



Almasi Real Estate

DISCOVER THE DIFFERENCE
THE RIGHT REAL ESTATE
AGENT CAN MAKE



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FEATURES



life at nido

- Steps away from convenient retail shops on-site and within minutes of Metrotown
- Ciccozzi Architecture brings high-quality and innovative designs, while BYU Interior Design creates versatile interiors for life, work, and play
- Expansive outdoor balconies and landscaped patios (select homes)
- One parking stall included for all 2 bedroom and select 1 bedroom homes
- All homes include one storage locker and one stacked bicycle rack

stylish kitchens

- Wood laminate flat-panel cabinetry with soft-close hinges and under-cabinet lighting
- Adjustable shelving for optimized storage, complemented by full-height cabinets with sleek Gola recessed pulls
- Stylish large-format tile backsplash and solid surface engineered stone countertops
- Solid surface kitchen island featuring an extended, built-in dining table (most homes)
- Convenient utility closet with power outlet for broom, vacuum, and cleaning equipment storage
- Dual-bin pull out garbage and recycling station
- Pull-out organizers in corner cabinets for enhanced accessibility and hidden storage (select homes)
- Deep double-bowl undermount stainless sink with chrome faucet and pull-down sprayer
- Panasonic microwave with a refined trim kit
- Premium appliance package for Jr 1 bedroom and 1 bedroom homes:
 - 30" KitchenAid 4-burner gas range
 - 24" integrated KitchenAid large-capacity dishwasher
 - 24" Fulgor Milano refrigerator with a bottom mount freezer
- Powerful Faber slide-out hood fan (300 CFM)

- Premium integrated appliance package for 2 bedroom homes:
 - 30" KitchenAid 4-burner gas range
 - 24" integrated KitchenAid large-capacity dishwasher
 - 32" integrated Fisher Paykel refrigerator with a bottom mount freezer
- Powerful Faber slide-out hood fan (300 CFM)

elegant bathrooms

- Elegant porcelain tile flooring
- Floating-like vanity with a solid surface engineered stone countertop and backsplash
- Undermount porcelain sink with a single-lever faucet (dual sinks in select plans)
- Full-height tile backsplash and modern polished chrome fixtures including faucets, shower heads, and towel bar
- Large, decorative and mirrored medicine cabinet in ensuites
- Frameless glass shower enclosures in ensuites
- Convenient shower niche for bath accessories in all ensuites and select bathrooms
- Single-lever chrome handheld shower bar
- Deep soaker bathtubs for relaxation in all homes
- Outlet for bidet install opportunity available in ensuites and select bathrooms

elevated interiors

- Two designer colour schemes: Urban (dark) & Oasis (light)
- 9' high smooth surface ceilings, except dropped ceilings in areas accommodating mechanical ducting
- Consistent wood laminate flooring throughout
- Wall-mounted entry accessory ledge for daily item storage and organization
- Energy-efficient 27" Whirlpool front-load washer and dryer
- Home cooling system in living area for enhanced comfort
- Roller shades on all windows for added privacy

FEATURES



abundant amenities

- Grimmer Street entrance features a double-height lobby with a seating area, secure parcel delivery, mailboxes, and recycling area
- Ground floor social lounge boasts a kitchenette, bar fridge, spacious kitchen island, cozy seating, private work pods, fireplace, TV, and pool table
 - Rooftop terrace offers stunning 360-degree views, an outdoor kitchen and dining area with long tables, BBQ, fire tables, lush garden landscaping, and comfortable lounge seating
- Car wash stall, bike repair station, and a dog wash station
- Level 2 patios equipped with outdoor hose bibs
- Electric vehicle rough-ins for sustainable living
- All residents enjoy Modo car share membership (valued at \$500) with Modo vehicle provided on site and 3 years of 2-zone Compass passes

innovative living

- Kitchen island and master bedroom bedside outlets equipped with USB plugs
- Experience seamless streaming, gaming, and remote work with Telus PureFibre connectivity
- Enjoy an exclusive 50% discount for two years on the 'Home Sweet Home' package, which includes high-speed internet and Optik TV with 4K PVR
- Reinforced TV wall with concealed cord conduit for seamless large-screen wall mounting
- Utility closet outlets for convenient cordless vacuum charging

smart, safe & supported

- Smart building entry systems at the main lobby and parkade
- Restricted fob access to main entry, common areas, underground parking, and elevator levels.
- Secure underground parkade with motion-activated lighting, video surveillance, and emergency panic buttons
- After-sales care delivered by Wanson Group's experienced Customer Care Team
- Comprehensive 2-5-10 Home Warranty
 - » 2 year material & workmanship warranty
 - » 5 year building envelope warranty
 - » 10 year structural protection

custom home enhancements

Home Office: Built-in counter, shelving, and full-height enclosed cabinetry in den for an ideal workspace

In-home Storage / Mudroom: Built-in large, full height enclosed cabinetry, open hooks, and bench in den for enhanced storage solutions

Bathroom: Advanced bidet with remote controlled customizable features for optimal hygiene (available for ensuite and select bathrooms)

Outdoor: Balcony composite wood decking

Primary Bedroom: closet organizer

Kitchen: Upper cabinet open shelving option

Vehicles: EV Level 2 charging unit

Storage: Bulk-sized lockers available

Comfort: Additional home cooling system

Parking: Additional parking stalls available

A PLAN

Junior 1 bedroom

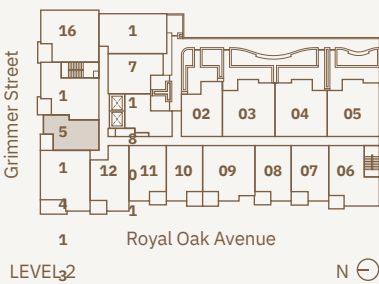
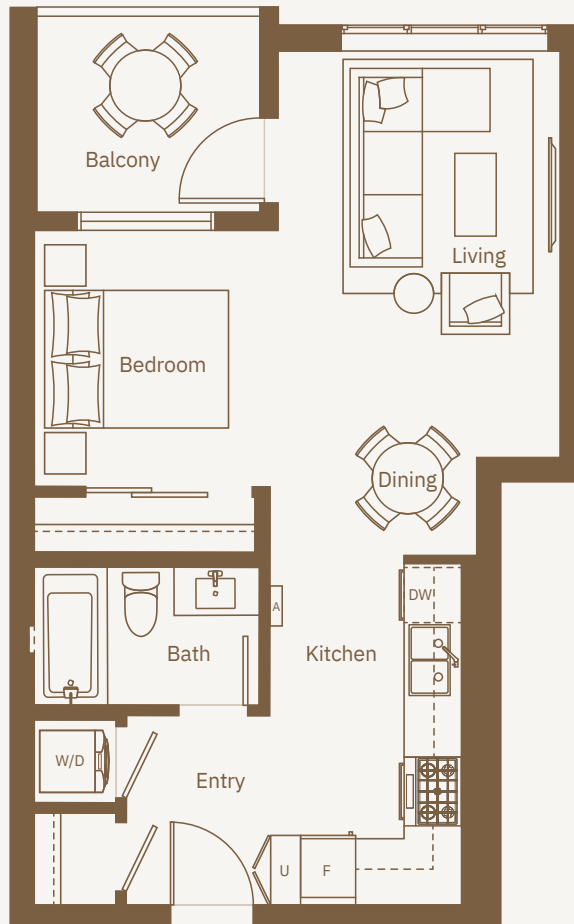
1 bathroom

interior SQ FT 532

exterior SQ FT 64

total SQ FT 596

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The developer reserves the right to make changes, modifications or substitutes to the building design, specifications and floorplans should they be necessary. Renderings, views, and layouts are for illustration purposes only. Sales powered by MLA Canada Realty. E.&O.E. Wanson (Royal Oak) Development Limited Partnership

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A1 PLAN

Junior 1 bedroom

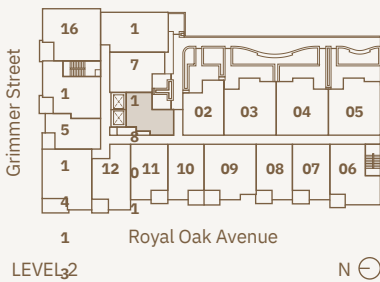
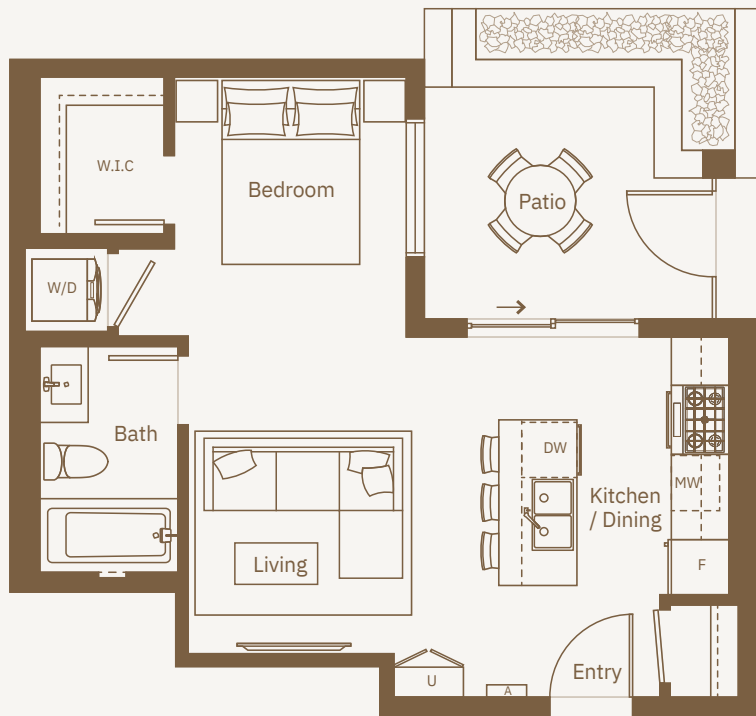
1 bathroom

interior SQ FT 470

exterior SQ FT 84

total SQ FT 554

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A2 PLAN

Junior 1 bedroom

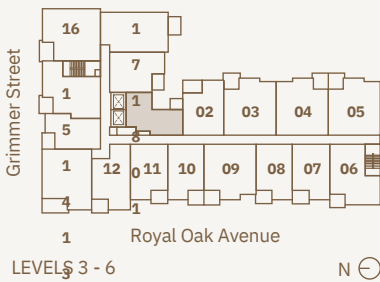
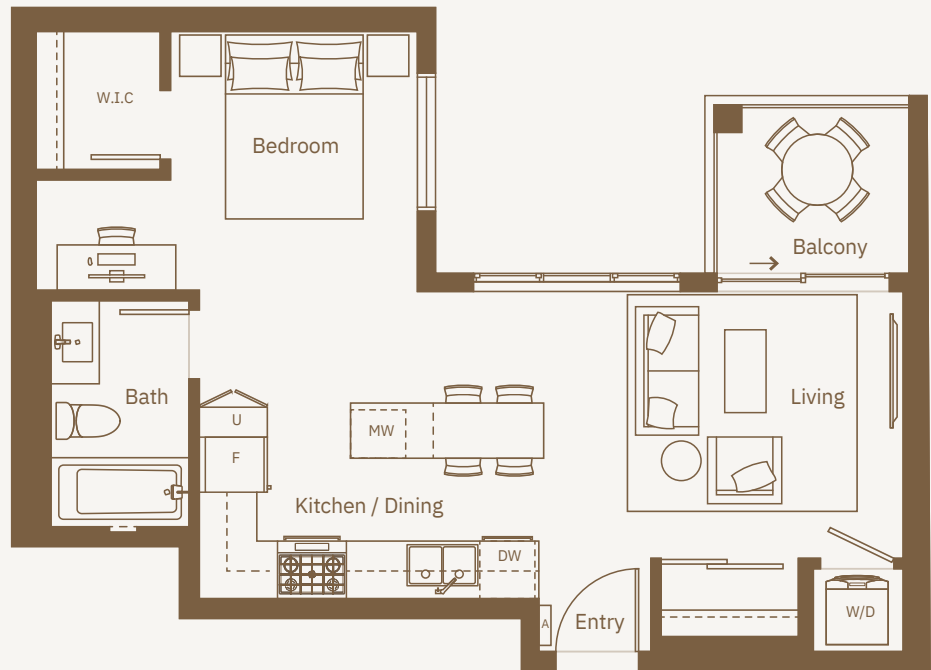
1 bathroom

interior SQ FT 548

exterior SQ FT 45

total SQ FT 593

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B PLAN

1 bedroom + den

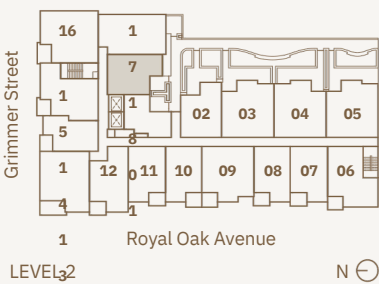
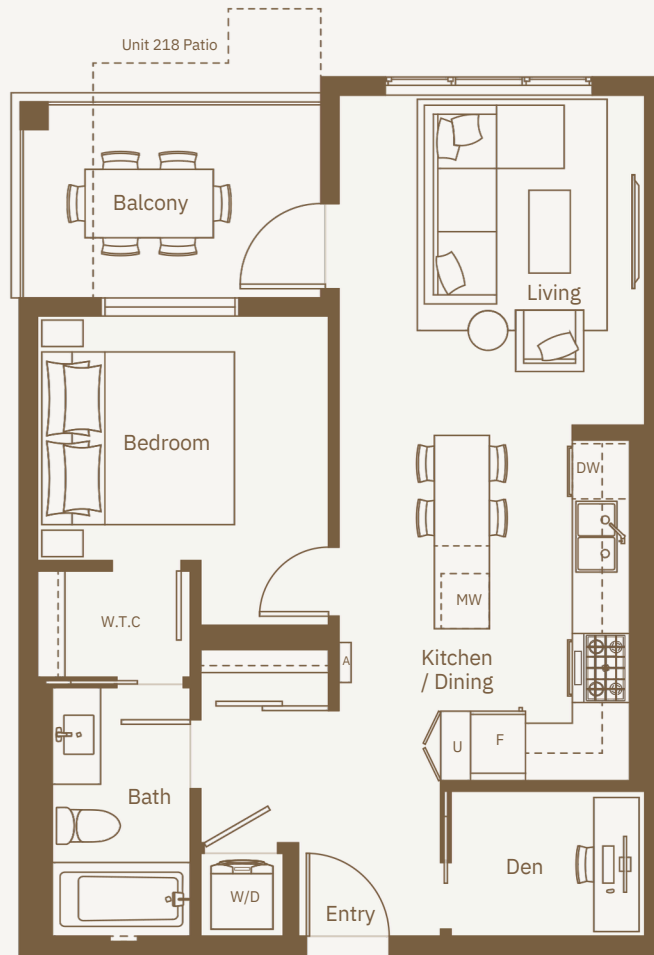
1 bathroom

interior SQ FT 632-635

exterior SQ FT 62-81

total SQ FT 694-716

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B1 PLAN

1 bedroom + den

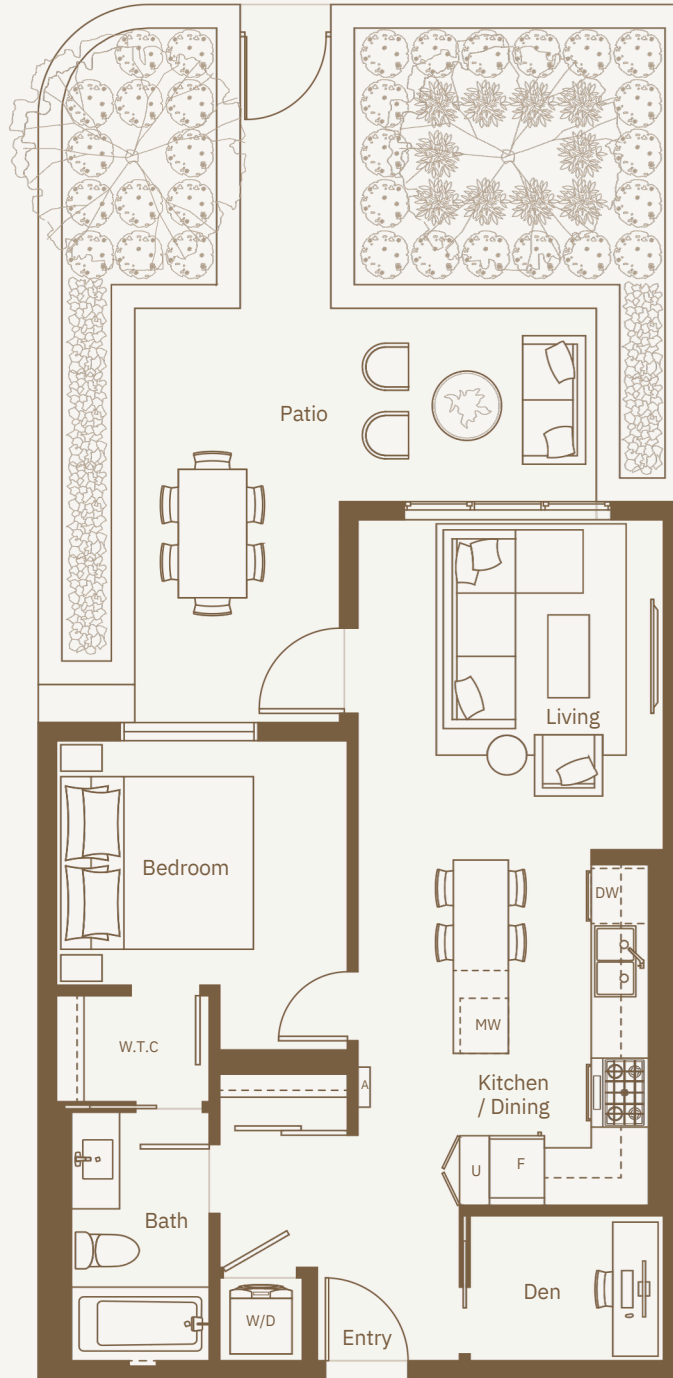
1 bathroom

interior SQ FT 639

exterior SQ FT 211

total SQ FT 850

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B1a ADAPTABLE PLAN

1 bedroom + den

1 bathroom

interior SQ FT 610-614

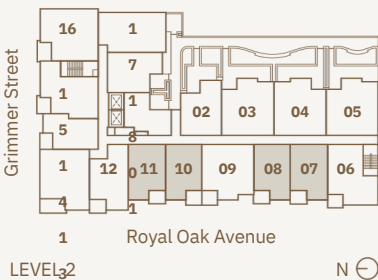
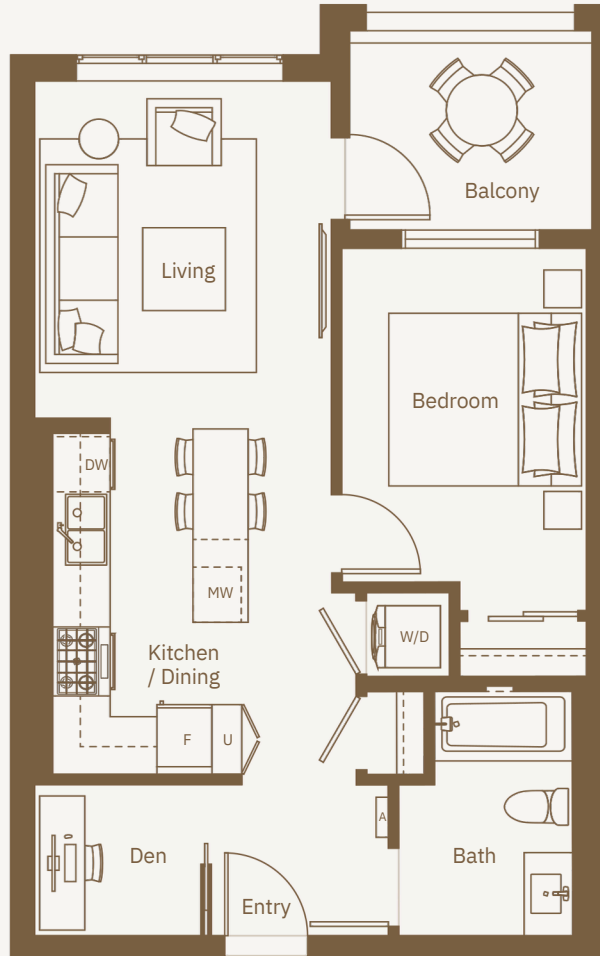
exterior SQ FT 60-75

total SQ FT 670-689

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adaptable homes include:

- Continuous countertop between the kitchen sink and range
- Light switches and electrical outlets installed lower than four feet
- More generous floor space around entrance
- Bathroom wall will accommodate future installation of grab bars
- Bathrooms and interior doorways will have generous clearance
- Generous bedroom floor space



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B2 PLAN

1 bedroom + den

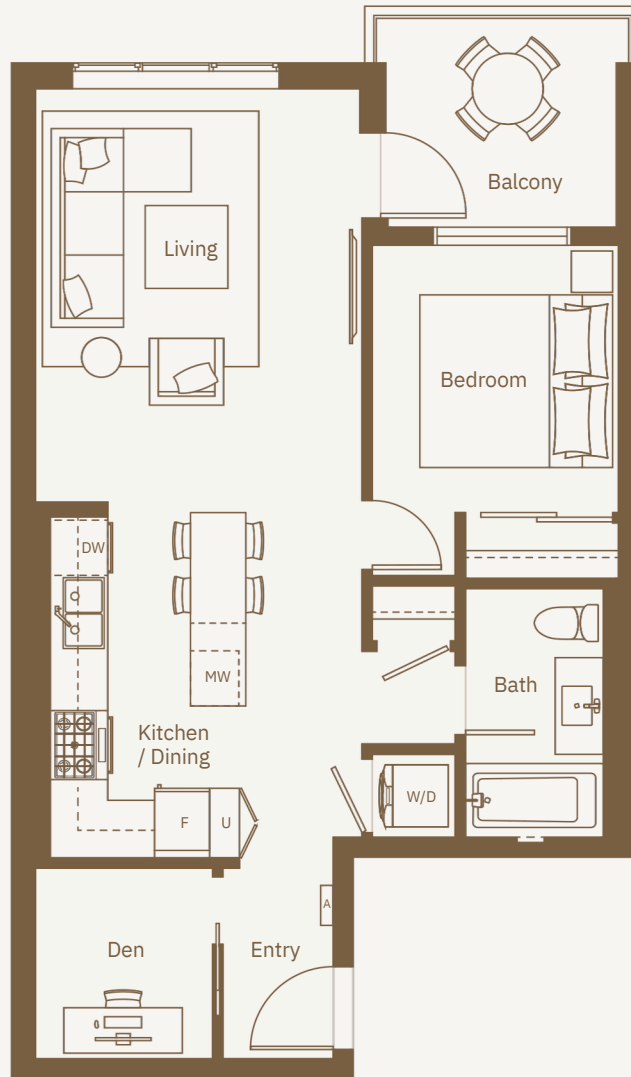
1 bathroom

interior SQ FT 660-661

exterior SQ FT 72-76

total SQ FT 732-737

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C PLAN

2 bedroom

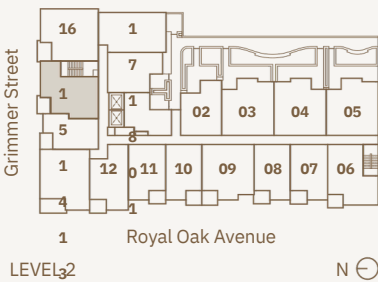
2 bathroom

interior SQ FT 766

exterior SQ FT 76

total SQ FT 842

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C1 PLAN

2 bedroom

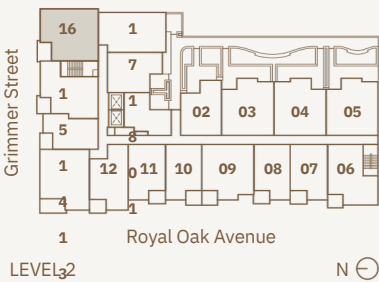
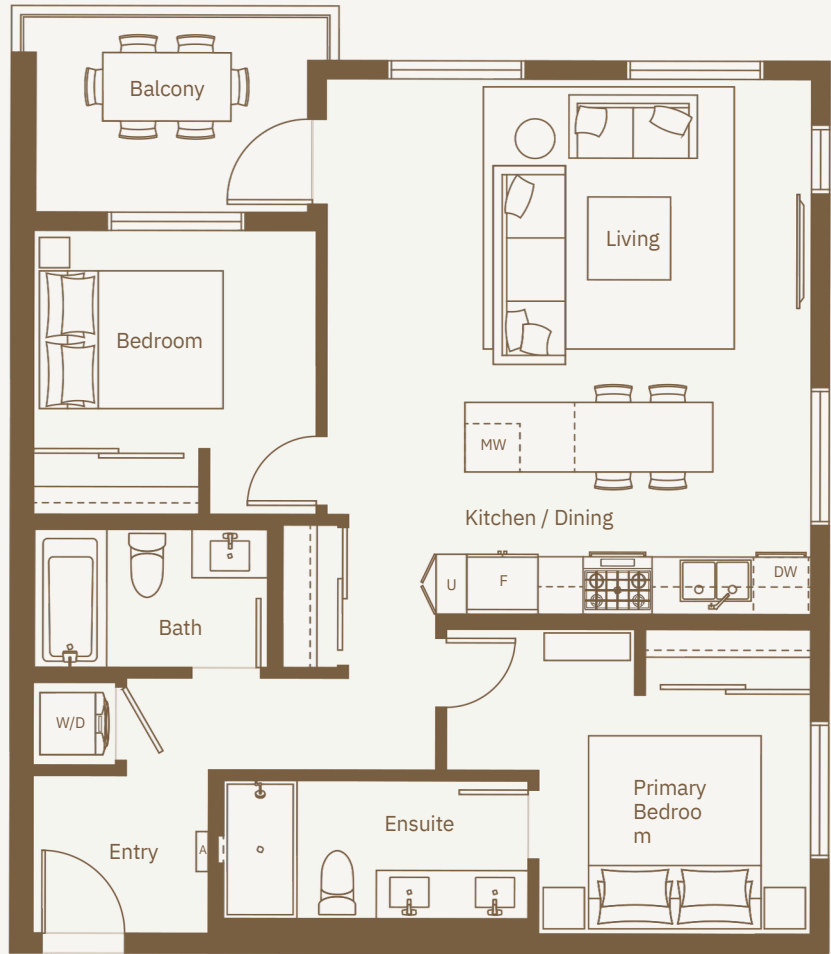
2 bathroom

interior SQ FT 878

exterior SQ FT 78

total SQ FT 956

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D PLAN

2 bedroom + den

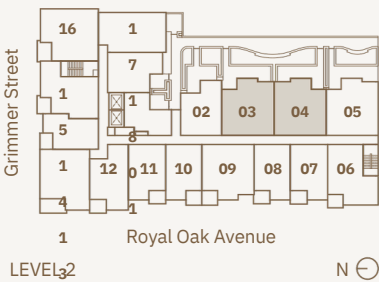
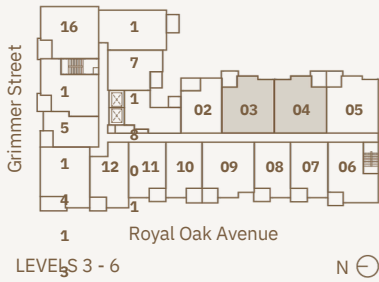
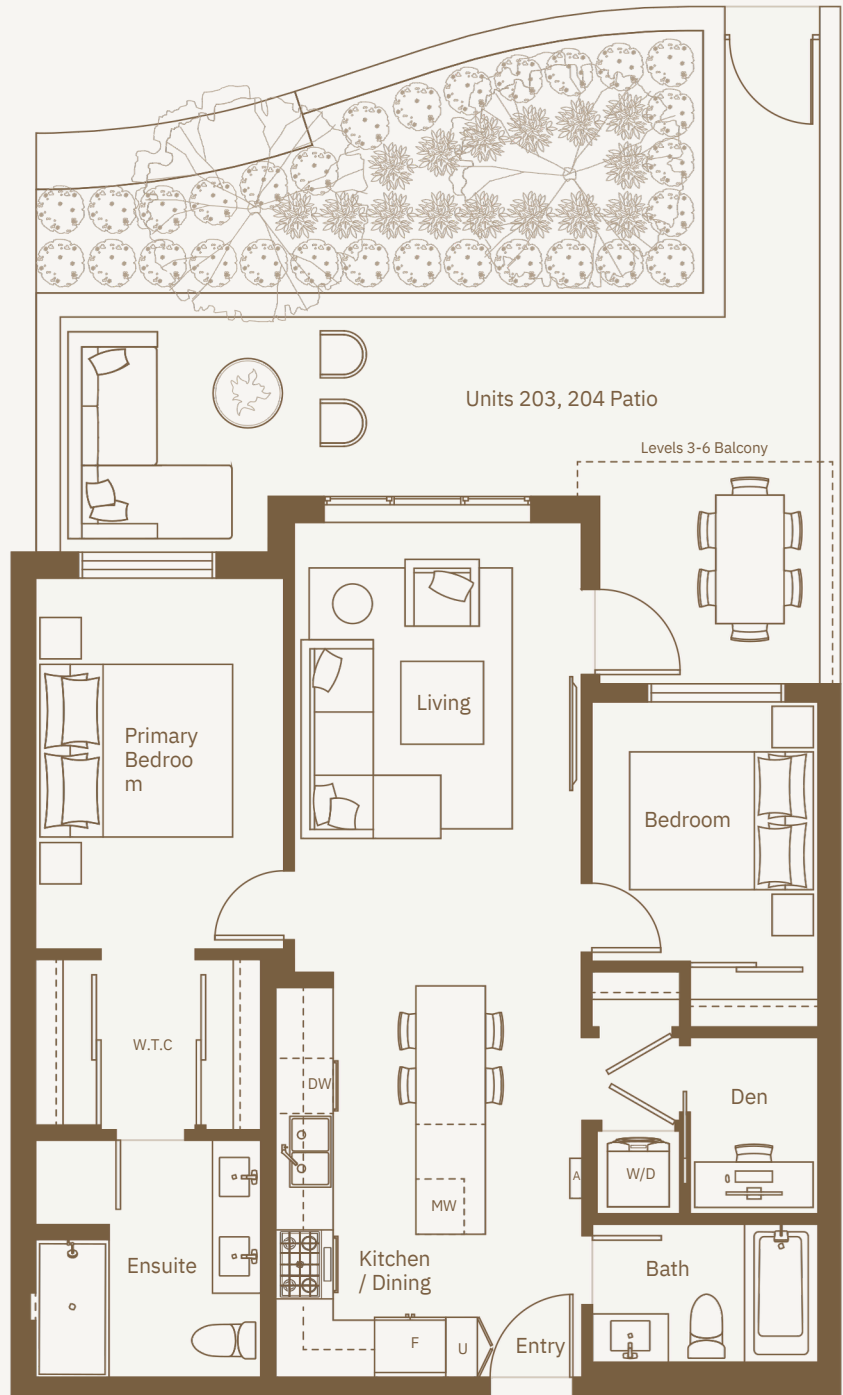
2 bathroom

interior SQ FT 872

exterior SQ FT 69-271

total SQ FT 941-1,143

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D1 PLAN

Unit 205

2 bedroom + den

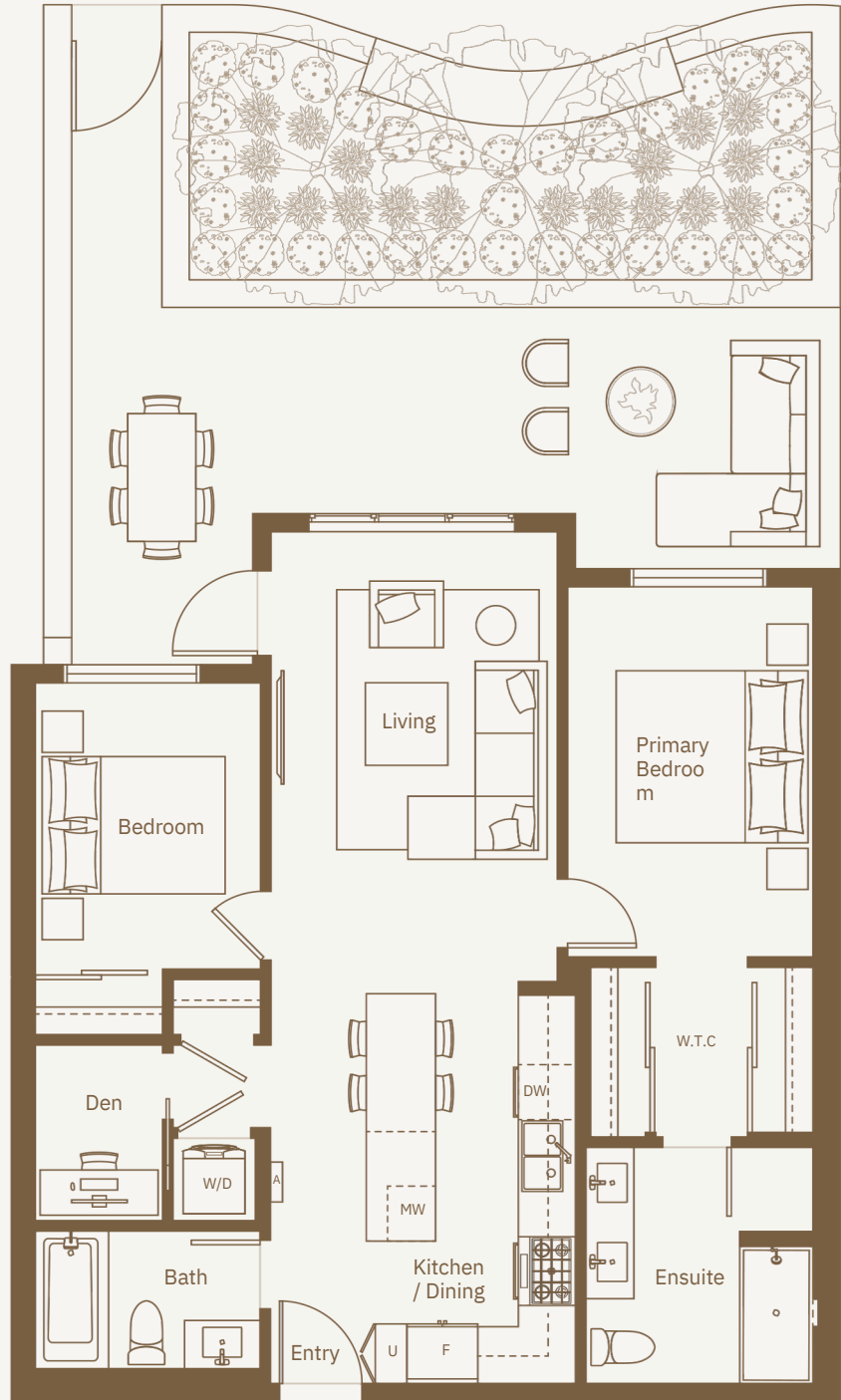
2 bathroom

interior SQ FT 887

exterior SQ FT 268

total SQ FT 1,155

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D1 PLAN

2 bedroom + den

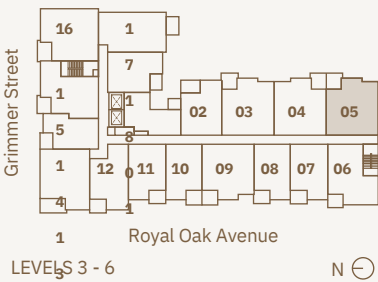
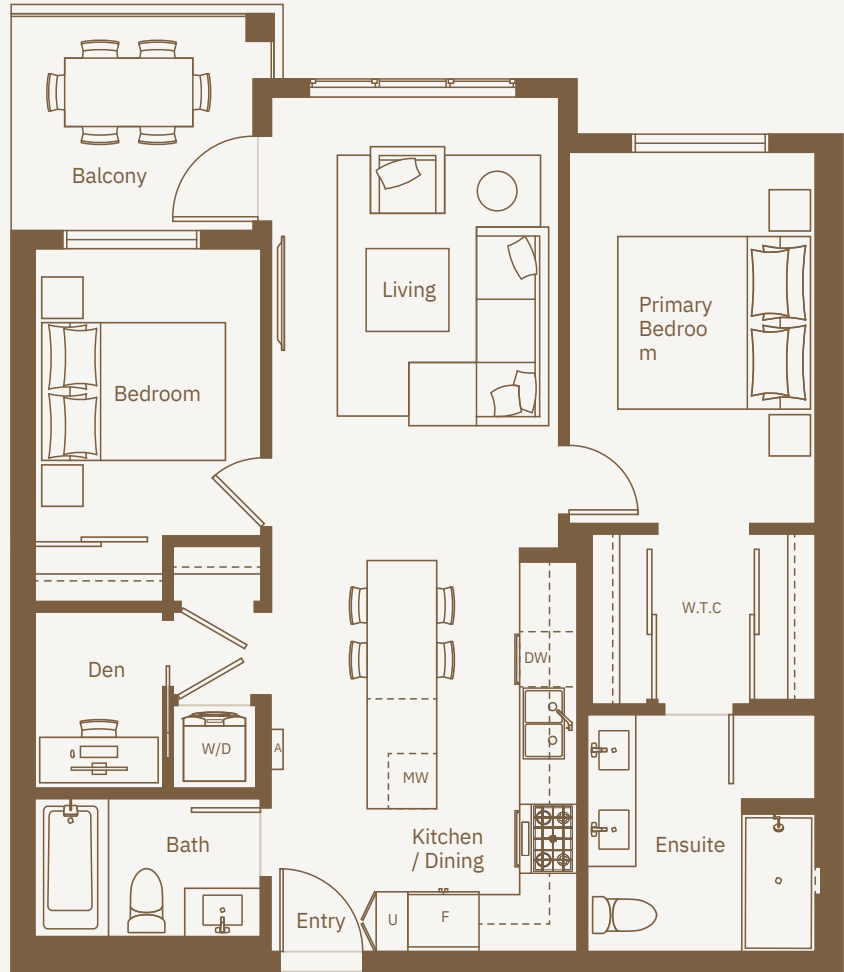
2 bathroom

interior SQ FT 887

exterior SQ FT 69

total SQ FT 956

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D2 PLAN

2 bedroom + den

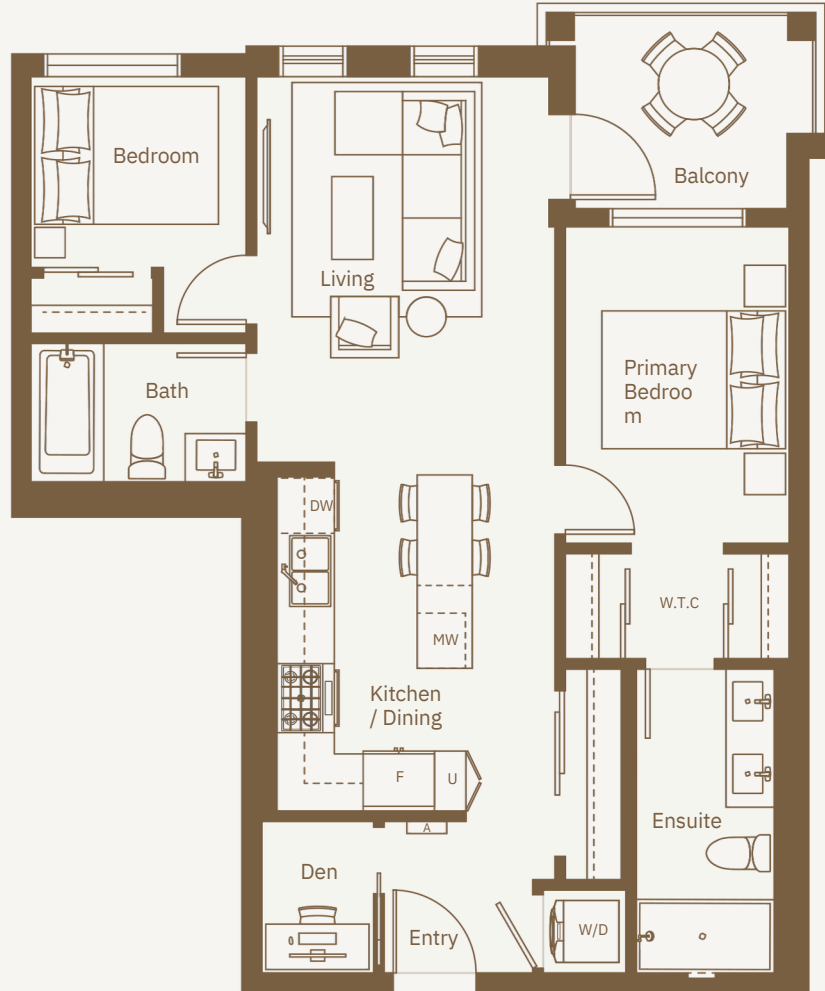
2 bathroom

interior SQ FT 772

exterior SQ FT 59-64

total SQ FT 831-836

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D3 PLAN

2 bedroom + den

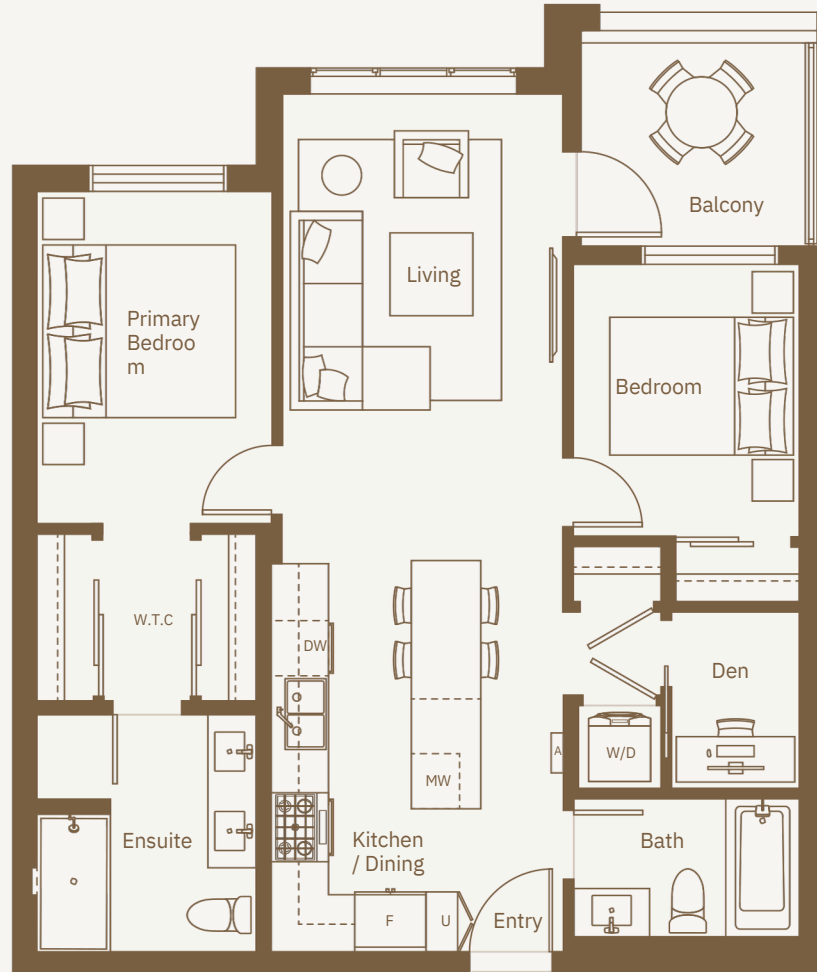
2 bathroom

interior SQ FT 827

exterior SQ FT 66-78

total SQ FT 893-905

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D4 PLAN

2 bedroom + den

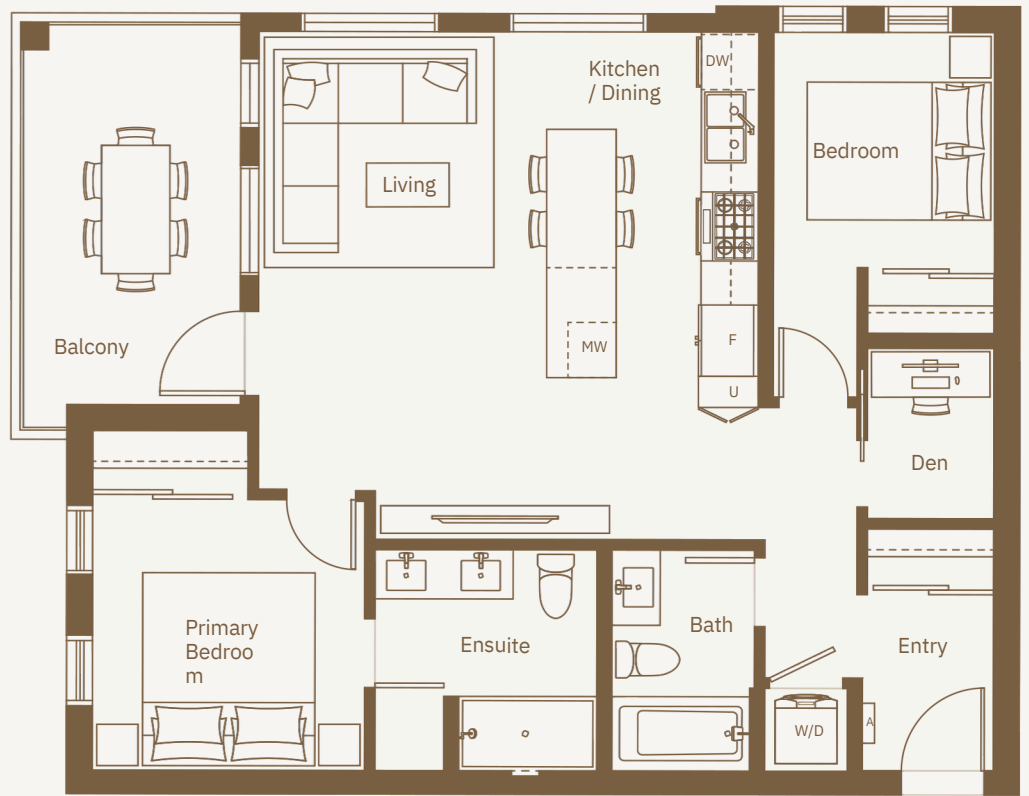
2 bathroom

interior SQ FT 845

exterior SQ FT 117

total SQ FT 962

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D5 PLAN

2 bedroom + den

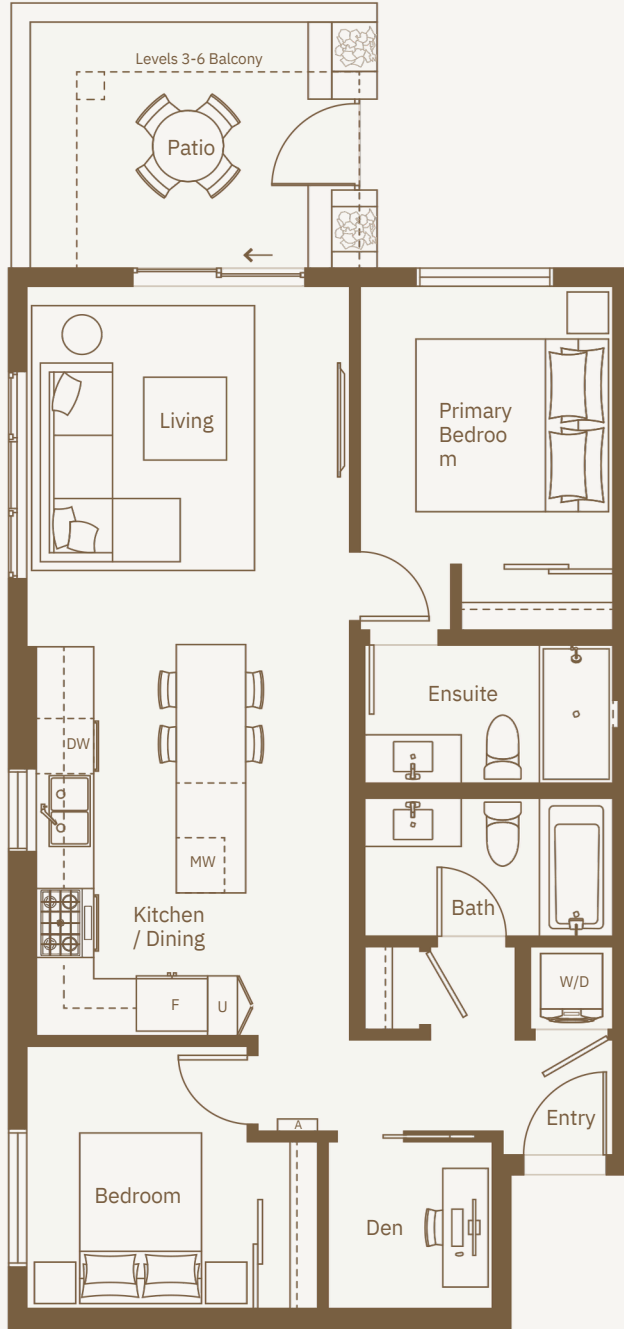
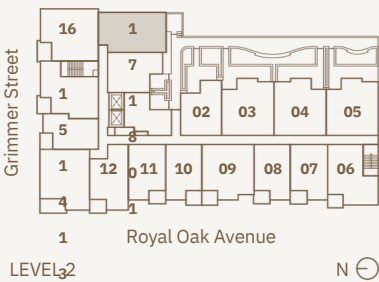
2 bathroom

interior SQ FT 820

exterior SQ FT 67-74

total SQ FT 887-894

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