

# FEATURES



Impeccably designed both inside and out, we've perfected every detail at Heywood to ensure your home is as beautiful and welcoming as the park it's named after.

## FRESH INTERIORS

- Bright, contemporary interiors by highly-regarded Gannon Ross Designs
- Two contemporary colour palettes to choose from
- Whirlpool® Duet full-size stacked front-loading Energy Star® washer, and 6 cycle dryer
- Smart glass™ LowE2 panoramic windows welcome an abundance of natural light and fresh air
- Sleek 2"-faux wood blinds on all exterior windows
- Spacious master bedrooms for ultimate relaxation (King Beds in select homes)
- Scrolled level-loop nylon carpet throughout bedrooms for a modern look
- Laminate flooring throughout kitchen, den, living and dining areas in "Tranquil Sand" or "Havana Oak Natural"
- Premium laminate acoustical underlay between floors to reduce sound transfer
- Interior doors with Taymor® Equinox polished chrome lever and solid-core wooden entry door with deadbolt and eye-level viewer
- Decora-style rocker light switches
- 1/2" x 4" flat stock baseboards and 5/8" x 2 1/2" flat stock door trim
- 9-foot ceilings in all homes (8-foot ceilings in baths)

## ENDURING EXTERIOR

- Classic Modern Architecture designed by one of Vancouver's premier firms, NSDA Architects
- Construction by Marcon, one of the province's leading builders with 28 years in business and 8,500 homes built
- Oversized LowE2 glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and terraces to extend living space outdoors
- Quality materials both traditional and contemporary, hardi panel siding, brick cladding and beaded vinyl balcony soffits and hardi panel roof soffits
- Amenity lounge complete with outdoor patio
- Spectacular North-South views
- Secure, well-lit underground parkade with emergency panic stations, fob-only access and video surveillance
- Fob-only access lobby with video surveillance, plus enterphone with security camera at lobby and visitor parking
- Elevator with programmable restricted floor access
- State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every home

- Comprehensive new home warranty including 2 years for materials, 5 years for building envelope and 10 years for structural components
- Marcon's dedicated, after-sale customer service team makes living in your home as enjoyable and worry-free as possible

## TASTEFUL KITCHENS

- Premium stainless steel appliance package:
  - Fisher & Paykel® 31" Active Smart™ counter depth Fridge with bottom-mount freezer, internal water filtration system, built-in ice maker and water dispenser
  - Whirlpool Gold® 30" Eco Friendly Schott ceran glass cooktop
  - Whirlpool Gold® 5.0 cu.ft. wall oven with AccuBake® temperature management system, electronic controls & self-clean feature
  - Broan® Elite Series high-efficiency stainless steel professional-style hood fan (select homes)
  - Whirlpool Gold® Energy Star® 6 cycle tall tub dishwasher with sleek, fully integrated console design and adjustable upper rack
  - Panasonic® Genius Inverter microwave oven with trim kit by Eurotrim® (select homes)
  - Whirlpool 1.7 cu.ft. microwave hood fan combination (select homes)
- Distinctive full-wrap series cabinets in "Frosty White Gloss" with accent cabinets in square edge Brookside "Whitewashed Oak" or Brookside Veneer "Teak", complete with soft close hardware
- Full height pantries with built in microwave and USB charging station (select homes)
- Rich 3-cm Super White solid quartz countertops with eased edge and 2-cm solid quartz backsplash to match
- Sonetto® European-style stainless steel double bowl undermount sink
- Sleek, polished chrome, single-control faucet with integral pullout sprayer by Grohe®
- In-sink waste disposal system
- White track lighting accompanied with LED under-cabinet accent strip lighting
- Lazy Susan rotating trays for added convenience (select homes)

## REJUVENATING BATHROOMS

- Brookside cabinets in either "Whitewashed Oak" or "Teak" complete with soft-close hardware (ensuite)
- Rich 3-cm Super White solid quartz countertop with eased edge and 2-cm thick splash
- Classic Collection deep soaker tub

- Full-height 8" x 20" tile surrounds for tub and shower in "Arctic White" with a matte finish
- Calacatta Stone accent tile in tub or shower surround
- Koshi Series 12" x 24" warm grey porcelain tile floor
- Thoughtfully designed vanities for maximum organization and convenience
- Chelini 20" x 14" rectangle undermount sink with unique tapered bowl
- Grohe® Eurostyle polished chrome "Cosmopolitan" showerhead with matching faucet
- Floating mirror with polished chrome accent lighting
- American Standard® dual-flush elongated environmentally conscious water closets
- Taymor® Astral Series polished chrome (towel bar, tissue holder)

## GREEN INITIATIVES

- Improved indoor air quality thanks to low VOC paints and flooring throughout
- **Smart Location:** pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/floor plan types
- **Water Conservation:** low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- **Energy Conservation:** Lonsdale Energy Corp heat & hot water system; energy-efficient common area lighting; Energy Star® windows, dishwasher and clothes washer; and 2x6 R22 exterior wall insulation
- **Recycling Program:** recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- **Extra-green Efforts:** native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with trades and suppliers

## CONNECTED & CONVENIENT

- Parks, groceries and numerous other amenities and services within walking distance
- All homes come technology ready with a smart hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Pre-wired USB charging station
- Full size storage/bicycle lockers for each home at the parking level