

# FEATURES

#312 – 8157 207 Street

## BUILDING:

- Quality construction
- High speed, large size elevators (3500 lb. capacity)
- Energy efficient building, low E windows and above-code insulation
- Building has extensive acoustic noise-suppression features
- The buildings have a 55+ camera CCTV system
- Fitness and amenity rooms

## SUITE:

- Each suite is pre-wired for a security system
- Fiber optic cabling to each suite for great HDTV, internet, and phone (Free cable to Feb 2022)
- USB power outlet for device charging in each room
- Mini safe for your important paperwork
- Air Conditioning & Heat Pump System is an adjustable multi-zone system for the ultimate in efficient cooling and heating. High-efficiency ductless-split heat pump technology delivers warming or cooling directly to each bedroom and the main living area.
- Heated bathroom floors

## SOLARIUM:

- Retractable glassed-in solarium system
- Barbeque gas hook-up
- Added living space, even in the winter months

## KITCHEN:

- Genuine wood raised-panel cabinets
- Extra tall upper cabinets for more storage
- Soft-close doors and drawers
- Under cabinet lighting
- Granite countertops
- Large island
- Under-mount sink
- Garburator
- Double door fridge with filtered water and ice dispenser
- Gas stove and a pot filler
- Built in microwave

## PARKING & STORAGE:

- 2 parking spots, including 1 larger spot for an oversized vehicle
- Large secure concrete walled storage unit in front of one of the parking spots
- Storage units have interior lighting and an electrical outlet
- Enough power to slow-charge an electric car and can be upgraded to allow a rapid car charger to be installed
- Room enough for a freezer

## LOCATION:

- 2-minute drive or 15-minute walk to the Carvolth Exchange (Park & Ride)
- Next door to a 42 Acre Park, over time will comprise of 2 Turf Fields, 12 Tennis Courts, 2 Play Areas, 2 Picnic Shelters and 1 Water Park
- Close to shopping and restaurants