

Features



1 Your New Hudson Home

- 1.1 Well built, energy-efficient homes that make use of an enhanced building envelope to reduce one's carbon footprint
- 1.2 High-efficiency energy recovery ventilators (ERV) to transfer heat and draw in fresh air
- 1.3 Low-E, high efficiency double pane exterior windows
- 1.4 An elevated consideration of construction, design and sustainability

2 A Walkable Neighbourhood

- 2.1 Centrally located on a tree-lined street in the Grandview-Woodland community
- 2.2 Located in a walkable neighborhood with parks, cafes, restaurants and schools in close proximity
- 2.3 A short walk to Trout Lake Park, the weekend Farmers Market and Trout Lake Community Centre—with playground, tennis courts, basketball courts, baseball diamonds, ice rink and an off-leash dog park
- 2.4 Part of a growing community of local merchants to over 100 cafes, restaurants and shops on Commercial Drive
- 2.5 A short walk to the #99 Bus, as well as, the SkyTrain Interchange Station offering easy access to both the Expo and Millennium Line
- 2.6 Easy access Central Valley Greenway bike route

3 Considered Living Spaces

- 3.1 **Let The Light In**—Large windows for luminous, light-filled spaces
- 3.2 **Entertaining**—Spacious private rooftop patios (penthouse homes) for outdoor living with stunning views
- 3.3 **Storage**—Extensive custom build-in appliance garage millwork in most homes to maximize storage for everyday objects

3.4 **Durability**—Durable laminate floor throughout offers longevity for years to come

3.5 **Lighting**—Recessed LED lighting and designer sconces throughout

3.6 **Ceilings**—Over height 9' ceilings add to the homes' generous sense of space

3.7 Contemporary roller shades for natural light control (with blackout shades in bedrooms)

3.8 Energy efficient front-loading LG washer and dryer

4 Elevated Bathrooms

4.1 Minimalist stone grey matte cabinetry with soft-close hardware and metal drawer for added durability

4.2 Discreet medicine cabinet for added storage with designer wall sconce in all bathrooms

4.3 Durable, solid-surface, quartz countertops with textured porcelain backsplash

4.4 Undermount rectangular sink or recessed basin sink (varies per home)

4.5 Warm grey porcelain-tiled floors and walls for easy cleaning

4.6 Polished chrome Fluid faucets and accessories throughout

4.7 Relaxing soaker-style bathtub in secondary bathrooms and 1 bedroom homes

4.8 Frameless glass shower enclosures in ensuite

4.9 Rain shower head in ensuite

4.10 Convenient floating shelf in ensuite shower

4.11 Soft close, eco-friendly and low water consumption toilets in all bathrooms

5 Intelligently Designed Kitchens

5.1 Premium Italian designed appliance package:

1 Bedroom Homes

· 24" Fulgor Milano frost free fridge with integrated millwork

· 24" Fulgor Milano dual flame 4-burner gas cooktop

· 24" Fulgor Milano convection wall oven

· 24" Fulgor Milano high-efficiency dishwasher with integrated millwork

· 24" European concealed hood fan

· Panasonic built-in microwave

2 & 3 Bedroom Homes

· 30" Fulgor Milano full size frost free fridge with integrated millwork

· 30" Fulgor Milano dual flame 5-burner gas cooktop

· 30" Fulgor Milano convection wall oven

· 24" Blomberg high-efficiency dishwasher with integrated millwork

· 30" European concealed hood fan

· Panasonic built-in microwave

5.2 European-inspired cabinetry complete with soft-close metal drawers

5.3 Heat and scratch resistant quartz countertops

5.4 Under-cabinet LED strip lighting to allow for well-lit kitchen prep

5.5 Undermount stainless steel single bowl sink

5.6 Sleek dual spray, pull-down faucet in brushed nickel for easy clean up

5.7 Custom build-in appliance garage millwork in most homes to maximize storage for everyday objects

5.8 Integrated recycling centre

6 Exemplary Extras

6.1 Convenient fitness studio for a healthy lifestyle

6.2 Covered outdoor amenity terrace for year round enjoyment

6.3 Glass enclosed sculpture garden connected to the lobby

6.4 Secured building access controls with lobby intercom

6.5 Secure mail off beautifully designed lobby

6.6 Secured storage and bike lockers

6.7 Electric vehicle charging conduit rough-in

6.8 Gas splitter hookups and water bibs on all private rooftop patios

7 New Home Warranty (Two + Five + Ten)

7.1 Comprehensive Home Warranty:

· Two year coverage, materials and workmanship

· Five year coverage, high-efficiency building envelope

· Ten year coverage, structural materials and labour

DEVELOPED BY

Hudson.

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