

Features

LIFE AT PORTICO

- Situated in the heart of West Coquitlam, close to amenities, and within a 10-minute walking distance of Burguitlam SkyTrain Station
- · Thoughtfully designed by Ciccozzi Architecture
- · Interior design curated by Portico Design Group
- Extended living space with Lumon retractable glass panels on balconies*
- Ground level homes feature generous patios complete with outdoor hose bibs
- All homes come with one parking stall and one storage locker
- · Electric vehicle level 2 rough-in for all parking stalls
- 2-zone compass pass with a \$1,100 value available to all residents**

*Available on all 2 and 3 bedroom homes on levels 2 and up
**Please speak to the Portico Sales Team for more information

FUNCTIONAL INTERIORS

- Two professionally-curated colour schemes to choose from: Bright Days & Starry Nights by Portico Design Group
- 10' ceilings throughout all living spaces (except dropped ceilings to accommodate mechanical ducting where required)
- · Laminate wood flooring throughout
- Convenient utility closet to store cleaning supplies and vacuum
- Home cooling system by Innova for your comfort*
- · Roller shades on all windows for privacy
- · Recessed lighting in kitchen and bathroom ceilings
- Customizable den in most homes that can be enhanced with a home office or extra in-home storage
- Technology nook for your work station (select homes)
- 27" energy-efficient Whirlpool front-load washer and vented dryer

*Included in Living Room

ELEVATED TECH

- · Smart building entry system
- Secure, keyless entry (fob or smart phone) to main lobby, common areas, underground parking and elevator levels
- Type-C USB charging port on kitchen island and master bedroom
- Power outlets in utility closets for charging your cordless vacuum
- Reinforced TV wall with cord-concealing outlet for wall mounting a large-screen
- 50% savings on 2-year Telus PureFibre high-speed internet and OptiK TV

MEMORABLE KITCHENS

- Large format porcelain tile backsplash for easy cleaning
- Wood laminate flat-panel cabinetry with undercabinet lighting and soft-close cabinet drawers
- · Recycling and garbage centre
- Solid surface engineered countertop and kitchen island
- Corner cabinets with organizers for accessibility and extra hidden storage (select homes)
- Gerber single-handle faucet with pull-down sprayer in matte black finish
- · Double-bowl undermount sink in satin black
- Stainless steel appliance package for 1 bedroom homes:
 - 30" KitchenAid gas range
 - 24" KitchenAid large capacity dishwasher
 - 24" Fulgor Milano refrigerator with bottom-mount freezer
 - Powerful Faber slide-out (300CFM) hood fan
- Premium appliance package for 2 and 3 bedroom homes:
 - 30" KitchenAid gas range
 - 24" KitchenAid large capacity dishwasher
 - 32" Fisher Paykel refrigerator with bottom mount panel freezer
 - Powerful Faber slide-out (300CFM) hood fan

BATHROOMS THAT SHINE

- Solid surface engineered stone countertop backsplash on floating-like vanity with storage drawers
- Semi-frameless glass shower enclosures in ensuite bathrooms
- Undermount porcelain sink with single level faucet (dual sink in select plans)
- Decorative, large mirrored medicine cabinet in ensuites
- · Porcelain tile flooring and walls
- Convenient recessed shower niche in ensuites and select bathrooms
- Gerber fixtures including faucets, shower heads, towel bar and robe hooks in matte black finish
- · Relaxing deep soaker bathtubs in all homes

SHARED AMENITIES

- · Grand lobby entrance with soft seating
- · Secure parcel delivery for extra peace of mind
- Multi-purpose lounge with a kitchenette, large kitchen island, bar fridge, TV, fireplace, social seating and pool table for social gatherings
- A dedicated quiet zone complete with work pods, co-working area and separate kids play area
- Fully-equipped fitness room exclusively for residents
- · Amenity rooms equipped with A/C
- Courtyard curated with harvest table dining area, lounge seating, BBQ, fire-pit and kids play area
- · Dog wash room for muddy paws
- · Carwash station and bike repair room
- Communal garden to grow your own organic vegetables

THE ESSENTIALS

- Safe and secure underground parking with motion-activated lighting, video surveillance and emergency panic buttons
- All ground-floor homes have a security system installed, complete with sensors and keypad
- Energy Recovery Ventilator (ERV) in-home air intake and ventilation system
- Domestic hot water provided by a central high-efficiency, gas-fired boiler serving the entire building
- After-sales care provided by Wanson Group's experienced and dedicated Customer Care Team
- · Comprehensive 2-5-10 home warranty
 - 2 year material & workmanship warranty
 - 5 year building envelope warranty
 - 10 year structural protection

CUSTOM HOME ENHANCEMENTS

- Home Office: Built-in counter, shelving, and upper and lower cabinetry in den
- In-home Storage Room: Built-in upper shelving and cabinetry in den
- · Built-in closet organizer in primary bedroom
- · Panasonic microwave with trim kit
- Integrated refrigerator and dishwasher appliances (2 & 3 bedrooms only)
- · Carpet in bedrooms
- Expandable kitchen island dining table (excludes C plan)
- · Balcony and patio floor composite wood decking
- Additional parking stall
- · Electric vehicle Level 2 charging unit
- · Additional 4' x 6' storage locker
- · Built-in spice rack (select homes)
- · Additional home cooling system by Innova



