

# Luxury by Design

## royal oak landmark

- One of the best locations in Victoria combining natural beauty and community amenities to promote a walkable neighbourhood
- Urban living by the award-winning Mike Geric Construction Ltd. and Warner James Architects
- Landscape design incorporates water features, lush planting and Garry Oak habitat to create a socially and ecologically responsible development
- Preservation of the historical corridor of Royal Oak
- Close to public transit and the hiking trails at Elk & Beaver lake parks

## duval interiors

- Wide plank laminate wood floors in kitchen, living areas and dining areas
- Quality berber carpeting in bedrooms
- Lever style, polished chrome interior door hardware
- Frigidaire front loading washer and stacking dryer
- Electric fireplace with chrome surround
- 2" Venetian blinds
- Choose from two elegant designer colour schemes – latté or espresso
- High 9 ft. ceilings
- Spacious open-air balconies or patios
- Wood closet organizers in all master bedrooms
- Solid wood veneer suite entry doors

## luxurious bathroom

- Spa-style vanities in oak or walnut wood veneer cabinetry with modern square edge details and brushed chrome hardware
- 1 ¼" thick CaesarStone countertops
- Contemporary bath/shower combination unit features the best of both worlds
- American Standard two handle deck mount faucet
- His and her American Standard undermount china sinks
- American Standard two handle wide spread sink faucets
- Enclosed glass shower doors
- Beautiful handset 12" x 24" porcelain wall and floor tile
- Recessed under cabinet LED floor lighting
- Oversized vanity mirrors

## duval kitchens

- Oak or walnut wood veneer cabinetry with modern square edge details and brushed chrome hardware
- 1 ¼" thick CaesarStone countertops
- Stainless steel Kindred large bowl/small bowl undermount sink
- Delta chrome single handle pull-down spray faucet
- Energy-efficient stainless steel appliances
- In-sink disposal
- Microwave hood fan combination
- Glass tile backsplash

## enhanced quality of life

- Controlled access to all lobby entrances and the secured underground parking
- State-of-the-art fire protection systems including sprinklers and in-suite smoke detectors
- Separate storage for each suite
- Secure bike storage
- Ample visitor parking
- Acoustical walls between suites built to a minimum STC 55 requirements
- Energy efficient low-E double glazed window system keeps home warm in the winter, cool in the summer, and reduces UV fading of blinds, flooring and upholstery
- "Technology Ready" – smart panels with additional telephone/cable/data outlets and high-capacity CAT-5 wiring
- LEED compatible paints, sealants and adhesives for a more healthy indoor environment
- In-suite security system prewire
- Multi-room sound system prewire
- Warranty includes 10-year structural coverage, 5-year water penetration coverage, and 2-year materials and labour coverage. Backed and matched by Travelers Guarantee Company of Canada; BC's leading government approved new home warranty provider.
- Rain screen technology with independent review by building envelope specialist
- Energy Star appliances
- Oversized opening windows placed to maximize natural ventilation
- Stormwater is collected in onsite water features to enhance the landscape design

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- Quality berber carpeting in bedrooms
- Lever style, polished chrome interior door hardware
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- Electric fireplace with chrome surround
- 2" Venetian blinds
- Choose from two elegant designer colour schemes – latté or espresso
- High 9 ft. ceilings
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## duval kitchens

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- 1 ¼" thick CaesarStone countertops
- Stainless steel Kindred large bowl/small bowl undermount sink
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- Glass tile backsplash

## luxurious master bathroom (2 bedroom suite only)

- Spa-style vanities in oak or walnut wood veneer cabinetry with modern square edge details and brushed chrome hardware
- 1 ¼" thick CaesarStone countertops
- Contemporary 4 ft. shower unit with American Standard shower valves
- American Standard two handle deck mount faucet
- His and hers American Standard undermount china sinks

- American Standard two handle wide spread sink faucets
- Enclosed glass shower doors
- Beautiful handset 12" x 24" porcelain wall and floor tile
- Recessed under cabinet LED floor lighting
- Oversized vanity mirrors

## main bathroom

- Vanities in Oak or Walnut wood veneer cabinetry with modern square edge details and brushed chrome hardware
- 1 ¼" thick CaesarStone countertops
- Deep 5'6" soaker tubs for complete body relaxation
- Fully shower ready with American Standard bath/shower chrome faucet
- Contemporary above counter American Standard vessel sink
- American Standard single-lever vessel chrome faucet
- Oversized vanity mirrors

## enhanced quality of life

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- Separate storage for each suite
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- LEED compatible paints, sealants and adhesives for a more healthy indoor environment
- In-suite security system prewire
- Multi-room sound system prewire
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