

## WELCOME HOME

Midtown Central incorporates a modern monochromatic palette applied across layered details to achieve an elegant and timeless quality on the exterior façade. Beautifully applied layered architectural elements include glass guardrails at balconies to visually dissolve the separation between the inside and outdoors to create a sense of fluidity. The unique lightweight aluminum frames surround the balconies, and the extensive windows frame the view to enhance your everyday life and add visual interest from the street-level. The spacious balconies and patios extend living space to the outdoors as a relaxation or entertainment space. The contemporary 4-storey building is designed by Studio B Architects, an architecture firm based in Vancouver.

## INTERIORS

- > Inspired interiors by Hungerford Interior Design are open, clean and functional with soft wood detailing and geometric shapes
- > Wide-plank hardwood flooring in Fairhaven Oak throughout living areas
- > Open-concept floorplans with large windows welcoming natural light and innovative layouts maximizing living space
- > White faux-brick blanket accent wall creates a unique focal point (exclusive to studios)
- > Contemporary solar reflective roller blinds
- > Custom 4" baseboards
- > Energy Star qualified, front-loading Blomberg, or equivalent, washer and dryer

## KITCHENS

- > Contemporary flat-panel cabinetry includes soft close hinges and illuminating under-cabinet task lighting
- > Durable Pure White quartz countertops
- > Full-height White Carrara polished backsplash
- > Single basin stainless steel undermount sink with chrome dual spray faucet
- > Premium stainless-steel appliance collection includes:
  - » 24" integrated Blomberg fridge with built-in bottom freezer and classic white hardware
  - » 24" Blomberg electric cooktop and wall oven
  - » 24" built-in AEG hood fan
  - » Fully-integrated Blomberg dishwasher
  - » Panasonic Inverter microwave with stainless steel trim kit

## BATHROOMS

- > Grey quartz countertops
- > Distinctive light herringbone tile with radiant heated tile flooring complements crisp white cabinetry
- > Oversized 12" x 24" Carrara wall tiles
- > Frameless glass shower enclosure with chrome accents
- > Deep-soaker 5' bathtub
- > Luxurious, polished chrome rain showerhead by Grohe
- > Elegant rectangular undermount sink with polished chrome faucet by Grohe
- > Round backlit mirror above a crisp white floating vanity
- > Water efficient dual flush toilet

## PEACE OF MIND

- > Quiet in-home technology used throughout including double glazed windows, acoustical underlay and concrete topping on all floors
- > Indoor and outdoor communal amenity space with large patio
- > Enterphone lobby with a secure FOB access control system
- > Secure, underground bike and storage lockers for residents
- > Private and well-lit double-gated underground parkade
- > Hardwired smoke detectors and sprinklers in all homes and common areas
- > Comprehensive 2-5-10 warranty by National Home Warranty
  - » 2 years Workmanship and Materials
  - » 5 years Water Penetration
  - » 10 years Structural Defect