with separate lighting
- His and hers electrical outlets
- Outlet inside cabinetry for rechargeable shavers, curling irons, etc.
- Heated towel racks
- Built-in vacuum "dustpan"
- Emergency call switch

ENTERTAINMENT ROOM

- Recessed niche with wiring for Plasma or LCD screens, audio and video receivers
- Complete JBL surround sound in-wall speaker system
- Telus® Future Friendly Home pre-wired with an enhanced infrastructure to support Telus® TV, voice and Internet services
- Media box in closet provides storage for modems and easy relocation of computer and wireless devices when necessary, without having to rewire
- Satellite, cable, movies on demand and pay-per-view connections
- Extensive soundproofing features for your listening pleasure
- Extra outlets to help power reclining home theatre seating
- Internet wireless router and switch is included

SPA-STYLE BATHROOMS

- Quality Kohler® fixtures throughout
- One-piece comfort height toilet
- Freestanding furniture-style vanity with granite countertop and undermount sink
- Matching mirror on built-in medicine cabinet
- Radiant heat in the porcelain tile floor
- Built-in niche for your toiletries
- Non-skid soaker tub and handheld "no scald" shower head
- Euro-style spa tiling
- Heated towel rack
- Motion activated lighting at floor level under vanity

GOURMET KITCHENS

- Gourmet chef's kitchen featuring sleek Euro-styled ultra premium Electrolux ICON™ appliance package including:
 - Warmer drawer, wall oven and microwave stack
 - 6 Burner gas cooktop
 - Ultra-quiet dishwasher
 - High power designer hood fan
 - Powerful commercial grade garborator
 - Counter depth refrigerator with ice and filtered water dispenser
 - Built-in wine fridge with separate temperature zones for your red and white wines
- Choice of traditional or contemporary premium kitchen cabinetry
- Ceramic or glass tiled backsplash to complement your kitchen style
- Solid granite countertops in your choice of colours
- Under-mount double kitchen sink with Kohler® pull-out single-lever spray faucet
- Under-cabinet LCD foldaway TV
- Under-cabinet lighting
- Low voltage halogen recessed lighting
- Outlet mounted inside wall cabinet for cell phone recharger
- Lazy Susan in all inside corners
- Wide drawers for pots and pans
- "No-slam" dampened drawers and self closing doors
- Metal drawer sides for extra space and durability
- Built-in vacuum "dustpan"

LIVING AND DINING

- Generously sized rooms can accommodate large dining room suite and entertainment sized seating arrangements
- Gas fireplace with built-in fans and wireless remote control
- Selection of chandeliers or we can install a treasure from your past
- Elegant low voltage lighting recessed in the ceiling
- Custom power activated panel blinds close and open on command
- Most residences enjoy a fabulous view of the river or mountains
- Elegant oversized doors open onto a generously sized deck/patio
- Natural gas and electric connections on the decks and patios

THROUGHOUT

- Most interior doors are oversize, offering an extra width that makes moving furniture easier and accommodates mobility assistance equipment
- Solid core doors are 7ft with wood trim on doors and windows
- Expansive windows with custom fitted blinds bring in the sunlight
- Dazzling views of the Fraser River, Gulf Islands and Mount Baker
- All windows incorporate burglar resistant film laminated inside the double pane windows
- Laminated glass on windows reduces sound transmission
- All windows include low-E glass which diminishes heat gain in the summer and heat loss in the winter
- Choose from two Jane McCutcheon interiors in three colour schemes designed to complement your residence, or consult with Jane to customize your look
- Energy efficient and environmentally friendly GeoExchange heating and cooling system
- Economical geothermal domestic hot water
- Telus® Future Friendly technology, including Multi-port and Cat 5 wiring for all suites
- Cable television and phone outlets in living room and bedrooms
- Air conditioning

SAFE, SOUND AND SECURE

- Building security is ensured with video surveillance in the common areas, with video feed recorded and stored for one week
- 24-Hour digital video surveillance of building entry points
- View any four of the cameras simultaneously on your TV
- Extensive electronic security systems including video entry phone at lobby, parkade entry phone and security cameras at elevator and major entries
- Electronic access using encrypted security device
- Restricted floor access from elevator

- Discreet and convenient key-fob proximity reader for personal access to lobby and elevator
- Heavy deadbolt lock hardware for each suite
- Premium sprinkler system protects all homes and common areas
- Each home backed by Travelers Guarantee Company of Canada
- New Generation rainscreen glazing system for superb weather protection and durability
- Smoke, heat and carbon monoxide detectors
- Complete security alarm systems are included, with a key pad in the master bedroom, by the main suite entry and, for those residences on the ground floor, by the patio doors

PARKING AND STORAGE

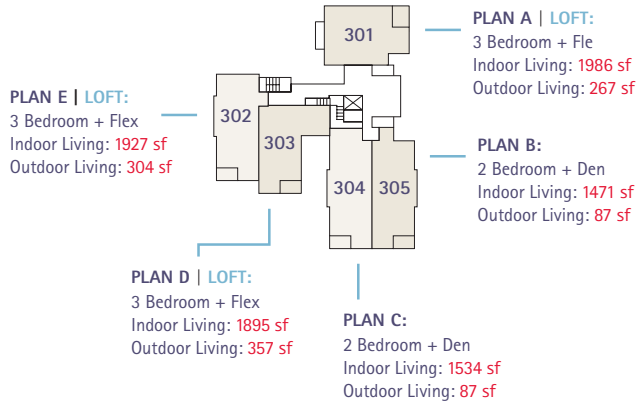
- Secure parkade with high security infrared access control. Proximity controls on all doors to common areas. Video surveillance of parking and common areas
- Parking is gated for additional security
- Most homes have individual garages with polished and sealed floors to eliminate dust
- Ultra-quiet garage door openers
- Each suite includes a two-bicycle storage locker and one general storage locker
- Elegant pick-up and drop off area for taxi and limousine services
- Intercom connection at pick-up area
- Secure, beautifully finished parkade lobby area complete with expansive glass to enhance visibility
- Parkade lobby, vestibule and stairs feature tiled floors
- Pet wash area in parkade

GEOEXCHANGE SYSTEMS

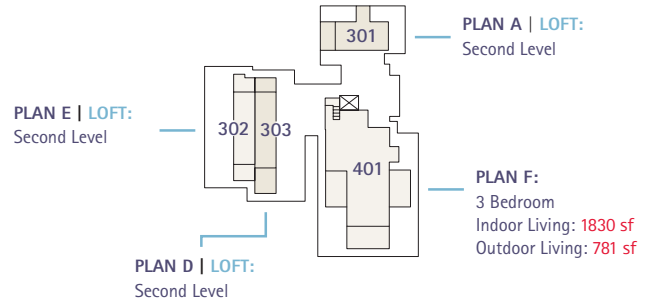
- GeoExchange heating and cooling used throughout the project to minimize energy consumption, reduce associated costs and provide an environmentally friendly alternative to traditional heating and cooling systems while ensuring year-round comfort
- Closed-loop system utilizing ground loops, a heat pump, duct system and fan coil unit to extract energy from the ground. The system harnesses energy into the heat pump and distributes it through a circulation system into your home, simultaneously providing up to 80% of heat required for your hot water tank
- GeoExchange reduces cost of heating and cooling, reduces greenhouse gases and produces virtually no carbon dioxide emissions. On the contrary, use of this system earns Nakade residences carbon credits

SPECIFICATIONS

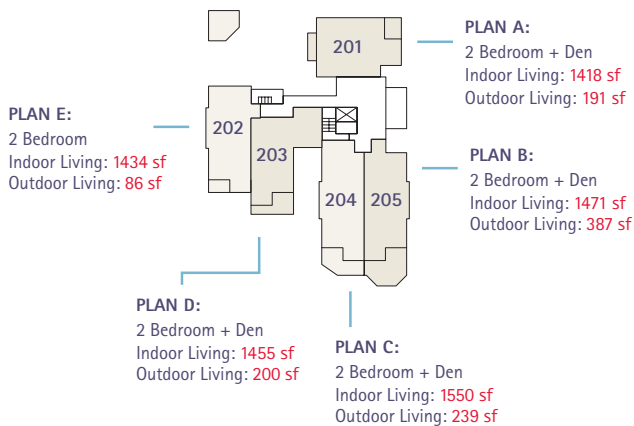
LEVEL 3 | 5 UNITS



PENTHOUSE | 1 UNIT



LEVEL 2 | 5 UNITS



LEVEL 1 | 5 UNITS

