

# LINE HOUSE

## 31 Modern Townhomes in Vancouver's West Side

- 1, 3 & 4 bedroom homes, shaped by Forme Development's distinctive design sensibility
- Nestled on West 54th in Oakridge, among the city's most prominent parks, school catchments, and steps from a rising urban centre
- **Lock-off ready suites** in the Garden Collection, perfect for mortgage helpers, multigenerational living, or hosting guests
- Sleek exterior architecture by Stuart Howard Architects
- Meticulous landscaping throughout shapes a serene, shared courtyard

## Statement Interiors

- Light-filled, airy, and naturally connected interiors designed by The Mill Design Group
- **Airy 9 ft. ceilings** in most living areas and bedrooms to maximize natural light
- **Air-conditioning** and heating system for year-round comfort
- Modern, energy-efficient double-glazed windows throughout
- Roller blinds for optimal privacy
- Solid-core doors in bedrooms and bathrooms
- **Floor-to-ceiling glass doors** seamlessly connect the indoors with the lush outdoors (select homes)
- **Spacious, functional patios and decks in every home**, many with expansive city and mountain views—offering spaces to unwind and entertain, from morning to night
- **Extra-wide living spaces** for a single-family home experience
  - 43' wide living spaces in the Garden Collection
  - 21'-22' wide living spaces in the Townhome Collection and Rooftop Collection
- Engineered hardwood flooring throughout main living areas
- LED pot lights and modern matte white sconces throughout

- Front-loading washer and dryer by Blomberg in 1-bedroom homes and LG in 3- & 4-bedroom homes (side-by-side in some homes)
- Separate laundry room with shelving and cabinetry (select homes)
- Generous primary bedrooms with room for a king-sized bed, with large windows bringing in natural light
- Picturesque bay windows in select bedrooms
- Custom millwork closet system (select homes)

## Timeless Kitchens

- Full-height, soft-close flat-panel custom cabinetry
- Functional Caesarstone island with ample seating as a central gathering point within the home
- **Designer pendant light fixture by Hollis+Morris** above kitchen island in every home
- Undercabinet and backlit countertop lighting offering soft ambience and visibility for daily tasks
- **Thoughtful built-in storage throughout**, including a dedicated pantry for storing dry goods to cookware
- Durable Caesarstone countertops with square eased edge detail
- Stylish mosaic tile backsplash in white gloss
- Undermount sink with matte black Grohe faucet
- **Premium kitchen appliance package for 1 Bedroom Homes:**
  - 24" integrated Fisher & Paykel refrigerator
  - 24" stainless steel Fisher & Paykel four-burner gas range with oven
  - 24" integrated Fisher & Paykel dishwasher
  - 28" Faber stainless steel hood fan
  - Built-in stainless steel Panasonic microwave with trim kit

- **Premium kitchen appliance package for 3 & 4 Bedroom Homes:**

- 36" integrated Fisher & Paykel refrigerator with bottom freezer
- 36" Fisher & Paykel 4-burner induction range
- 24" integrated Fisher & Paykel dishwasher with double drawers
- 28" Faber stainless steel hood fan
- Built-in stainless steel Panasonic microwave with trim kit
- **Built-in wine fridge** by Fisher & Paykel offering temperature-controlled storage for up to 40 bottles, with an anti-UV glass door and sliding wooden shelves (upgrade for select homes)

## Elevated Ensuites, Bathrooms, and Powder Rooms

- Soft-close cabinetry with large mirror and energy-efficient LED lighting in ensuite and main bathroom
- Large-format floor tiles in ensuite
- White, square-edge Caesarstone countertops in ensuite and main bathroom
- Matte-black, 4-piece rain shower with convenient wall niche in ensuite
- Frameless glass shower enclosures in ensuites with a rainfall showerhead and handheld wand
- Modern matte black faucets and fixtures by Grohe
- Deep soaker tub in select homes for full-body relaxation
- American Standard undermount sink and toilet
- Green tile statement walls in powder room

## Peace of Mind

- Secure gated underground parking with EV-ready stalls
- **Convenient private storage** with vinyl flooring, drywall floors and ceilings, baseboard heating and lighting (select homes)
- Comprehensive 2-5-10 warranty protection