

SOTO TOWNHOME AND GARDEN BUNGALOW 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 twenty 3 and 4 bedroom garden bungalows, townhomes and 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
- Exceptionally wide homes fill spaces with natural light and offer greater connection to the outdoors – townhomes are 29' across and garden bungalows are 54'
- Convenient private storage adjacent to parking (select homes)
 - Upgrade storage options include power, ventilation, racks for bikes / kayaks, and enhanced finishes
- Direct access to enclosed two-stall parking garage (select homes)
 - All parking stalls pre-wired for stage 2 electric vehicle charging
 - Direct charging available (select homes)

YOUR INTIMATE OUTDOORS

- Spacious yet intimate outdoor spaces, with a statement bonsai-inspired fir tree for every home
 - Serene rooftop deck with a river-rock garden for townhomes
- Floor-to-ceiling, stacking glass doors seamlessly connect the indoors with the lush outdoors (select homes)
- 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 10' in main living areas
- Japanese-inspired cabinetry reaches up to 10' in height and 30' in length from the kitchen to the living room (upgrade for select homes)
- Oak engineered-wood flooring flows throughout
- Solid-core doors and modern, energy-efficient windows throughout
- Thoughtfully placed, energy-efficient LED lighting
- Picturesque bay window in bedrooms invite natural light to circulate and are perfect for quiet lounging (select homes)
- Expansive bay windows included in bedrooms brings natural light in, perfect for indoor lounging (select homes)

- Air-conditioning and heating system featuring wireless controls for energy-efficient, year-round comfort
- Family-sized, front-loading, Energy Star-certified LG washer and dryer

PROFESSIONAL KITCHENS

- Versatile island with integrated, soft-close cabinetry in woodgrain finish
- Elegant quartz countertops beautifully contrast with marble-style backsplash
- Superior appliances by Gaggenau:
 - 36" integrated refrigerator with bottom freezer
 - 30" integrated oven and flex induction cooktop
 - 24" integrated dishwasher
- 30" integrated hood fan
- Built-in wine fridge by Liebherr offering temperature-controlled storage for up to 40 bottles
- Built-in stainless steel Panasonic microwave with trim kit

RELAXATION & ELEGANCE IN BATHROOMS

- Powder room features hexagon tile statement walls, Kohler toilet, and Duravit sink for an elevated guest experience (select homes)
- Large mirror with soft-close cabinetry and energy-efficient LED lighting in ensuite and main bathroom
- Matte-black, 4-piece Kohler rain shower with convenient wall niche 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

GARDEN BUNGALOWS: MORTGAGE HELPER UPGRADE PACKAGE

- Millwork and appliance upgrade available upon request

COMFORT & PEACE OF MIND

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

