

Features

COMMUNITY

- Located in the heart of Vancouver, steps from Queen Elizabeth Park, the second largest park in Vancouver and home to the Bloedel Conservatory, offering you unparalleled access to one of the city’s finest natural landscapes, gardens and scenic views
- One block from Main Street, renowned for its charming boutiques, cozy cafes, vibrant bars, grocers and an array of dining options including coveted Michelin-starred restaurants
- The neighbourhood is a thriving recreational hub, with Riley Park, Queen Elizabeth Park, Nat Bailey Stadium and Hillcrest Centre all within walking distance. These surrounding amenities include a fitness centre, racquet club, playgrounds, outdoor athletic courts, pitch and putt, ice rink, full-size basketball court, curling, an aquatic centre, farmers’ markets and much more
- Situated next to Ontario Greenway, giving residents direct access to Vancouver’s most travelled bike routes
- A future daycare and neighbourhood community centre will also be part of the Little Mountain Community

VESA LIVING

- Six-storey concrete building designed by award-winning architect Arno Matis
- Concrete construction provides exceptional durability and longevity, and offers superior sound insulation for a quieter, more comfortable living environment
- The architecturally unique aluminum panels with a copper finish are a modern design feature that provides shade and privacy while still allowing for an open bright outlook
- The elegant curves of the building create a more inviting balcony area, serving as a tranquil outdoor oasis for each home

- Interiors by CHIL Interior Design blend bold creativity with a profound understanding of functionality
- Built to LEED Gold, demonstrating a high level of environmental sustainability in the building’s design, construction and operation

INTERIORS

- Three thoughtfully curated colour schemes available: Light, Dark and a limited-edition palette from our Inspired Series(™)
- Laminate flooring throughout main living and bedroom areas
- Energy-efficient VRF heating and cooling system for year-round comfort
- Airflow and humidity control via ERV system for all-day comfort
- SMEG front-load ventless washer and dryer
- Large walk-in or walk-through closets in all primary bedrooms, including dual walk-in or walk-through closets in most two-bedroom homes and all three-bedroom homes
- Custom closet shelving and hanging space by Italian closet and cabinet designer Aran Cucine
- Soft-closing Blum hinges for all cabinet doors
- Roller shades on all windows, with blackout shades in the bedrooms

KITCHENS

- A contemporary kitchen that seamlessly integrates aesthetics and efficient layouts into functional living
- Designer Italian soft-close cabinets and drawers by Aran Cucine with under-cabinet lighting
- Most large kitchens have corner pull-out trays
- Durable quartz countertops

- Subway tile (Light and Dark schemes) or matching quartz countertop (Inspired Series™ scheme) for backsplash
- Large single under-mount kitchen sink with Blanco faucet
- Modern kitchen island in most two-bedroom homes and all three-bedroom homes
- One of the last buildings to provide a gas cooktop for private use in Vancouver
- Panasonic 1.6 cu. ft. microwave* with trim kit
- Built-in recycling and garbage centre

- SMEG premium appliance package for one-bedroom homes:
 - 24” integrated refrigerator with bottom-mount freezer
 - 24” four-burner gas cooktop
 - 24” built-in stainless steel thermo-ventilated oven
 - 24” integrated slide-out hood fan
 - 18” integrated energy-efficient dishwasher with leak-stopping feature*
- SMEG premium appliance package for two- and three-bedroom homes:
 - 30” integrated refrigerator with bottom-mount freezer
 - 30” five-burner gas cooktop*
 - 30” built-in stainless steel thermo-ventilated oven*
 - 30” combi-microwave wall oven*
 - 30” integrated slide-out hood fan*
 - 24” integrated energy-efficient dishwasher with leak-stopping feature

BATHROOMS

- Bathroom cabinets by Italian designer Aran Cucine
- Quartz vanity countertops in all bathrooms
- Subway (Light and Dark schemes) or Porcelain (Inspired Series™ scheme) wall tiling for all bathrooms

- Porcelain anti-slip floor tiling in slate (Light and Dark schemes) or terrazzo (Inspired Series™ scheme) for all bathrooms
- Mirrors with vanity lighting and medicine cabinet for storage by Aran Cucine
- Equipped with deep soaker bathtub or fully tiled walk-in shower
- Deluxe Kohler® washroom fixtures, including faucet, sink and shower in matte black finish

AMENITIES

- Seamlessly transitional indoor/outdoor space featuring a fully integrated folding door system
- Versatile multi-purpose room with social seating areas and a kitchenette equipped with SMEG appliances
- Outdoor entertaining area with a harvest table and BBQ stove
- Fitness studio to support your daily workout routine
- Kids’ outdoor play area with a sandbox

PEACE OF MIND

- Developed by award-winning developer Holborn
- 2-5-10 Year Home Warranty Insurance:
 - 2 years: Materials and labor warranty
 - 5 years: Building envelope warranty
 - 10 years: Structural warranty
- Secured underground parking with EV outlets, level 2 ready
- Secured private storage and bike storage lockers
- Secure building entry system with key fob access and entry phone
- After-sales homeowner services provided by Holborn’s Customer Care Team

*Available in select homes. See sales team for details.

The developer reserves the right to alter floor plans, specifications, layouts, finishing, equipments, prices, availability and materials. Prices do not include applicable taxes. All measurements are approximate and may be based on architectural drawings rather than the final strata plan. In the event of any discrepancy between the home size shown on this feature sheet and the strata lot size indicated on the preliminary strata plan, the strata plan measurements shall prevail. Buyers are advised to verify strata lot sizes and any other details deemed important. Should any inconsistencies arise between the information provided herein and the terms of an executed contract or Disclosure Statement, the contract or Disclosure Statement shall govern. This is not an offering for sale. Any such offering may only be made in accordance with a filed Disclosure Statement. E.&O.E. Sales & Marketing by Sutton Group - 1st West Realty.