

# Features

GRAFIA

Life Happens In Colour Here

## Interiors

- Interior Design by award winning BYU
- Choose between two designer colour palettes
- 8'10" ceiling height
- 4" baseboards throughout
- Roller blinds for shade and privacy
- In-suite Samsung front loading washer and dryer
- Ample storage and closet space throughout
- Large oversized windows
- Laminate wide plank flooring throughout
- Pot lighting throughout
- PTAC cooling system for comfort

## Exteriors

- Designed by Integra Architecture
- 6 story wood-frame building
- Spacious outdoor living for every home
- Durable exterior Hardie Panel cement board cladding with an integral rain screen system and brick cladding

## Kitchens

- Modern soft close cabinetry
- Solid surface countertops and tile backsplash
- Islands feature breakfast bar for extra seating (most homes)
- Stainless steel undermount single basin sink with pull down spray faucet in matte black or chrome
- Full size stainless steel appliance package includes:
  - GE Café 18.6 cu.ft. counter depth refrigerator with bottom freezer (wifi enabled)
  - GE Café 30" gas range with 5 burners (wifi enabled)
  - GE Café Energy Star Certified dishwasher
  - AEG built-in hood fan
  - AEG built-in microwave (most homes)

## Bathrooms

- Custom designed vanity with vessel sink, solid surface countertops and oversized drawers for extra storage
- Second bathrooms will feature an undermount sink
- Deep soaker tub and/or oversized shower stalls with glass doors and porcelain tile surround
- Porcelain tile floors
- Chrome bathroom accessories
- All homes feature adjustable height shower head

## Peace of Mind

- Backed by the Porte name, with over 53+ years of experience building homes in BC
- Porte Customer Care team included with every home
- Secured underground parking and Key FOB building access
- Travelers 2-5-10 new home warranty:
  - 2 year: Material and labour warranty
  - 5 year: Building envelope warranty
  - 10 year: Structural warranty
- Forward thinking rough-ins for electric vehicle charging stations in parkade
- Low emissions Green Building

## Amenities

- Indoor Amenity Space:
  - Social lounge
  - Large communal kitchen for parties
  - Fully equipped fitness centre
  - Flexible workspace / Boardroom
  - Dog Wash Area
- Rooftop:
  - Outdoor children's play area
  - Community garden plots
  - A BBQ, fire pit and ample seating areas