

# DUNBAR

## AT 39TH

### Designed for Dunbar

Distinguished architecture by Taizo Yamamoto situates Dunbar at 39th within the neighbourhood with a contemporary elegance that feels right at home. Stunning interiors and shared spaces are carefully curated to create a sense of welcome, in the neighbourhood you know and love.

#### LIVING

- Choice of light or dark contemporary and refined colour schemes
- Premium engineered hardwood flooring throughout each home
- Oversized floor-to-ceiling windows with motorized roller blinds provide perfect natural light
- Over height ceiling in living areas and bedrooms
- Convenient built-in USB ports in living room, kitchen and bedrooms
- High-efficiency heating and cooling
- In-floor heating in all bathrooms throughout every home
- Residential parking stalls with EV charging capabilities

#### KITCHEN

- Quartz countertops complement exquisite backsplash for timeless appeal
- Sleek pendant lighting perfectly illuminates the kitchen island
- Premium Sub-Zero/Wolf appliances:
  - 30" integrated refrigerator
  - 30" stainless steel gas cooktop
  - 30" convection wall oven
  - 24" integrated dishwasher
- 24" built-in Panasonic microwave
- Under counter wine fridge

- Concealed Faber stainless steel hood fan with unique quartz surround
- Kohler 29" undermount stainless steel sink
- Kallista pull-down sink faucet with 360-degree rotation
- Efficient under-sink recycling center
- Soft-close cabinetry with seamlessly integrated hardware
- LeMans corner shelf system
- Soft-close kitchen drawers include custom dividers

#### BEDROOM

- Custom closets and millwork in master bedroom
- Blackout roller blinds
- Premium engineered hardwood flooring

#### MAIN BATH

- Polished quartz countertops
- Undermount porcelain sink
- Backlit vanity mirror
- Elegant undercabinet LED lighting
- Carrara 12"x24" porcelain wall tile
- Luxurious full-size Kohler bathtub
- Kohler dual-flush toilet with elongated bowl
- 12"x24" contemporary porcelain floor tile

#### ENSUITE

- Quartz countertops
- Undermount porcelain sink
- Backlit mirrored medicine cabinet
- Elegant undercabinet LED lighting
- Frameless glass shower
- Kallista rainfall shower head and hand shower
- Carrara 24"x24" porcelain wall tile with shower niche
- Linen/storage closet\*
- Kohler dual-flush toilet with elongated bowl
- 12"x24" porcelain floor tile

#### POWDER ROOM\*

- Modern porcelain vessel sink
- Kallista wall mounted faucet
- Marble accent wall tile
- 12"x24" porcelain floor tile
- Kohler dual-flush toilet with elongated bowl

#### LAUNDRY

- Built-in custom millwork storage\*
- 12"x24" porcelain wall and floor tile
- Convenient clothes hanging bar
- Full-size 27" front load LG washer and dryer\*

\* Select homes with side-by-side

#### AMENITIES & COMMON SPACES

- Contemporary lobby and elevator corridor featuring black and gold lighting
- Grand floor-to-ceiling marble stone tile walls in lobby
- Elevated convenience of a professional front-desk concierge
- A shared rooftop patio for all residents to enjoy
- Rooftop patios for fourth-floor homes feature privacy and serenity as extended living space and include an outdoor kitchen, BBQ, and hot tub

#### SAFETY & SECURITY

- Secured underground parking
- Fob entry for added security
- Restricted elevator access with enterphone at lobby
- Comprehensive, industry-leading 2-5-10 New Home Warranty by Travelers

\*in most homes

HOME FEATURES



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### Neighbourhood Amenities

It's a neighbourhood filled with great local spots and every convenience. Neighbourhood gems like the beloved Stong's independent market are a tradition here. Nearby Pacific Spirit Park offers a vast playground of forest, streams and trails, steps from your door. Butter Café is so good, even Oprah is said to agree. And everything else you might need is right here in Dunbar.

#### SHOPS

Stong's Market, Save-On-Foods, H-Mart, Bosley's, New District Wine Store, Gardenia Flowers, Lawrence Book Store

#### CAFÉS

Q Coffee, Sweet Somethings, Starbucks, Stong's Replenish Café, Butter Baked Goods

#### RESTAURANTS

The Dunbar Public House, The Cheese Inn, La Notte, Handi Cuisine, Moon Sushi, T.Cup Bubble Tea

#### SERVICES

Barre Fitness Dunbar, Dunbar Physio, Southland Medical, HSBC, RBC Royal Bank, TD Canada Trust, Vancity, CIBC, Shoppers Drug Mart, YNP Dunbar Pharmacy, Southland's Dental Group, Top Cut Barber

#### SCHOOLS

Crofton House School, Kerrisdale Elementary, Southlands Elementary, Lord Kitchener Elementary, Point Grey Secondary, Lord Byng Secondary, St. George's School

#### PARKS & RECREATION

Dunbar Theatre, Dunbar Community Centre, Pacific Spirit Regional Park, Memorial West Park, Chaldecott Park, Balaclava Park, Point Grey Golf and Country Club, McCleery Golf Course, Southlands Heritage Farms

