



# THE GRANARY

## FEATURES & FINISHES



## GARDEN FLATS

### AUTHENTIC SOUTHLANDS LIVING

- Vibrant setting in the Market District directly across from Market Square
- Thoughtfully-configured collection of buildings offering 35 residences (garden flats and walk-up townhomes), shared garden courtyard, and Four Winds restaurant and craft brewery
- 3-storey building with reinforced woodframe construction
- Concrete topping and acoustic resilient sub flooring to minimize sound transfer from homes above
- Contemporary architecture inspired by traditional agricultural buildings
- A simple pallet of exterior materials including Hardi shingle siding in two tones (light grey and dark grey), pitched standing seam metal roofs, and large windows
- All homes have private ground-level entries from the street or courtyard (no communal hallways)
- Enjoy views of the woonerf, Market District, and courtyard
- Single-level of secured, assigned underground parking with electric vehicle rough-in (select stalls)
- Elevator access from underground parkade to the courtyard
- Secured underground bike storage and outdoor bike racks
- Beautifully landscaped garden courtyard with communal BBQ area; climbing hops and catenary lighting for added ambiance
- Landscape design by renowned HAPA Collaborative using mainly edible plantings
- Meticulously designed by MOTIV Architects Inc. and Ste. Marie

### GARDEN FLATS

- Single-level living with lock-and-leave convenience
- 16 spacious 1-bedroom residences ranging from 608 to 668 SF.
- 4 distinct floorplans tailored to your lifestyle
- All homes are accessed from the ground level
- All homes have generous outdoor patio space; many homes have two patios (street-facing and courtyard-facing)
- 2' porcelain pavers on patios
- Direct access to the courtyard (most homes)
- Select homes are adaptable

### INTERIORS

- Your choice of two designer-curated colour schemes: Sand or Stone
- Interior design inspired by Boundary Bay
- Warm tone, wide-plank wood laminate flooring throughout
- Polished chrome fixtures throughout
- Creamy white walls and ceilings

- Overheight 9' ceilings create a bright, airy ambiance
- Entryway feature wall with white beadboard and woodgrain coat pegs
- Laundry closet with front-loading washer/dryer and porcelain tile flooring

### KITCHENS

- Sleek contemporary cabinetry with soft-close doors and drawers in cloud white or woodgrain-look
- Open display shelves
- Quartz countertops and backsplash
- Undercabinet LED lighting
- Utensil rail system for storage
- Undermount stainless-steel single basin sink with high-arc faucet and pulldown spray
- Premium appliances include:
  - 30" Fisher & Paykel counter-depth refrigerator/freezer, water and ice dispenser
  - 30" Fisher & Paykel 4-burner, dual-fuel gas range
  - 24" Fisher & Paykel stainless-steel dishwasher with silent operation
  - 30" slide-out range fan

### BATHROOMS

- Matte terrazzo-inspired porcelain tile on floor and shower walls
- Radiant heated tile flooring
- Quartz countertops
- Custom-built vanity lightbox with globe lights and display shelf
- Offset undermount sink to optimize counter space
- Tub-shower combo

### COMFORT

- Heat pump with condensing unit for heating and cooling; supplementary electric baseboard heating in entryway
- On-demand hot water heater
- Cross-breeze from operable windows or doors on both ends of the home (most homes)
- Private outdoor patios with privacy screening

### PEACE OF MIND

- Built with superior quality by BlueCity Construction
- Rain-screened building envelope and durable, high-quality exterior finishes
- Secure, fob-controlled parkade access
- Backed by Travelers Canada 2/5/10-year warranty



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