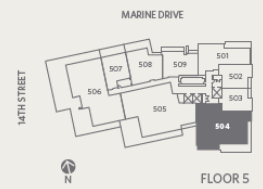
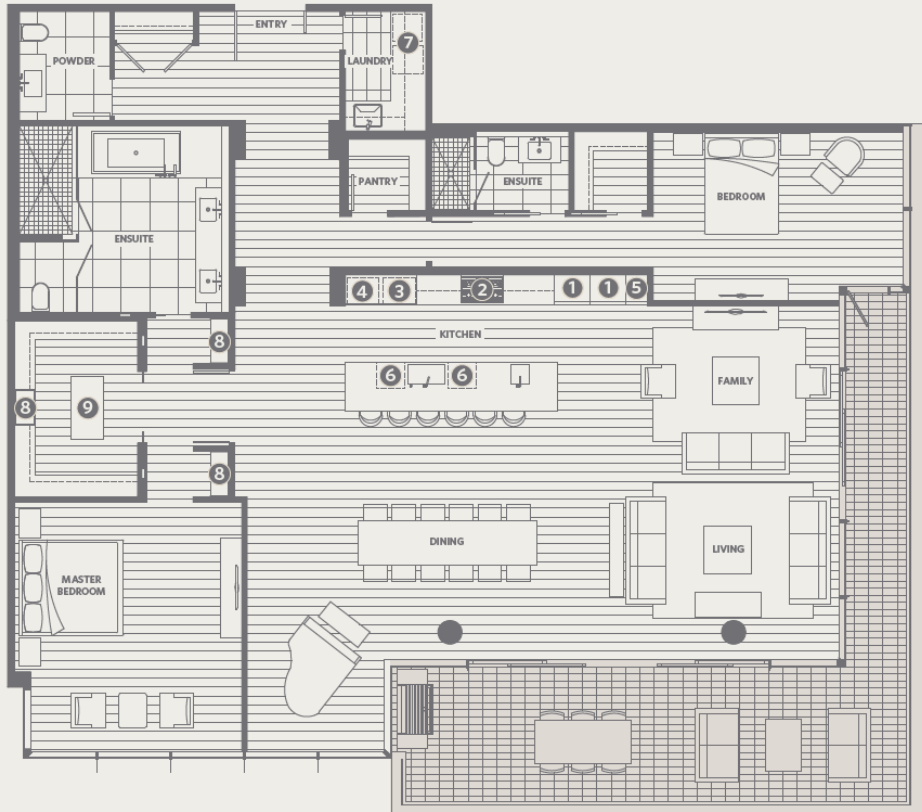


RESIDENCE 504  
2 BEDROOMS + 2 BATHROOMS + POWDER ROOM + FAMILY

GROSVENOR  
AMBLESIDE

2,725 *sf* Living  
466 *sf* Outdoor Living



LIVING SPACES  
ELEGANT WEST COAST  
MODERN DESIGN  
BLENDS PERFECTLY  
WITH THE WATERFRONT  
SURROUNDINGS  
AND SPECTACULAR  
PANORAMIC VIEWS.

DESIGN

- Architecture by Order of Canada recipient James Cheng celebrates the extraordinary waterfront location with a distinctly West Coast modern aesthetic
- Sophisticated and individually designed homes by award winning interior designer Mitchell Freedland

LIVING

- Generous interiors are complemented by expansive terraces for true indoor-outdoor living and entertaining
- A choice of three refined West Coast colour palettes:
  - White
  - Light
  - Medium
- Premium wide plank engineered hardwood oak flooring
- Designed to accommodate the latest in simple and effective home automation technology by Millson
- Air conditioned with a VRF system

KITCHENS

- Custom Italian cabinetry designed by Snaidero
- Shaker kitchen cabinet option in either White, Light or Medium colour palettes
- Flat panel kitchen cabinet option in either the Light or Medium colour palettes paired with white gloss upper cabinetry
- Select kitchen inserts provided by Snaidero
- Polished composite quartz countertops framed by an exquisite natural stone slab backsplash (type dependent on colour palette)
- Modern polished chrome kitchen faucet with handspray by Dornbracht
- Contemporary undermount stainless steel sinks by Julien

## FEATURES & AMENITIES

### APPLIANCES

Premier professional grade appliance package:

- Wolf gas cooktop
- Wolf stainless steel hoodfan
- Wolf convection oven
- Wolf convection steam oven (select homes)
- Wolf warming drawers (select homes)
- Wolf microwave
- Sub-Zero integrated refrigerator(s) with two freezer drawers
- Sub-Zero integrated wine fridge (select homes)
- Miele integrated dishwasher(s)
- Garburator in each sink

### BATHROOMS

- Custom Italian vanity cabinetry with integrated lighting by Snaidero
- Custom vanity mirrors with integrated lighting and storage
- Integrated natural marble slab bench in select master ensuite showers
- Natural marble slab walls and quartz floor tile in master ensuites
- Natural limestone wall tile and floor tile in secondary bathrooms and powder rooms (select homes)
- Polished composite quartz countertops in master ensuites
- Natural stone vanity countertops in secondary bathrooms and powder rooms (type dependent on colour palette)
- Contemporary plumbing fixtures by Dornbracht including hand shower set and rainshower in all master ensuites and secondary bathrooms
- Wall mount toilets designed by Philippe Starck for Duravit
- Contemporary undermount sinks by Duravit
- Mounted makeup mirror with integrated lighting in master ensuites
- NuHeat™ in-floor heating in all bathrooms
- Automated lighting control by Millson in master ensuites

### UTILITY

- Organizers in each master walk-in closet by Snaidero
- Full-height shoe closet with mirrored doors by Snaidero

- Custom Italian cabinetry in laundry rooms by Sintesi for Snaidero (select homes)
- Natural and durable quartz laundry room countertops (select homes)
- Contemporary undermount laundry room sink by Julien (select homes)
- Porcelain tile flooring in laundry and storage rooms (select homes)
- Miele ultra-high efficiency washer and dryer
- Interior sliding glass doors on select dens
- Integrated wall safe included in each home

### AMENITIES

- Exquisitely designed lobby featuring a series of paintings by acclaimed West Vancouver artist and Order of Canada recipient Gordon Smith
- Stylish multi-purpose residents' lounge
- Well-appointed fitness centre and tranquil yoga space
- Architectural glass-covered Galleria featuring elegant wood rafters, open views to the waterfront and public art installations by Douglas Coupland
- 24-hour concierge team
- Elegantly appointed elevators with restricted floor access
- Separate service elevator
- Separated garbage room on each floor
- Secure underground parking and bicycle storage
- Private multi-car garages and storage rooms (select homes)
- Electronic access control system
- Digital video surveillance and recording of building entry points

### IN-SUITE TECHNOLOGY

- Ultra quiet automated roller sun shades
- WireFrame™ fully integrated telecommunications cabling package by Millson. This comprehensive solution includes attractive multi-media wall outlets with convenient connections for multiple phone lines, cable or DSL high-speed internet access, digital cable TV services, local area computer networking and Wi-Fi
- Each home is pre-wired to allow for future addition and upgrade of home automation technology

### WARRANTY

- 2-5-10 Warranty provided by Travelers New Home Warranty