

Features & Finishes

west

AUSTIN HEIGHTS / COQUITLAM

The authentic value of community emerges in a collection of homes by Beedie Living. Every inch is designed to be functional and to endure as life evolves, with elements throughout that make life easier. Bringing it all together is Beedie by Design / – a promise to go above and beyond the ordinary to make your home truly special.

DESIGNING TRUE COMMUNITY

- Envisioned by Beedie Living and built by Beedie Construction, an award-winning community builder with over 65 years of intelligent design and thoughtful details maintaining the highest level of craftsmanship
- Modern and approachable West Coast-inspired architecture by Chris Dikeakos Architects
- Creating a vibrant town centre, residences rise above a brand-new, Beedie-built Safeway, along with other future retail and office spaces
- Perched on a hillside, west offers beautiful river or mountain views from homes on every level
- Striking water feature at the lobby entrance gives residents an impactful sense of arrival
- Expansive private balconies feature over-height railings to enhance views when seated

AMENITIES INSPIRE FROM DAY TO NIGHT

- Indoor and outdoor amenities cater to convenience, health, wellness and socializing:
 - Indoor multi-sport court so you can stay active with friends year-round
 - Fitness centre with a versatile selection of equipment, a dedicated yoga space and an outdoor area
 - Social & Coworking Lounge doubles as a vibrant social space perfect for hosting events and an inspiring place to plug in and work
 - Features a kitchenette, a harvest table, a large-screen TV, ample seating and a balcony
 - Large artificial turf lawn is perfect for bocce and other games, lounging or exercising
 - Outdoor kitchen with a built-in BBQ, wet bar and harvest dining table to host dinners
 - Cozy fireside outdoor lounge for your year-round enjoyment
 - Well-appointed guest suite for friends and family to have a comfortable place to stay while visiting
- Impressive double-height lobby with bespoke furniture and artwork
- A welcoming concierge greets residents and guests
- Parcel lockers keep deliveries securely stored

THOUGHTFULLY CRAFTED INTERIORS

- Contemporary interiors expertly designed by award-winning Bob's Your Uncle Design
- Your choice of three refined colour palettes: Oak, Stone or Walnut
- Ceilings reach up to 9', optimizing light and openness
- Durable laminate flooring flows throughout living, dining and bedroom spaces

- Floor-to-ceiling windows are made with high-performance glass that enhances views
- Roller shades throughout maintain privacy
- Energy-efficient air conditioning and smart thermostats offer heating and cooling solutions for optimal climate control
- Washable antimicrobial air filters in exhaust and supply airstreams for clean air quality throughout your home
- Conveniently placed USB outlets in the kitchen and primary bedroom for easy device charging
- LG front-load, Energy Star, Wi-Fi-enabled washer and dryer
- Sleek, screwless cover plates on electrical outlets and light switches
- Blank rosette cover gives you the flexibility to install your own lighting fixture in the dining area*
- Interior over-height 7' doors are 1-3/4" thick
- Solid-core 7' entry door with stone threshold

AN UPSCALE KITCHEN EXPERIENCE

- High-performance, integrated Fisher & Paykel appliance package for gourmet cooking:
 - Studio homes:
 - 24" refrigerator
 - 24" four-burner gas cooktop
 - 24" speed oven
 - One- bedroom homes:
 - 24" refrigerator
 - 24" four-burner gas cooktop
 - 24" built-in oven
 - Two- and three- bedroom homes:
 - 32" refrigerator
 - 30" five-burner gas cooktop with wok burner
 - 30" built-in oven
- 24" Bosch integrated dishwasher (18" in studio homes)
- Faber stainless steel hood fan with 400 CFM
- Panasonic microwave with trim kit
- Modern flat-panel, soft-close cabinetry with white thermofoil uppers and durable wood laminate lower cabinets
- Sleek brushed-nickel cabinet pulls
- Polished quartz countertops with waterfall edge are set against a complementary large-format backsplash
- Floor-to-ceiling open shelving to personalize your kitchen and showcase favourite objects*
- Innovative storage details, including a utility rail for hanging utensils and a lazy susan*
- Single-bowl stainless steel sink with garburator and Grohe pull-down faucet
- LED strip under-cabinet lighting, with recessed pot lights overhead

FUNCTIONAL AND RELAXING BATHROOMS

- Large-format matte porcelain tile flooring makes for easy cleaning
- Ensuite vanity features medicine cabinet with open shelving, deep drawers and recessed sconce lighting
- Flat-panel, soft-close cabinetry topped with quartz countertops
- Undermount sink with Grohe single-lever faucet
- Dual-flush toilet for efficient water use
- Porcelain tile surrounds for shower and tub
- Frameless glass shower features an adjustable shower wand and a convenient niche for your toiletries in ensuite
- Well-placed cut-out in shower glass for ease of access to shower controls
- Brushed-nickel towel bar, toilet paper holder and robe hook

CONVENIENT EXTRAS

- Secure underground parking with conduit for EV chargers* for residential homes, with overhead gates for separated commercial and visitor parking
- Secure locker to keep extra possessions and seasonal items secure.
- Two elevators from the parkade provide access to homes
- Dedicated loading bay for efficient and accessible move-ins
- Secure building entry system with video interphone and digital security cameras
- Personally encoded fob entry system provides secure elevator access to your residential floor
- Enjoy 1 year of free internet and TV service from TELUS (with 2-year contract):
 - Optik Internet: High-speed internet and wireless gateway
 - OptikTV: Essential channels and a 4K PVR
- Experience reassurance with a 2-5-10 home warranty from Travelers Canada
- The Beedie Service Plus team ensures that your expectations are exceeded throughout homeowner orientation, move-in and warranty periods

*For select homes