

## Single Family Home Features

Evelyn is situated at one with nature on a natural rise on West Vancouver's Sentinel Hill. The single family homes at Evelyn offer eight houses that are laid out over three floors. These 3 bedroom + family residences embrace the architectural principles of West Coast Modernism, incorporating the use of natural materials native to their surroundings: stone, slate and wood.

### TIMELESS DESIGN

- Premium wide-plank, engineered oak hardwood flooring
- Oversized solid core interior doors
- Automated lighting control in living areas
- Automated sound control with built-in speakers in kitchen
- Contemporary glass wall-enclosed stairs for ultimate open plan living
- Flat painted ceiling with recessed pot lighting throughout
- Sleek roller shades with remote control operation
- Full size high efficiency front loading washer and dryer with laundry sink and cabinet for organizing
- Generous in-suite storage in all bedrooms with his and hers walk-in closets in the master. All closets feature contemporary flat-panel doors, modern brushed stainless steel door hardware and upgraded wood-look closet organizers
- Forced air heating and cooling with Smart Thermostat control
- Spacious two car garage with ample storage
- Expansive outdoor living areas are equipped with water, gas and power connections

### FUNCTIONAL KITCHENS

- Designer appliance package
  - Sub-Zero 36" wood-paneled integrated fridge with dual freezer drawers at the bottom
  - Sub-Zero 30" full sized integrated wine storage with refrigerator drawers for other beverages
  - Wolf 36" 5 burner gas cook top
  - Wolf 30" convection wall oven
  - Cove integrated dishwasher
  - Faber 36" low-profile slide out 3 speed hood fan
  - Panasonic stainless steel under counter microwave with trim kit
- Natural stone quartzite with breakfast bar overhang and stone waterfall on oversized islands
- Full height stone backsplash to match countertops
- European-inspired flat panel wood cabinets with accent painted upper cabinets:
  - Cypress Scheme - Stained white mountain larch veneer and white satin painted cabinets
  - Hollyburn Scheme - Stained maple veneer and soft grey satin painted cabinets
- Soft close mechanism on all kitchen doors and drawers
- Large single bowl stainless steel under mounted sink with Dornbracht polished chrome kitchen faucet with extractable spray and in-sink waste disposal
- Under cabinet recessed LED strip lighting to illuminate workspace
- Integrated LED drawer lighting for all cabinets
- Second family room with wet bar

### LUXURIOUS BATHROOMS

- Master ensuite:
  - Opulent luxurious marble tile floor and walls, oversized dual vanity with waterfall edges
  - Enclosed toilet for added privacy
  - In-wall back-lit medicine cabinet behind vanity mirror for convenient storage
  - Freestanding soaker tub with floor mounted tub filler and hand shower for ultimate relaxation
- Bathrooms:
  - Nuheat® electric floor heating system with signature touchscreen and wireless control
  - Generously sized floating vanity features polished natural stone countertops and under mount wash basin, satin painted cabinets, soft close drawers and motion controlled under cabinet accent lighting
  - Oversized walk-in showers encased in frameless glass and floor-to-ceiling porcelain tile feature hidden tile drain, and rain shower head
  - Water-conserving elongated toilet
  - Polished chrome bathroom accessories

### LANDSCAPING & AMENITIES

- Landscaping includes heritage and additional trees, tranquil gardens, water features, inviting walkways, and interconnected pathways between buildings
- Two convenient footpaths run through the site to Park Royal
- A complete selection of urban amenities, personal services and shopping adjacent to the property. Convenient access to nearby waterside parks, beaches and community services
- Oversized terraces with landscaped framed edges

### SUSTAINABILITY

Sustainable design principles have been developed to guide the design and construction of Evelyn with the use of energy efficient appliances, storm water management principles and the preservation of green spaces.

#### Energy

The buildings have been designed to reduce total energy and water consumption by selecting equipment and appliances that are the most energy efficient. Green external lighting systems have been selected for all public realms. Pedestrian walkways and proximity to transit will help reduce transportation energy usage.

#### Materials

Whenever possible, local, recycled and remanufactured materials have been selected and utilized, reducing the need for new products. Recycling systems are incorporated into the design of the community, reducing the amount of waste generated.