

1 Your New Hudson Home

- 1.1 Well built, energy-efficient homes that make use of natural, passive ventilation and an enhanced building envelope to reduce one's carbon footprint
- 1.2 High-efficiency heat recovery ventilators (HRV) that connect to your HVAC to transfer heat and draw in clean, fresh air
- 1.3 Low-E, high efficiency double pane exterior windows
- 1.4 An elevated consideration of construction, design and sustainability

2 A Walkable Neighbourhood

- 2.1 Centrally located in lower Mount Pleasant
- 2.2 Steps away from schools, daycare, Mount Pleasant Community Centre and Library, and the new Great Northern Way skytrain station
- 2.3 Safe cycling with easy access to Great Northern Way and East 6th Ave bike routes just outside your front door
- 2.4 Local craft breweries within walking distance, such as 33 Acres, Brassneck, Brewhall, Faculty, and Main Street Brewing Co.
- 2.5 Social parks that come alive in the warm summer months, including China Creek, Dude Chilling, and Jonathan Rogers
- 2.5 Boutique bistros, bakeries, restaurants and cafes such as L'Atelier Patisserie, Gene Coffee Bar, Anh & Chi, Burdock and Co, and Dock Lunch

3 Striking Architecture

- 3.1 Contemporary architecture by Architrix Design Studio in collaboration with award-winning Birmingham & Wood Architects
- 3.2 The McConaghy House, built in 1910 by John McConaghy and beautifully-restored by Hudson
- 3.3 Expansive private outdoor spaces in all homes, with spacious private rooftop patios overlooking stunning views of the city and north shore mountains (select homes)

4 Considered Living Spaces

- 4.1 Clean, contemporary interiors by Zara Sangha Interior Design, optimizing for functionality and allowing beautiful, understated materials to shine
- 4.2 Large energy efficient windows and operable skylights and roof hatches (select homes) for plenty of natural light
- 4.3 Extensive custom build-in millwork in all homes to maximize storage for everyday objects, allowing for a visually clean and uncluttered space
- 4.4 Durable European engineered hardwood floors in a warm, neutral palette offering longevity and durability for years to come
- 4.5 Built-in ceilings speakers in living areas of all homes with Bluetooth capabilities
- 4.6 Clean, recessed LED pot lighting and custom Kuzco sconces throughout
- 4.7 Over height ceilings, which add to the homes' generous sense of space
- 4.8 Contemporary roller shades for natural light control (with 99% blackout shades in bedrooms)
- 4.9 Minimal profile baseboards and trim throughout
- 4.10 Energy efficient full sized front-loading LG washer and dryer

5 Elevated Bathrooms

- 5.1 Electronically-controlled, heated ensuite bathroom floors
- 5.2 Solid core doors and soft-close hinges (pocket doors in select homes)
- 5.3 Custom, modern, shaker cabinetry with soft-close hardware and metal drawer boxes for added durability
- 5.4 Discreet medicine cabinet for added storage with custom wall sconce in all bathrooms
- 5.5 Durable, solid-surface, honed Caesarstone countertops and backsplash with undermount sinks (double vanity sinks in select homes)
- 5.6 European porcelain-tiled floors and walls for easy cleaning
- 5.7 Relaxing soaker-style bathtub in main bathrooms
- 5.8 Kohler faucet and matte black accessories
- 5.9 Walk-in showers with frameless glass shower enclosures in ensuite bathrooms
- 5.10 Kohler shower head and fixtures in main baths

- 5.11 Kohler rain shower head and multi-function hand shower wand in ensuite baths
- 5.12 Seamless, stainless steel matte black shower drain
- 5.13 Soft close, eco-friendly and low water consumption toilets in all bathrooms
- 5.14 Integrated, recessed lighting
- 5.15 Electronically controlled privacy film in ensuite baths (select homes)

6 Intelligently-Designed Kitchens

- 6.1 Premium Italian designed appliance package:
 - Double 24" Fulgor Milano frost-free fridge with fully integrated millwork (The Residence)
 - 30" Fulgor Milano full-size frost-free fridge with fully integrated millwork (24" in level 3 McConaghy House)
 - 30" Fulgor Milano dual flame 5-burner gas cooktop (24" in level 3 McConaghy House)
 - 30" Fulgor Milano convection wall oven (24" in level 3 McConaghy House)
 - 24" Blomberg fully integrated high-efficiency dishwasher
 - Fulgor Milano stainless steel integrated microwave
 - Faber concealed hood fan with high 600 CFM for added venting
- 6.2 Modern shaker cabinetry complete with soft-close metal drawers
- 6.3 Heat and scratch resistant solid surface, honed Caesarstone countertops
- 6.4 Under-cabinet LED task lighting to allow for well-lit kitchen prep
- 6.5 Undermount stainless steel single bowl sink (heritage-style farmhouse sink in the McConaghy House)
- 6.6 Kohler dual spray, pull-down faucet in matte black
- 6.7 Hidden under cabinet built-in garbage and recycling centre
- 6.8 Smart lighting system with dimmer control in kitchens

7 Exemplary Extras

- 7.1 Secured underground gated parking with bike storage included (The Row)
- 7.2 Private garages (select homes)
- 7.3 Gas hookups and hose bibs included in private outdoor spaces
- 7.4 Hardwired smoke detectors
- 7.5 Fully sprinklered, fire-protected building with annunciator panel
- 7.6 EV charging capable parking with upgrade option (select homes)

8 New Home Warranty (Two + Five + Ten)

- 8.1 Comprehensive Home Warranty:
 - Two year coverage, materials and workmanship
 - Five year coverage, high-efficiency building envelope
 - Ten year coverage, structural materials and labour