

# FEATURES & FINISHES

| UNDERSTATED ELEGANCE |

Interiors at Ivy on the Park are equally inspired by the stunning modern architecture and the lush forest just outside your window. Warm inviting colours and textures complement the natural palette seen throughout UBC, and suit a spectrum of style preferences. From European style cabinetry and centrepiece ensuite showers to engineered hardwood flooring, luxury is a consistent theme within homes.

### | EXCEPTIONAL LIVING |

- Spacious layouts welcome natural light from expansive windows
- Two beautiful colour schemes to choose from
- Stained white oak hardwood flooring sweeps throughout all homes
- Dimmable flush-mount lighting with chrome trim in walk-in closet
- Blomberg front-load washer & vented dryer in designated laundry room with engineered polished stone countertops and custom storage in select homes
- In-home air conditioning for year-round climate comfort

### | GOURMET KITCHENS |

- Engineered quartz countertops offer generous workspace, and are complemented by a large format porcelain tile backsplash
- Premium appliance package:
  - 30" custom integrated panel built-in refrigerator with bottom freezer drawer
  - 30" stainless steel gas cooktop
  - 30" stainless steel speed oven
  - 30" stainless steel single wall oven with canopy & chimney hood fan
  - 24" custom integrated panel dishwasher
- Thermador 18" built-in integrated wine refrigerator exclusively in select homes
- Soft close European style cabinetry, with integral pulls, designed for abundant and organized storage
- Undermount, double basin sink in polished chrome with Kohler pull-out faucet
- Under-cabinet LED light fixture with chrome finish for softer illumination
- ½ HP Food Disposal for easy clean up
- Screwless Adorne Receptacles with USB Charging ports

### | LUXURIOUS BATHROOMS |

- Porcelain tiles overlay ensuite and main bathroom floors
- Engineered polished quartz countertops in ensuite and main bathroom
- Frameless glass shower enclosure, with large format porcelain tile lining shower walls, shower base, and quartz shower curb
- Ensuite centrepiece shower features invigorating Kohler shower kit with Rite Temp valve trim, and is flanked by custom millwork storage
- Backlit mirrors add clarity in ensuites
- Relaxing Hytec acrylic bathtub with Kohler Purist wall-mount bath spout and Rite Temp pressure-balancing, chrome shower-head
- Kohler undermount circular sink with polished chrome Purist Collection faucet

### | BALCONY FEATURES |

- Incredible views over Pacific Spirit Park and the Strait of Georgia
- Features Trex Composite Decking, a low maintenance, high performance, eco-friendly (made with 95% recycled materials) decking that is durable, fade & stain resistant, and can be cleaned with soap and water.
- Dual gas outlets on balconies for all townhomes, penthouses and 3 bedroom homes to enjoy barbeque dinners with friends. Add a gas powered heat source and enjoy your space all year round.

### | ENRICHING EXTRAS |

- Large fitness room and yoga studio for strengthening body and mind
- Enjoy quietude in an intimate library
- A music lounge with piano and seating for recitals and hosting friends, with an additional private music room for individual practice
- Work or study in individual co-work spaces or have group sessions in the teamwork space
- Socialize with neighbours in the attractive club room, connecting with an outdoor patio
- Landscaped outdoor garden space
- National Home Warranty coverage

### | COMMUNITY AMENITIES |

- Part of the prestigious Wesbrook Village community near UBC's academic core
- Enjoy the convenience of shops, grocers, restaurants, cafes, and a variety of services just minutes outside your door
- A welcoming community with an abundance of events and activities for you and your family
- Nearby schools, community centres & Olympic level athletic facilities offer education and recreation for all ages
- Live on the edge of Pacific Spirit Park, a forested landscape with dog-friendly trails, creeks, and beaches
- Connect to an extensive transit network, with easy and convenient access to downtown Vancouver and the Vancouver International Airport