

FEATURES & FINISHES

The authentic values of family and community emerge in a collection of homes by Beedie Living. Every inch is designed to be functional and to endure as families grow, with elements throughout that make life easier. Bringing it all together is Beedie by Design – a promise to go above and beyond the ordinary to make your home truly special.

A BUILT-FOR-GOOD COMMUNITY

- Envisioned by Beedie Living and built by Beedie Construction, an award-winning community builder with a 65-year legacy of intelligent design and thoughtful details maintaining the highest level of craftsmanship
- Urban West Coast architecture by Integra Architecture includes brick masonry, black window frames and cedar-inspired details
- Residential aspects such as front security gates, doorbells and wide spacing between buildings give the feel of a private and secure single-family home
- A diverse selection of homes is arranged around a landscaped courtyard, which links to a public greenway and future 2.5-acre park, providing plenty of space to enjoy nature
- Private outdoor spaces include generously sized rooftop patios, garden terraces and balconies*
- Gas and water bibs give you the tools to barbecue and garden without hassle

MEANINGFUL AMENITIES EVERYWHERE

- The Kin Club features two levels of community amenities, including:
 - Fitness studio with floor-to-ceiling windows looking out to an expansive lawn and patio, so you can watch your kids play while you exercise
 - Dedicated yoga and barre studio for stretching and relaxing
 - Impressive social lounge designed with a kitchenette, a large dining table, cozy seating, large-screen TVs and a marker board for group games – all perfect for hosting special events with friends and family
- Seamlessly extend your gathering outdoors to an expansive partially covered al fresco lounge with a barbecue, comfortable seating, a dining area and table tennis
- Stay connected with Wi-Fi in The Kin Club
- Ground-level patio features a harvest table, loungers and a field for games and sports
- Lush landscaping, courtyards, walkways and outdoor seating encourage all ages to spend time outside
- Nature-inspired playscape gives children a place to grow their imaginations

QUALITY INTERIORS FOR ALL OF LIFE'S STAGES

- Fresh and modern interiors by Bärbel Interior Design
- Select from a light or dark colour palette to match your individual style
- Air conditioning system maintains a desirable temperature (optional upgrade)
- Generous 9' ceilings on main level and recreation room and 8' ceilings on all other levels*
- Durable laminate flooring sweeps throughout living and dining areas, while tile flooring blankets some entryways and the laundry room – both are resistant to scratches and easy to maintain
- Luxurious soft carpet with stain- and fade-resistant qualities on upper floors, on stairs and in the recreation room*
- Double-glazed, acoustically treated windows keep your home quiet*
- Smooth roller blinds protect against UV rays and maintain privacy
- Sturdy melamine shelving in all closets and detailed millwork in select closets
- A Heat Recovery Ventilation unit reduces heating and cooling demands
- Programmable thermostats control baseboard heating, increasing your home's efficiency and allowing you to choose a climate that suits your schedule
- Thoughtfully placed USB ports in all bedrooms and the kitchen for easy charging, day and night
- Sleek, screwless cover plates on electrical outlets and light switches
- Full laundry room with countertop, rod and linen closet keeps clothing neat and tidy*
- LG front-load, Wi-Fi-enabled, full-size washer and dryer with child lock make it easy to do laundry for the whole family
- Dimmer light switch in the dining area allows you to control the right ambience
- Outlets in the bedrooms and living area are wired to a central switch so you can easily turn lamps on and off when you enter or leave a room
- Blank rosette cover gives you the flexibility to install your own lighting fixture in dining, living and recreation areas*
- Wide-plank baseboards for premium design and durability
- An elevated sense of entry with a solid-core 7' front door with sidelights and transom to maximize natural light
- Interior over-height 7' doors that are 1 3/4" thick

A KITCHEN THAT WORKS WITH YOU

- A collection of premium appliances specially selected for high performance includes:
 - 32" integrated Fisher & Paykel French door refrigerator with ActiveSmart technology to keep food fresh longer, a fast freeze function and an ice machine
 - 30" Fisher & Paykel gas range with four burners, including a wok burner
 - Broan Elite 300 CFM hood fan
 - GE family-size microwave with trim kit
 - 24" integrated GE dishwasher with seven cycle options and a QuietPower motor
- Thick polished quartz countertops are set against a porcelain slab backsplash resistant to stains and scratches
- Two-tone, soft-close cabinetry with minimalist polished stainless steel pulls
- Abundant storage options, including a magic corner cabinet and pantry*
- Under-sink pullout waste and recycling compartment by Richelieu for a tidier kitchen
- A powerful garburator for easy cleanup
- Single-bowl stainless steel sink with single-handle faucet featuring a swivel spout and pullout spray by Grohe
- LED recessed pot lights and under-cabinet strip lighting for even illumination

METICULOUS DETAIL IN EVERY BATHROOM

- Stunning large-format porcelain floor and wall tiles in select bathrooms
- Nuheat in-floor heating in the master ensuite
- Floating vanities feature modern cabinetry with drawer storage and polished white quartz countertops
- Medicine cabinets with integrated LED lighting in master ensuite and secondary bathroom
- Rectangular porcelain undermount sinks with chrome single-lever faucets by Grohe
- Soft-close toilets with dual flush by DXV
- Frameless glass shower in ensuite features showerhead with adjustable hand-held shower by Grohe and a convenient niche
- Well-placed cut-out in shower glass for ease of access to shower controls in secondary washrooms and select ensuites
- Large soaker tubs with a niche or ledge are perfect for relaxation

kin
KIN COLLECTION

By Beedie/Living

- Towel bars are paired with convenient robe hooks and rings for hand towels
- Recessed pot lighting over toilets and vanities, and moisture-resistant downlight in showers and bathtubs

THE EXTRAS THAT MATTER

- Secure underground parking with stalls pre-wired for EV chargers, a convenient car wash and separate visitor parking
- Direct access to your home from the parkade*
- Storage locker to keep extra possessions and seasonal items secure
- Indoor bicycle storage spaces so you can explore nearby trails
- Two elevators from the parkade provide easy access to the courtyard
- Enjoy 1 year of free internet and cable from TELUS (with 2-year contract)
- Infrastructure in place to easily install your own security system
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus team ensures your expectations are exceeded throughout homeowner orientation, move-in and warranty periods

- Beedie by Design home feature

*Applicable to select homes. Please inquire for further detail.