



Features

A MASTERY OF DESIGN

- Presented by Formwerks Boutique Properties, Toppen Ridge is a collection of 24 two- and three-bedroom townhomes and courtyard garden level residences designed in-house by Formwerks Architectural
- Gracing North Vancouver's flourishing Moodyville neighbourhood, modern yet timeless architectural style is set apart by a philosophy driven by design
- Exterior details feature peaked roofs, entrances appointed with metal awnings, industrial gooseneck lighting, and oversized divided light windows
- Outdoor spaces include private master bedroom balconies (townhomes) and large patios backing onto a lush courtyard (select homes)
- Live/work or legal suite options offer lifestyle flexibility (select homes)

INTERIORS WITH AN IDENTITY

- Interiors are inspired by the simplicity and clean lines of Scandinavian design, while also conveying a subtly unique style, creating a home with distinction
- Two thoughtfully curated colour palettes, Freya and Finn, are yours to choose from
- European Hardwood-style laminate flooring extends throughout living, dining, and kitchen areas
- Luxe wool-blend carpeting throughout upper floors and bedrooms is soft underfoot
- Roller blinds on windows smoothly achieve privacy
- Full-size laundry rooms with counters and sinks for added convenience (select homes)
- Family-size, front-loading LG Ultra Capacity SteamWasher™ and Ultra Capacity Electric SteamDryer™
- In-home storage for invaluable organization

ARTISTICALLY-CRAFTED KITCHENS

- Contemporary flat-panel, with wood-style lower cabinets and white upper cabinets with integrated handle feature
- Polished stone Absolute White quartz countertops pair with Pietra porcelain tile backsplash (polished marble backsplash in Grey Pietra available as an upgrade)
- Expansive multi-functional kitchen island for working, eating, and entertaining
- Large backsplash window behind sink (select homes) invites additional natural light into the kitchen
- Double-bowl, under-mount stainless steel sink paired with a pull-down, flat black Kohler faucet
- Premium appliance collection includes:
 - Powerful 30" Bertazzoni gas range, with four burners, including a dual-ring power burner
 - Integrated 36" Fisher & Paykel French door refrigerator with bottom freezer drawer and ActiveSmart™ technology
 - Stainless steel hood fan equivalent to 450 CFM power
 - 24" Integrated Bloomberg dishwasher with silent operation and 5 wash cycles
 - Under-counter Panasonic microwave (select homes)

TRANSCENDENT BATHROOMS

- Enduring polished stone, quartz countertops in White Attica (main bath counters) and Georgia Bluffs (ensuite counters)
- European hexagon tile flooring in ensuites and main baths creates a geometric pattern unique to individual homes
- Sleek chrome faucets that deviate from the ordinary
- Comfort-height toilets
- Contemporary, square rain showerhead in chrome with corresponding hand-shower

- Master ensuite features:
 - Generous vanity with double basins offer abundant surface space and storage (select homes)
 - Walk-in glass-enclosed shower and separate bathtub (select homes)
 - 2" x 2" Carrara marble matte finish porcelain tile forms the shower base
 - Lustrous chrome fixtures

FEELS-LIKE-HOME AMENITIES

- Shared outdoor spaces are comprised of beautiful landscaping throughout connecting pathways and a central courtyard with gardens, seating, and a natural wooden play structure crafted from an existing tree on site
- Bicycle storage spaces, tune-up and wash station
- Secure gated underground visitor parking, with EV charging stations either readily available or roughed-in for future use
- HRV heat recovery ventilation

ENDURING QUALITY

- Sustainably built to LEED Gold V4 standards creating a healthy and highly-efficient home
- Comprehensive WBI Home Warranty
 - Two years for materials
 - Five years for building envelope
 - Ten years for structural defects
- Home security system-ready
- Hard-wired smoke/carbon monoxide detectors
- Fire sprinkler system
- Rainwater collection and storage system for irrigation

