

RICH INTERIORS

- Choose from two timeless color schemes: Light and Dark
- Experience the essence of Scandinavian-Japanese inspired design throughout the interiors
- Wide-plank engineered hardwood flooring in all living areas and bedrooms
- Enjoy the subtle glow of recessed LED pot lighting in living areas
- Stay organized with convenient built-in closet storage.
- Embrace year-round comfort with a split air source heat pump for heating and cooling
- Breathe easy with heat recovery ventilators (HRV) for healthier air and minimized energy consumption
- Stacked front-load 27" Electrolux large capacity washer and dryer

STATEMENT KITCHENS

- Soft-close cabinetry with open shelving nooks and recessed under-cabinet LED strip lighting
- Elegant slender glass-door cabinet to display coveted glassware
- Single-slab quartz backsplashes with matching countertops throughout
- Statement kitchen islands or peninsulas with waterfall edge
- Generous 32" single-bowl undermount sink providing flexibility for large cookware, and Kohler CRUE faucet with three-function pull-down spray head in matte-black finish
- Built-in Richelieu under-sink garbage and recycling solutions with soft close hardware
- Cabinet doors complemented with a mix of recessed pulls and contemporary matte-black hardware
- Premium Gaggenau kitchen appliance package including:
 - 30" integrated refrigerator and freezer
 - 30" 5-burner gas cooktop
 - 30" convection wall oven with a third heating element behind the fan producing consistent baking results
 - 24" integrated extra-quiet dishwasher (44 dB)
- 28" Faber 4-speed integrated hood fan
- Panasonic microwave with trim kit

THE OUTDOORS

- Large rooftop terraces with sweeping views (select homes)
- Up to 3 separate private outdoor spaces or wrap-around patios (select homes)
- Secluded outdoor shared lounge area offering additional space for entertaining or relaxing

ELEGANT BATHROOMS

- Thoughtfully designed medicine cabinets to maximise storage space
- Mirrors with 4" deep ledges, providing extra storage options
- Bathtub accent wall adorned with large format terrazzo style porcelain tiles
- Discover convenience with a dedicated bathtub niche for additional storage
- Floating vanity with
 - Wood-framed medicine cabinet
 - Soft-close drawers
 - Open storage with recessed LED lighting underneath
- Quartz countertop with Kohler undermount sink
- Kohler fixtures throughout in a subtle matte-black finish
- Kohler elongated toilet with quiet-close seat

POWDER ROOMS (SELECT HOMES)

- Floating vanity with open floating shelf underneath
- Wall-hung Kohler sink
- Kohler elongated toilet with quiet-close seat
- Recessed LED strip lighting behind mirror

TIMELESS ENSUITE

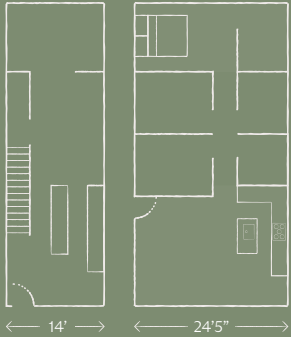
- Frameless glass-enclosed shower with Kohler rain shower head and wand in matte-black finish
- Floating wall-mounted vanity with quartz countertop, soft-close drawers, and recessed LED strip lighting below
- Generous mirrored medicine cabinets with touch latch hardware and under-cabinet LED strip lighting
- Kohler undermount sinks with single-lever faucet
- Kohler elongated dual flush toilet with quiet-close seat
- Porcelain 24" x 24" floor-to-ceiling tiles on walls and floors
- 2" x 4" tiled shower flooring

PEACE OF MIND

- Secure residential underground parking with EV-ready (Level 2) access for all parking stalls
- Comprehensive warranty protection provided by: WBI Home Warranty
 - 2 year warranty for labor and materials
 - 5 year warranty for building envelope
 - 10 year warranty for structural defects
- Storage lockers included with every home
- Secure bike storage

The Principles of Be

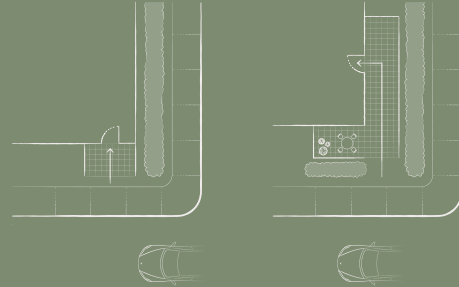
1. Spacious Livability



All homes offer a more spacious interior than traditional builds. Be homes are up to 24'5" wide in comparison to standard new builds that range from 14'-16'.

6. Intimate Access

For increased privacy, ground-level homes along W 49th Ave feature entrances positioned away from the street, and patios lined with planters to create harmonious outdoor living spaces.



2. Captured Light

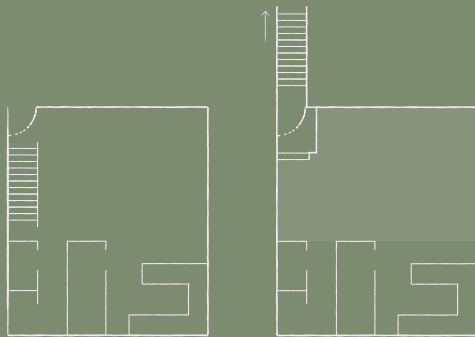
Most homes have been designed as corner units to provide ample natural light.

3. Seamless Living

Accordion doors and open patios allow for circulation and seamless indoor-to-outdoor living.

4. Maximization of Space

Entry stairs in select homes have been externalized to improve interior efficiency and increase livable space.



7. Gratifying Culinary Spaces

All homes are designed with either a U-shaped or L-shaped kitchen with island to create easy and efficient cooking spaces that provide additional storage solutions.

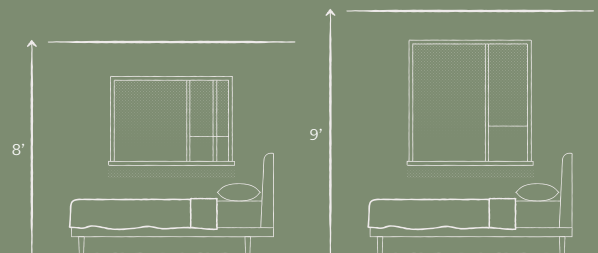
8. Elevated Privacy

Homes located along the rear lane are designed with patios elevated above the lane for privacy both from the lane and pedestrians.



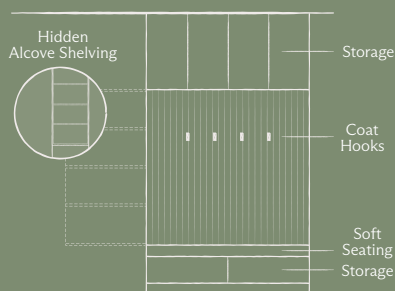
9. Expansive Airiness

Homes are designed with up to 9'6" ceiling heights. In the kitchen, ceilings are raised to 8' below the bulkheads as opposed to the traditional 7', and select units have bedroom ceilings up to 9' as opposed to the traditional 8'.



5. Efficient Storage

The thoughtful design of additional storage, including medicine cabinets in washrooms and an entry niche in all 3-bedroom homes, provides increased utility to allow for minimalist living.



10. Peaceful Connection

Ground-level 3-bedroom homes along W 49th Ave. are designed with the bedrooms positioned away from the street to maximise the privacy and tranquility of each home.