



# NOW RENTING

## Features & Finishes

### Welcome Home

- Two-storey lobby
- Premium vinyl siding exterior with Urban Classic brick accents
- Exceptional landscaping with easy walk ability to neighbourhood amenities, parks and ponds
- Overlooking Fulton Marsh, direct access to multi-use trail that surrounds marsh
- Contemporary, designer finishes in common areas and corridors
- Secure underground heated parking\*
- Convenient visitor parking

### Masterful Suite Finishes

- Attractive professionally designed interior finishing packages in each suite
- 9' ceilings on fourth floor\*
- Modern Knockdown Ceiling Texture
- Contemporary grey paint colour throughout
- Luxury Vinyl Plank flooring throughout suite entry, kitchen, living & dining areas (and bedrooms, main floor only)
- Nylon BCF carpet with stain release (all bedrooms, 2<sup>nd</sup>/ 3<sup>rd</sup>/ 4<sup>th</sup> floors)
- Designer-lighting package
- Hunter Douglas window blinds
- Decora-style switches
- Taymor lever-style interior door hardware
- Chrome mirror panel closet doors in master bedroom
- Double outswing door for main entry closet

### Your Outdoor Space

- Oversized patios and balconies\*
- Natural gas BBQ outlet on patios
- GFCI outdoor outlet on patios

### Artistically Designed Kitchens

- Energy efficient stainless steel appliances:
  - 30" self clean Ceran range
  - 20 cu. ft. top freezer refrigerator
  - Built-in dishwasher
  - Space-saving microwave rangehood
- Contemporary wood cabinets in designer colours, complete with designer hardware and extended uppers
- Stylish quartz countertops
- Extended eating bar\*
- Potlights with smooth finish dropped ceiling
- High Arc designer single-lever faucet in chrome finish with drop in dual bowl sink
- Full-height ceramic tile backsplash
- Built-in pantry

### Creative Bathroom Finishes

- Contemporary wood cabinets in designer stain colours, with designer hardware
- Stylish quartz counters
- HYTEC by Kohler gelcoat tubs and 5' walk-in showers\*
- Contemporary single-lever faucets
- Classic Taymor bathroom hardware

### Going Green

- Double-pane Low E2 argon gas-filled oversized windows
- Triple-pane LowE2 argon gas-filled oversized windows in all suites along North property line
- Energy-efficient compact florescent bulbs in common areas
- Energy-efficient appliances
- Individually controlled heating in each suite
- Superior construction procedures reduce waste

### Added Value Features

- Master bedroom wired for phone access
- All TV locations wired for internet access
- Space-saving, stacking front load washer and dryer (in white) included with in-suite laundry and storage area
- Solid core suite entry doors with dead bolts and viewing portal
- Oversized sliding glass patio doors
- Additional acoustic treatment provided in the front entry, kitchen, dining, living room, bathrooms and laundry room
- Heated and secure storage
- 4" baseboards

### Building Features

- Dog wash located on main floor
- Air conditioned, fully-equipped fitness centre and social room with fooseball and wet bar
- Video camera entrance system that allows you to control front door access
- Elevator service to all floors
- Pressurized and air conditioned corridors and lobby
- Fire retardant treatment on all wood components to protect your investment

\*May not be available in all suites

### 43A Ave & Maple Way, Edmonton



### For leasing information please contact:

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The developer reserves the right to make changes and modifications to the floor plans, project design, material specification and features without notice. Suite sizes and dimensions are approximate and may vary from actual. E & O.E

