



WESTBURLIVING.COM



FEATURES &
FINISHES



GRYPHON

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SOPHISTICATED ELEGANCE

Thoughtful touches and curated design is at the forefront of every Westbury home. From state-of-the-art appliances to smart home technology, West Side living has surpassed another level of elevation.



SUPERIOR INTERIORS

Every home imagined and designed with a custom home philosophy

Over-height ceilings in foyers thoughtfully crafted with ambient cove lighting, integrated wood veneer pivot doors and Quartz wall niches (select homes)

Grand foyers featuring water-jet cut custom tile flooring, with under-stair drawers

Engineered oak hardwood flooring on main level offers heightened sophistication

Refined main bathrooms with oversized porcelain tile surrounds, 3" marble countertops, and niche

Custom blackout drapery in living areas

Custom shelving and built-in LED lighting in all bedroom closets

Built-in USB electrical outlets in all bedrooms, living room and kitchen

Luxurious window roller shades providing optimum privacy in bedrooms

DREAM KITCHENS

Ambient cove lighting highlighting the chef's dream kitchen (select homes)

Custom-designed wood veneer cabinetry

Soft-closing drawers with integrated pulls, built-in organizers and LED lighting

Spacious kitchen island with dramatic solid 3" Quartz countertop with waterfall edge

One-piece porcelain backsplash

World-renowned 36" integrated Gaggenau appliance package:

- French door refrigerator
- Five-burner gas cook-top
- 600 CFM range hood
- Self-cleaning wall oven
- 24" steam oven
- 24" energy efficient dishwasher

Retractable electrical outlets offering added safety and convenience

Oversized undermount double sink with pull spray faucet

MASTER ENSUITES

Opulent 3" marble countertops

Medicine cabinet and custom-designed floating wood-veneer vanity with soft undermount lighting and wall mounted make-up mirror

Soft-closing drawers with integrated pulls and built-in accessories holder

Curbless walk-in shower with integrated handle

Contemporary Graff plumbing fixtures including luxe hand shower set and rainshower

Nuheat radiant in-floor heating for year round comfort

Large format porcelain wall tile surrounds

Wall length ledge with built-in LED ambient lighting

MASTER OASIS

Plush wool carpet for maximum luxury

Spacious interior with ample space for a king sized bed

Walk-in closets with custom closet organizers, integrated LED lighting



YEAR ROUND ENJOYMENT

Hassle-free strata living with gardening and snow removal included

Designated elevator for convenient parking access

Lush landscaped private courtyard provides a quiet, peaceful oasis

Individually controlled heating and cooling systems in every home

Control4 smart home automation controls heating, cooling, lighting, and security systems

Westbury-inspired custom mosaic artwork in courtyard by local Vancouver artist

Built-in home security system

Built-in front door smart home entry system

Parking stall equipped for EV charging (one per home)

PEACE OF MIND

Comprehensive 2-5-10 New Home Warranty

2 year materials warranty

5 year building envelope warranty

10 year structural warranty

Built-in safe in master closet for added security