



KINDRED  
MOODYVILLE

# FEATURES

## CONTEMPORARY LANDMARK

- Two 5-storey wood frame buildings comprising a total of 96 homes fronting a wide tree-lined boulevard
- Contemporary West Coast style featuring dramatic brick and glass accents
- Highly energy efficient; built to LEED Gold equivalency
- Designed with the very latest in building envelope technology
- Double-glazed, Low-E windows enhance insulation and UV protection while also offering reduced sound transfer
- Building design by award-winning Ciccozzi Architecture Inc.

## HISTORIC COMMUNITY

- Moodyville is a well-established, family friendly neighbourhood
- Within walking distance of Lower Lonsdale shops, restaurants, cinemas and amenities
- Steps to Moodyville Park, greenways and the North Shore's Spirit Trail
- Easy access to major transit routes and connections to SeaBus and Canada Line

## INTERIOR COMFORTS

- Choice of two designer selected colour schemes
- Spacious floor plans designed with thoughtful, efficient layouts
- Expansive windows maximize daylight and view
- 9' ceilings in main living areas; up to 11' ceilings in most top floor homes
- Laminate oak flooring throughout entry, kitchen, living and dining rooms
- Whirlpool front-loading washer and dryer

## GOURMET KITCHENS

- Premium stainless steel appliances including a Fisher & Paykel counter-depth fridge and a gas cooktop and wall oven by KitchenAid

- Quartz countertops with full height tile backsplash
- Two-toned cabinetry with soft-close doors and drawers
- Double-basin undermount stainless steel sink
- Island with bar counter seating

## BEAUTIFUL BATHROOMS

- Elegant quartz countertops
- Honed porcelain tiles flow seamlessly from wall to floor
- Vitreous china undermount sinks with modern chrome faucets
- Full-width mirror in second bathroom
- Frameless glass shower doors
- Relaxing soaker tub
- Water-efficient symphonic flush toilets with soft-close seat
- Chrome bath and shower fixtures

## SOCIAL SPACES

- Inviting lobby with large windows and double height ceiling
- Entertainment/social lounge complete with comfortable seating, flat screen TV and wet-bar with walkout access to a south-facing patio and barbecue area
- Bocce court and natural play area
- Community garden plots

## PEACE OF MIND

- Video surveillance at all entry points
- Secured keyless lobby entry phone system with floor-controlled access
- Gated and well-lit underground parking
- Private gear lockers\* and secure bike storage room
- Superior safety and fire protection includes monitored sprinklers and smoke detectors
- Comprehensive 2-5-10 homeowners warranty backed by Travelers Guarantee Company of Canada