



FEATURES AND FINISHES

CUSTOMS HOUSE offers a rare opportunity in today's super prime real estate market – the luxury of space. With homes as large as 4,400 square feet, each home has been painstakingly designed to offer the true elegance and sophistication that only comes from surroundings that offer room to breathe. A home at **CUSTOMS HOUSE** is a palette that invites your creativity, and the chance to create a space of your own.

ARCHITECTURAL VISION

Never before, never again

One of the three grande dames of the Inner Harbour, *Customs House* is about to become Victoria's premier waterfront residence. Old world architecture maximizes the sun, sea and cityscapes unique to this one-of-a-kind location. Original stone masonry combined with new concrete construction and the latest building technology will ensure this unique offering will stand watch over Inner Harbour for another century and beyond.

With the stately *Empress Hotel*, the *BC Legislature* and the stunning Inner Harbour as your backdrop, *Customs House* is poised to take its place as the only true world class residence in Victoria.

MODERN INTERIORS

- > 2 curated colour palates for your selection: light and dark
- > Lofty 10' – 13' high ceilings
- > Imported Italian kitchen, vanity, and laundry room cabinetry
- > Full height commercial grade exterior windows
- > Wide plank 15mm engineered hardwood flooring throughout (tile flooring in bathrooms)
- > Air Conditioning – VRF Technology
- > Imported Italian bedroom and hallway closet organizers
- > 8' solid core interior doors
- > Lock and mortis set on suite entry doors
- > Dimmable LED lighting throughout the home
- > Level 5 drywall and ceiling finish
- > Roller shade blinds (motorized in Harbour View Collection homes)

SUMPTUOUS BATHROOMS

- > Imported Italian vanity cabinetry
- > Toto one-piece toilets
- > Kohler Kallista faucets with deck-mounted cross handles
- > Kohler Kallista rain head shower and shower wand
- > Nuheat heated floors
- > Under-vanity lighting

Harbour View Collection

Master Ensuites

- > 24" x 12" marble tile floors and bathtub/shower surround
- > White marble countertops and bathtub deck
- > Full height marble and glass mosaic vanity feature wall above vanity
- > Integrated, Italian-designed medicine cabinets
- > Kohler dual vanity sinks
- > Marble mosaic shower floor tiles
- > Heated towel bars

Main Bathrooms/ Secondary Ensuites

- > 24" x 12" porcelain tile floors and walls
- > Marble countertops
- > Kohler sink

- > Porcelain tiled bathtub and shower surrounds
- > Porcelain mosaic shower floor tiles

Powder Rooms

- > 24" x 12" marble tile floors and walls
- > White marble countertop
- > Kohler sink
- > Marble mosaic tile shower floors (*where applicable*)

Urban Collection

Master Ensuite

- > 24" x 12" porcelain tile floors and bathtub/shower surround
- > White engineered stone countertops
- > Full height glass chevron tile vanity feature wall
- > Kohler dual vanity sinks
- > Porcelain mosaic shower floor tiles

Main Bathrooms/ Secondary Ensuites

- > 24" x 12" porcelain tile floors and walls
- > White engineered stone countertops
- > Kohler sink
- > Porcelain tiled bathtub surrounds
- > Mosaic shower floor tiles

Powder Rooms

- > 24" x 12" porcelain tile floors and walls
- > White engineered stone countertop
- > Kohler sink

KITCHEN

European Designed Kitchens

- > Engineered stone perimeter countertops
- > Quartzite kitchen island with waterfall edge
- > Backpainted glass backsplash
- > 24" – 36" Kohler Cast iron sink with white enamel finish
- > Kohler Kallista pull-down faucet
- > Integrated door handles
- > Soft-touch self-close doors and drawers
- > Under cabinet LED lighting
- > Largest kitchens include pull-out pantry cabinets

Harbour View Collection

- > Imported Italian Cabinets with wood veneer doors
- > Integrated kitchen waste bins
- > Custom Quartzite waterfall island
- > Heated towel rack in master bath
- > Sub Zero/Wolf Transitional Line appliance package featuring:
 - 36" Gas cook top
 - 15" Teppanyaki cooking surface (*Suites #604, #701, #702*)
 - Dual 30" Wall oven and Steam oven
 - Integrated 36" – 42" refrigerator with internal dispenser
 - 24" ASKO Integrated dishwasher
 - 24" Integrated coffee maker with on-demand hot water
 - Built-in kitchen island microwave
 - Climate controlled wine wall with full height tempered glass doors and storage system

Urban Collection

- > Imported Italian Cabinets
- > Bosch Appliance Package featuring:
 - 30" Gas cook top
 - 30" Wall oven
 - Integrated 30" refrigerator
 - 24" Integrated dishwasher
 - 24" Integrated coffee maker
 - Built-in kitchen island microwave
 - Refrigerated under-counter wine fridge

PEACE OF MIND

- > Lobby Concierge service with full Lumiere services
- > Fully secured, camera-controlled underground parking garage
- > Car wash station
- > Secure floor-by-floor fob controlled access
- > Wired for full Smart Home automation
- > New Home Warranty including:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty