



A NEIGHBOURHOOD THAT MEETS ALL YOUR NEEDS

- Set amid a quiet residential location two blocks south of The Vancouver Golf Club, offering convenient access to Lougheed Centre amenities and services.
- Fantastic regional connectivity via Skytrain, Lougheed Highway, Clark Road and Highway 1.
- 10 minute walk to Lougheed Town Centre Station – a transfer between the Expo Line and the Millennium Line giving you access to Vancouver, Port Moody, Coquitlam Centre, New Westminster, Surrey and South Burnaby.
- 10 minute walk to the master planned City of Lougheed Shopping Centre.

BUILDING DETAILS

- 6-storey, steel frame construction for superior durability, strength and longevity.
- Contemporary design by Ciccozzi Architecture featuring a tasteful mix of modern hardy-panel and brick exterior detailing.
- Every home features outdoor patio/deck space with modern aluminium and clear glass guardrail.
- Artfully designed landscape exteriors by Connect Landscape Architecture. Drawing on the surrounding natural environment and inspired by Feng Shui guiding principle of people living in harmony with nature.
- Over 2,800 sf of indoor amenity including fitness area, resident lounge, co-working/reading room and entertainment space.
- Abundant outdoor amenity space including inner courtyard, dog wash area, children's play area and yoga space.

INTERIOR DETAILING

- State of the art climate control including individual in-home air conditioning.
- Individual heat recovery ventilator system HRV for every home.

- Beautiful, modern interiors designed by Ross and Company Interiors.
- Two fresh and bold colour schemes.
- Gorgeous herringbone pattern luxury wood patterned vinyl flooring offering superior acoustic performance, water damage resistance and extraordinary protection from scuff, scratches and stains.
- 9'0" overheight smooth-finish ceilings.
- Ceiling mount pendant lighting over kitchen island.
- Custom closet organizer systems in bedroom.
- Energy efficient, stacked front-load washer and dryer in all homes.
- Overhead ceiling lighting in bedroom.
- White roller blind window coverings / blackout in bedrooms.

ELEGANT KITCHENS

- Stainless steel appliance package featuring:
 - 4-burner Samsung gas cooktop.
 - Built-in Samsung wall oven.
 - Telescopic hood fan with puck lights.
- Integrated refrigerator and dishwasher.
- Square edge stone countertops with matching solid stone backsplash.
- PerfectSense soft close cabinets with satiny-smooth, easy to clean, fingerprint and smudge-resistant finish.
- Riobel Pro black matte kitchen faucet with 2-jet pull-down spray.
- Double bowl sink.

BEAUTIFUL BATHROOM DESIGN

- Square edge Caesarstone vanity countertops.
- Elegant custom vanity with soft close medicine cabinet featuring recessed mirror, shelf and bulkhead with undermount puck lighting.
- Large format 12" x 24" regen series matte stone floors.
- Deep soaker tub for soothing relaxation.
- Frameless glass shower enclosure with tempered glass and matte black hardware.

- Riobel Pro matte black 3-jet shower head.
- Riobel Pro height adjustable matte black hand shower.
- Large format 24" x 24" tile tub and shower surround
- Undermount porcelain sink.
- Riobel Pro single lever matte black faucet.
- Skirted one piece toilet with top-mounted dual-flush buttons. Beautiful appearance, easy clean.
- Matte black towel and toilet roll holder.

EXTRAS

- Highly protective graded Merv 13 air filters providing superior air filtration and air quality for residents.
- 3-levels of secured underground parking (with cellphone reception) and bicycle storage lockers.
- Building security system and entry phone system – choice of fob-controlled or mobile phone smart app.
- Smoke detectors and sprinklers in all homes.
- New Home Warranty includes:
 - 2 year material and labour warranty.
 - 5 year building envelope warranty.
 - 10 year structural warranty.
- Bicycle / storage lockers with every home.
- Lobby level bike rack and storage for visitors and residents.
- 19 visitor parking spaces.
- 128 Electric Vehicle parking stalls.
- LED lighting in the common areas.
- Low VOC paints.
- Hardwired smoke and carbon monoxide detectors.
- Elevators with restricted floor access.

Developer reserves the right to make modifications to the floorplans, areas, unit numbers and/or specifications without notice. Actual floorplans may have minor variations from the illustrations above. Measurements are based on architectural areas and not taken from the strata plan. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E.



Award-winning technology, products, and supply chains allow steel to lead the industry as one of the most durable and efficient building materials. Steel has the highest strength-to-weight ratio out of any construction material meaning it generates very little waste and is 100% recyclable.

What does this mean for your new home at Dansey?



DURABILITY

- Resilience of steel provides safer structures, low maintenance, and slow ageing of the building
- Does not expand or contract with moisture or settling
- Will not rot, crack or warp
- Stronger overall build due to the use of screws versus nails



CONVENIENCE

- Reduced homeowner insurance premiums
- Shorter and more predictable construction schedule



SAFETY

- Non-combustible: will not provide a fire source, burn nor spread fire
- Steel does not generate off-gassing or require any toxic chemicals
- Low risk of foundation issues
- Low risk of damage due to earthquake or high winds



ACCURACY

- Consistency in material allows for straighter walls and clean 90 degree angles
- Eliminates need for large bulk-heads and low ceilings resulting in a more open space.

BUILT TO LAST

Cold-formed steel is built to last longer than most construction materials making it a reliable option against various climates. Steel has 3 times the strength to weight ratio of wood and has the highest strength ratio out of all building materials. According to the Steel Framing Industry Association, with proper construction and technique, the protective barrier used in **cold-formed steel will last nearly 700 years.**

