

vert. features & finishes



FLEXIBLE LIVING

- Choose from three colour palettes professional designed by Troika's in-house designer.
- Oversized windows maximizing sunlight exposure for increased well-being.
- Designer window coverings maximize natural light while maintaining privacy.
- Luxury wide-plank vinyl flooring throughout main living areas. *Standard engineered hardwood in penthouse suites with upgrade available to condo and townhome units.
- Soft carpet in bedrooms and on stairs providing warmth and comfort.
- Open concept layout allowing you to flow with ease from one room to the next.
- 9' high, airy ceilings offer plenty of space to get inspired.
- Recessed pot lights keep your home light and bright.
- Integrate all your entertainment options with data media boxes in every living room and master bedroom.
- Stay connected with Telus services wired into every unit.
- Each home features convenient in-suite washer and dryer.
- Individually controlled heating and cooling systems enable optimal comfort and flexibility. Vertical PTAC units are installed in condo homes and furnaces in townhomes.
- No detail is too small, right down to the 5" baseboards and 3" trim and casing.

KITCHENS & BATHROOMS

- Stainless appliance package with range hood fan, electric glass top range and upgrade option for built-in microwave. *Standard gas range and built-in microwave in penthouse suites with gas upgrade available for condo and townhomes.
- Chef-inspired kitchens feature durable yet beautiful quartz countertops and under-mounted modern black dual-basin sink.
- Contemporary cabinetry with soft close hinges, push to open uppers and stylish pulls on lowers.
- Built-in pantry for extra storage.
- Stunning textured subway tile backsplash in a stacked layout to complete your kitchen.
- Timeless Pearl chrome faucets and fixtures in both the kitchen and bathrooms.
- Sleek linear LED island pendant, matching LED vanity light fixtures and contemporary looping LED chandelier in dining room. *Chandelier in penthouse and townhouse units.
- Classically clean white acrylic shower and tub inserts.
- Modern and efficient elongated dual-flush toilets.

OUTDOOR LIVING

- Thoughtfully positioned patios ensure that each home enjoys its own piece of completely private outdoor space.
- Get the most from summertime on your spacious patio with easily cleaned vinyl surface, and glass panel railing.
- Enjoy the aroma of barbecuing with natural gas hook up included on every patio.
- Clean your patio with ease with standard exterior hose bibs in each penthouse and select townhomes.

E.&O.E. The developer reserves the right to make modifications to building design, specifications, features and floor plans. All illustrations and renderings are artistic representations only. This is not an offering for sale. Only such offering can be made with a disclosure statement.

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BUILDING

- Final phase will include two, 6 & 7-storey wood frame buildings.
- Buildings designed by Blue Green Architects.
- Partition walls consist of 2x4 studs and fire and sound proofing insulation along with a Sound Transmission Class (STC) rating of 60, well above industry standard.
- Each building floor consists of two layers of drywall, floor joist, subfloor, gypcrete, underlayment and flooring (carpet of vinyl plank).
- Simple yet secure fob entry system for building, parkade, and bike storage maintaining security without hassle.
- Enterphone system that connects to your cell phone so buzzing in guests is a breeze.
- State of the art fire protection system with smoke detectors and in-suite sprinklers.
- Double glazed low E coated windows lock heat in during the winter and block it out during the summer.
- The building exterior has a modern design with a combination of hardy board styles and colours, and cedar details.

PEACE OF MIND

- We want to ensure every detail is looked after before you take possession, which is why we schedule three walk-throughs before turnover of your new home.
- Dedicated customer service team to assist you with whatever you need, whenever you need it. Including a 1 year walk-through after you've taken possession of your new home.
- Each home includes 2-5-10-year warranties so you can enjoy peace of mind that your home and family are covered.
- A Homeowner Maintenance Manual will be provided to help you keep up with seasonal maintenance and a complete spec list of items found in your home.

AMENITIES

- Maintain a balanced and healthy lifestyle with a multipurpose fitness facility.
- Enjoy everything the Okanagan valley has to offer, then rinse it all off in the communal bike and pet wash station.
- Convenient bike storage keeps your ride secure.
- Roomy storage lockers are available to ensure your valuables stay safe.
- Each home includes underground parking, with additional parking available for purchase.
- Plentiful visitor parking means you and your guests can get straight to catching up.
- Extensive green space brings the beautiful Okanagan landscape into everyday life through community gardens, vibrant courtyards, and a children's playground.
- Modo car share program, with onsite Hyundai Kona, will get you from point A to B and both your wallet and the environment will thank you.
- Green Square Vert sits alongside extensive walking and biking trails that weave together the Lower Mission neighbourhood.
- Take in 360 degree views on the communal rooftop patio.



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