

1 Your New Hudson Home

- 1.1 Well built, energy-efficient homes that make use of natural, passive ventilation and an enhanced building envelope to reduce one's carbon footprint
- 01.2 High-efficiency energy recovery ventilators (ERV) that connect to your HVAC to transfer heat and draw in clean fresh air
- 01.3 Low-E, high efficiency double pane exterior windows
- 01.4 An elevated consideration of construction, design and sustainability

2 A Walkable Neighbourhood

- 2.1 Central to Kensington-Cedar Cottage
- 2.2 Located in a walkable neighborhood with parks, cafes, restaurants and schools in close proximity
- 2.3 Steps away from Trout Lake Park, the weekend Farmers Market and Trout Lake Community Centre—with playground, tennis courts, basketball courts, baseball diamonds, ice rink and an off-leash dog park
- 2.4 Part of a growing community of local merchants along Commercial Street and a 10-minute walk to over 100 merchants, cafes and restaurants on Commercial Drive
- 2.5 A short walk to two expo line Skytrain stations that connect the new Broadway Line Skytrain Extension, East Vancouver and Downtown with the surrounding Metro Vancouver region
- 2.6 Ideally situated on a quiet, tree-lined street
- 2.7 Safe cycling with easy access to multiple bike routes

3 Distinguished Design

- 3.1 Beautifully restored 1910 heritage building with contemporary and expressive architecture by award-winning MA+HG Architects
- 3.2 Concrete, steel and wood frame construction
- 3.3 Private, landscaped courtyard designed to enhance social connection
- 3.4 Art installation by Canadian muralist Liesl Petersen

4 Considered Living Spaces

- 4.1 MINIMALIST DESIGN—Clean, contemporary interiors by Studio-MNML optimizes functionality and allows beautiful, understated materials to shine
- 4.2 YOUR OWN FRONT DOOR—Solid-core home entry doors with glazed side-light and enhanced multi-point locks for added security
- 4.3 LET THE LIGHT IN—Large windows and skylights (private roof deck homes) for luminous, light-filled spaces
- 4.4 VENTILATION—All homes were designed with dual frontage and operable glazing to allow for cross ventilation
- 4.5 ENTERTAINING—Spacious private rooftop patios with stirring views for outdoor living
- 4.6 STORAGE—Extensive custom build-in millwork in all homes maximize storages for everyday objects, allowing for a visually clean and uncluttered space
- 4.7 DURABILITY—European engineered floors in a warm, neutral palette offer longevity and durability for years to come
- 4.8 LISTEN—Built-in ceilings speakers in living areas of all homes with Bluetooth capability
- 4.9 LIGHTING—Recessed LED lighting and custom sconces throughout
- 4.10 CEILINGS—Over height ceilings add to the homes' generous sense of space (9' in heritage homes and up to 9'5" in townhomes)
- 4.11 Contemporary roller shades for natural light control (with 99% blackout shades in bedrooms)
- 4.12 Minimalist profile baseboards and trim throughout (1-bedroom and 2-bedroom townhomes)
- 4.13 Energy efficient front-loading Whirlpool washer and dryer

5 Elevated Bathrooms

- 5.1 Electronically heated controlled ensuite floors
- 5.2 Minimalist cabinetry with soft-close hardware and metal drawer boxes for added durability
- 5.3 Discreet medicine cabinet for added storage with custom wall sconce in all bathrooms
- 5.4 Durable, solid-surface, honed quartz countertops and backsplash with undermount sinks
- 5.5 European porcelain-tiled floors and walls for easy cleaning
- 5.6 Matte black faucets and accessories throughout

- 5.7 Relaxing soaker-style bathtub in main bathrooms
- 5.8 Frameless glass shower enclosures in ensuite bathroom with custom-tiled shower base
- 5.9 Rain shower head and handheld wand in ensuite
- 5.10 Seamless stainless steel matte black shower drain
- 5.11 Convenient floating shelf in ensuite shower
- 5.12 Soft close, eco-friendly and low water consumption toilets in all bathrooms
- 5.13 Integrated recessed lighting

6 Intelligently-Designed Kitchens

- 6.1 Premium Italian designed appliance package:
 - 24" Fulgor Milano frost free fridge with integrated millwork (1-bedroom townhomes)
 - 30" Fulgor Milano full size frost free fridge with integrated millwork (2-bedroom heritage + 2-bedroom townhomes)
 - 24" Fulgor Milano dual flame 4-burner gas cooktop (1-bedroom townhomes)
 - 30" Fulgor Milano dual flame 5-burner gas cooktop (2-bedroom heritage + 2-bedroom townhomes)
 - 24" Fulgor Milano convection wall oven (1-bedroom townhomes)
 - 30" Fulgor Milano convection wall oven (2-bedroom heritage + 2-bedroom townhomes)
 - 24" Blomberg high-efficiency dishwasher with integrated millwork (all homes)
 - 24" Faber concealed hood fan (1-bedroom townhomes)
 - 30" Faber concealed hood fan (2-bedroom heritage + 2-bedroom townhomes)
- 6.2 European-inspired cabinetry complete with soft-close metal drawers
- 6.3 Heat and scratch resistant solid surface homed quartz countertops
- 6.4 Under-cabinet LED strip lighting to allow for well-lit kitchen prep
- 6.5 Undermount stainless steel single bowl sink
- 6.6 Sleek dual spray, pull-down faucet in matte black for easy clean up
- 6.7 Hidden under cabinet built-in garbage and recycling centre
- 6.8 Smart lighting system with dimmer control in kitchens

7 Exemplary Extras

- 7.1 Secured bluetooth building access controls with lobby intercom
- 7.2 Secure mail off beautifully designed lobby that honors the original 1910 heritage building
- 7.3 Hardwired smoke detectors in all homes
- 7.4 Gas hookups and water bibs on all private patios and terraces and decks with gas splitter (BBQ and Fire bowl) on private roof decks
- 7.5 Hose bibs on private outdoor areas
- 7.6 Fully sprinklered, fire-protected building with annunciator panel
- 7.7 MODO car share vehicle for trips beyond your new walkable neighborhood