

# HERITAGE

KERRISDALE, VANCOUVER

## The Features of Heritage set a new Standard of Excellence

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### STATELY HERITAGE

- The Twiss Residence is significant for its Craftsman Style and is one of the few remaining large estate-like properties. Ten new heritage inspired homes will arise in duplex, triplex, and coach house structures creating a secluded community steps away from Kerrisdale
- All homes will feature expansive private outdoor living spaces in the form of patios, porches, and balconies. Beautifully landscaped courtyards add to the community experience
- Original character features are mindfully restored, including large gables, deep eaves, wrap around porches, original stonework, and intricate stained-glass windows
- Each home is enveloped in shaker shingles and board & batten siding with wood details

### A SOLID FOUNDATION ROOTED IN DESIGN EXCELLENCE

- Each home is individually composed by Formwerks Architectural, a renowned design firm with over 30 years' experience and a portfolio of more than 2,500 townhomes and 600 custom single-family homes, in collaboration with Formwerks Boutique Properties
- While the exterior architectural expression of the Heritage house will be retained, the essential foundation, structural, and building envelope are new and built to modern building code standards
- FLOK™ design carries a home through all of a family's stages. Townhomes are meant to adapt to changing lives, while remaining functional and comfortable
- Sustainability built to LEED Gold V4 standards creating a healthy and highly efficient home (Heritage homes excluded)
- Private garage parking\* with EV charging included plus in-home\* private bike storage

### TIMELESS INTERIORS

- Select from two authentically designed palettes conceived by Lisa Perry Design: "Twiss" and "Boulevard." Both are inspired by a Craftsman style aesthetic characterized by elegance, functionality, and quality
- Floors blanketed with 5" wide-plank engineered hardwood, on the living levels. Choose from either a light Ash or a dark Oak to complement your unique design style
- Clean and bright finish materials accented with the boldness of black-framed windows and hardware throughout create a striking visual
- Heritage inspired shaker cabinets feature available in your choice of 'Barren Plain' or 'Black Berry' embellished with polished nickel hardware
- Heritage Winslow-profile solid shaker interior doors painted in Black Berry with classic lever handles finished in satin nickel

### A DISTINGUISHED KITCHEN

- Appliances are part of a new era of design quality and technology:
  - Jenn-Air RISE Professional Series 6-burner gas stove and dual-fan true convection oven. Wolf range included in the Heritage homes or available as an upgrade
  - Fully-integrated Jenn-Air 36" refrigerator with bottom freezer, featuring a daring obsidian interior, distinct climate control, and multi-point LED theatre lighting
  - Jenn-Air RISE TriFecta Series integrated dishwasher, the quietest luxury dishwasher available
  - Panasonic microwave and trim kit included. 24" Jenn-Air Built-In Speed Oven available as an upgrade
  - Beverage Centre in stainless steel and glass available as an upgrade
  - Lock-off units feature 24" appliance package

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- Quartz countertops in a Calacatta-Oro style feature a square-edge profile
- Spacious double-basin, undermount sink with pull-down faucet in polished nickel
- 3" x 12" backsplash in Glossy Cloud ceramic tile with herringbone accent over cooktop. Option to upgrade backsplash to match quartz countertop

## INDULGENT PRIMARY ENSUITE BATHROOM

- Sophistication comes courtesy of the prestigious cross-patterned Bianco Carrara white marble mosaic inlay tile in the shower. Option to extend throughout entire ensuite
- Oversized 12" x 24" Bianco Venatino floor and wall tile
- Antique inspired brushed nickel framed mirrors hang above dual undermount rectangle sinks\*
- Quartz countertop in Calacatta-Oro style feature a square-edge profile
- Luxurious shower fixtures in polished chrome, including detachable arm and large rain head
- Frameless glass shower enclosure with white marble 2' x 4' polished wall tiling on feature walls, trimmed with contrasting grey tile
- Deep freestanding\* soaker tubs with choice of 14" or 18" bathtub height (freestanding tubs are only available in select homes)
- The comfort of programmable Nuheat radiant floors

## MAIN BATHROOM SANCTUARY

- Classic glazed 8" x 8" porcelain floor tiles feature a timeless compass-inspired geometric pattern
- Wall tile is comprised of gloss-finish 4" x 16" tiles set in a brick offset pattern
- Elegantly veined Calacatta Oro polished quartz counters atop cabinets in 'Black Berry'
- Heritage inspired polished chrome lavatory faucet set
- Refined accent vanity lighting above matte black framed mirror

## WELCOMING POWDER ROOM

- Walls feature high-gloss 'Black Berry' wainscoting with Monument David Oliver hand-drawn striped wallpaper above
- Quartz counters top a stand-alone sink console with polished nickel faucet
- Polished nickel framed rectangular accent mirror with soft corners for a sophisticated feel
- Decorative heritage inspired pendant lighting

## DAILY ESSENTIALS

- Experience the luxury of radiant in-floor heating throughout, and the comfort of optional air-conditioning in the master bedroom and on the living room level
- Convenient under-cabinet lighting in the kitchen for precision tasks
- Laundry rooms\*
- Energy Star Whirlpool 27", 5.0 cu.ft. front-load washer, with 14 programs
- Energy Star Whirlpool 27", 7.4 cu.ft. front-load dryer
- FLOK design technology creates a flexible home. Select homes feature multi-use lock-off suites, home offices, in-home secure bike storage and upgrade options for elevators

## FOR PEACE OF MIND

- A unique, early 1900's historical conversion in Kerrisdale is restored by the expertise of Formwerks Architectural and Interior Design
- Developed by Formwerks Boutique Properties, the quality and control of execution is paramount
- Advanced rain-screen and state-of-the-art building envelope technology
- Exceptional acoustic reducing materials between homes including independent party wall construction and insulation
- Pre-wired alarm systems in every home
- Attentive and courteous after-care service by Formwerks Boutique Properties Homeowner Care Team
- Comprehensive 2-5-10 Year warranty by WBI Home Warranty