

FEATURES



PRECIDIA

WEST COQUITLAM

FIRST IMPRESSIONS

- 29 storeys of contemporary inspired architecture designed by award-winning IBI Group
- Welcoming, luxurious entrance surrounded by extensive water features and beautifully landscaped gardens designed by PWL Landscaping
- Grand, over-height lobby with fireside lounge seating to welcome you home
- Within easy walking distance of Burquitlam SkyTrain Station, the City of Lougheed, schools, and everyday neighbourhood amenities

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes curated by The Mill Design Group: Ivory or Chestnut
- Up to 9' ceilings and air conditioning throughout (Variable Refrigerant Flow System)
- Durable and contemporary wood-style laminate flooring throughout with the option to upgrade to engineered hardwood*
- Expansive glazing for maximum natural light
- Sleek roller shade window coverings throughout living areas with blackout feature in bedrooms
- Full-size, front-loading, energy-efficient washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Conveniently located cable and data outlets in living room, bedrooms and den area
- Generously large, covered balconies with outdoor lighting and exterior outlet

CRAFTED KITCHENS

- Soft-close, full height cabinetry with pantries and islands in most homes
- Contemporary stainless steel hardware on lower cabinetry
- Brilliant illumination with LED fixtures and under-cabinet lighting
- USB outlets for convenient charging
- Quartz composite countertops with contemporary Carrara tile backsplash
- Cook and entertain with full-size stainless steel appliances:
 - Counter-depth refrigerator with bottom mount freezer by Fisher & Paykel
 - 5-burner gas cooktop with undermount 30" Even-Heat convection single wall oven by KitchenAid
 - Modern, high performance, chimney style hood fan by Broan
 - 24" ProWash™ Cycle stainless steel dishwasher with third level utensil rack by KitchenAid
 - Panasonic microwave featuring Inverter Technology®
- Premium Kohler stainless steel 'Ludington' undermount, deep double sink
- Single-lever Kohler kitchen faucet with integral pull-out spray nozzle

REST & RETREAT

- Spacious walk-in or walk-through closet in most main bedrooms

- Bright, contemporary ceiling light fixtures and USB outlets in all bedrooms
- Sleek, frameless-glass shower with tile surround, polished chrome Kohler multifunctional handheld showerhead in main ensuite
- Large soaker tub with chrome Kohler bath and shower set with contemporary polished wall tile surround in main bathrooms
- Large, clean-edged vanity mirror with soft under-vanity lighting in all bathrooms
- Quartz composite vanity countertop with undermount sink and polished chrome faucet by Kohler in all bathrooms
- Soft-close cabinetry with contemporary stainless steel hardware
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Two key fob entry devices provide access to the lobby, all amenity spaces, storage locker rooms and secure underground parkade
- Entry phone with security camera at the main lobby and parkade entrance
- All homes include energy-efficient, Low-E, double-glazed windows and sliding or swing patio doors with thermally-broken aluminum frames
- Rough-in for wireless security system in all homes with the option to install security hardware*
- Fire, smoke and carbon monoxide alarms and sprinklers in all homes
- One personal bicycle storage locker and parking space provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Dedicated customer service team ensures that living in your home is as worry free as possible

EVERYDAY ESSENTIALS

- Exclusive to homeowners – over 10,000 sq.ft. of thoughtful indoor and outdoor amenities
 - Beautifully landscaped 6th floor outdoor terrace with children's play area, comfortable lounge seating areas and large dining table for impromptu gatherings
 - Warm and inviting amenity room with fireside lounge, billiards table, fully-equipped chef's kitchen and separate intimate dining room
 - Fully-equipped Fitness Centre
 - Guest suite for out-of-town visitors
 - Multi-purpose rooms equipped for parcel delivery, as well as bike repair area
 - Dog wash station
- Secured visitor parking stalls
- Rough-in for EV plug in included for all parking stalls

*** Optional upgrades - ask a Sales Associate for pricing and details**