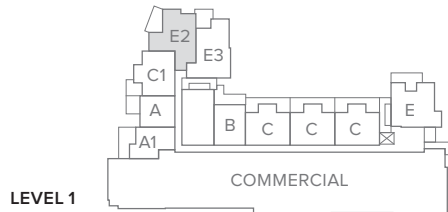
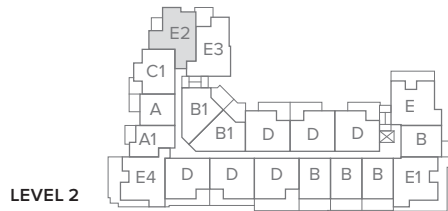
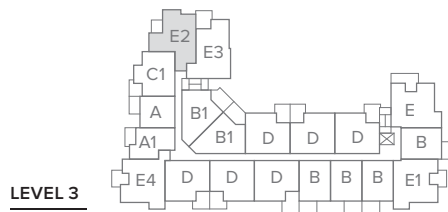
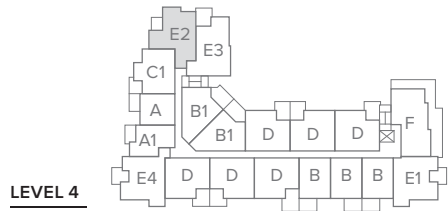
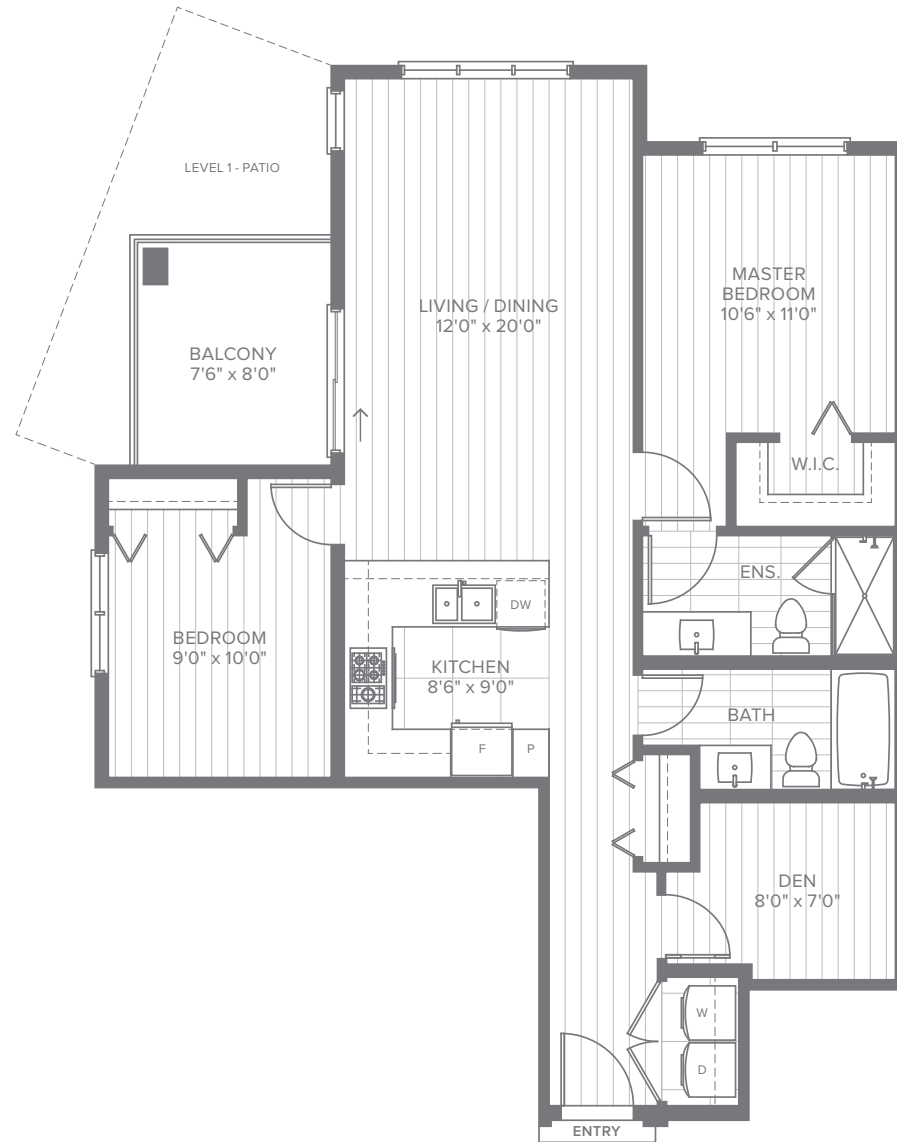


# HAMILTON VILLAGE



GILLEY RD



## UNIT E2

2 BED + DEN, 2 BATH | 980 SQ.FT.

In the continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications or prices without notice. Within this community, floor plans may be reversed based upon location. All dimensions and sizes are approximate. Buyers are recommended to read the disclosure statement and review architectural plans prior to purchase. E.&O.E.

# HAMILTON VILLAGE

## Features & Specs

### AN IMPRESSIVE ARRIVAL

- The contemporary Pacific Northwest architectural design of Hamilton Village is designed by award-winning Rositch Hemphill Architects
- The four-storey building features timber detailing, stone and cement cladding, all carefully constructed around a lushly landscaped courtyard with winding pathways
- Dramatic timber canopies mark the main entry
- Large terraces or spacious balconies for sunny days and summer living
- Contemporary, painted suite entry doors with polished satin hardware welcome you home

### DISTINGUISHED INTERIORS

- Choose from a variety of bright, modern contemporary interiors with 9ft ceilings and open floor plans
- Stylish interiors include a choice of two designer colour schemes: *Grey Mist* and *Smokey Oak*
- A sturdy and sound absorbing concrete subfloor provides excellent soundproofing between residences for quiet comfort
- Durable wide plank laminate wood flooring
- Roller blinds on sliding doors and all windows
- Decora-style rocker light switches and electrical outlets
- Painted baseboards and casings throughout add the finishing touch
- Individually controlled heating is distributed throughout your home via an environmentally friendly, hydronic baseboard system

### GOURMET KITCHENS

- Elegant flat-panel, over-height cabinets with modern polished chrome pulls and soft-close hinges provide excellent storage and functionality
- Chef-inspired kitchen features pantry cabinets with modern paneled accents and wine rack (*most plans*)
- Rich, polished quartz countertops with handset full-height glass tile backsplash
- Cabinets with soft-close doors and drawers, under cabinet lighting, and decorative pulls
- Breakfast bar in most homes for those busy mornings
- Sleek, energy efficient appliances, including a fully integrated refrigerator and dishwasher, stainless steel over-the-range microwave with variable speed hood fan, and gas cooktop with stainless steel built-in oven, bring distinctive styling, superior craftsmanship and peerless performance to your kitchen
- Stylish, double compartment stainless steel undermount sink for easy food prep and clean up
- Sleek kitchen faucet with integral pullout sprayer in polished chrome
- Recessed LED lighting highlights your creative cooking and complete the modern, uncluttered look

### BATHROOMS THAT PAMPER

- Ensuites feature sleek quartz countertops and imported porcelain tile flooring
- Flat-panel cabinetry with brushed nickel hardware and polished chrome faucet
- Second bathrooms feature elegant soaker tubs with imported porcelain tile tub and shower surround with feature accent tile
- High efficiency, low consumption toilets
- Polished chrome accessories throughout

### ADDITIONAL CONVENIENCES

- Master bedroom walk-in and entry storage closets (*most plans*)
- Conveniently located TV outlets and telephone jacks
- Wired for high-speed internet access
- Full capacity stacking or side-by-side, front-load washer and dryer
- Convenient GFI electrical outlet on all balconies and terraces
- Gas line for barbecue hook-up or patio heater

### SAFE & SOUND

- Advanced building envelope rainscreen technology
- Fully secured, well-lit underground parkade with visitor parking
- A fob-only access lobby with video surveillance, plus intercom enterphone outside main lobby, allowing you to pre-screen visitors using your TV
- Acoustical walls and ceilings between suites built for optimal soundproofing
- Exterior lighting at front and rear entries, and along pedestrian walkways, for enhanced safety and peace of mind
- Technology ready—with additional tel/cable/data outlets and CAT5e wiring
- Heavy deadbolt lock and door viewer for each suite entry
- Hard-wired smoke detectors in all units, plus monitored fire alarm and sprinkler system in all homes, common corridors and lobbies
- Grade level suites pre-wired for security systems
- Comprehensive 2/5/10 warranties by WBI Home Warranty including two years for materials, five years for building envelope, and ten years for structural components
- Our dedicated, after-sale customer service team will make living in your home as enjoyable and worry-free as possible

### THOUGHTFUL AMENITIES

As a resident of Hamilton Village you will appreciate living in a community which will have a variety of amenities and activities from which to choose:

- Host your next party or family get-together by taking advantage of the large multi-purpose room with views of the beautiful gardens and surrounding courtyard
- Get your heart rate up at the expansive exercise room and indoor lap pool – a great place for aquafit, yoga or socializing with neighbours in the hot tub
- Work on your fitness routine in the fully-equipped gym
- The outdoor common area provides a quiet retreat, or enjoy a communal resident event on the expansive patio with gas barbecue hookup

### SUSTAINABILITY & ENERGY EFFICIENCY

- A Geo-Exchange system is used throughout the building to minimize energy consumption and reduce associated costs while ensuring year-round comfort. Essentially the system extracts energy from the ground and distributes it through a hydronic baseboard system into your home. It is environmentally friendly, and proven to reduce greenhouse gas emissions.
- Energy efficient, Low-E exterior window glazing keeps homes warm in the winter, cool in the summer, reduces UV fading of blinds and upholstery, and provides extra sound insulation
- Eco-friendly paints and sealant to ensure a healthy indoor environment
- Drought tolerant vegetation ensures lush landscaping year-round
- Energy efficient lighting in all suites