

# AVANTI FEATURES

## LUXURY UPON ARRIVAL

- Setting the bar high for style, Avanti is a collection of visually stunning one and two bedroom apartment residences facing a 4.2-acre urban park.
- Designed by the award-winning architects at IBI Group, Avanti features contemporary architecture with unique dichromatic spandrels, highlighted concrete frame details and a jewel-box-style clubhouse building.
- Conveniently located just steps from Aberdeen Centre, Continental Shopping Centre, Union Square, Yaohan Centre and the Canada Line network.
- An amenity-packed urban park boasts impressive water features, a public plaza for cultural events and luminous art installations by internationally acclaimed visual artist Dan Corson.
- Enjoy entry plazas that also incorporate the stunning work of Dan Corson, as well as the grandeur of overheight ceilings in the lobbies.

## STYLISH HOMES

- All homes feature an air cooling and heating system for year-round comfort.
- Many homes offer panoramic views of the city, the adjacent urban park or the North Shore mountains.
- Richly stained wood entry doors with elegant polished chrome hardware welcome you home.
- The two-paneled Carrera-style interior doors feature European-inspired polished chrome lever handles.
- Living and dining areas along with kitchens, dens and entrances are finished in durable wood-style laminate flooring, while cut pile carpeting in bedrooms puts comfort underfoot.
- Expansive windows feature low-E glazing for energy efficiency.
- Custom fit vertical blinds included for all windows.
- Beyond the sliding or swing doors, generous balconies provide the space to extend your living area outdoors.
- The colour schemes – your choice of London Fog, Milan Sunset and Paris Snow – provide a rich neutral backdrop for your individual decorating style.
- Future-friendly technology includes multi-port and Cat-5e wiring.
- Stacked washer and dryer for your convenience.

## SMART KITCHENS

- Experience the luxury of engineered stone countertops and a full-height glass tile backsplash.
- Stylish and contemporary cabinetry is complemented with designer-selected polished chrome pulls, soft-close hardware and built-in recycling bins.
- Sleek appliances are coordinated beautifully:
  - Bosch® gas cooktop and self-cleaning wall oven.
  - Panasonic® microwave complete with trim kit.
  - Energy-efficient Bosch® dishwasher includes touch controls and is integrated with custom cabinetry.
  - The integrated Blomberg® refrigerator features a bottom-mounted freezer door.
  - Seamless slimline Broan® under-mounted hoodfan.
- Under-mounted stainless steel sink with European-style single lever faucet and flexible pull-out vegetable sprayer.
- Sleek recessed lighting below upper cabinets.

## DESIGNER BATHROOMS

- The bathrooms and ensuites are rich in design and detail with oversized vanity mirrors and recessed lighting, engineered stone countertops and floating flat panel veneer cabinets with polished chrome pulls.
- Full showers with frameless doors or shower and tub combinations in ensuites, featuring an oversized “rain shower” head on a contemporary straight arm.
- European-inspired polished chrome fixtures.
- Dual-flush water closets reduce water consumption.

## SUPERB AMENITIES

- The residents-only clubhouse at Avanti features four floors of exclusive amenities with views of the adjacent urban park from every level.
  - Hotel-inspired rooftop with a whirlpool spa, firepit and cabanas.
  - A “Googleplex-inspired” relaxation lounge with massage chairs and meeting cubicles.
  - A fully equipped fitness studio.
  - A residents’ lounge for parties and events.
  - A music studio wired for recording.
  - A private practice studio to hone your musical talents.
  - Dance/yoga studio.
  - Multimedia lounge for your favourite video games.
  - A games room with billiards and table tennis.
  - All levels are accessible from an integrated elevator.
- A spacious podium garden with lush landscaping, children’s playground and barbecue area.
- Multiple dog wash stations throughout the community.
- An on-site resident manager to take care of all the fine details.
- Bike patrolling security concierge at your service.

## SECURITY

- The electronic security systems are extensive and include a security office in the parkade, video enterphone in both the lobby and parkade, and security cameras in the main residential lobby and elevator area.
- A key-fob proximity reader allows discreet and convenient personal access to lobby and elevator, with secondary lobby access from both parkade levels.
- The bright and well-lit residents’ parkade features convenient remote access and emergency assistance buttons for added peace of mind.
- The elevators include a secure lock-off control system; residents can only stop on their own floors, the ground level and parking floors.
- The front door of every home features deadbolt lock hardware.

## HOME PROTECTION

- New Generation glazing system for enhanced weather protection and durability.
- Fire sprinkler system protects all homes and common areas.
- Each home is backed by Travelers Insurance Company of Canada, with a comprehensive 2/5/10 warranty.

## CUSTOM CHOICES

- A wireless security system.
- An optional kitchen island (size varies according to home type).
- A storage locker.