

# FEATURES

## ELEMENTS OF HOME

- Anthem is proud to present Founders Block South, 56 residences elevated by design and ranging from 3 to 4-bedroom and den townhomes, some featuring lock-off suites
- Lock-off suites include a separate private entrance, full bathroom, laundry closet and kitchen (select homes)
- A secure underground parkade conveniently offers direct access to select homes, visitor parking stalls and bike storage
- Electric vehicle parking stall capability (select homes)
- Generous outdoor spaces include a lushly planted courtyard as well as a landscaped lane connecting Founders Block South and North
- Steps from exceptional outdoor recreational amenities such as the Spirit Trail and Moodyville Park
- Nestled in a quiet neighbourhood, but minutes from top schools, major highways for connectivity and the city's best amenities along Lower Lonsdale

## INTELLIGENT DESIGN

- Two expertly curated colour schemes, Oak and Walnut, by North Vancouver-based interior designers, The Mill
- Airy 9-foot ceilings on the main level
- Roller-blind window coverings for light control and privacy
- Engineered hardwood flooring flows throughout
- Entertaining-ready balconies or patios include gas hookups for barbecues

- Laundry equipped with a side-by-side washer and dryer and integrated laminate countertop
- Full-size (24" in lock-off suites) Whirlpool front-loading washer and dryer on main bedroom level for easy access
- A spacious master retreat occupies the entire top level of most homes, and includes:
  - Generously sized walk-in closet with built-in shelving
  - Spa-like master ensuite
  - Overheight vaulted ceilings (select homes)
  - Private master balcony for outdoor enjoyment and spectacular views of Burrard Inlet and downtown Vancouver (select homes)
- Thoughtfully constructed to LEED Gold sustainability standards and the highest level of the BC Energy Step Code:
  - Walls constructed using a structurally insulated panel system, which helps to lower heating bills and reduce noise transfer
  - Triple-glazed windows and patio doors
  - Radiant in-floor heating system with temperature control on every level for smart energy use and individual comfort
  - Best-in-class HRVs (heat recovery ventilators) by Zehnder
  - High-efficiency fixtures for decreased water consumption
  - ENERGY STAR®-rated appliances

## FAMILY-SIZED KITCHENS

- Sophisticated flat-panel, soft-close upper and lower cabinetry with matte-black hardware
- Custom millwork pantry for additional storage
- Streamlined Caesarstone quartz countertops and matching backsplash, designed to be durable and easy to clean
- Single-basin undermount Julien Prochef stainless steel sink
- Matte-black pull-down Baril faucet
- Integrated premium appliance package:
  - 36" Fisher & Paykel French-door refrigerator with bottom freezer
  - 30" Bosch gas 5-burner cooktop
  - 30" Bosch wall oven
  - 24" Bosch dishwasher
  - 30" AEG built-in range hood fan
- Panasonic microwave with trim kit
- Lock-off suite stainless steel appliances:
  - 24" Electrolux bottom-mount refrigerator
  - 24" Frigidaire slide-in electric range
  - 24" AEG built-in range hood fan
  - 24" Frigidaire dishwasher

## BATHROOM SANCTUARIES

- Contemporary porcelain floor tiles
- Ceramic tile surrounds tub and shower
- Soaker tubs for complete relaxation
- Stylish Duravit undermount porcelain sink
- Matte-black Baril faucets and fixtures provide a sleek aesthetic
- Dual-flush Duravit toilets help to reduce water consumption
- Convenient powder room or bathroom on the lower level
- Spa-like master ensuite feature:
  - Frameless glass shower
  - Rainfall shower head with a hand-held wand
  - Contemporary ceramic wall tiles with porcelain tile accent wall

## PEACE OF MIND

- Comprehensive home warranty program provided by National Home Warranty:
  - 2-year coverage for electrical and mechanical systems
  - 5-year coverage for building envelope
  - 10-year coverage for structural defects
- Well-lit pathways throughout the community for added security
- Hard-wired smoke and carbon monoxide detectors in all homes
- Expertly developed and built by Anthem
- Industry-leading Homeowner Care provided by Anthem