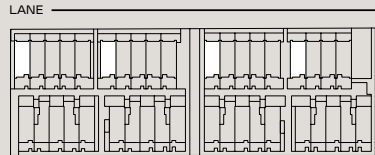
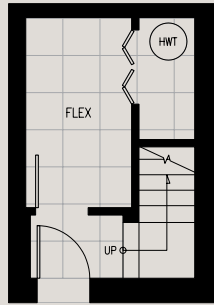
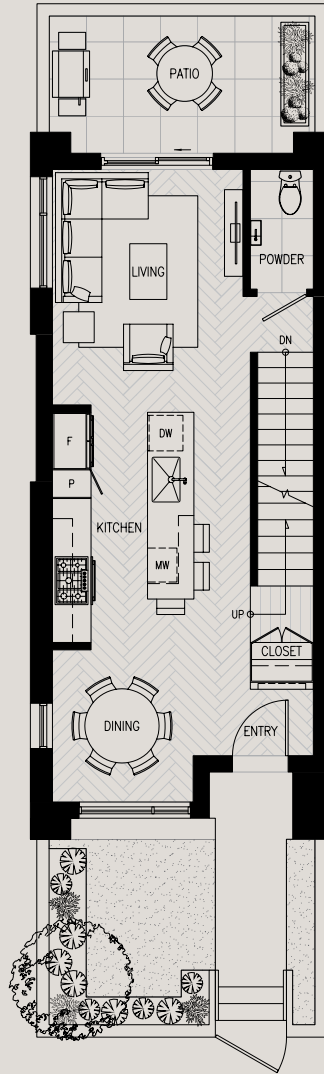


PARKING LEVEL

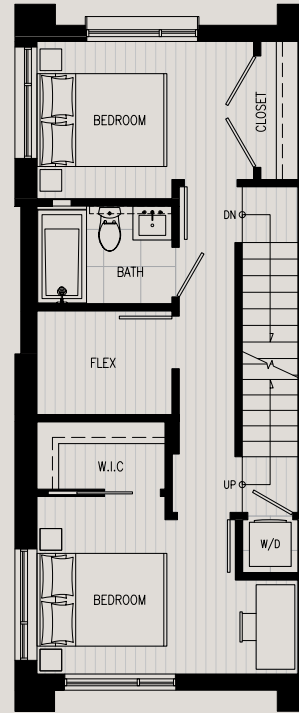


WEST 49th AVENUE

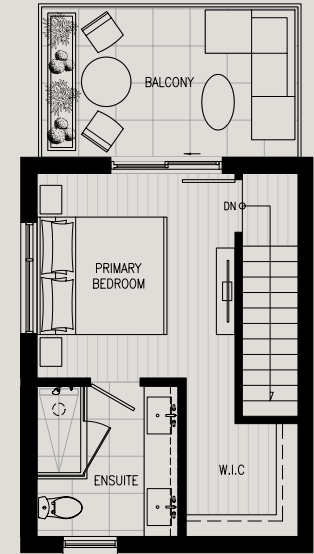
MAIN LEVEL



SECOND LEVEL



UPPER LEVEL



A1 PLAN

Three Bedroom + Two Flex Rooms

INTERIOR	1,550-1,555 SF
EXTERIOR	246-287 SF
TOTAL	1,796-1,842 SF

Dimensions, sizes, specifications, layouts, materials, etc. are approximate only and subject to change without notice. Window sizes, layouts, configurations, ceiling heights, spandrel panels and other specifications may vary from home to home. Final floorplans may be a mirror image of the floorplans as shown. The developer reserves the right to make modifications to, without limitation, the building design, specifications, features, floorplans, layouts and size of development. This is not an offering for sale. E. & O.E.

ROWE



THE DETAILS

DISTINCT INTERIORS

- Choice of two colour palettes: Light or Dark
- Engineered hardwood flooring throughout with a distinctive herringbone arrangement on the main level
- Custom millwork for both the entryway closet and in the primary bedroom in select homes
- In-suite laundry with a front-loading washer and dryer
- Sustainable Heat Recovery Ventilator (HRV) unit introduces fresh air into each room
- Built-in Variable Refrigerant Flow (VRF) system in every home for heating and cooling
- Hard-wired smoke and CO2 detectors

THOUGHTFUL EXTERIORS

- Every home has a private outdoor patio
- 6' wood screens between patios for privacy
- A dramatic 7' high front door
- Triple-pane windows for advanced sound and temperature insulation
- Beautifully landscaped courtyard designed to offer privacy and create a sense of retreat
- Outdoor seating area

CONTEMPORARY KITCHENS

- Beautiful, high-performance Dekton countertops and backsplash, which are both scratch and heat resistant
- Kitchen island with waterfall gables and wood batten accents in select homes
- Undermount 18-gauge stainless steel sink and a Kohler kitchen faucet with integral toggle spray
- Premium soft-close doors and retractable drawer-slide mechanisms as well as integrated storage systems in select kitchens
- Premium Bosch appliance package in 2 & 3-bedroom townhomes:
 - 36" integrated refrigerator with bottom freezer
 - 30" 5-burner gas cooktop and convection oven
 - 24" dishwasher with integrated door panel
 - 30" retractable hood fan with dishwasher safe filters
- Premium Bosch appliance package in 1-bedroom garden homes:
 - 24" integrated refrigerator with bottom freezer
 - 24" 4-burner gas cooktop and convection oven
 - 24" dishwasher with integrated door panel
 - 24" retractable hood fan with dishwasher safe filters
- Panasonic microwave with trim kit
- Spacious built-in kitchen pantry
- Bold light fixtures and under cabinet task lighting

BOLD BATHROOMS

- Contemporary rectangular soaker tub with polished chrome fixtures by Kohler
- Designer Bocci lighting in primary bathroom showers
- Custom vanity with smoked mirrors, beautiful granite countertops, storage drawers, and undermount lighting
- A mirrored vanity cabinet with shelving and built-in lighting
- Porcelain tile flooring and shower walls
- A granite shower niche
- Ground fault circuit interrupter outlets at all vanities

SAFETY & SECURITY

- Secure parkade with EV-charging capability
- CCTV at all entry points and in the parkade
- An installed and programmed alarm system featuring a keypad, motion sensors, and door/window contacts
- Convenient digital smart-lock keypad on all the front doors
- Private storage locker for every home

PEACE OF MIND

- Home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Bosa Properties Customer Care Warranty included with every home