



THE INTELLIGENT APPROACH TO LIVING

INTELLIGENTLY DESIGNED FOR YOU

- Architecture by award-winning Henriquez Partners
- 18 storey reinforced concrete structure with low-e window wall glazing
- Building massing and envelope designed to complement the local climate
- Luxuriously furnished double height lobby entry with floor-to-ceiling glass
- Glass-surrounded amenity lounge, floating over under-lit reflecting pools
- Acoustically engineered Ipod-ready yoga/Pilates studio
- Staggered, oversized balconies for enhanced volume, sunlight, and outdoor living
- Etched glass screens in aluminum frames for increased balcony privacy where applicable
- Homes oriented to maximize spectacular nature vistas

SUSTAINABILITY

- Designed to stringent Silver status in Residential Environment Assessment Program (REAP), created by the UBC Office of Sustainability and based upon LEED standards for environmentally sustainable design and construction
- Waste- and energy-conscious approach to construction and site management
- Heating and cooling via high efficiency Variable Refrigerant Flow technology in all homes for customized comfort (lower energy consumption, superior indoor air quality, and ozone friendly refrigerant)
- High-performance thermal envelope, minimizing unwanted solar gains and heat loss (reduces heating and cooling costs)
- High efficiency landscaping and water features system, designed to irrigate plants and reduce storm water run-off
- Energy Star-rated appliances (water + energy savings)
- Dual flush toilets, and low-flow faucets and shower heads (water + energy savings)
- Energy Star-rated washing machine and dryer with auto water adjustment system (water + energy savings)
- Forest Stewardship Council (FSC) certified wood veneer cabinetry with over 80% recycled materials by weight
- Under-counter kitchen bin recycling system
- Forest Stewardship Council (FSC) certified hardwood floors
- Low-emission materials including paint, sealants, adhesives, and green label carpets for healthier living
- Walking distance to area amenities including Pacific Spirit Park trails, community parks, public transit, schools, and the new Wesbrook Village via pedestrian-only green streets (gas savings)
- Busing service for elementary students to and from school (gas savings)

INSIDE SAGE

- Refined interiors by Kodu Design in Light or Dark
- Oversized Ash veneer entry door with polished chrome levers
- 8'6" floor-to-ceiling in main living areas
- Open-plan living, dining, and kitchen
- Expansive floor-to-ceiling window walls in living areas with custom sheer weave roller shades

- 7" wide plank engineered Oak wood floors in matte finish through living areas, kitchen, and hallways
- 100% plush wool carpeting in bedrooms
- 4" flat profile painted baseboards
- Recessed fluorescent pot lights throughout kitchen and hallways
- Sliding balcony doors where possible, allowing for open, airy transitions between indoor and outdoor living
- Blomberg front loading washer and dryer

KITCHEN

- Custom horizontal-grained natural wood veneer kitchen cabinetry by Dada of Italy. Dada has been producing kitchens at Mesero in the province of Milan since the early seventies, providing cutting-edge kitchen systems to such influential designers as Sir Norman Foster, Jean Nouvel, and Luca Meda. For Sage, choose between 2 Ash wood color schemes.
- Full face outer-drawer and double inner-drawer system, finished on all 6 sides
- Blu-motion impact-resistant drawer closing technology with aluminum mitred edge
- Polished engineered quartz slab countertops with micro bevel edge detailing
- Full height back-painted tempered glass backsplash
- Recessed under-cabinet lighting
- Island bar in all homes (except H) with polished engineered quartz slab countertops and wood end gables
- 9" depth at island bar for counter height seating
- 8" deep double bowl stainless steel under-mount sink
- Motegi single-lever faucet with pull-out spray in polished chrome
- AEG stainless steel 5-burner gas cooktop with 16,000 BTU Wok Burner
- AEG 30" stainless steel convection oven
- Panasonic stainless steel microwave with trim kit
- Blomberg fully integrated stainless steel dishwasher
- Blomberg fully integrated bottom mount refrigerator, 2 in most homes
- Built-in 30" or island 36" stainless steel ventilation hood vent

BATHROOMS

- Custom wall-hung, horizontal-grained Ash wood vanity cabinetry with satin aluminum cabinet pulls by Dada of Italy
- Water repellent-sealed Ash wood countertop and backsplash
- Sumptuous 33.5" or 23.5" Flaminia Nuda vessel sinks
- Imported 4"x24" honed limestone tile floors
- Custom designed frameless backlit mirror with concealed medicine cabinet
- Separate frameless glass walk-in shower with limestone tile surround and mosaic tile floor (ensuite only)
- Deep soaker tub with limestone (ensuite) or porcelain (main) tile tub deck and surround
- Contemporary Motegi polished chrome faucets and shower sets
- Seido dual flush water closet with soft close seat by Caroma

FEATURES

PENTHOUSES

- In addition to the items listed above, the 5 penthouses will be finished with the following:*
- Overheight 9'9" floor-to-ceiling
 - AEG 24" stainless steel steam oven
 - Built-in Gaggenau stainless steel, fully automated cappuccino machine
 - Oversized 67" freestanding soaker tubs in PH4 and PH5
 - Laundry room with imported limestone tile floor in PH4 and PH5
 - EcoSmart flue-less fireplace in Vivid White from Australia
 - Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
 - In-suite security panel with door and window contacts, and motion sensors
 - Private secured double car garage

TOWNHOMES

- In addition to the items listed above, the 7 townhomes will be finished with the following:*
- 3 storey reinforced concrete structure with second entrance from pedestrian-only green street
 - Overheight 9'3" floor-to-ceiling in the ground floor, and 8'9" in the second floor
 - Wall-mounted 37" electric fireplace
 - In-suite security panel with door and window contacts, and motion sensors
 - Private secured double car garage with direct home access

OPTIONS

- Custom closet organizers by Sunburst
- Outdoor pressure-treated Douglas Fir wood decking by Dream Decks
- EcoSmart flue-less fireplace from Australia
- Fuego outdoor kitchen grill in wood and stainless steel with outdoor cover
- A limited number of gated double car garages available

PEACE OF MIND

- Safe and secure reinforced concrete and steel construction
- Main lobby with 8 hr full service concierge/security presence
- Building-wide electronic access control system linked to concierge desk
- 24-hr digital video recording surveillance of building entry points
- Battery backup of critical building security systems in case of power failure
- Secured underground parking with bright lighting, digital cameras, and emergency alert buttons
- In-suite security pre-wiring, allowing for scalable addition of devices and monitoring
- Monitored fire sprinklers in all homes and common areas
- Video entry system for identification/screening of guests
- Elevators with restricted floor access
- Comprehensive warranty protection by Travelers Guarantee, including coverage for: Materials and labour (2 years), Building envelope (5 years), Structural defects (10 years)