

## **ROYCE FEATURES**

**Beautiful West Coast architecture is highlighted by the lushly landscaped courtyard**

**Head-turning five-storey building that blends seamlessly with its natural surrounds**

**Natural light fills every home through oversized windows**

**Easy linkages to multiple trail, commuter and public transit routes**

### **INTERIOR**

**Elegant front entry door with polished chrome hardware by Taymor welcomes you home**

**Custom 5 inch baseboards make an impressive statement**

**Enjoy the elegant, airy ambiance of nine-foot ceilings**

**Elegant, 2 inch white wood blinds**

**Decora switches**

**Expansive terraces with individual natural gas BBQ outlets**

### **KITCHEN**

**Stunning floor-to-ceiling cabinets with brushed nickel or chrome pulls**

**Distinctive Quartz countertops with integral Carrera marble backsplash**

**Under-mount double-bowl stainless steel sinks with waste-disposal and sleek pull-out Parma series faucet by Danze**

**Sleek Stainless Steel KitchenAid Appliance Package**

**Broan hood fan**

**Pot lighting and elegant pendants over islands and convenient under cabinet task lighting**

### **BATHROOMS**

**Elegant mirrors with custom built-in vanities, quartz countertops and porcelain under-mounted sinks**

**Contemporary chrome faucets by Gerber**

**Large format porcelain tile with mosaic style, polished marble accents**

**Stylish recessed pot lighting and wall-mounted lighting on mirrors**

### **WARRANTY/SECURITY**

**Comprehensive third-party warranty from Pacific Home Warranty**

**2 years on workmanship/5 years on water penetration/10 years on structural defects**

**Gated entry with well-lit underground parking and ample visitor parking**

**Video enter-phone outside main lobby to allow pre-screening of visitors on your own TV**

**Restricted Fob system with access to common area, underground parking and elevator level**

**Hard-wired smoke detectors and sprinkler system in home and common areas**

**Convenient car and pet wash area**

### **AMENITIES**

**Relax and rejuvenate at the fireside lounge with kitchen area and library**

**Great fitness centre with yoga studio**

**Lushly-landscaped courtyard**

### **UPGRADES**

**Samsung Steam Washer/Dryer**

**Laundry Shelf**

**Wall sconces**

**Cable and electrical outlet in living room to be located on wall for TV**

**Hallway mirrored niche**

**Custom desk build-out in den**

**Bank of drawers in kitchen**

**Medicine cabinets in bathrooms**

**Heated floors in master bedroom**

**Vinyl plank flooring throughout**