

FEATURES

A SMART HOME, OKU'S ENVELOPE

- Solid, concrete construction provides quiet living
- 30% thicker exterior walls for energy efficiency
- All-season comfort with best in class VRF air-conditioning technology in every home
- All homes individually metered; homeowners pay only for what they use
- Two-tone building exterior is durable and low maintenance

STUNNING AND MODERN WEST SIDE DESIGN

- Elegant and striking architecture by award-winning Arno Matis Architecture
- Views extending to the north show the city and North Shore mountains

THOUGHTFUL FEATURES

- Expansive windows with 20% more glass than similar developments
- Superior window and wall design reduces sound transmission by 35db
- Easy home access plus a low unit-to-elevator ratio with two high-speed elevators per building
- Three amenity rooms: a fitness studio, a co-working space, and an entertainment room to enjoy with friends and family

SOUTH OAK, THE CENTRE OF THE WEST SIDE

- Convenient central location in a well-established Vancouver West neighbourhood
- Enjoy relaxing greenspace at Oak Park just one block away + a new community centre coming in 2025
- 2 minutes to playground and fitness centre at Marpole Oakridge Community Centre
- 5 minutes to Oakridge Centre, VanDusen Garden & Langara College
- 5 minutes to Canada Line and shops at Marine Gateway
- 7 minutes to Queen Elizabeth Park
- 7 minutes to Kerrisdale
- 16 minutes to Downtown Vancouver
- 6 minutes to Vancouver International Airport

WEST SIDE SCHOOLS NEARBY

- Sir Wilfrid Laurier Elementary School is a 12-minute walk
- Sir Winston Churchill Secondary School is a 14-minute walk
- Langara College is a 20-minute bus or a 5-minute drive away
- UBC Vancouver is a 15-minute drive away

AMENITY HUBS AT MARINE GATEWAY AND GRANVILLE STREET

- Hop on the Canada Line at Marine Gateway for quick trips to Richmond or Downtown
- Pick up groceries at T&T Market or Safeway
- Movie nights at the VIP Cineplex
- Get in a workout at Fitness World
- Multiple bank branches for in-person banking needs

GOURMET KITCHENS

- Sleek and striking polished quartz countertops
- Statement-making large format porcelain backsplash
- Soft-close doors and drawers for a calm, quiet kitchen
- Under-cabinet lighting creates a dramatic mood
- Single bowl, under-mount BLANCO SILGRANIT® sink with a matching faucet form a kitchen focal point
- Easy eco-consciousness with a convenient and integrated recycling centre pullout

QUALITY APPLIANCE UPGRADES IN THE OAK

- Gaggenau induction cooktop
- Gaggenau stainless steel wall oven

- Gaggenau fully integrated refrigerator
- Bosch stainless steel pull-out hood fan
- Gaggenau fully integrated, quiet dishwasher
- Panasonic built-in microwave
- Full-size, 27" LG washer and dryer

LUXURIOUS INTERIORS

- Wide plank (7.5"), engineered hardwood flooring for a lavish feeling
- Recessed downlighting creates accents and feature areas
- Custom roller shades tailor exterior light on the floor to ceiling windows in every home
- European Tilt & Turn windows
- Sound dampening features like solid core laundry closet door
- Refined details like solid core shelving in all closets

REFINED AND ELEGANT BATHROOMS

- Large format glazed porcelain floor and wall tiles surround the tub or shower
- Ceramic tiled shower is enclosed by a sleek and frameless glass door
- Full-sized soaker tub with sloped backrest provides total relaxation
- Polished quartz countertops sit atop vanities designed to maximize storage space

- Water-efficient dual flush toilets
- Mirrored medicine cabinet in ensuite provides easy access and extra storage

PRIVATE AMENITIES

- Fitness studio is bright and smartly equipped for workouts to maintain a healthy lifestyle
- Co-working space is modern for entrepreneurs, freelancers, small businesses, and those working from home
- Entertainment lounge is well-appointed with kitchenette, large screen TV, seating, and access to a partially covered landscaped play area

OPTIONAL UPGRADE

- Cozy and quiet wool carpeting in each bedroom
- Level 2 E/V Charging Station

PEACE OF MIND

- 60 years of building experience
- Take comfort in Pacific Home Warranty's comprehensive protection:
 - 2-year warranty for materials
 - 5-year warranty for building envelope
 - 10-year warranty for structure