

# MIRABEL

*English Bay*

## DESIGN DETAILS

### BRIGHT INTERIORS

- Contemporary light-filled interiors designed by Alda Pereira Design Inc.
- High-efficiency heating and air conditioning system for year-round comfort
- Convenient, built-in USB charging connections in kitchen and bedrooms
- Two contemporary colour palettes to choose from: Beach and City
- A stacking, front-loading washer and dryer: LG for two and three-bedroom homes, Blomberg for one and one-bedroom plus den homes
- Smart glass Low-E2 panoramic windows welcome abundant natural light and fresh air
- Spacious master bedrooms for ultimate relaxation (room for king beds in most)
- Custom closet systems for ultimate organization
- Built-in wall safe in bedroom closet, perfect for storing valuables and important documents
- Engineered hardwood flooring throughout living areas in “Coastal Sand” or “Carbon Taupe”
- High-performance acoustical underlay between hardwood and sub-floor to create a quieter living experience
- Four-inch flat stock baseboards and two-and-a-half inch flat stock door trim
- Granite suite entry threshold to make a solid first impression
- Occupancy lighting at laundry and storage

### PREMIUM KITCHENS

- For most one-bedroom and one-bedroom plus den homes, premium stainless steel appliances include:
  - 24” Sub-Zero Energy Star integrated refrigerator
  - 24” Wolf gas cooktop
  - 24” Bosch 2-in-1 speed oven
  - 24” Bosch Energy Star integrated dishwasher

- For two and three-bedroom homes, full size appliances include:
  - 30” Sub-Zero Energy Star integrated refrigerator/freezer
  - 30” Wolf gas cooktop and electric wall oven
  - 24” Bosch 2-in-1 speed oven
  - 24” Bosch Energy Star integrated dishwasher
- Inform concealed range hood
- Italian cabinetry by Armony Cucine in a modern matte finish, complete with soft-close hardware
- Cabinetry doors with convenient pull-out drawers to maximize storage and efficiency, with a dish organization system, and a recycling centre beneath the sink
- Full-height pantries provide abundant storage for food items or small appliances (select homes)
- Solid quartz countertops in either “Fresh Concrete” or “Raw Concrete”
- Decorative backsplash tile features a natural marble hexagon mosaic
- Franke European-style stainless steel under-mount sink with in-sink disposal
- Italian-made single, pull-down faucet by Blanco
- Recessed pot lighting overhead with LED accent lighting under cabinetry

### STYLISH ENSUITES

- Italian wood veneer cabinetry by Armony Cucine in either “Sand Ash” or “Smoked Walnut”, complete with soft-close hardware, and under cabinet lighting
- Solid marble countertop in “Bianco Ramon” or “Suede Grey”
- Brizo wall-mounted vanity faucet in a matte black finish
- Victoria + Albert one-piece tub made from Englishcast®, a process that combines finely ground volcanic limestone with resin to create a tub with superior insulation (some plans)

- Natural marble floor and tile surrounds for tub and shower in “Bianco Ramon” or “Suede Grey”
- Decorative wall tile in natural marble hexagon mosaic
- Duravit under-mount sink
- Brizo hand shower and rain head shower, finished in matte black (some plans)
- Stainless steel niche at shower
- Brizo freestanding, floor-mounted, single-handle tub filler also accented in matte black (some plans)
- A frameless glass shower enclosure for a seamless, modern look (some plans)
- Recessed medicine cabinet with wood veneer accent shelving illuminated with LED lighting and hidden power outlets
- Duravit dual-flush toilet, wall mounted for additional elegance (some plans)
- Towel bar, tissue holder and other Brizo accessories in matte black finish

## GREEN INITIATIVES

- Breathe easier: Improved indoor air quality with low VOC paints and flooring throughout
- Smart location: a pedestrian-friendly community with easy access to transit; efficient site-planning for compact housing; and a diverse range of housing/floor plan types
- Water conservation: low-flow toilets, shower heads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: high-efficiency domestic hot water, heating and electric cooling systems; energy-efficient common area lighting; Energy Star® windows and appliances, including refrigerator, dishwasher and clothes washer
- Emissions reduction: pre-wired power to select parking stall locations in the underground parkade to accommodate electric vehicle charging
- Recycling program: recycling facilities for residents; use of recycled materials in construction; demolition material and up to 75% of construction waste recycled
- Extra green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; soil control and bulk excavating to reduce site disturbance; and environmental workshops with tradespeople and suppliers

## CONNECTED & CONVENIENT

- Parks, transit, groceries and numerous other amenities and services within walking distance
- Telus Future Friendly Homes® are technology ready with the Telus Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed cable and Internet
- Free Telus TV and High-Speed Internet for one year
- Secure bicycle storage room makes riding to/from English Bay and Stanley Park so easy
- Storage locker for each home in the underground parkade
- Podium level fitness facility and social gathering area
- Urban garden plots with access to hose bibs and a storage area for supplies

## EXTERIOR

- Contemporary architecture by one of Vancouver’s premier firms — Henriquez Partners Architects
- Construction by Marcon — one of the province’s leading builders with 32 years in the industry and over 10,000 completed homes
- Oversized Low-E2 Energy Star glazed windows to optimize sunlight, fresh air and views
- Generous patios, decks and terraces to create desirable outdoor living spaces, with gas barbecue outlets, lighting and planters (most plans)
- Quality contemporary materials, including full-height glazing, cast concrete, coloured glass balcony railings, perforated steel sunshades, and podium level architectural stone elements
- A secure, well-lit underground parkade with emergency panic stations
- Fob and key access to parkade and lobbies with video surveillance, plus enterphones with security cameras at main entry lobbies
- Programmable elevator to restrict floor access
- State-of-the art fire protection system, including centrally monitored sprinklers and smoke detectors in every home
- Comprehensive new home warranty, including two years for materials, five years for building envelope and 10 years for structural components
- Marcon’s dedicated, after-sale customer service team makes living in your home enjoyable and worry-free