

1331

AMBLESIDE RESIDENCES

Features

An Exclusive Community

- Located in the heart of West Vancouver, sitting at the very entrance of Ambleside Village, where the tranquil shoreline of Ambleside Beach is just steps away
- An exclusive collection of 16 modern one, two and three bedroom residences
- Elevator access from parkade to all levels of homes to provide the utmost convenience
- Private courtyard under the cover of a glass canopy provides an expansive and open front door experience

Sophisticated Interiors

- Designed in collaboration with award-winning Interior Designer, Cristina Oberti Interior Design Inc
- Luxurious wide-plank engineered wood flooring throughout in brushed oak
- Built-in roller blinds to provide privacy in every space
 - Automated roller blinds in living rooms
 - Blackout roller blinds in bedrooms
- Thoughtfully placed recessed lighting in living and dining areas to set the perfect atmosphere
- Solid core doors throughout for additional sound attenuation
- Sleek LG washer and dryer

Statement Kitchens

- Rich Italian soft-close cabinetry with integrated under-cabinet LED lighting by Scavolini
- Luxurious kitchen island with waterfall edges
- Generous pantry with sliding doors for additional storage solutions (select homes)
- Premium Kitchen Appliance Package:
 - *1 Bedroom Residences*
 - 30" Gaggenau integrated panel refrigerator and freezer
 - 30" Bosch integrated hood fan
 - 30" Gaggenau 4-burner gas cooktop

- 30" Gaggenau wall oven
- 30" Sharp microwave drawer
- 24" Gaggenau dishwasher
- *2 and 3 Bedroom Residences*
 - 30"-36" Gaggenau integrated panel refrigerator and freezer
 - 30"-36" Bosch/Gaggenau integrated hood fan
 - 30"-36" Gaggenau 5-burner gas cooktop
 - 30"-36" Gaggenau wall oven
 - 30" Sharp microwave drawer
 - 24" Gaggenau dishwasher

- Marbled quartz countertops with full-height, matching backsplash
- Stainless steel Kohler sink with polished chrome pull-out Kohler faucet

Refined Bathrooms

- Rich Italian soft-close cabinetry with integrated LED lighting by Scavolini
- Sleek white quartz countertops with a square eased edge detail in the main bathrooms
- Marble-like quartz countertops with a square eased edge detail in ensuites
- Porcelain floor and wall tiles in ensuites, bathrooms, and the tub front for a seamless look throughout
- Sliding, glass-enclosed shower by Kalia with marble mosaic floor tiles
- Built-in seat with recessed wall niche in ensuite showers for everyday convenience
- Polished chrome Kohler rainshower with hand-held shower in ensuites and bathrooms
- Under-counter Kohler vanity basin with elegant, widespread Kohler faucets to match
- Wall-mounted, Veil Kohler toilet with soft-close seat in ensuites
- Persuade Curv Kohler toilet with soft-close seat in bathrooms

Effortless Technology

- Enter effortlessly with automated, smart building technology
- Air conditioning throughout for year-round comfort
- EV-ready (240V) access for all parking stalls

Accessible By Design

- Common Areas
 - 5ft turning radius in lobby elevator that carries through to entry doors to every residence
 - Automatic door openers included in lobby entry
 - Height accessible mailboxes
- Residences
 - 5ft turning radius on both sides of entry doors with rough-ins available for automatic door openers
 - 5ft turning radius with height adjustable shower head in ensuites (with removable vanity for select homes)
 - Continuous countertop between cooktop and sink with pull-out workboard seamlessly integrated with the kitchen cabinetry
 - 5ft turning radius throughout primary bedrooms
 - 5ft turning radius with accessible threshold in balconies

Peace Of Mind

- Secure residential underground parking
- Comprehensive warranty protection:
 - 2 year warranty for materials
 - 5 year warranty for building envelope
 - 10 year warranty for structural defects
- Storage lockers included with every home

At The Gateway To Ambleside Village

1331Ambleside.com

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. E.&O.E.