



# Features

## Set in the Heart of Cambie

- An enviable Vancouver West Side location
- Located just off Cambie Street on tree-lined King Edward Boulevard
- Steps from Cambie Village and King Edward Skytrain offering easy access to Downtown and YVR
- Mere minutes from the green open spaces of Queen Elizabeth Park and the bustle of Downtown Vancouver
- Situated in excellent school catchment area for all levels of education

## Designed with Precision

- Beautifully designed 6 storey, concrete residential only building by award-winning GBL Architects
- Homes are optimized for a picturesque view of Queen Elizabeth park or the stunning Vancouver skyline
- Spacious 5th floor rooftop amenity provides a place to gather, garden and socialize in the open air
- Party room with kitchen, dining and couches for entertaining guests
- Business centre offering a quiet work environment
- Double-pane window system for a quiet living experience
- Exterior cladding is built with the highest quality and performance materials - concrete and metallic panels
- Spacious patios, balconies and terraces expand your living space
- Expansive windows draw light and fresh air inside
- 9' ceiling height in the main living area of homes

## Flawless Living Spaces

- Interior design by award-winning Portico Design Group
- Customize your home with one of two soft colour palettes - Clarity (Light Oak) or Colour (Dark Oak)
- Each home to have individually controlled air-conditioning and heating for year round climate control and fresh air

- Wide plank engineered hardwood flooring in the living, dining and kitchen
- Sleek and timeless roller blinds
- Distinctive & modern flat profile baseboards and door trim
- Solid core suite entry doors paired with polished chrome lever handle
- High quality wool blend carpet in bedrooms
- Modern style flat panel doors in bedrooms, bathrooms and closets
- Distinctive modern flat-stock baseboards and door trims
- Energy efficient front-loading Whirlpool washer and dryer
- Integrated LED down lighting ensuring just the right ambiance in your home

## Kitchens that are a Cut Above

- Beautiful and durable solid quartz countertop that extends to the backsplash
- Italian cabinetry doors with under cabinet lighting, Blum Legrabox drawer system, which offers touch to open, and magic corner
- Premium Miele stainless steel appliance package including:
  - Refrigerator with integrated panel to match cabinetry
  - Stainless Steel Gas Cooktop
  - Stainless steel wall oven
  - Fully-integrated dishwasher to match cabinetry
  - Stainless steel microwave
  - Sleek and slim slide-out hood fan
  - Penthouses will include an under counter wine fridge and 36" french door refrigerator
- Undermount stainless steel double bowl sink
- Kallista dual-spray pull down chrome faucet

## Bathrooms with Brilliance

- Solid quartz countertop and backsplash
- Frameless glass showers paired with beautiful enameled glass mosaic tile base, rainshower and convenient shower niche in ensuites

- Large format polished and matte tile flooring and walls
- Ensuite or main bathrooms feature unique herringbone tile pattern
- 2nd bathrooms feature modern large format porcelain tiles for floors and wall in main bathroom
- Relaxing deep soaker bath tub
- Polished chrome Kallista faucets and accessories throughout
- High efficiency dual flush soft-close toilet
- Modern flat panel cabinets with soft close hardware

## Clarity in the Details

- Gated and secure underground parkade
- Security camera system in parkade
- Secure underground parking stall
- Limited number of EV parking stalls available
- Enterphone lobby with a secure FOB access control system
- FOB floor access-controlled elevator
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room with a limited number of bike lockers
- Convenient recycling and garbage disposal room
- Fully sprinklered, fire-protected building with annunciator panel and stand pipes
- Comprehensive 2/5/10 Travellers Home Warranty
  - 2 year materials and workmanship
  - 5 year building envelope protection
  - 10 year structural protection

## Leed Gold Certified

- Marquise has been built in an utmost sustainable fashion to be exceptionally energy and water efficient, increasing the comfort and durability of your home while reducing operating costs

