

## FEATURES & FINISHES

The majestic crown of Tesoro, a Vancouver landmark. A central waterfront location facing views that will be forever unobstructed. A park setting in a profoundly walkable neighbourhood. Designed by Rafii Architects and ZGF Architects, with unparalleled interiors by BBA Design Consultants. Truly one of a kind.

### A HOME BEYOND COMPARE

- Elevator lobby finishes unique to the 17th penthouse floor, with custom millwork, stone surrounds, and bronze metal accents.
- Premium quarter-cut, solid-core oak double entry doors with made-to-order Emtek mortise lock set and elegant quartz slab entrance threshold.
- 360-degree views through expansive windows to vistas of city, sea and mountains, seawall, and landscaped park.
- Spacious great room opens through NanaWall folding glass wall system to generous terrace designed for seamless outdoor living and entertaining, which includes Napoleon built-in gas BBQ and Sunstone sink, and electrical rough-in for wall mounted TV.
- Frameless 6' fireplace with full-height marble slab surround.
- Wide-plank engineered hardwood flooring throughout all living spaces and bedrooms.
- Energy-efficient air-conditioning, heating, and ventilation system controlled by a programmable Lutron thermostat for year-round comfort.
- Solid core interior doors with Emtek hardware throughout for added privacy.
- Full-height Lualdi sliding glass den and family room doors with minimal tracks for maximum space and flexibility.
- Automated roller blinds on all exterior windows with blackout blinds in bedrooms.
- Smooth-finish ceilings and flat-profile baseboards throughout.
- Ceiling light fixtures included in all bedrooms and dining room.
- In-suite storage.

### BULTHAUP KITCHEN

- Wood veneer and champagne metal laminate cabinetry, fully equipped with thoughtfully designed accessories and inserts, including:
  - Adjustable stainless steel organizational prisms and dividers
  - Oak knife holder
  - Glass and anodised aluminum spice jars
  - Stone bread container
  - Maple bread board with removable crumb tray
  - Oak bottle container
- Functional details include motorized upper cabinetry, soft-close hardware throughout, in-drawer accent lighting, recessed under- and above-cabinet lighting and under-sink recycling compartments.
- Stainless steel baseboards to cabinets.
- Statement onyx slab backsplash paired with seamless quartz slab countertop.
- 9' x 5' kitchen island with Calacatta Oro marble slab countertop and champagne metal laminate front.
- Blanco undermount sink and Boffi-Fantini polished chrome pull-out faucet.
- German-engineered, top-of-the-line Gaggenau appliance package:
  - Integrated side-by-side 36" refrigerator and 30" freezer
  - Integrated 24" ultra-quiet dishwasher with push-to-open function
  - Built-in 5' cooktop with front-mounted controls for gas wok burner, two multi-ring gas burners, teppan, and induction surface
  - Two built-in wall ovens with 17 heating methods and integrated warming drawers
  - Built-in 30" combi-steam oven with automatic handleless door, adjustable to five humidity levels
  - Built-in 30" speed microwave oven with grill and oven functions and automatic handleless door

## FEATURES & FINISHES

- Integrated Best by Broan hood fan with champagne metal laminate hood cover.
  - Wine Guardian frameless glass wine room with backlit onyx slab feature wall with 315 bottle capacity.
- 

### BULTHAUP PREP KITCHEN

- Fully ventilated and separated from the main kitchen by full height wood door with glass inset panel.
  - Wood veneer cabinetry with quartz slab backsplash.
  - Stainless steel countertops with integral sink and Boffi-Fantini polished chrome pull-out faucet.
  - Large-format 24" x 48" engineered stone floor tile.
  - 36" dual fuel, six burner Wolf gas range with convection oven.
  - Integrated 24" ultra-quiet Gaggenau dishwasher with push-to-open function.
  - 1200 CFM Faber hood fan.
- 

### POLIFORM CLOSETS

- Hall closets in oak laminate feature smoked glass sliding doors, integrated shelving, and hangers.
  - Spacious walk-in or reach-in bedroom closets in oak laminate feature smoked glass sliding doors, integrated shelving and interior organizers and accessories, which include:
    - Chest of drawers
    - Glass display shelf
    - Dresser valet lined in soft techno-leather for watches and accessories
    - Pull-out trouser rack
    - Shoe rack
    - Hangers
- 

### PRIMARY ENSUITE

- bulthaup wood veneer and champagne metal floating vanity with under lighting.
- Custom Poliform backlit mirrored medicine cabinet with integrated lighting.

- Seamless quartzite countertop with Villeroy & Boch undermount sinks and wall-mounted, polished chrome Boffi-Fantini faucets with custom handles.
  - Large-format 24" x 24" quartzite tile throughout all walls and floors, including transitions and shower walls.
  - Frameless glass door steam shower with bench and Mr. Steam system, as well as ceiling-mounted Boffi-Fantini rain head, handheld showerhead, body spray, and three volume controls.
  - Toto toilet with automatic open/close and flush, and heated seat as well as wall-mounted control panel in private water closet.
  - Blu Bathworks free-standing deep soaker tub with gently inclined backrests and wall-mounted Boffi-Fantini tub filler and hand shower.
  - Polished chrome Kartners accessories, including:
    - Towel bar
    - Tissue holder
    - Robe hooks
  - Tuzio Savoy towel warmer.
  - NuHeat in-floor heating with programmable touchscreen control.
- 

### SECOND & THIRD BATHROOMS

- bulthaup wood veneer floating vanity with under lighting.
- Mirrored medicine cabinet with integrated lighting.
- Seamless Statuario marble slab countertops with Villeroy & Boch undermount sink and wall-mounted, polished chrome Boffi-Fantini faucet with custom handles.
- Large-format 24" x 24" marble tile throughout all walls and floors, including transitions and showers.
- Villeroy & Boch wall hung, dual-flush toilet.
- Frameless glass door shower with Boffi-Fantini rain head, handheld showerhead, and volume control.
- Polished chrome Kartners accessories, including:
  - Towel bar
  - Tissue holder
  - Robe hook
- Tuzio Savoy towel warmer.
- NuHeat in-floor heating with programmable touchscreen control.

## FEATURES & FINISHES

---

### POWDER ROOM

- Stone Forest freestanding Carrara marble infinity pedestal sink and wall-mounted, polished chrome Boffi-Fantini faucet.
  - Backlit wall mirror.
  - Seamless marble slab feature wall with accent lighting.
  - Large-format 28" x 24" marble tile floors with stone threshold.
  - Villeroy & Boch wall hung, dual flush toilet.
  - Polished chrome Kartners accessories, including:
    - Towel bar
    - Tissue holder
- 

### LAUNDRY ROOM

- bulthaup wood veneer cabinetry with quartz backsplash.
  - Quartz countertop with Blanco undermount stainless steel sink and Boffi-Fantini polished chrome pull-out faucet.
  - Large-format 28" x 48" engineered stone tile floors.
  - High-efficiency, ultra-quiet 23 ½" Miele front-loading washer and dryer.
  - Richelieu hanging rod.
- 

### HOME AUTOMATION

The Penthouse is powered by Savant, a system to enhance your every day, designed for ease of use. Lighting, shades, music, and climate control are all integrated within one platform, which you can access through multiple methods either on site or remotely. Whether you choose to use this system from the iOS or Android Savant app, or from the wall-mounted touchscreen and keypads located within the residence, your home is at your command.

#### *Lighting*

- Elegance and subtle design come together with ultimate control over lighting through the Lutron Palladiom lighting system.

#### *Shades*

- Lutron Sivoia QS motorized roller shades throughout the home provide 3% opacity with blackout shades in bedrooms.

#### *Music*

- Sonance in-ceiling speakers throughout the main living areas.
- Access provided to internet music services such as Spotify, Sirius XM, and more.

#### *Climate*

- Lutron Palladiom thermostats come pre-programmed to maintain a comfortable temperature throughout the day.

#### *Scenes*

- A scene is a collection of device settings that you can activate with a single tap. From movie night to dinner parties, easily transform your home by playing music, dimming the lights, and adjusting the temperature all at the same time.
  - Scenes can be scheduled to activate at chosen times.
- 

## AMENITIES

Each one of these amenities has been thoughtfully designed to naturally complement the Tesoro lifestyle. An extensive use of natural materials with contemporary design creates stunning spaces that act as the perfect backdrop for everything from entertaining guests to self-care.

- Double-height lobby with grand entrance and staircase create a distinct sense of arrival.
- Stately custom-made desk and full-time Concierge to greet your guests, accept deliveries, and assist with household services.
- Fireside lounge with granite surround fireplace and rich wood millwork overlooking water feature, providing a relaxing space for guests.
- European-inspired spa, including:
  - Steam room and sauna for relaxation
  - Therapeutic hot and cold plunge pools surrounded by Italian ceramic mosaic design
  - Open spa shower with smoked glass for use immediately before and after pool

## FEATURES & FINISHES

- Private showers, drinking stations, and make-up areas in change rooms with marble slab countertops
- Fully equipped fitness centre
- Social lounge, featuring:
  - Fully equipped chef's kitchen and bar with professional- grade Gaggenau and Sub-Zero appliances and onyx slab backsplash
  - Private dining space opening to beautifully landscaped and partially covered terrace
  - Outdoor dining space and outdoor kitchen with custom built-in BBQ
  - Dedicated caterer's kitchen
  - Children's play area
  - Urban garden with a variety of fresh herbs, with plots available for resident use
- Meeting room with boardroom table, bar, and lounge seating.
- Two furnished guest suites for overnight visitors.

---

## SUSTAINABILITY-MINDED DESIGN

- Registered for LEED certification and targeting LEED Gold accreditation. Situated in a pedestrian- and cyclist-friendly location with easy access to public transit and car-sharing networks.
- Parking stalls equipped with outlets for charging electric vehicles.
- Extensive bicycle parking inside the building.
- Connected to the Southeast False Creek Neighbourhood Energy Utility.
- Extensive landscaping and planting areas including gardens, planters, water features, and green roof systems.
- Engineered with systems for capturing and treating rainwater.
- Smart sorting recycling lounge for easy on-site composting and recycling.

- High-performance, double-glazed, low-e, argon-filled thermal windows.
- Energy-efficient, motion-activated lighting in common areas.
- Individually controlled, programmable thermostat.
- Low-VOC products used in suites and common areas.

---

## PEACE OF MIND: SECURITY AND CONVENIENCE

- Concierge, full-time live-in resident caretaker, and evening security.
- Encrypted security key fob building access system.
- In-suite TV monitored entry system.
- Restricted floor access via two high-speed elevators.
- Exterior power outlets and gas bibs on balcony.
- Wired for advanced telecommunications requirements and instant accessibility.
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors.
- Secure underground parkade with electric vehicle parking, visitor parking, and dog wash.
- Private garages for four vehicles.
- Secure, private underground storage room.

---

## CONCERT "COMMITMENT TO YOU" WARRANTY

Built-in assurance for you and your home.

- Ten-year structural coverage.
- Six-year water penetration coverage.
- Two full years coverage on workmanship and materials.
- Backed and matched by Travelers Insurance, BC's leading government-approved, new-home warranty provider.