

## Features

### *Empire at QE Park*

- Stunning views overlooking Queen Elizabeth Park, North Shore Mountains and Vancouver's picturesque West Side
- Distinctive building architecture follows the natural curve of the streetscape
- Concrete construction with energy efficient double glazed windows
- Expansive 8'-7" ceiling height in most homes
- Shared rooftop lounge
- LEED® Gold certified quality homes

### *Interiors*

- Sophisticated interiors by award-winning BYU Design including two elegant colour palettes – Light or Dark
- Central air conditioning
- Engineered hardwood flooring in entry, kitchen, living and dining areas in Light or Dark colour schemes
- Durable wool-blend carpet in bedrooms
- High performance acoustical underlay to reduce sound transfer between floors
- Sleek roller shades
- Blomberg stacking washer/dryer

### *Kitchens*

- Quartz countertop in "Carrara" with matching accent backsplash
- Horizontal grain wood veneer kitchen cabinetry
- Cabinetry includes integrated finger pull and soft-close hardware
- Full height pantries (in most homes)
- Appliance package includes:
  - Fully-integrated 30" Miele fridge with bottom-mount freezer
  - Miele 30" drop-in gas cook top
  - Miele 24" built-in wall oven (1 Bedroom homes)
  - Miele 30" built-in wall oven (2 Bedroom and larger homes)
  - Miele stainless steel dishwasher
  - Built-in Panasonic microwave with stainless steel trim kit
  - Powerful 30" Venmar hood fan

- Undermount double-bowl sink with high quality chrome pull-down faucet
- Under sink sliding waste/recycling bin
- Italian crystal lighting above kitchen islands
- Recessed potlights and undercabinet task lighting

### *Bathrooms*

- Duravit undermount sink
- Duravit dual-flush toilet
- Recessed pot lighting

### *Ensuites and Main Bath (1 Bedroom)*

- Professionally designed vanity includes:
  - Horizontal grain wood veneer cabinetry with soft-close hardware
  - Framed mirror
  - Custom designed wall cabinetry and drawers featuring tall tower in some bathrooms for extra storage
  - Sophisticated sconce lighting
  - Stone slab countertop with waterfall gable in Marble (Light scheme) or Travertine (Dark scheme)
  - Pull out drawer with wire basket organizers in select units
- Sleek, tailored Grohe chrome sink faucet and shower fixtures
- Polished 36" x 12" white porcelain shower surround tile with distinctive marble (Light scheme) or Travertine (Dark scheme) herring bone patterned accent wall
- White 12" x 24" marble tile floors
- Frameless shower door

### *Main Bathroom (2 Bedroom and larger homes)*

- Vanity includes:
  - Horizontal grain wood veneer cabinetry with soft-close hardware
  - Elegant framed mirror
  - Two convenient pull-out drawers
  - Sophisticated sconce lighting
  - Stone slab countertop Marble (Light scheme) or Travertine (Dark scheme)
- 24" x 12" white ceramic tile tub surround
- Sleek, tailored Grohe single-lever chrome faucet and tub fixtures
- 12" x 24" tile floors and tub deck in Marble (Light scheme) or Travertine (Dark scheme) to match vanity counters
- Tub wall niche in Marble (Light scheme) or Travertine (Dark scheme) in select units

### *Peace of Mind*

- Enterphone at lobby and parkade entrances with access control systems
- Hard-wired smoke detectors in every home
- All homes pre-wired for Internet and cable. A complimentary TELUS package is available which includes telephone, cable and Internet for one year
- Secure underground parking
- Backed by comprehensive industry-leading warranties through Travelers Guarantee Company of Canada including:
  - 2 years on workmanship, materials, and major systems
  - 5 years on building envelope
  - 10 years on structural defects

