



BLACK AND WHITE

ON UPPER FORT

Features.

Black and White

- Built with the core principles of Abstract Space by national award-winning homebuilder Abstract Developments
- Gravity defying architecture by Cascadia Architects redefines the standard for modern communities in Victoria
- A landmark for the enviable neighbourhood of Upper Fort
- A stunning façade of three alternating bands of white and dark brick, accented by warm wood-framed patios or enclosed balconies
- Overheight exterior entrance is lined with warm cedar siding, extending into a bright lobby and oversized interior hallways with feature walls
- Conveniently situated within close walking distance to a mix of charming boutiques with a Walk Score® of 96

Exquisite Interior Design

- Invigorating contemporary design by award-winning interior designer Sandy Nygaard
- Customize your home with a choice of Light and Dark colour palettes
- Voluminous overheight 9' ceilings (8' in kitchens and bathrooms)
- Wide-plank White Oak engineered hardwood flooring with Soundloc Acoustical underlay
- Quiet home technology used throughout including triple-glazed windows and concrete topping on all floors

- White Ballantrae roller blinds on all windows
- Discrete recessed pot lights in main living areas
- 100% wool carpeting and overheight mirrored sliding closet doors in bedrooms

Stylish and Functional Kitchen

- Kitchen design anchored by flat-panel woodgrain cabinetry and painted upper cabinet doors, with soft-close doors and drawers
- 1 1/4" thick Caesarstone® quartz countertops and backsplash
- Single-lever faucet in chrome, matched by built-in soap dispenser
- Stainless steel undermount sink with high-speed garburator
- Recessed under-cabinet task lighting and modern pendant lighting above island.
- Gourmet stainless steel appliances, included in One Bedroom Homes:
 - 24" Blomberg integrated refrigerator with bottom freezer
 - 30" Fulgor Milano wall oven
 - 30" 5-burner Fulgor Milano gas cooktop with Broan hood fan
 - Stainless steel Blomberg dishwasher with integrated controls and stainless steel tub
 - High-power Panasonic microwave with seamless steel EuroTrim kit
 - Blomberg compact front load laundry
- Gourmet stainless steel appliances, included in Two Bedroom Homes:
 - 36" Fisher & Paykel French door

- refrigerator with internal ice-maker and pullout bottom-drawer freezer
- 30" Fulgor Milano wall oven
- 30" 5-burner Fulgor Milano gas cooktop with Broan hood fan
- Stainless steel Blomberg dishwasher with integrated controls and stainless steel tub
- High-power Panasonic microwave with seamless steel EuroTrim kit
- Full size Whirlpool duet front loader laundry

Spa-Inspired Bathrooms

- 1 1/4" thick Caesarstone® quartz countertops and backsplash
- Contemporary woodgrain cabinetry with custom millwork shelving, featuring chrome pulls and soft-close doors and drawers
- Polished porcelain wall tile with mosaic accent
- Elegant hand-set 12"x 24" matte porcelain tile flooring
- Single-lever chrome faucet and square undermount white porcelain sink
- Water-efficient Kohler Windham toilet with soft-close seat
- Alcove shower with frameless glass sliding door and rain showerhead in master ensuite
- Oversized deep soaker bathtub in main bathroom
- Powder room features elegant white overcounter sink
- Floating vanity with motion-activated

- under-cabinet lighting and medicine cabinet with LED back lit mirror
- Ensuite in-floor radiant heating

Additional Conveniences

- Fob entry system for a secure building and private floor spaces
- Video monitoring system provides surveillance of common areas including lobbies, parking, bike storage and storage lockers
- Two high-speed, full-size computerized elevators and keyfob control
- Secure, well-lit and fully painted underground parkade featuring Abstract signature artwork

The Abstract Advantage

- Constructed by local homebuilder Abstract Developments, one of Victoria's most respected developers of residential projects and custom homes
- Abstract's Homeowner Care program, backed by Traveler's 2-5-10 New Home Warranty:
 - 2-Year Materials and Labour
 - 5-Year Building Envelope
 - 10-Year Structural
- Abstract Homeowner Care orientation program and on-call homeowner support