

# THE POCO

## FEATURES

### SOPHISTICATED LIFESTYLE IS FOUND IN THE DETAILS

Elegant living is the embodiment of refinement, where beauty reveals itself in the finer details. From the carefully selected colour palettes and designer finishings to the soaring 9' ceilings and the gentle feel of plush carpeting, every element contributes to a narrative of sophistication and grace woven into everyday life.

### INSPIRED WEST COAST LIVING

- Open-concept interiors curated by The Collaborative Design Studio exude a modern vibe
- Warm and current harmonious design from two perfectly coordinated colour palettes to appeal to your individual taste
- Airy ceilings soar to 9' ceilings (with 11' ceilings on the top floor homes), flood interiors with natural light
- Wide-planked, long-lasting laminate wood flooring flows through living areas
- Plush, durable carpeting in the bedrooms
- Double-glazed windows framed for maximum insulation
- Roller blinds enhance privacy and ambiance
- Thoughtfully designed, convenient front load washer and dryer
- Elegant chrome fixtures and hardware finishes

### INVITING CULINARY KITCHENS

- Stylish quartz countertops in a warm onyx white hue meet modern large-format tile backsplash
- Single-basin stainless steel under-mount sink
- Sophisticated flat panel cabinetry with soft close doors, featuring a modern two-tone design
- Clever storage solutions ensure everything is neatly in place
- Pot lighting for a luminous atmosphere
- A premium Samsung stainless-steel appliance package featuring a refrigerator with Smart Wi-Fi connectivity, an electric slide-in range with Wi-Fi and air fry capabilities, and quiet multi-cycle dishwasher

### BATHROOMS

- A relaxing retreat within your own home
- Cabinetry featuring a sophisticated and modern design with a custom medicine cabinet
- Sleek under-mount vanity sinks with chrome faucets and matching fixtures, paired with elegant quartz countertops
- Gorgeous large-format porcelain tiles on floors
- Enclosed glass showers\* (On select homes)

### UNPLUG & UNWIND

- Amenities that invite a shared sense of community
- To encourage a sense of belonging, families and neighbours are invited to mingle in the social lounge, perfect for gatherings or quick getaways
- Designed with your furry friend in mind, our pet-friendly community features a convenient dog wash station, making post-walk muddy paws a breeze to clean, ensuring pet care is a stress-free experience for all residents
- Stay connected by taking advantage of Telus Pure Fibre network

### SAFE AND SECURE

- Well-lit & secure residential underground parking
- Protected bike storage lockers
- Customer Care Program WBI provides peace of mind
- Our comprehensive New Home Warranty Protection offers:
  - 1 Year: Defects in materials and labour
  - 2 Years: Building systems, exterior cladding, building code
  - 5 Years: Building envelope
  - 10 Years: Structural defects