

# SOTO ON W28

## PENTHOUSE FEATURES

### TUCKED INTO VANCOUVER'S WEST SIDE GARDEN DISTRICT

- A quiet Japanese aesthetic harmonizes with modern West Coast living to create an intimate collection of eight 3 bedroom penthouses in Vancouver's coveted West Side Garden District
- Understated approach to architecture by Yamamoto Architecture is both comforting and modern, with a warm colour palette, textured details, and clean lines
- Meticulous landscaping throughout shapes a serene, shared courtyard and stunning private gardens — from courtyard patios to rooftop terraces
- 54' wide homes fill spaces with natural light and offer greater connection to the outdoors
- Convenient private storage adjacent to parking
  - Upgrade storage options include power, ventilation, racks for bikes / kayaks, and enhanced finishes

- Private secure double car (side by side) garages with remote overhead door
  - All parking stalls pre-wired for stage 2 electric vehicle charging
  - Direct charging available
- Private secure double car (side-by-side) garages with remote overhead door
- Elevator mudroom – fully insulated and heated space for daily convenience



DIRECT CHARGING IN GARAGES



INTEGRATED WITH NATURE



SERENE ROOF-TOP DECKS

### YOUR INTIMATE OUTDOORS

- Spacious yet intimate outdoor spaces, with a statement bonsai-inspired fir tree for every home
- Two serene outdoor decks, including a dining deck with Downtown Vancouver and mountain views (fits sectional lounge, dining table for 6 and hot tub for 8)
- Floor-to-ceiling, stacking glass doors seamlessly connect the indoors with the lush outdoors
- Porcelain tiles smoothly expand your indoor living experience into the outdoors, making your home feel larger

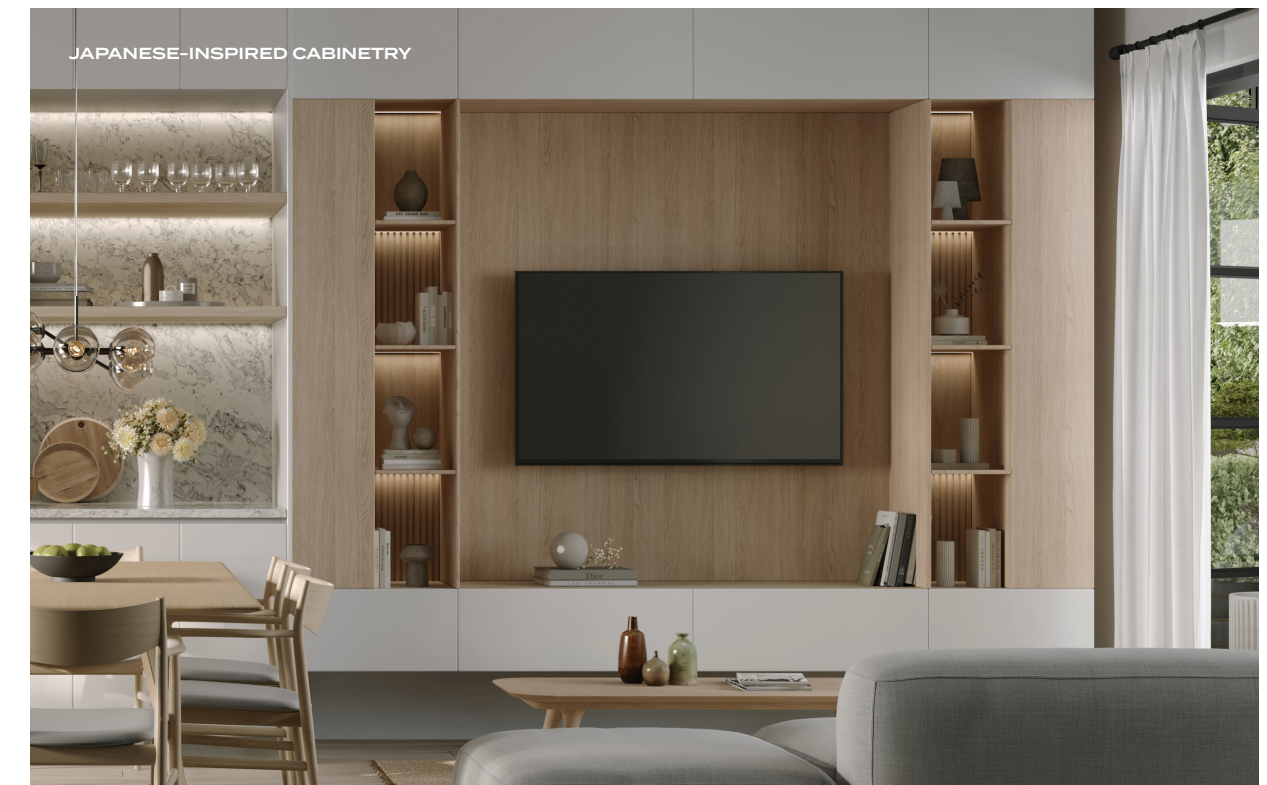
### JAPANESE-MODERN INTERIORS

- Soaring ceiling heights of up to 9'6" in main living areas
- Japanese-inspired cabinetry reaches up to 9'6" in height and 30' in length from the kitchen to the living room (upgrade only)
- Millwork and appliance upgrade available upon request
- Engineered-wood flooring flows throughout
- Solid-core doors and modern, energy-efficient windows throughout
- Thoughtfully placed, energy-efficient LED lighting
- Expansive bay windows included in bedrooms brings natural light in, perfect for indoor lounging



LG STEAM CLOSET

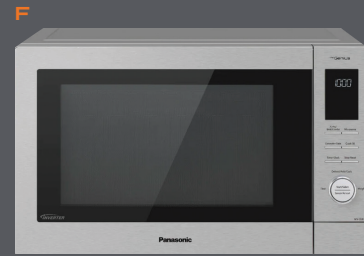
- Family-sized, front-loading, Energy Star-certified LG washer and dryer
- LG steam closet refreshes, deodorizes, and sanitizes, and create a healthier home by reducing allergens



JAPANESE-INSPIRED CABINERY

## Gaggenau and premium appliances at Soto.

Being in the upper echelons of professional appliances, it's no surprise that Gaggenau is featured at Soto. The durability, quality, and sleek design of these German appliances align with the precision and timelessness of homes. Concoct exquisite meals in a streamlined speed oven, keep produce crisp for longer in an innovative refrigerator, and house your favourite bottles in a spacious wine fridge. Feel like a gourmand in these thoughtfully designed kitchens.



JAPANESE-INSPIRED  
SOFT-CLOSE CABINETRY  
COMPLETE WITH CUSTOM  
BUILT-IN PANTRY

GAGGENAU 30" INTEGRATED OVEN  
AND FLEX INDUCTION COOKTOP  
WITH CONCEALED PLATES

GAGGENAU  
36" INTEGRATED  
REFRIGERATOR WITH  
BOTTOM FREEZER

4-IN-1 STAINLESS STEEL PANASONIC  
· MICROWAVE  
· AIR FRY  
· CONVECTION BAKE  
· BROIL COOKER

GAGGENAU  
24" INTEGRATED  
DISHWASHER

LIEBHERR BUILT-IN  
TEMPERATURE CONTROLLED  
WINE FRIDGE



A ZEN RETREAT

**SOUND SLEEPS AND WELLBEING.**

- Unexpectedly spacious primary bedroom
- Two slender windows flank your bed, shining morning light or framing the stars
- A window bench inspires Zen moments
- Rest well in these private spaces

**PRIMARY BEDROOM  
CUSTOM MILLWORK  
AND CLOSET ORGANIZER**

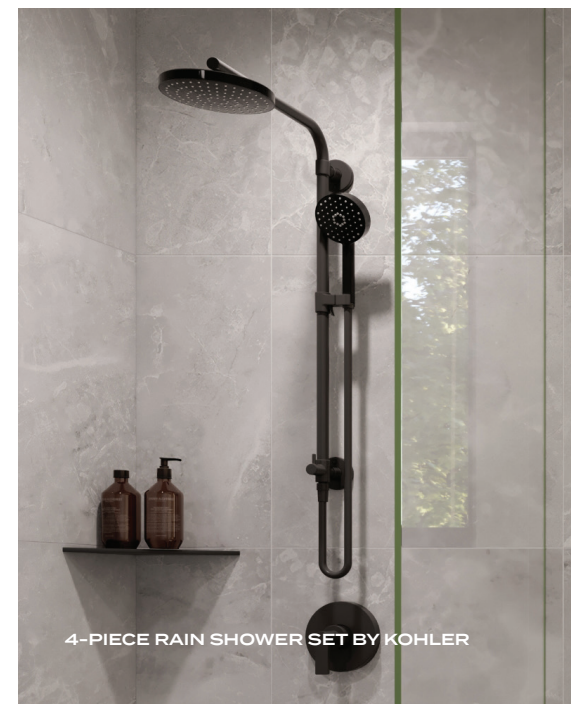
- Ample linear closet space provides lots of options to organize your space for optimum storage



CUSTOM CLOSET POSSIBILITIES

**RELAXATION & ELEGANCE  
IN BATHROOMS**

- Powder room features hexagon tile statement walls, Kohler toilet, and Duravit sink for an elevated guest experience
- Large mirror with soft-close cabinetry and energy-efficient LED lighting in ensuite and main bathroom
- Wet room with free-standing bathtub and matte-black, 4-piece, Kohler rain shower in ensuite
- Porcelain hexagon floor tiles and matching large-format wall tiles in ensuite
- Large-format floor and wall tiles with marble detailing for a refined feel in main bathroom
- Tile-fronted bathtub in main bathroom
- White, square-edge quartz countertops in ensuite and main bathroom



4-PIECE RAIN SHOWER SET BY KOHLER



LARGE MIRROR WITH SOFT-CLOSE CABINETRY



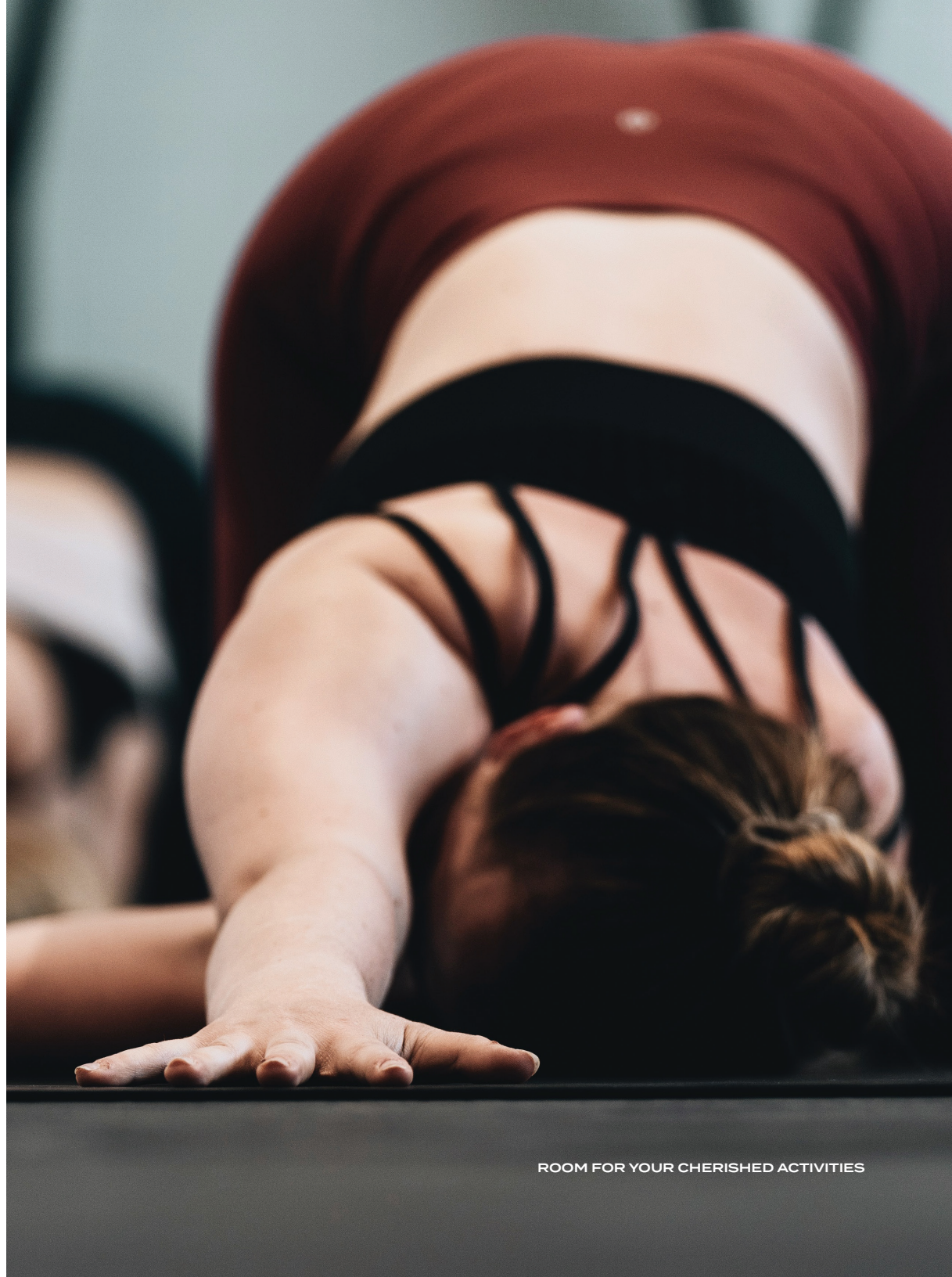
**COMFORT & PEACE OF MIND**

- Secure residential underground parking
- Quiet-closing electronic gate with resident-exclusive access
- Rooftop accessibility rough-in
- Buildings achieve low-emission, green-building standard
- Comprehensive 2-5-10 warranty protection

ABUNDANT SPACE FOR YOUR  
HOBBIES, COLLECTIONS,  
AND EVERYDAY ACTIVITIES

Thoughtfully integrated storage rooms are a blank canvas that you can customize to fit your lifestyle. Each space is tiled with porcelain flooring, and features power, full insulation, and heating. The possibilities are endless – imagine a fitness, music, wine, hobby, or equipment room right at home.

A laundry enclave also offers an abundance of functional space, with a family-sized washer and dryer, versatile shelving, cabinetry, and a workspace hidden within. Home is both beautiful and efficient.



ROOM FOR YOUR CHERISHED ACTIVITIES



PRIVATE STORAGE FOR EVERY HOME

CUSTOM STORAGE UPGRADES AVAILABLE



ROOM FOR YOUR PRIZED COLLECTIONS



PLENTY OF SPACE FOR ESSENTIALS OF ALL SIZES