



## BUILDING & ARCHITECTURE

- Developed by Holborn, a renowned community builder with award-winning residential, commercial, and hotel properties across BC
- Architecture and interior design by hunterOFFICE Architecture Inc., a local Squamish firm known for blending modernism with functional design and minimalist aesthetics
- Spacious double side-by-side car garages equipped with one EV rough-in, along with 3 shared visitor parking for added convenience
- Landscaped shared backyard space designed for both enjoyment and maximum privacy

## NEIGHBOURHOOD ESSENTIALS

- Stunning views of the Tantalus mountain range
- Immediate access to world-class hiking and mountain biking trails
- Adjacent to a children's playground featuring a mini climbing boulder and bike pump track
- Pet-friendly community with a dog park and green open spaces
- Landscaped green space for social connections and enjoyment

## THE GREAT INTERIORS

- Advanced geothermal heat pump system for efficient heating and cooling, integrated with intelligent Wi-Fi-enabled thermostat controls
- Laminate flooring throughout living areas
- Energy Star rated in-suite Samsung® front-load washer and dryer with VRT Plus™ technology for quiet washing
- Large energy-efficient windows with expansive glazing for an unobstructed view
- Framed glass swing door opening to the backyard, complemented by a wide framed glass sliding door leading to the balcony
- Telus Home-Sweet-Home digital options available
- Ground floor ceiling heights reaching up to 10'
- Second floor ceiling heights reaching up to 9'
- Surface mounted LED lights in all bedrooms

## PEACE OF MIND

- 2-5-10 year home warranty insurance
- Additional exterior back yard storage

## CULINARY EXPERIENCES

- Open-concept kitchen seamlessly connected to the living and dining areas, with direct access to the backyard
- Custom-designed laminate millwork cabinetry paired with spacious, oversized kitchen islands featuring seating for four
- Recessed light & ceiling mounted linear kitchen island pendant
- SMEG Italian appliance package:
  - 30" integrated refrigerator with bottom mount freezer
  - 30" fully flushed induction cooktop with ceramic glass surface
  - 30" integrated slide-out hood fan with automatic LED lighting
  - 24" integrated energy efficient dishwasher with Total Aquastop flood detection system
  - 30" stainless steel thermo-ventilated oven
- Blanco stainless finish faucet with pull out spray
- Matte concrete-grey quartz countertops
- Soft close, matte white cabinetry in kitchen area with full height shelving
- Upper cabinets with undermount LED lighting

## MODERN BATHROOMS

- Kohler® faucet & shower fixtures in a vibrant brushed nickel finish
- Matte dark grey porcelain flooring tiles for a sleek, contemporary aesthetic
- White porcelain sink with clean, modern lines
- Recessed LED Lighting providing a stylish and ambient atmosphere
- Spa-Inspired ensuite features:
  - Open-concept wet-room design with walk-in shower and acrylic alcove tub featuring a tiled skirt, creating a seamless space enhancing functionality and aesthetic appeal
  - Floating vanity accented by a large, frameless mirror
  - Soft-close oak laminate cabinetry with storage in a sophisticated, minimalist design
  - White quartz countertops and vanity backsplash, exuding refined luxury
  - Matte grey porcelain tiled shower with a recessed shower niche, providing both functionality and style
- Secondary bathroom features:
  - Matte white wall tiles around the bathtub area, creating a crisp and timeless aesthetic
  - Floating vanity complemented by a mirror for an expansive, clean look
  - Cabinetry in deep blue laminate with soft-close drawers and sleek matte black edge pulls for a bold, modern contrast