vert. features & finishes



FLEXIBLE LIVING

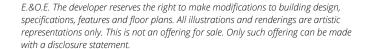
- Choose from three colour palettes professional designed by Troika's in-house designer.
- Oversized windows maximizing sunlight exposure for increased well-being.
- Designer window coverings maximize natural light while maintaining privacy.
- Luxury wide-plank vinyl flooring throughout main living areas. *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 builtin 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 barbequing 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.





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.

