

# Features & Finishes

KOEN

## Intentional Design

- Designed in collaboration with award-winning Integra Architecture, Ross & Company Interiors and Perry + Associates Landscape Architecture
- Efficient layouts developed by Beedie's in-house design team
- Designed and built to Energy Step Code 3, going above and beyond for sustainability
- Two colour palettes to choose from:
  - Ray: Natural and light
  - Zen: Serene and calm

## Shared Spaces

- Inviting entertainment lounge ideal for hosting, which includes:
  - Catering kitchen with large dining table
  - Comfortable seating around a large screen TV and double-sided fireplace
  - Shuffleboard table for gameplay
  - Connected to outdoor lounge area with BBQ, flexible seating and a fire table
- Beautifully landscaped courtyard with areas for seating and a calming water feature
- Interactive children's outdoor adventure play area
- Indoor fitness centre with cardio equipment, free-weights, and patio access for outdoor activity
- Multiple elevators for efficient travel
- Two dedicated car wash bays
- Convenient dog wash station
- Useful bike maintenance stand for basic repairs and adjustments

## Comfortable Living

- Ceiling heights up to 8'9"
- Energy efficient vinyl windows with roller shades throughout
- Stylish and resilient laminate flooring throughout
- Plush carpet on staircases in Townhomes
- Air conditioning provided in lowrise condos, Garden Homes and Townhomes
- Energy Recovery Ventilation (ERV) unit recovers energy from heat and humidity
- Electric baseboard heating throughout
- Stylish ceiling light fixture in bedrooms and den
- Enjoy outdoor space for every home
- Hose bib connection on Townhomes rooftop decks, Garden Homes and ground level condo patios

## Refined Kitchens

- High performance integrated appliance package, which includes:
  - 1-bedroom and Garden Homes:
    - 24" Porter & Charles refrigerator
    - 24" Porter & Charles 4-zone induction cooktop
    - 24" Porter & Charles wall oven
    - 24" Porter & Charles hood fan
    - 24" Porter & Charles dishwasher
    - 21" GE microwave with trim kit
  - 2-bedroom, 3-bedroom and Townhomes:
    - 30" Porter & Charles refrigerator
    - 30" Porter & Charles 4-zone induction cooktop
    - 30" Porter & Charles wall oven
    - 30" Porter & Charles hood fan
    - 24" Porter & Charles dishwasher
    - 21" GE microwave with trim kit

- 2-bedroom, 3-bedroom and Townhomes:
  - 30" Porter & Charles refrigerator
  - 30" Porter & Charles 4-zone induction cooktop
  - 30" Porter & Charles wall oven
  - 30" Porter & Charles hood fan
  - 24" Porter & Charles dishwasher
  - 21" GE microwave with trim kit
- Matte porcelain tile backsplash
- Polished quartz countertop
- Sleek European-inspired cabinetry
- Stainless steel undermount sink and Grohe pull-down faucet
- Concealed eco-recycling hub for ease and convenience
- Tiered pullout shelving unit for additional storage in L-shaped kitchens
- Illuminated with track lighting, under-cabinet LED lighting and dining area pre-wired for the addition of a ceiling light fixture

## Serene Bathrooms

- Polished quartz countertop
- Resilient porcelain wall and floor tile
- Sleek European-inspired cabinetry
- Undermount vanity sink and Grohe faucet
- Illuminated with recessed pot lighting and under vanity motion activated mood lighting
- Water conserving soft close toilet
- Elevated, thoughtful features in primary bedroom ensuites and 1-bedroom bathrooms:
  - Medicine cabinet for extra storage
  - Spa-like shower with Grohe rain shower head and handheld wand
  - Convenient shower niche
  - Pre-wired for personal hygiene unit
- Thoughtful details in secondary bathrooms in 2-bedroom, 3-bedroom and Townhomes include:
  - Spacious bathtub
  - Stylish wall sconce
  - Grohe handheld wand
- Contemporary powder room in Townhomes

## Efficient Laundry

- 27" LG front-load washer and dryer for all homes

## Appreciated Extras

- Emphasis on safety and security with enterphone, cameras and individual fobs
- All residential parking stalls are EV ready Level 2 capable
- Experience peace of mind with a 2-5-10 warranty from Travelers Canada
- The Beedie Service Plus Team ensures expectations are exceeded throughout homeowner orientation, move-in and warranty periods