

HOLLAND ROW

FEATURES & FINISHES



RIVERSIDE CRAFTSMANSHIP

- 23 three- and four-bedroom rowhomes lining the tranquil shore of Capilano River in North Vancouver's Lions Gate Village
- Timeless European design by Grimwood Architecture combines brick and wood shingles for a modern take on a traditional rowhome
- Lush landscaping enlivens front entries, defines walkways between buildings, and softens the riparian area between the river and homes

SINGLE-FAMILY LIFESTYLE

- Welcoming street-facing front entrance
- Expansive river-facing patio features large-format concrete pavers, gas hook-ups for a patio heater, firepit, or barbecue, and planters with hedging for privacy between homes, creating a perfect outdoor environment for entertaining
- Accordion-style or double-opening French doors smoothly expand interior living area to the spacious outdoor patios
- Secured private one- or two-car garage with direct home access (most homes)
- Convenient mudroom upon entry into the home from secure private parking (most homes), with optional shelving millwork upgrade
- Thoughtfully-designed dedicated laundry room in most homes feature:
 - Stainless steel sink for hand-washing clothes and expansive quartz stone countertops for easy folding
 - Cabinets and hanging rods for additional storage and organization
 - Easy-to-clean porcelain tile flooring
 - Full-size front-load, side-by-side LG washer and dryer; with stacked LG washer and dryer in three bedroom homes

INTERIORS FOR IMPECCABLE LIVING

- Award-winning BYU Design created fresh and modern interiors to add your personal style to in either Spring or Autumn colour schemes
- Engineered oak hardwood plank flooring sweeps across main floor
- Plush broadloom carpeting blankets upper level and stairs
- Airy 9' ceilings throughout majority of the home
- Living room is anchored by a cozy panorama series slim model electric fireplace by Amantii, featuring a matte-porcelain tile surround
- Well-placed lighting sets the ambiance throughout
- Modern roller shades offer privacy on all windows, with blackout fabric on bedroom windows
- Optional built-in walk-in closet with custom shelving in master bedroom
- Most homes include linen closets on the upper levels, adding to available storage throughout

KITCHENS WITH STYLE AND FUNCTION

- Elegant cabinetry anchors each colour scheme:
 - Spring: Reversed shaker with raised panel lowers and uppers, paired with chrome and brushed nickel pulls
 - Autumn: Flat-panel, square-edge lowers with a mercer oak finish and flat-panel, square-edge uppers, paired with chrome pulls
- Quartz countertops, backsplashes, and sills for a seamless look

- High-end appliance package:
 - 36" Gaggenau integrated French door refrigerator with bottom freezer and interior ice maker
 - 30" Gaggenau stainless steel wall oven
 - 36" Gaggenau stainless steel 6-burner gas cooktop
 - 36" Faber stainless steel hood fan
 - Gaggenau integrated dishwasher
 - Panasonic stainless steel microwave with 30" trim kit
- Double-bowl stainless steel sink with Grohe single-lever faucet in chrome
- Recycling centre and corner cabinet Lazy Susan maintain order and ease
- Frameless glass shelf to display favourite items (select homes)

RELAXATION INFLUENCES BATHROOMS

- Sophisticated cabinetry in Spring or Autumn schemes
- Quartz countertops for durability and easy cleaning
- Frameless vanity mirrors flanked by Eureka wall sconce lighting
- Duravit soft-close toilets
- Master ensuite:
 - 24" x 24" porcelain tiles cover floor, shower and bathtub surrounds
 - Convenient medicine cabinets for hidden storage
 - Double vanity with Duravit vessel sinks and Kalia Grafik tall single-lever faucets in chrome
 - Frameless glass shower with linear shower drain and Grohe Euphoria system, featuring both a handheld and rain showerhead in chrome
 - Soaker bathtub with Grohe Lineare single-lever shower mixer and bath spout in chrome (select homes)
 - Integrated LED light strip under vanity and pendant lighting in satin nickel hanging at vanity
- Main Bathrooms:
 - 12" x 24" porcelain tile flooring
 - Duravit undermount vanity sink with Grohe Lineare single-lever faucet in chrome
 - Frameless glass shower enclosure with linear shower drain and Grohe rain showerhead (select homes)
 - MAAX Rubix bathtub with Grohe rain showerhead and porcelain tile surround (select homes)
 - Wall sconce next to vanity in second floor bathrooms
- Powder Rooms:
 - Matte and polished porcelain tile spans floor and walls
 - Duravit vessel sink and Kalia Grafik tall single-lever faucet in chrome
 - Integrated LED light strip under vanity and pendant lighting in satin nickel hangs at vanity

APPRECIATED EXTRAS

- Optional upgrade to include security system
- Sound-proofing measures include a double-wall system between homes to ensure a peaceful interior environment
- Heating/cooling system features individual heat pumps and a heat recovery ventilator in each home, plus air conditioning