

OAK+52
TOWNHOMES

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FEATURES

NOTES

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Oak+52 Townhomes are carefully planned and detailed, and have been created for modern family living. Surrounded by lush landscaping featuring an historic American Elm tree, each home has access to community space and direct entry from the secure, residents-only underground parkade.

A private garden leads to a bold yellow front door that celebrates Chinese tradition – representing power, royalty and prosperity. Inside, custom millwork provides a welcoming place to sit, remove your shoes, don slippers, and feel secure in the comfort of your home.

COMMUNITY

- Located near several walkable parks and schools including Sir Winston Churchill (Ranking 62/251 as of 2020), a short 10-minute walk away through the neighbourhood without crossing any major roads.
- Oakridge Centre, Marine Gateway T&T Supermarket, and Langara Golf Course are just 5 minutes drive away.
- The preserved half-a-century-old, 75 feet American Elm, along with newly planted Merrill Magnolia, Eddie's White Wonder Dogwood, and Paulownia Tomentosa (also known as Princess Tree) throughout the community enhance your outdoor experience.
- Each home has a private patio, access to community space and direct keyless entry to the secured, gated underground parkade with designated bicycle storage and electronic vehicle charging rough-in for all stalls.
- Outdoor children's play area with wood stepping logs, playhouse, and log balance beams.

SECURITY

Common Area

- Parking Gate & Garbage Room monitored by security cameras
- All doors equipped with Astragal Security Plates to prevent forced entry

Homes

- Smart Doorbell – see who's at the door via streaming video, and have a two-way conversation via microphone/speaker
- Smart Thermostats – control your home temperature from anywhere with your smart devices
- Control Pad system – connects your doorbell & thermostats to your smart devices
- Security Window Film on Main Level
- Personal Safe
- Hard-wired smoke detection and carbon monoxide detectors on all levels
- Comprehensive new home warranty by Travelers Canada
 - Two years for materials and workmanship
 - 12 months in-suite
 - 24 months delivery & distribution system
 - Five years for building envelope
 - Ten years for structural defects

EXTERIOR

- Architecture by Yamamoto Architecture Inc. featuring white brick veneer exterior wall, and matte black window mullions
- Double-glazed, matte black, vinyl framed, low-E, energy-efficient window systems
- Manicured landscaped private patio with gas and hose bibs, 2' x 2' desert sand colour Hydrapressed concrete pavers
- Defined patio entry with 4" x 24" rectangular concrete pavers, personal hand-crafted high gloss black terrazzo planter with Hosta "August Moon", and a distinctive yellow entry door
- Convenient under-soffit electrical outlet for seasonal lights

INTERIOR

- Contemporary colour palette by Ross & Company Interiors
- 9' ceilings in Living Room (City and Courtyard Homes)
- 10' ceilings in Living Room (Garden Homes)
- Air conditioning throughout
- European oak, chevron pattern, hardwood flooring in Entry, Kitchen, Dining and Living Room
- European oak, engineered hardwood flooring on Second and Upper Levels
- Recessed, incandescent pot lights throughout Kitchen, Dining and Hallways
- Built in USB charging outlet in Kitchen
- Blomberg™ Energy Star™ stacked front-loading washer and dryer
- Hunter Douglas Modern Precious Metals® white 1" aluminum blinds
- In-suite private storage on Lower Level
- Low VOC painted walls with non-toxic paints, sealants and adhesives
- Screwless Wall Plates throughout the home

Everything seems as it should from the moment you enter your new home. Continuity of design and materials unify your home throughout – giving your new home a sense of harmony and calm.

Brands like Miele™ and KOHLER™ offer beautiful form and high function throughout the kitchen and bathrooms. Motion-sensored under-cabinet lighting allow you to move freely without stubbing your toes in the middle of the night. Built-in mirrored medicine cabinets help maintain the uncluttered, clean aesthetic that is a hallmark of your new home. And air conditioning throughout helps keep your home at just the right temperature.

ENTRY

- Custom built-in, light oak veneered entry bench with slipper storage underneath
- Double entry closet with separated chrome rod for hanging and built in vacuum holder and charging outlet

KITCHEN

- Flat-panel, light oak wood veneer cabinetry with soft-close mechanisms, concealed pulls and warm white under-cabinet lighting
- Full height built-in pantry with adjustable shelves
- Matte grey quartz backsplash with integrated USB charging outlet
- Matte grey quartz 3cm square edge countertop
- Kitchen island with overhead matte black horizontal LED pendant lighting (City and Courtyard Homes only)
- Custom built-in dining bench with storage underneath (Garden Homes)
- Integrated Miele™ appliance collection:
 - Miele™ 30" Mastercool II refrigerator with bottom-mount freezer and internal icemaker
 - Miele™ 24" 4-burner stainless steel gas cooktop
 - Miele™ 24" Contourline Combi-Steam Oven
 - Miele™ 30" built-in cabinet 483 CFM hood fan
 - Miele™ 24" Energy Star™ dishwasher
 - KOHLER™ stainless steel, single bowl undermount sink with pull down matte black faucet
 - Under sink sliding recycling bins

BATHROOM

Powder Room

- Light oak wood veneer cabinetry with soft-close drawers
- Polished arctic white quartz backsplash and countertops
- Matte black porcelain 12" x 24" tile flooring
- Contemporary, easy-care vinyl wall covering with a distinct organic design or similar
- KOHLER™ white undermount square sink with KOHLER™ matte black faucet
- KOHLER™ dual-flush wall mounted Toilet

Ensuite

- Light oak wood veneer cabinetry with soft-close mechanisms on drawers and doors
- Mirrored, built-in double medicine cabinets
- Under-cabinet lighting with motion sensor
- Polished arctic white quartz backsplash and countertops
- KOHLER™ white undermount square double sinks with KOHLER™ matte black faucets
- KOHLER™ matte black shower controls + shower head
- 1" white porcelain hexagon tile shower flooring
- 36" x 36" matte white porcelain tile with charcoal veining flooring
- Full height 36" x 36" matte white porcelain tile with charcoal veining shower walls
- KOHLER™ DuraStyle Elongated toilet
- NUHEAT™ in-floor heating

Bath 1

- Light oak wood veneer cabinetry with soft-close mechanisms on drawers and doors
- 3cm polished arctic white quartz backsplash and countertops
- KOHLER™ white undermount square sink with KOHLER™ matte black faucet
- KOHLER™ matte black shower controls + shower head
- 1" white porcelain hexagon tile shower flooring
- Matte grey porcelain 24" x 24" tile flooring
- Full height matte white porcelain 24" x 24" tile shower walls
- KOHLER™ DuraStyle Elongated toilet

Bath + Bath 2

- Light oak wood veneer cabinetry with soft-close mechanisms on drawers and doors
- Built-in medicine cabinet behind mirrors
- Polished arctic white quartz backsplash and countertops
- KOHLER™ white undermount square sink with KOHLER™ matte black faucet
- Matte black porcelain 12" x 24" tile flooring
- Full height matte white porcelain 12" x 24" tile tub-shower walls
- KOHLER™ deep soaker bathtub with KOHLER™ matte black faucet
- KOHLER™ DuraStyle Elongated toilet