

# Features & Finishes

## COMMUNITY

- Park Residences II is a landmark community of one, two and three bedroom homes among three towers, including 19 townhomes
- Spectacular views of Minoru Park, the city, and the mountains
- Located right along Minoru Park, Richmond’s best kept secret
- Conveniently surrounded by schools, parks, dining, shops, and services
- 2-minutes walk to Richmond Centre. 6-minutes walk to Canada Line Brighthouse Station. 20-minutes drive to Downtown Vancouver.
- Designed by award-winning W.T. Leung Architects Inc.

## ELEGANT LIVING

- Handsome wide-plank, engineered hardwood flooring throughout
- Choice of two interior colour schemes, Oak and Maple, designed by award-winning interior designer BBA Design Consultants
- Generous 8 ft. - 8.5 in. ceiling
- Roller-shade window coverings for maximum privacy
- Motorized roller-shades for penthouses and sub-penthouses facing west
- Private indoor elevator and private gated parking for most townhomes
- Double-glazed, Low-E windows for maximum acoustical comfort and sustainable energy performance
- Generously-sized private patios, balconies and roof decks, offering an elevated outdoor living experience
- Side-by-Side Laundry with Blomberg front loading washer and dryer (for most 2-bedroom homes and up; stacked washer-dryer for 1-bedroom homes)
- State-of-the-art hydronic heat pump system for all-season heating and cooling
- USB charging outlets conveniently placed throughout the home

## GOURMET KITCHENS

- Engineered Quartz stone one-piece backsplash, with no grout lines for easy cleaning
- Soft-close, full height cabinetry with under-cabinet lighting
- Under-the-sink dual-sliding waste storage and recycling system
- Engineered quartz slab kitchen island and eating bar with distinctive waterfall edge (most homes)
- Convenient corner cabinet storage (select homes)
- Integrated Miele 30” fridge & freezer (24” package for 1-BR homes)
- Miele 30” stainless steel 5-burner gas cooktop (4-burner, 24” package for 1-BR homes)
- Miele 30” wall convection oven (24” for 1-BR homes) with self-cleaning technology
- Integrated Miele 24” dishwasher
- Built-in Panasonic 24” microwave
- High-performance Faber 30” hood fan (24” package for 1-BR homes)
- Marvel dual-zone wine fridge (included for 3-BR homes; upgrade available for 2-BR homes)
- Miele Steam Oven (for 3-BR homes and up)
- Spacious undermount stainless steel single-bowl sink with Riobel pullout faucet

## SPA-LIKE BATHROOMS

- NuHeat heated flooring in two- and three-bedroom homes’ master bedroom ensuite bathrooms
- Porcelain tile flooring & shower/tub walls
- Polished marble slab countertop
- Custom mirror with integrated LED lighting

- Custom cabinetry with convenient open shelf and medicine cabinet
- Generous sized floating vanity
- Toto dual-flush toilet
- Premium Kohler fixtures, including chrome shower assembly with multi-function, three spray handshower
- Frameless glass sliding shower door

## AMENITIES

- Social lounges with fully-equipped kitchens and dining areas for entertaining (one in Towers D&E and one in Tower C)
- Two fitness rooms (one in Towers D&E and one in Tower C) and a golf simulator room (Tower C)
- Two outdoor children’s playground areas
- Meeting lounge (Tower C)
- Indoor swimming pool complete with hot-tub and sauna areas (Towers D&E)

## COMFORT & CONVENIENCE

- Comprehensive 2-5-10 Warranty Insurance for ultimate peace of mind:
  - 2 years materials and labour warranty
  - 5 years building envelope warranty
  - 10 years structural warranty
- One bike storage locker is included for each home
- At least one parking stall is included for each home
- 100% EV Parking Stalls
- Electronic parcel locker system to receive online purchases conveniently and safely
- Secured keyless entry to the main lobby, parking, and Residents’ Amenities