

## Harlowe House

# A New Chapter of Luxury Living

### A COVETED COLLECTION.

A rare and exclusive offering of 6 individually-addressed 3-bedroom residences located in a connected single-family neighborhood in Oakridge—one of Vancouver's most prestigious Westside neighborhoods.

### TAILOR-MADE FLOOR PLANS FOR ALL.

Discover 6 unique floor plans designed with specific needs, priorities, and lifestyles in mind. Select and customize the one that speaks to you.

### A PRIZED LOCATION.

Revel in the comfort and convenience of this one-of-a-kind location. Enjoy direct access to both Oakridge—Vancouver's vibrant new Downtown—and the bustling, culturally diverse West Side community.

### SUPERIOR SCHOOL SELECTION.

Whether it's Sir Winston Churchill Secondary School, Little Flower Academy, Yorkhouse, UBC, or the handful of other prestigious schools in the district, there's no shortage of opportunities for academic excellence.

### TIMELESS DESIGN BUILT FOR YOUR FUTURE.

Designed by award-winning Formwerk Architects, Harlowe House is distinguished by its sweeping facade, classic brick detail, and unique character elements.

Interior Designed by Formwerks with the expansiveness and sophistication of a custom single-family home, residences at Harlowe House reveal timeless details and finishes of the highest quality.

### LIVE BEAUTIFULLY INSIDE & OUT.

Experience an enriched urban lifestyle where outdoor space is just as important as the interior. Located on a beautifully landscaped 16,000 sq.ft. lot, this exclusive collection of homes also feature individual patios that stretch beyond the average.

### HORIZONTAL LIVING FOR MAXIMUM COMFORT.

Live with a sense of grandeur. Horizontal living is a key priority thanks to smart design planning that maximizes the total area in every room.

### PRIVATE PARKING & STORAGE.

Rest assured with your own private gated garages & underground storage rooms are an invaluable feature made available for all homes. Detached infill homes offer direct access from the garage.



**BESPOKE INTERIORS:****All Homes Feature:**

- European-inspired elements with modern aesthetics
- Customize your home with one of two designer color palettes carefully curated by Formwerks
- High-quality interior doors with matte black hardware for optimal sound attenuation
- Luxurious European white-oak engineered hardwood flooring throughout
- Modern electric fireplace in living room with stone tile surround
- Custom closet organization system with built-in shelving for ample storage space
- Fully air-conditioned & radiator-heated homes for all-season comfort
- Built-in roller shades on all windows and blackout shades in bedroom for optimal convenience & comfort
- Spacious laundry closet with family-size high performance LG washer & dryer
- Generous ceiling heights

**ELEGANT EPICUREAN KITCHENS:****All Homes Feature:**

- Elegant Quartz countertop
- Integrated LED under cabinet lighting
- Blanco undermount double basin sink
- Graff matte black pull-out kitchen faucet

**Character Homes (Unit A,B,C,D) Feature:**

- Classic shaker style kitchen cabinetry with soft closing doors
- European-inspired matte black hardware
- Classic slope chandelier with taper shades hanging above kitchen island
- Grand kitchen island with matching shaker-style wood veneer cabinetry

**Detached Infill Homes (Unit E,F) Feature:**

- Contemporary kitchen cabinetry with soft closing hardware
- Minimalistic matte black hardware
- Contemporary triangle chandelier hanging above kitchen island
- Grand kitchen island with matching wood veneer cabinetry

**ASPIRATIONAL APPLIANCES:****All Homes Feature:**

- 36" Sub-zero Fully Integrated Fridge
- 36" Wolf 5-Burner Gas Cooktop
- 36" Hoodfan
- 30" Wolf Wall Oven
- 30" Built-in Microwave
- 24" Asko Fully Integrated Dishwasher
- 24" Zephyr Beverage/Wine Fridge available as an upgrade option

**REFINED SPA-INSPIRED ENSUITES:****All Homes Feature:**

- All primary ensembles feature a 5-piece washroom set with a double-sink vanity, water closet, shower, & bathtub (except unit B)
- Designer matte black widespread Graff lavatory faucets & shower set
- Sleek Kohler floor-mounted toilet & undermount lavatory sink
- Venetian Calacatta marble wall tiles
- Designer-selected wall sconces
- Porcelain-tiled floor with integrated heating

**Character Homes (Unit A,B,C,D) Feature:**

- Classic shaker style wood-veneer vanity with quartz countertop & oversized mirror
- Relaxing deep-soaker bathtub with Graff tub filler

**Detached Infill Homes (Unit E,F) Feature:**

- Contemporary wood-veneer vanity with quartz countertop & oversized wood-frame mirror
- Freestanding bathtub with Graff floor-mounted tub filler

**ELEVATED POWDER ROOMS:****All Homes Feature:**

- Premium wood-veneer vanity with quartz countertop
- Backsplash & designer wall mirror
- Porcelain-tiled flooring & walls for additional bathrooms
- Premium Kohler lavatory sink and toilets
- Designer Graff single lever lavatory faucet in matte black
- Distinctive wall sconces

**Character Houses (Unit A,B,C,D) Feature:**

- Classic herringbone-style floor tiles

**Detached Infill Homes (Unit E,F) Feature:**

- Modern hexagon floor tiles

**APPRECIATED EXTRAS & PEACE OF MIND:****All Homes Feature:**

- Private oversized storage rooms
- EV level 2 charging access for all parking stalls
- Comprehensive warranty protection (2 years for materials/5 years for building envelope/10 years for structure)

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