THE NEIGHBOURHOOD YOU NEVER WANT TO LEAVE

- An intimate collection of 79 considerately-designed 1-, 2- & 3-bedroom concrete residences where Kerrisdale, Southlands and Dunbar connect
- A landmark address on Vancouver's westside, 5656 Balaclava is located on a mature tree-lined side street where Balaclava and W. 41st intersect

HOMES

- Quality Concrete construction for quiet, timeless living
- 9' ceilings in main living areas in most homes
- Imported-Italian cabinetry by Cellini with under-cabinet LED lighting and soft-close hardware
- Expansive windows to maximize the natural light from the east, south and west
- Spacious outdoor balconies, terraces and roof-top patios
- Double sliding balcony doors to seamlessly expand your living space to the outdoors in select homes on the 4th and 5th floors
- Private rooftop terraces on select homes equipped with water and gas bibs and private access to your home
- 12' vaulted ceiling in select homes
- All homes come pre-wired for motorized blinds in the main living area
- All operable windows come with insect screens

INTERIORS

- Thoughtfully designed interiors and carefully curated finishes by Vancouver award winning Interior Designers — Insight Design Group
- Tailor your home to your style with choice of two classic colour palettes: Light and Dark
- Sleek roller shade window coverings throughout, with blackout shades fitted in the bedrooms
- Entry closet with custom millwork and linear LED lighting
- Solid core 7' interior doors
- Cutting edge high-efficiency air conditioning and heating for all year-round comfort
- Custom millwork storage in laundry room in most homes
- Wide plank engineered hardwood flooring throughout
- Framed glass sliding closet doors with motion sensor lights and custom built-in millwork for the primary bedroom
- Soft glow LED pot lights throughout the home with dimmable dining lights
- Full-size Wi-Fi enabled 27" front-loading LG washer and dryer

KITCHENS

- Imported Italian cabinetry by Cellini with under-cabinet LED lighting and soft-close hardware
- Durable 1.2" polished quartz countertops and island
- Full slab porcelain backsplash for a sleek contemporary look and easy clean up
- Full height pantry with slide out shelving in most homes
- Each home comes with a generous complement of custom accessories:
  - Cutlery and utensil organizers and drawer dividers by Cellini
  - Pull-out magic corner cabinet storage system
  - Waste bin organizers for easy recycling and green waste sorting
- Full suite of Premium European Miele appliances:
  - 30" Integrated fridge with double bottom freezer
  - 30" 5-Burner gas cooktop
  - 30" convection oven
  - 30" slide-out hood fan
  - 24" combination convection microwave speed oven
  - 24" integrated dishwasher
  - 24" under-counter wine storage unit with dual temperature zones and touch-to-open handle-less design
  - 24" built-in coffee maker in select homes
  - 24" combi steam oven in select homes
- Kohler Stainless steel under-mount double-bowl sink
- Kohler polished chrome faucet with pull-out spray

PRIMARY & ENSUITE BATHROOMS

- Timeless quartz countertops
- Sophisticated floating millwork vanity by Cellini with pull out shelving, soft-close hardware and linear under vanity lighting
- Elegant framed vanity mirror in polished chrome with wall mounted LED sconce in ensuite
- Custom millwork linen closet for added storage in select homes
- Large format 12" x 24" ceramic with feature tiled wall
- Large format porcelain floor tiles
- Relaxing soaker tub
- Continuous tiled showers with curbless base, shower niche and linear drain
- Chrome Kohler shower head with handheld and accessories throughout
- Undermount sinks by Kohler
- Elongated, comfort-height soft-close toilet by Kohler
- Soothing Nu-heat underfloor heating in ensuite

AMENITIES

- Lobby equipped with a water station and soft seating area to welcome guests
- Mail room with secure parcel locker storage
- Elegant, well-manicured rooftop lounge featuring seating and raised communal garden planters
- Lushly landscaped private courtyard offers access to nature right at your doorstep
- An intimate Homeowner's Lounge with a kitchenette, seating, couches, and a flat screen TV perfect for relaxing or entertaining guests
- A shared activity centre with its own private entrance for residents, equipped with a chef's kitchen, harvest table, open seating, a large outdoor area and BBQ
- Fitness and wellness centre with weights, cardio machines, water station, and yoga area for a healthy lifestyle
- 4-person cedar-clad sauna
- Workshop and bike repair stations
- Indoor car and dog wash stations
- High-capacity commercial laundry ideal for everything from dog beds to duvets
- Convenient car sharing home stalls

PEACE OF MIND

- Secure keyless entry system to elevators with enterphone at lobby
- Secure underground parking garage with EV-ready stalls
- Private storage and bike storage included with each home
- Comprehensive 2-5-10 New Home Warranty by WBI Home Warranty

OPTIONAL

- 8 enclosed private garages featuring 2 parking stalls with storage area. Contact your sales associate for pricing and availability

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