

# A refined expression of grace and comfort



Functional details are thoughtfully integrated into every home at Aviary.

## LOCATION

- Aviary offers peaceful, neighbourhood living, tucked away in a sought-after location just a short stroll from the vibrancy of Richmond Centre. This leafy enclave is a hidden gem in the heart of Richmond, yet with easy access to the Canada Line, you are minutes to YVR and all that Vancouver has to offer.

## EXTERIORS AND COMMUNITY

- Contemporary Tudor-inspired architecture by renowned Formwerks Architectural
- Gabled roofs, board and batten details, brick facade inspired by the style of westside living
- Landscaped private patios and courtyards surround the front doors
- Private and oversized rooftop decks off primary bedrooms, providing a secluded outdoor sanctuary to relax and unwind
- Central Amenity spaces for recreation and gathering featuring full kitchen and amenity room, multiple children's playgrounds with seating for parents, outdoor BBQ with harvest table, and a game zone
- Tranquil, protected treed area with bird watching features
- Direct access parking for select homes

## INTERIOR

- Graceful organic contemporary design by award-winning Studio Kardum
- Over-height 9' ceilings throughout main floor for an airy, open living environment
- Two colour schemes available – Cool and Warm
- Sleek and modern roller shades provide ease of light control
- Full-size stacking LG front loading ENERGY STAR washer and dryer
- Heat pump and air conditioning in all homes for extended comfort
- Large double glazed low E window with thermal and acoustic engineering deliver energy savings
- GREENGUARD Gold Certified wide-plank laminate flooring throughout main living areas
- Lush wool-blend carpet on stairs, bedrooms and upper hallways
- Specially crafted pony wall feature in select primary bedrooms welcome an abundance of natural light, creating a spacious and luminous atmosphere

## BATHROOM

- Trend-forward matte black fixtures and hardware that add an unique design touch
- All second bathrooms feature bathtubs

## ENSUITE

- Double Kohler sinks with Corian™ solid surface countertop
- Full wall designer terrazzo tiles with matching floor tiles
- Spa-inspired rain shower and frameless enclosure

## KITCHEN

- Samsung Family Hub™ smart refrigerator with touchscreen
- Chef-inspired kitchen includes Bosch five-burner gas cooktop, with wall mounted oven, and dishwasher
- 1.8 GPM swing arm pot filler
- Modern quartz countertop and custom designer porcelain tiled backsplash
- Kohler Task™ workstation single bowl sink with customized accessories
- Integrated high-power 600 CFM Faber hood fans
- Custom inset cabinet doors with soft-close create a clean and contemporary look
- An open shelf with exposed frame for added functionality and design intention
- Select homes feature expansive kitchen island with cantilevered quartz stone countertops for additional seating, versatility, and storage
- Under-cabinet solo-task LED lighting

## SMART HOME FEATURE

- Smart entry lock and doorbell synchronized to Samsung Family Hub™ refrigerator screen, available only in select homes
- All parking hardwired for Level 2 EV charging