

THE CITY OF LOUGHEED TOWER 4

FEATURES

NEIGHBOURHOOD ONE: A COMPLETE COMMUNITY

- Designed by award winning GBL Architects
- A 5-acre neighbourhood with four soaring towers
- Lush landscaping and pedestrian boulevards
- New shops, cafes, services and a fresh grocer
- 24/7 security and 5-star service
- Three SkyTrain lines connected
- The first neighbourhood in a visionary 37-acre master plan

HOMES & DESIGN

- Tower FOUR - 237 timelessly designed homes
- Interior Design by BYU Designs
- Open-plan designs with 8'-8" ceilings in main living areas that allow abundant natural light
- Vinyl plank flooring in main living areas
- Gorenje side-by-side washer/dryer laundry room with built-in storage space, hanging rod and work surface
- Convenient USB and 4-plug outlets
- Designated nook space for homeowners' own custom work station or millwork (select homes)
- Sleek mesh roller shades for privacy and superior light-control
- Tower FOUR targeting LEED Silver

EUROPEAN KITCHENS

- Generous kitchen island with breakfast bar in most homes
- Choose from two colour schemes: Modern Grey and West Coast Natural
- European cabinetry with soft-close hardware and integrated pulls
- Full-height cabinetry and L-shaped kitchen design provides up to 30% more storage space
- Polished quartz countertops complemented by a porcelain tile backsplash
- AEG stainless steel appliances include:
 - Integrated dishwasher, refrigerator and bottom-mount freezer
 - Multi function wall oven and 4-burner electric cooktop with pull-out hood fan
- Sleek-profile stainless steel single-bowl sink
- Grohe polished chrome faucet with swivel spout and pull-out spray

MODERN BATHROOMS

- Luxurious 12" x 24" porcelain tile
- Floor-to-ceiling porcelain wall tile and tub shower surround
- Polished quartz countertops
- Kohler reclined soaker bathtub and water-saving dual-flush toilets
- Grohe polished chrome finish fixtures
- Elegant undermount sink
- Floating European cabinetry with soft-close hardware

SERVICE & SECURITY AMENITIES

- In-building concierge service
- FOB-controlled access to lobby, parkade and floor entry

INDOOR & OUTDOOR AMENITIES

- Access to 18,000 sq. ft., 3-floor facility in the First Neighbourhood with:
 - 6,000 SF state-of-the-art fitness centre and yoga/Pilates studio
 - Table tennis areas and billiards lounge
 - Study and business spaces
 - Children's play area
 - Dedicated crafting rooms
 - Private event lounges with full entertaining kitchens
 - BBQ facilities, dining areas and community gardens
- Multiple guest suites
- Level 25 Sky Garden in Tower FOUR
- Pet run at podium level and underground
- Bike repair areas and pet wash stations

*UNIVERSAL DESIGN FOR FUTURE FRIENDLY SUITES

- Clear circulation space in the suite entry, one bedroom and bathroom
- Dual peepholes on entry door
- Easy-to-reach electrical outlets and switches throughout
- Bathroom reinforcement to allow for fitting of grab rail within the adaptable bathroom
- Lowered sill threshold for easy patio access