

FEATURES + AMENITIES



MORRISON
ON THE PARK

FIRST IMPRESSIONS

- A community of 63 townhomes and garden suites situated directly across from the Spirit Trail and the brand new, master-planned Moodyville Park with over 4 hectares of green space, including a new pump track, viewpoint, trails, playgrounds, basketball courts and more...
- Modern, West-Coast design by award-winning, Shape Architecture featuring a gorgeous pallet of light and dark wood siding with stone accents
- Beautifully landscaped centralized courtyard opening directly on to Moodyville Park
- Exceptional indoor/outdoor living with all homes featuring landscaped patios and many boasting private rooftop decks with stunning views
- Multi-functionally designed Amenity Room
- Additional natural light provided by skylights in expansive 14ft vaulted ceilings*
- Easy walking distance to the eclectic Queensbury shops and restaurants, or a quick stroll down to vibrant Lower Lonsdale and the Shipyards District
- Short drive to some of the world's best hiking and biking trails
- Easy access to major transit routes and only a 12-minute commute to downtown Vancouver by SeaBus with access to the Canada Line & YVR
- EV charging roughed-in for all secured underground parking spots

3 ARTFULLY SELECTED COLOUR PALETTES BY AK DESIGN

WHITE: Fresh. Minimal. Modern.

Bright white millwork with polished chrome fixtures, brushed nickel hardware with combination of white and soft grey tiles.

WOOD: Warm. Natural. Modern.

Modern mix of oak and white millwork with polished chrome fixtures and brushed nickel hardware with a combination of white and soft gray tiles.

BLACK: Sleek. Stylish. Modern..

Luxurious combination of black and white millwork with matte black fixtures and hardware with combination of white, black and soft grey tiles.

INTERIOR COMFORTS

- Under cabinet lighting for illuminated workspaces
- Expansive windows for incredible natural light
- Engineered hardwood in all main living areas
- Plush carpet in all bedrooms
- Full-sized, high-efficiency LG washer and dryer*

GOURMET KITCHENS

- Large islands for family-style cooking and entertaining*
- Fully integrated appliance package from Fisher Paykel including:
 - 36" integrated French door refrigerator* or 30" integrated refrigerator
 - 30" 5 burner gas cooktop
 - 30" wall oven
 - 24" Integrated dishwasher for a clean look
- Built-in microwave or over the range combination microwave and hood fan
- Sleek flat cabinet doors in white, wood or black with soft-close drawers
- Easy to maintain, custom Corian countertops with seamless backsplash
- Large undermounted stainless steel sink with modern pull-down spray faucet

BEAUTIFUL BATHROOMS

- Custom vanity with large drawers for maximum storage
- Seamless custom Corian countertops with undermount sinks
- Dual-flush, high efficiency toilets for smart water consumption
- Full height glass enclosures on all walk-in showers
- Large format, naturally textured wall and floor tile with modern mosaic tile shower floor
- Fixtures in chrome or matte black to accompany chosen colour scheme

PEACE OF MIND

- Comprehensive 2-5-10 warranty insurance
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Sustainable demolition and building practices ensuring minimum environmental impact
- Gated underground parking with secure access and ample lighting

FEATURED UPGRADES

- West Coast modern-inspired tongue and groove wood vaulted ceilings in main living areas*
- Air Conditioning*
- Secure, 2 car parking enclosures with storage and direct home access*
- Options for large storage*

*AVAILABLE ON SELECT HOMES - Ask your Sales Specialist for details.

In a continuing effort to meet the challenge of product improvements, the Developer reserves the right to modify or change plans, specifications, and features without notice. Floorplans, elevations, room sizes, decks, and square footages are approximate and may vary from the actual built home. Floorplans may be oriented differently than displayed. Furniture and décor items are shown as an example only and are not included. Refer to the disclosure statement for specific details. Illustrations and renderings reflect the artist's interpretation of the project and do not take into account the neighbouring building, physical structures, streets and landscape. When built, actual suites, amenities, building interiors, exteriors and views may be noticeably different than what is depicted. This is not an offering for sale. Any such offering can only be made with the applicable disclosure statement and agreement of purchase and sale. Marketing and sales by PilotHouse Real Estate Inc. www.pilothouseinc.com E&OE.