



CENTRAL BLOCK
BY ABSTRACT

Home Features

Welcome Home

- Designed and built by national award-winning homebuilder and developer Abstract Developments
- Six-storey condo building, comprised of an intelligently designed collection of 1, 2 and 3-bedroom homes
- Centrally located in the Kinsmen Park neighbourhood, steps to Esquimalt Gorge Park, Gorge Vale Golf Club and Lampson Park, and minutes to the Galloping Goose Trail
- West Coast contemporary architecture by award-winning UWA Architecture featuring contrasting light and dark elements with cedar and glass accents
- Thoughtful owners' amenity areas designed for relaxing, entertaining and co-working:
 - Portage Commons offers indoor space ideally suited for co-working or shared group events, complete with breakout rooms, work stations, and a kitchenette
 - Portage Garden is a private outdoor space with multiple seating areas for year-round use
 - Portage Rooftop Terrace is perfect for dining, entertaining or just taking in the stunning area views, complete with seating and a built-in BBQ
- Dedicated and secure bike parking, storage lockers for all homes, and kayak and paddleboard storage onsite

Intelligent Interiors

- Contemporary interior design by award-winning i3 Interior Design features two distinct interior palettes, light and medium, with six accent colours to choose from featuring high-quality finishes designed to appeal to a range of tastes
- Bright and spacious open concept main living areas with over-height 9-foot ceilings (8-foot in bathrooms)
- Durable wide plank oak inspired luxury vinyl plank flooring throughout main living areas
- Premium carpets with high density underlay in bedrooms
- High quality floor assembly with concrete topping and acoustic insulation
- Contemporary white roller shades on all windows and patio doors, with full opacity blackout shades for bedrooms
- High-efficiency stacking laundry package:
 - 24" Samsung® laundry pair in Jr. 1, 1, and Jr. 2-bedroom homes
 - 27" Whirlpool® laundry pair in 2 to 3-bedroom homes

Bright + Functional Kitchens

- Kitchen design grounded by flat panel cabinetry with custom feature wall, soft-close doors and drawers, and full extension sliders
- Thick quartz countertops (1 1/4-inch) with custom tile backsplash
- Stainless steel single bowl undermount sink
- Recessed under-cabinet task lighting and pot lights or feature pendant lighting above the island
- Built-in USB chargers in electrical outlets in the kitchen
- Matte black kitchen faucet with pull-down spray
- Built-in cutlery insert included in kitchen drawer

- Gourmet premium stainless steel appliance package:
 - 24" Samsung® fingerprint resistant refrigerator in Jr. 1-bedroom homes
 - 32" Samsung® fingerprint resistant refrigerator in 1 to 3-bedroom homes
 - 24" GE® electric range in Jr. 1-bedroom homes
 - 30" Samsung® electric range in 1 to 3-bedroom homes
 - Low profile Samsung® OTR microwave with hood fan
 - Samsung® top control dishwasher

Contemporary Baths

- Contemporary flat panel cabinetry with custom millwork, soft-close doors and drawers, and full extension sliders
- Thick quartz countertops (1 1/4-inch) with custom tile backsplash
- Floating vanity with circular mirror and under cabinet motion sensor lighting
- Single-lever matte black faucet
- Hand-set custom floor tile in dark grey
- Contemporary feature wall tile detail in tub or shower
- Deep profile tub and/or shower with matte black hardware
- High-efficiency low consumption toilet

Additional Conveniences

- Thermally broken, double-glazed vinyl windows with enhanced Low-E glazing
- Dual, high-speed, full-size elevators with key-fob control
- Generous patios on garden level homes with low maintenance landscaping, electrical outlet, and hose bib, other homes include spacious balconies with electric outlets
- EV charging station upgrade available for all parking spaces
- Modo Partnership Car Share Membership included with every home (transferrable with the home), offering access to more than 700 cars; plus, a new electric Modo car positioned steps from the entry
- One year transit pass included with every home
- Well-lit, secure parking garage offering resident and visitor parking on-site

Abstract Homeowner Care

- Constructed by local homebuilder Abstract Developments, one of Victoria's most-respected developers of residential, mixed-use communities and custom homes
- Peace of mind with Abstract's Homeowner Care Program, backed by BC Travelers' New Home Warranty, including:
 - 2-Year Materials and Labour Warranty
 - 5-Year Building Envelope Warranty
 - 10-Year Structural Warranty
- Abstract Homeowner Care Orientation Program and on-call Homeowner Support