

HERITAGE

KITSILANO, VANCOUVER

The Features of Heritage set a new Standard of Excellence

STATELY HERITAGE

- Character architecture, circa 1900s, is complemented by handsome, European inspired infill rowhomes, creating a connection between old and new
- Private outdoor spaces in the form of rooftop decks*, verandas*, and patios contributing to a community experience
- Original character features are preserved, such as the angled entry stairs, brick chimney, cant bay window, street facing gable roof, and front veranda
- The character home is enveloped in shaker shingles and siding with wood details, while the infill is clad in white brick and stucco with a Formwerks signature spout-gable roofline

A SOLID FOUNDATION ROOTED IN DESIGN EXCELLENCE

- Each home is individually composed by Formwerks Architectural, a renowned design firm with over 30 years' experience and a portfolio of more than 2,500 townhomes and 600 custom single-family homes
- While the exterior architectural expression will be retained, the essential foundation, structural, and building envelope components are new and built to modern building code standards
- Concrete, secure underground parkade with electric charging, plus storage and bike lockers

TIMELESS INTERIORS

- Conceived by Lisa Perry of i3 Design, interiors are inspired by a Scandinavian aesthetic characterized by simplicity, functionality, and quality
- Floors blanketed with 9 1/2" wide-plank European White Oak engineered hardwood in either 'Claude' (grey) or 'Clouette' (tan) to complement your unique design style
- Clean and bright finish materials accented with the boldness of black-framed windows and hardware throughout create a striking visual

- Italian-style Terazzo cabinets feature horizontal woodgrain centre panels contrasted by vertical stiles and matte-black hardware - available in your choice of 'Biscotti' or 'Washed Ash'
- Front entry doors incorporate a full escutcheon handle set finished in satin nickel from the 'Minneapolis' series by Baldwin Estate
- Clean Shaker-profile interior doors with contemporary lever handles finished in matte black from Weiser
- All master bedrooms and main floor staircase feature a coastal-inspired, shiplap-paneled wall

A DISTINGUISHED KITCHEN

- Appliances are part of a new era of design quality and technology:
 - Jenn-Air RISE Professional Series 4-burner gas stove and dual-fan true convection oven
 - Fully-integrated Jenn-Air 36" refrigerator with bottom freezer, featuring a daring obsidian interior, distinct climate control, and multi-point LED theatre lighting
 - Jenn-Air RISE TriFecta Series integrated dishwasher, the quietest luxury dishwasher available
- Quartz countertops in a Calacatta-Oro style feature a square-edge profile and waterfall ends
- 18-gauge stainless steel, double-basin, undermount sink with Delta Trinsic faucet and Touch2.0 technology in striking matte black
- Delta Brizo wall-mounted pot filler located conveniently above your range
- Full-height 2" x 10" backsplash in Tribeca textured white brick
- Kitchens feature both traditional cabinets and open display shelves highlighted with accent wall lighting

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INDULGENT MASTER ENSUITE BATHROOM

- Sophistication comes courtesy of the cross-patterned Bianco Carrara and Thassos white marble mosaic floor inlay tile
- Statuario 16" x 32" porcelain floor and wall tiles
- Quartz countertop in arctic white punctuated with double undermount sinks
- Luxe Gold Brizo faucet, bath, and shower fixtures
- Black-framed glass shower enclosure
- Deep soaker tubs for ultimate unwinding
- The comfort of programmable Nuheat radiant floors

MAIN BATHROOM SANCTUARY

- Encaustic floor tiles feature a bold, Scandinavian-inspired geometric pattern
- Feature wall is comprised of gloss-finish Gris Claro 2" x 8" tiles set in a double herringbone pattern
- All fixtures from the Delta Trinsic collection, including a high-arc swivel faucet and rain-head shower with H2O Kinetic technology, finished in matte black

WELCOMING POWDER ROOM

- Statement wall with textured European subway tiles provides a unique backdrop
- Quartz countertop in Arctic White
- Delta Trinsic matte-black faucet
- Satin black-framed circular mirror
- Decorative vanity pendant lighting

DAILY ESSENTIALS

- Experience the luxury of radiant in-floor heating throughout and the comfort of optional air-conditioning in the master bedroom and on the living room level
- Convenient under-cabinet lighting in the kitchen for precision tasks
- Laundry rooms in select homes
- Whirlpool 27", 5.0 cu.ft. front-load washer in graphite steel, with 14 programs
- Whirlpool 27", 7.4 cu.ft. front-load dryer in graphite steel
- A sizeable den in every home can flexibly be used as an office or nook

FOR PEACE OF MIND

- A unique character conversion in a coveted neighbourhood is carefully executed with the expertise of Formwerks Architectural
- Developed in-house by Formwerks Boutique Properties, the quality and control of execution is paramount
- Advanced rain-screen and state-of-the-art building envelope technology
- Concrete topping on each floor and independent party wall system for exceptional sound reduction
- Storage lockers for extra possessions
- Pre-wired alarm systems in every home
- Attentive and courteous after-care service by Formwerks Boutique Properties in-house team
- Comprehensive 2-5-10 Year warranty by WBI Home Warranty