

CARVEN

FEATURES

EXPERIENCE CURATION

HOLISTIC DESIGN

Architecture and interiors by internationally acclaimed Office of McFarlane Biggar Architects + Designers, as one continuous thought. Realizing design this way means neither the exterior or interior is compromised for a singular, cohesive experience.

HONEST MATERIALS

Concrete, brick, wood, and stone combine to achieve classic, contemporary lines, rich in the textures of the natural world, for evocative spaces that stand the test of time.

COMPRESSION & EXPANSION

Lofted wood soffits curve behind oversized, solid oak doors, leading visitors to be enveloped by custom wood slats, compressing and stilling the senses, before the gentle surprise of the exterior brick returning, arcing up to form a vaulted ceiling.

SENSE OF ARRIVAL

Plush wool carpeting in bordeaux softens the understep as the warm glow from the custom-engraved entry lighting by ANDlight welcomes you to your front door, clad in wood.

COWORKING SPACE

A custom 12' oak table, stained to match the floors with travertine-wrapped legs from Lock and Mortice, surrounded by 8 iconic Pierre Jeanneret chairs, anchor the communal coworking space, complete with a built-in coffee counter and wet bar, integrated in wood slats for a distraction-free setting.

FIRESIDE LOUNGE

Adjacent, soft seating in cream boucle and Danish Kvadrat upholstery surround a sleek and minimal, ribbon-flame fireplace in a lofted space, featuring tiered pendants from ANDlight.

BEHIND THE CURTAIN

Up the stairs, a fully-equipped media room with large screen projection overlooks the lounge with an acoustical curtain for sound attenuation.

ABOVE THE TREES

A teak podium defines the outdoor kitchen and oversized dining space in the communal rooftop patio, while large planters and river rock create intimacy around the soft seating areas, looking out to the mountains.

QUIETLY LUXURIOUS DETAILS

QUALITY OF LIGHT

Premium double- and triple-glazed window walls (superior UV protection, energy efficiency, and noise reduction) with contemporary sun roller shades span the entire 8'4" floor-to-ceiling to maximize natural light, deep into the home.

SENSE OF ENTRY

Separate entry for guests or large foyers with flexible furnishing options in most homes. Enter to wide-plank, brushed oak, engineered flooring with acoustic underlay from Elements by Kentwood, running throughout, without transitions (unless abutted against tile).

DEFINED OPEN-PLAN

Open-plan layouts, defining the kitchen, dining, and living areas so each feels like its own volumetric space, creating visual separation without sacrificing access to natural light. Oversized living rooms for generous entertaining and greater furnishing options with real-sized furniture.

LAYERS OF PRIVACY

Considered layout-planning to separate the private and public areas of each home. Split-plan bedroom suites, and enclosed balconies off of the primary bedroom further enhance privacy.

MAXIMIZED STORAGE

Entry closets, linen closets, under-stair storage, walk-in closets, oversized medicine cabinets, and or laundry and storage rooms-there is ample space to organize your belongings behind closed doors.

LAUNDRY SYSTEM

Dedicated tiled space for laundry with side-by-side washer and dryer, working countertop, and hanger rod in most homes. Front-loading appliance package from Samsung, featuring vibration reduction technology, and options for steam washing and wrinkle-prevention drying. A separate Samsung AirDresser is included for quick and convenient sanitizing, deodorizing, and wrinkle-releasing for daily garment refreshment.

CURATED SIGHT LINES

Tucked away powder rooms and walls for art throughout, minimizing unwanted sight lines, and maximizing homeowner personalization.

BESPOKE KITCHENS & BATHROOMS

STOSA CUCINE OF ITALY

Bespoke kitchen and bathroom cabinetry from Stosa Cucine, featuring contemporary shaker-style, brushed oak lower doors with hidden, integrated handles; and soft-touch, matte lacquer upper doors in two timeless colours, Grigio or Verde; two-tiered, under-sink, pull-out organizer trays and waste management bins included in the kitchen; soft-close hinges throughout.

DYNAMIC LIGHTING

Integrated under-cabinet LED lighting illuminates the work surfaces in both the kitchen and bathrooms. An optional ANDlight Vale pendant is available for purchase over the kitchen island. In the bathrooms, LED cove lighting accentuates the floating vanity, while additional custom lighting is integrated in the oversized, mirrored medicine cabinets; pot lights throughout*.

*Loft kitchens feature contemporary track lighting

NATURAL TEXTURES

Natural stone quartzite in a soft grey, honed finish runs across the counters, revealing the subtle drama of its tone-on-tone veining. Ceramic 7/8" by 3-3/4" tiles crafted by Japanese artisans in a warm white or grey, stack vertically to form backsplashes and wall surrounds, featuring a unique glaze that breaks over the tile's edge. Underfoot, oversized textured porcelain tiles in muted hues of grey are heated with programmable thermostats in ensuites and main bathrooms.

PRECISION CRAFTSMANSHIP

In the ensuite, an apron of natural stone, folds precisely to become both the counter and backsplash, and the tub skirt and surround. The walk-in showers feature frameless glass partitions and linear stainless steel drains, seamlessly integrated into the floor tile. A 22" durable stainless steel kitchen sink by Blanco, and vitreous china bathrooms sinks by Toto are undermounted beneath the quartzite countertops; while electrical outlets are undermounted below the upper cabinetry for stream-lined, clutter-free surfaces.

SOLID BRASS

A comprehensive solid brass fixturing package is provided by Graff. In the kitchen, a pull-down spray faucet with a swivel spout in matte black accents against the grey countertop and backsplash. In the bathrooms, the solid brass accessories are finished in chrome, featuring wall-mounted spouts and single lever handles over the sinks, and matching fixtures with solid-brass trim plates in the tub and showers.

INTEGRATED GERMAN APPLIANCES

- Liebherr 30" panelled refrigerator with bottom-mount freezer, built-in icemaker, adjustable tempered glass shelves, and soft-close hinge
- AEG 30" 5-burner gas cooktop with 17,500 BTU wok burner, and ergonomically placed control knobs for precise temperature setting
- AEG 24" steam oven with 70L capacity and 24 cooking functions
- AEG 24" speed oven, combining oven, grill, and microwave functions
- AEG 30" 300CFM stainless steel range hood with a quiet motor
- Blomberg 24" paneled 48 dBA dishwasher with stainless steel interiors

DEEP COMFORTS

Relax in deep immersion soaker tubs with sloped lumbar support, and ceiling-mounted rain showerheads with 169 no-clog spray nozzles and or handshower sets with 5 spray patterns. Water closets by Toto feature ultra high-efficiency, dual-flush technology.

CONVENIENCE & SECURITY

BUILT TO LAST

Durable concrete construction by Axiom Builders, built to Step 3 sustainability per the BC Energy Step Code, realizing strict airtight building envelopes that minimize heat loss and reduce moisture transfer. Energy-efficient VRV air-conditioning provides a comfortable indoor climate, all-year round, while underground parking stalls are pre-wired for future EV-networked charging.

PEACE OF MIND

A comprehensive building security system includes key fob access, enterphones, cameras at key entry points, and elevators with restricted floor access. Additional CCTV coverage includes common areas and the parkade, while ground floor homes come equipped with a wireless alarm system, complete with keypad, motion sensors, and door/window contacts.

SECURED UNDERGROUND

Underground gated parkade with additional gate separating the commercial from the residential, full-sized parking stalls. Two rooms provide plentiful bike storage behind fob access, and optional 4' by 6' storage lockers and additional parking stalls are available for purchase.

SMART CONVENIENCE

Automated parcel lockers in the mailing area provide secured, contactless package delivery and storage. In-suite, a convenient media panel for multimedia equipment organization, and a complimentary new homeowner media package is provided.

CUSTOMER CARE & WARRANTY

Kenstone Homeowner Care Warranty included with every home. Home warranty coverage for one (1) year on materials and labour; two (2) years for electrical, plumbing, heating, ventilation & air-conditioning; five (5) years on building envelope; and ten (10) years on building structure.

