

# FEATURES



## CALL SOUTHGATE CITY HOME

- A 60-acre masterplanned community, solely developed by Ledingham McAllister
- Approximately 400,000 sq.ft. of future shops and services at your doorstep
- Steps to a dynamic 5-acre Southgate Park, the heart of Southgate City
- Close proximity to SkyTrain, schools, and everyday conveniences in the established Edmonds neighbourhood

## FIRST IMPRESSIONS

- A stunning, 46-storey tower of iconic design by award-winning Arcadis Architects (Canada)
- Glimmering in the sunlight, a grand 44-ft custom commissioned public art piece sets the tone for luxury living at the entrance to the property
- A hotel-inspired autocourt, lush landscaping, and sparkling ponds complete the extravagant arrival experience
- Inside, a grand, double-height lobby with lavish lounge seating and a dedicated concierge desk to welcome you home

## YOUR INDIVIDUAL HOME

- Two interior designer palettes curated by Ste. Marie Studio:
  - Haven: Rich, sophisticated, and elegant
  - Oasis: Light, timeless and radiant
- Over height ceilings up to 9'
- Contemporary laminate flooring in kitchen, living, and bedroom areas
- Sleek roller-shade window coverings throughout
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Conveniently located cable and data outlets
- Pre-wired for high-speed internet and digital cable access
- LG integrated heating and cooling system
- Generous balconies with outdoor lighting and exterior outlets

## CRAFTED KITCHENS

- Soft-close, full-height cabinetry with contemporary chrome hardware on lower cabinetry
- Ceiling and under-cabinet LED lighting
- Carrara-inspired quartz composite countertops with a matching seamless backsplash
- Kitchen islands feature matching waterfall countertops and a design-forward open shelving feature
- Cook and entertain with full-size stainless steel and integrated appliances:
  - 5-Burner gas cooktop with undermount 30" wall oven by Bosch
  - French-door style refrigerator with bottom freezer drawer by Fisher & Paykel
  - Modern slide-out stainless steel hood fan by Faber
  - Sleek 24" dishwasher by Bosch
  - Built-in microwave by Panasonic
  - Built-in wine fridge in Penthouse homes
- Premium Sterling undermount sink with extra deep double-basin
- Single-lever Kohler Crue® faucet with integrated pull-down spray nozzle in polished chrome
- Corner storage accessory and pantries in most homes

## REST & RETREAT

- Spacious walk-in or walk-through closets in most primary bedrooms
- Black-out roller-shade window coverings
- Quartz composite vanity countertops with undermount sinks, polished chrome Kohler fixtures, and under-vanity accent lighting
- Full-wall vanity mirror with LED trim lighting in main bathrooms
- Custom illuminated mirrored medicine cabinet in primary ensuites
- Soft-close cabinetry with contemporary chrome hardware on lower cabinetry
- Large soaker tub with contemporary polished wall tile surround in main bathrooms
- Sleek, frameless glass shower with polished chrome Kohler multifunctional handheld showerhead, built-in niche, and tile surround in two-bedroom and three-bedroom homes
- Luxurious Carrara-inspired porcelain tile flooring throughout

## ICONIC AMENITIES

- Over 9,000 sq.ft. of indoor and outdoor amenity space
- A luxury Social Club with fireside seating, Games Room, Chef's Kitchen and dining area
- Sprawling outdoor Terrace Lounge surrounded by lush landscaping and sparkling waterscapes including an outdoor BBQ and seating areas
- State-of-the-art Fitness Centre with a Yoga & Meditation Room
- Convenient Co-Work/Study Room
- Two fully-furnished guest suites for overnight visitors
- Parcel room for deliveries

## PEACE OF MIND

- Entry phone and security cameras throughout first floor amenity spaces, parkade, and entry
- Two key fob entry devices provide access to the lobby, amenity spaces, storage locker rooms, and secure parkade
- All homes have energy-efficient, Low E, double-glazed windows and patio doors
- Rough-in for a wireless security system
- Fire alarm, smoke and carbon monoxide detector in all homes
- Travelers Insurance providing home warranty coverage for:
  - 2-year materials and labour
  - 5-year building envelope
  - 10-year structural
- Dedicated customer service team ensures you feel taken care of

## PARKING & STORAGE

- One bicycle storage locker and parking space provided for each home
- Secure visitor parking stalls
- Visitor bicycle storage area
- Bicycle repair room
- Car wash stalls
- Ask us about electric vehicle charging stalls