Interior Finishes & Specifications

DESIGN

- West Coast Modern luxury homes in the waterfront community of Horseshoe Bay
- Horseshoe Bay West Vancouver steps right out from the hillside to the ocean front
- Interior design inspired by natural west coast surroundings
- Layouts allow for natural cross ventilation and expansive views of the waterfront, mountain, forest, or park
- Homes are accessed through covered external walkways
- Reinforced concrete construction

SUSTAINABLE DESIGN

- In building heating and cooling provided through an onsite geothermal ocean loop, allowing for a reduction in greenhouse gas emission of up to 70%
- Underground Parking supplied with electric vehicle charging stations (available for purchase)
- Onsite cistern to capture storm water runoff and recycle it for irrigation, thereby reducing the use of fresh water
- Local recycling of onsite rock material to protect and enhance to waterfront
- Local material use that supports local artists and trades

SECURITY

- 24-hour concierge
- Building-wide electronic Access Control system
- 24-hour digital video recording surveillance of building entry points
- Electronic access using a single encrypted security device
- Video Entry System allows identification and screening of guests
- Elevators include restricted floor access

AMENITIES

- Amenity Boat House, that is truly one of the most breath-taking boathouses in history
- Luxurious 24 foot Chris Craft boat, with dedicated Captain
- Paddle Boards and Kayaks for residences to use
- Private Lobby with soaring ceilings and architectural fireplace, and additional private lobbies for each building
- State of the art gym

INTERIORS

- Designed by Merrick Architecture in a West Coast Modern typology
- Unique overheight extra wide solid oak suite entry door, modern interpretation of the Arts and Crafts style
- Overheight ceilings
- Wide-planked wood flooring in all living areas
- Porcelain Limestone look tile throughout the bathrooms and up wet walls
- Designer wool carpet in bedrooms
- European kitchen cabinets and bathroom vanities
- 30" and 36" gas fireplace in majority of homes, covered in travertine stone
- Finest quality roller-blinds with woven sun control fabric

BATHROOM

- European teak vanities
- Polished quartz countertop for master ensuite and second bathroom
- Porcelain Limestone look flooring in oversized tiles, and up wet walls
- Grohe polished chrome fixtures including a rain shower head, with a 3-jet hand shower wall mounted
- Duravit under mount sink basin
- Duravit rectangular deep soaker tub
- Floor heating in master bathroom

KITCHEN

- European matte lacquer cabinetry
- Contemporary built-in under-cabinet lighting
- Self-closing cabinet drawers
- Polished granite slab countertop, glacier white corian, or an exquisite glass fused countertop
- Contemporary satin brushed metal and glass backsplash
- Grohe polished chrome fixtures
- Stainless steel double kitchen sink with built in garburator
- Ceiling treatments will incorporate wood panels and elements to recall the forested surroundings while adding warm and tactile contrast to the clean lines of the kitchens

APPLIANCES

- Miele 30" or 48" Dual Fuel M Touch Range

  Miele 48" Range includes Speed Oven (Combination Auxiliary Convection Oven and Microwave) and Warming Drawer
- Miele Futura Classic Plus custom panelled Dishwasher with Cutlery Tray
- Miele 30" or 48" stainless steel hoodfan
- Miele Microwave (in Residences with 30” Ranges)
- Miele 30" or 36" MasterCool Refrigerator with Bottom Freezer Drawer & Ice maker
- Miele MasterCool Wine Fridge, Tall Unit with 3 temperature zones, or Under-counter Unit with 2 temperature zones.
- Garburator
- Miele 24" stackable washer/dryer

NEW HOME WARRANTY

- 2 Years Materials and Workmanship Protection
- 5 Years Water Penetration Protection
- 10 Years Structural Protection

THERE ARE NO REPRESENTATIONS OR WARRANTIES HEREIN, MADE BY THE DEVELOPER, ITS AGENTS OR EMPLOYEES, OR ANY OTHER PERSON ON BEHALF OF THE DEVELOPER, OTHER THAN THOSE CONTAINED IN A CONTRACT OF PURCHASE AND SALE BETWEEN A PURCHASER AND THE DEVELOPER AND IN THE DISCLOSURE STATEMENT FOR THE DEVELOPMENT TO THE EXTENT MANDATED BY LAW. IN PARTICULAR, THE PURCHASER ACKNOWLEDGES AND AGREES THAT THE MATERIALS, SPECIFICATIONS, DETAILS, DIMENSIONS, LAYOUT AND FLOORPLANS SET OUT HEREIN OR OTHERWISE VIEWED BY THE PURCHASER ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE AND ANY DEPICTION OF ANY VIEWS OR VISTAS CONTAINED HEREIN PURPORTING TO REPRESENT THE VIEW OR VISTA AVAILABLE FROM THE DEVELOPMENT OR A STRATA LOT ARE FOR GENERAL INFORMATION PURPOSES ONLY AND THAT THE ACTUAL VIEW OR VISTA AVAILABLE FROM THE DEVELOPMENT OR A STRATA LOT UPON COMPLETION OF THE CONSTRUCTION THEREOF MAY DIFFER FROM THAT DEPICTED HEREIN.

KITCHEN CABINET
KITCHEN ISLAND
OPTION – GLASS
FIREPLACE STONE
BACK SPLASH UNDER GLASS
OPTIONS
CARPET
KITCHEN COUNTER
OPTION – GRANITE
WINDOW
ROLLER SHADE
KITCHEN COUNTER
OPTION – CORIAN
WALL & CEILINGS
CLOUD WHITE
TEAK VANITY
OAKWOOD FLOORING
OPTION – WHISPER
BATHROOM FLOOR &
WALL TILE
OAKWOOD FLOORING
OPTION – AURA
BATHROOM COUNTER
CAESAR STONE