



Home Specifications

WELCOME HOME

- Designed and built by national award-winning homebuilder and developer Abstract Developments
- Six-storey boutique condo building featuring 77 homes, comprised of Junior 1 Bedroom to 2 Bedroom & Den layouts
- Centrally located in the Upper Quadra neighbourhood, steps from Playfair Park and the Galloping Goose and minutes to Mayfair, Four Corners, Uptown and Saanich Centre
- Contemporary architecture by award-winning Koka Architecture, featuring contrasting brick base, woodgrain metal and glass accents
- The Commons at Cadence offers a multi-purpose shared indoor and outdoor owner's amenity area designed for co-working, recreation, and social events;
 - The Indoor Commons offers co-working pods, a lounge area and a shared group event space, complete with integrated audio visual (AV) and a kitchenette
 - Outdoor Commons overlooks a private garden, with multiple seating areas and a fire pit
- Thoughtfully designed low maintenance landscape plan with rain gardens and lush, drought-resistant plantings
- Dedicated and secure bike parking and on-site bike maintenance area, along with a shared cargo bike for exclusive use by residents
- MODO Partnership Car Share Membership included with every home (transferrable with the home), offering access to more than 700 cars, plus, a new MODO car positioned steps from the front entry.

GRACEFUL INTERIORS

- Contemporary nature-inspired interiors, by award-winning Nygaard Interior Design
- Two elegant, interior palettes featuring high-quality finishes designed to appeal to a range of tastes
- Bright and spacious open concept main living areas with over-height 9' ceilings (8' in some rooms)
- Wide plank oak laminate hardwood flooring throughout
- High-quality floor assembly including sound-reducing floor underlayment, acoustical membrane, tongue and groove plywood joist system with 300mm of insulation and resilient channel system with two layers of drywall
- Contemporary white roller shades on all windows and patio doors
- Samsung® high efficiency stacking laundry package including heat-pump dryer.

CHEF-INSPIRED KITCHENS

- Kitchen design grounded by flat panel woodgrain cabinetry with soft-close doors and drawers, and full extension sliders
- Quartz 1 1/4" countertops with custom tile backsplash
- Stainless steel single or 1 1/2 bowl undermount sink
- Recessed under-cabinet task lighting
- Built-in USB chargers in electrical outlets
- Brushed stainless kitchen faucet with pull-down spray
- Cutlery insert included in kitchen millwork
- Gourmet stainless steel and panel-ready appliance collection:
 - Fisher & Paykel® counter depth refrigerator
 - Whirlpool® cooktop and wall oven
 - Blomberg® panel-ready dishwasher
 - Panasonic® below-counter microwave with trim kit or Whirlpool slim OTR microwave
 - Stainless steel built-in range hood.

CONTEMPORARY BATHS

- Contemporary flat panel woodgrain cabinets with custom vanity
- Quartz 1 1/4" countertops
- Rectangular above counter sink with single-lever faucet in brushed nickel
- Vanity with under cabinet motion sensor lighting
- Hand-set custom feature wall and floor tile
- Deep profile tub and/or rain shower with brushed nickel accents
- High-efficiency dual-flush low consumption toilet.

ADDITIONAL CONVENIENCES

- Thermally broken, double-glazed vinyl windows with enhanced Low-E glass
- High-speed, full-size elevator with key-fob control
- A generous patio or balcony for each home, with electrical outlets and hose bib on courtyard patios
- Well-lit, secure parking garage offering resident and visitor parking on-site
- Cycling-friendly amenities including dedicated secured bicycle storage and maintenance workshop areas
- Electric bicycle and electrical vehicle (EV) charging station upgrade available
- Secure package delivery in the lobby
- 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.

