



LOMA

SMART IN EVERY WAY.

A RICH HERITAGE

- Be part of a rich heritage in historic Maillardville
- Elevated mountain, city and scenic views
- Easy access to shops, services and restaurants
- Close proximity to other major cities and a quick 1-minute drive to Trans-Canada Highway & Lougheed Highway
- Walking distance to Transit and Braid SkyTrain Station

SMART DESIGN IN EVERY WAY

- Contemporary West Coast architecture designed by Wilson Chang Architect
- 122 thoughtfully designed concrete homes built by experienced local developer, ML Emporio Properties
- Spacious outdoor balconies and/or terraces expand your living space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Expansive windows that maximize natural light
- All homes include one parking stall and one bike storage*
- 9' ceilings in main living areas

CONTEMPORARY INTERIORS

- Interiors designed by Portico Design Group
- Choice of three refined colour palettes: **Elm** (Light), **Ebony** (Dark) or **Ash** (Blue)
- Wide-plank laminate flooring throughout
- Contemporary roller shades to control the natural light and UV protection
- Energy efficient front-loading Samsung washer and dryer*

CREATIVE KITCHENS

- Custom cabinetry with under-cabinet LED lighting and soft-close drawers
- Premium Bosch integrated and stainless-steel appliance package:

Studio & One bedroom homes includes:

- 24" Built-in custom panel fridge with bottom freezer
- 24" Gas cooktop
- 24" stainless steel pull-out hood
- 24" stainless steel oven
- 24" stainless steel dishwasher
- Panasonic stainless steel microwave

Two & Three bedroom homes includes:

- 30" Built-in custom panel fridge with bottom freezer
- 30" Gas cooktop
- 30" stainless steel pull-out hood
- 30" stainless steel oven
- 24" stainless steel dishwasher
- Panasonic stainless steel microwave

- Durable easy-to-clean solid quartz countertops with matching full-height backsplash
- Stainless steel under-mount sink with polished chrome faucet with pull-out spray
- USB charging port conveniently located in each kitchen

SPA-INSPIRED BATHROOMS & ENSUITES

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Full-height, large-format tile extravagantly extends from the floors to the walls
- Ensuite or main bathrooms comes with mirrored medicine cabinet for added storage
- 2nd bathrooms feature modern large format tiles for floors and walls
- Relaxing soaker bathtub in main bathroom
- Convenient, recessed niche provides storage
- Chrome Grohe faucets and accessories throughout
- Undermount sinks
- Quiet-close toilet by Kohler

ELEVATED AMENITIES

A carefully curated selection of indoor and outdoor amenities to help you create the life you desire

Over **13,000 sf** of amenities including:

- Over-height lobby
- A beautifully landscaped private courtyard located on the 5th floor. Outdoor courtyard includes a BBQ station, harvest table, lounge seating with firepit, green space and a children's play area
- Party room that extends to the outdoor courtyard complete with a kitchenette, dining, fireplace, couches and a flat screen TV perfect for entertaining guests
- State-of-the-art fitness centre with a yoga studio for a healthy lifestyle
- 4-person Infrared saunas with a private change room
- A professional business centre, private desks and lounge area offering a quiet work environment
- Rooftop outdoor lounge with unobstructed views
- A theatre room
- Hotel-inspired guest suite
- Electronic parcel delivery room
- Indoor and outdoor dog wash stations
- Car washing station in parkade
- WiFi connection in common areas and amenity spaces

SLEEP EASY

- Secure residential underground parking
- Enterphone at lobby and parkade entrances with a secure FOB access control system
- Signal boosters for mobile devices in common areas and underground parking
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room
- Convenient recycling and garbage disposal room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10 Pacific Home Warranty:
 - 2 year materials and workmanship protection
 - 5 year building envelope protection
 - 10 year structural protection

LiveAtLoma.com

*Parking stall not included in studio homes. Parking stall available for purchase. Please speak to a Sales Representative for more details. Blomberg washer and dryer included in studio & 1 bedroom homes. The developer reserves the right to make modifications to building materials in the plans and specifications, provided that such material is of quality equal to or better than the materials provided for in the plans and specifications. E.&O.E.

Developer reserves the right to make modifications or substitutions to the building design, floorplans, areas, unit numbers and/or specifications without notice. Actual floor plans may have minor variations and final floor plans may be a mirror image of the floor plans shown. Interior square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E.