



MANDIRA
BY THE SEA

SPECIFICATIONS

CAPTIVATING COASTAL INTERIORS

- + Graceful, nine-foot ceilings provide spacious living and sweeping views of harbour, town, mountains and glacier. In addition, seven-foot clerestory windows allow further penetration of sunlight and evening moonlight.
- + Spectacular living room focal point is a contemporary gas fireplace set into a seven-foot window and surrounded by hand chiseled, crystal-like stone.
- + Exquisite customized Shoji doors with sandblasted glass are both works of art and a beautiful solution to creating private space.
- + Understated, non-intrusive lighting works in harmony with the ample natural light.
- + Two coast-inspired colour schemes from which to choose: beach-inspired Driftwood and sultry, sophisticated Moonlight.
- + Engineered oak hardwood floors, with wide-plank styling and brushed surface to create uniquely textured floors with dramatic character and charm; in soft driftwood grey-brown or rich java-chocolate.

INSPIRING KITCHENS

- + 3/4" Corian slab countertops in sagebrush or slate, with stylish polished edges and matte finish.
- + Sleek Richelieu pulls with nickel finish.
- + Custom 1/4"-cut white oak cabinetry in natural or earthy brown finish with square-line slab doors; clean, horizontal grain and square edges.
- + Backsplash of imported Italian natural stone, reminiscent of sand layers; in pewter or birch palettes.
- + Large island with 3/4" Corian slab countertop and polished edges; ample storage.

- + Modern single-handle pull-down faucets by Danze®, in stainless steel.
- + Square, undermount, double sink in stainless steel.
- + Under-cabinet concealed and recessed mounted lighting, switched separately; overhead pot lighting.

HIGH-PERFORMANCE APPLIANCES

- + KitchenAid® ArchitectSeries II ENERGY STAR® stainless steel appliance package, featuring fridge, natural gas five-burner cooktop, wall oven for easy access and sleek, slimline KitchenAid® hood fan (Broan stainless steel chimney hood fan larger units).
- + Combination convection oven and microwave, mounted top and bottom.
- + KitchenAid dishwasher and garburator.
- + Frontloading GE ENERGY STAR® washer and dryer, "quiet by design."

LUXURIOUS BATHROOMS

SPA ENSUITE

- + Custom 1/4"-cut white oak cabinetry with square-line slab doors; clean, horizontal grain and square edges with Richelieu nickel pulls.
- + Frameless mirror with polished edge and sophisticated mirror-mounted vanity lighting.
- + Large format tile floors in honed natural stone with soft sand tones.
- + Luxurious in-floor heating and motion sensor lighting.
- + 3/4" Quartz (Moonlight) or Corian (Driftwood) stone slab countertops.
- + Exquisite 24x24 Wading Pool series sink by Kohler, with unique waterfall effect.

- + Single-handle wall mount Sirius faucet by Danze; ribbon design mounted from the mirror for a dramatic and artistic aesthetic, in brushed nickel.
- + Tub surround in large format ceramic white gloss tile.
- + Kohler Archer Whirlpool drop-in soaker tub.
- + Frameless, marble mosaic Kohler Body Spa shower featuring body spray water tiles and natural stone floor.
- + Aquia® Dual Flush Toilet by Toto, with ultra-elongated bowl and tank.

POWDER ROOM

- + Custom 1/4"-cut white oak cabinetry with square-line slab doors; clean, horizontal grain and square edges with Richelieu nickel pulls.
- + Imported Italian large-format wall tiles in natural stone and engaging earth tones.
- + Porcelain tile floors in earthy palettes of Driftwood or Moonlight.
- + Large, modern Deca white slab basin with wall mounted faucets.
- + Frameless mirror with polished edge and sophisticated mirror-mounted vanity lighting.
- + Sleek, one piece, low profile Toto toilet.

MAIN BATHROOM

- + Custom 1/4"-cut white oak cabinetry with square-line slab doors; clean, horizontal grain and square edges with Richelieu nickel pulls.
 - + 3/4" quartz (Moonlight) or Corian (Driftwood) stone slab countertops.
 - + White undermount sink by Kohler, with sophisticated Danze faucet.
 - + Large format porcelain tile floors in natural colors, beige or soft gray.
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- + 60" x 32" skirted soaker tub surrounded by ceramic tiles and accented by glass tiles.
- + Single handle tub and shower faucets with Danze showerhead in brushed nickel.
- + Aquia® dual flush toilet by Toto, with ultra-elongated bowl and tank.

SERENE BEDROOMS

- + 100% wool short-loop carpets in a neutral rice paper palette.
- + Spacious walk-in dressing rooms.
- + Large windows for natural light and air circulation.

DECKS

- + Sand blasted glass post-and-beam trellis.
- + Select suites have entertainment-sized terraces.
- + Space heater to create comfortable evenings year round.
- + Abbotsford interlocking charcoal pavers.
- + Elegant glass railing supported by an aluminum frame.

LANDSCAPE DESIGN

- + Dramatic waterfall fountain at the stone glass and wood beamed entrance with a Brian Hemingway signature Lantern.
- + West Coast and Japanese themes throughout.
- + Unique seating areas and an inviting stone pathway lined with gardens that lead to the waterfront.
- + Landscape screening creates elegant privacy for ground-level suites.
- + Lush garden with trailing, evergreen plants cascading over terraced walls creates a transition from residential to waterfront areas.

AMENITIES & COMMON AREAS

- + Rooftop garden designed to embrace the peacefulness of the ocean and mountains.
- + Entrance lobby water feature leads to a single gate, opening into a private Japanese Garden. The subtle sound of flowing water from a gentle waterfall fountain within the garden will be heard from the plaza.
- + Commercial spaces flank either side of the site, inviting pedestrians to relax in the warm sunlight and watch the marine activity with a mountain backdrop. Designed for wine shop, café, bakery, bistro or bookstore.
- + FOB access card for main entry, elevator, suite and storage. Visitor enter phone access on main and parking level. Extra parking is available. Included are ten guest stalls with parking for persons with disabilities.
- + Individual storage lockers with common bike storage.

EXTERIOR

- + Hardiplank with West Coast post-and-beam elements.
- + Energy efficient, double glazed, low e windows.
- + Natural ledge stone featured at front entrance.
- + Outdoor lighting with top shielding to avoid excessive glare and light pollution.
- + Approved Rainscreen construction technology and earthquake-prepared design.

HEALTHY HOMES

- + All interior selections have been made with healthy living in mind.
- + Low VOC, LEED™-compliant paint and adhesives.
- + Water efficient toilets and flow restrictors on faucets.
- + Ultra-efficient ENERGY STAR® appliances.
- + Building oriented on north-south axis. All units are shaded by a two-foot overhang, preventing solar heating in the summer and admitting warming sunlight in the winter.
- + All existing fir trees removed from the east and west property lines will be chipped and mulched for reuse.
- + Car Sharing Program (Co-operative Auto Network) to reduce pollution and save money.
- + Rain Recapture System to reduce town water usage for landscape.

WARRANTIES

- + Warranty includes 10-year structural coverage, 5-year water penetration coverage, and 2-year material and labour coverage by New Home Warranty.

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