

# Features



## GRACEFUL BEAUTY

- 118 hybrid mass timber homes.
- Built with Adera's SmartWood®, the new MASS TIMBER CHIC.
- Benefit from QuietHome™ technology, which significantly reduces both impact and airborne sound transmission for a serene living environment.
- Experience West Coast Modern architecture, designed by the award-winning Integra Architecture Inc. This design features deep overhanging soffits, horizontal massing, large windows, and natural materials, seamlessly integrating with West Coquitlam's stunning natural landscape.
- Warm contemporary interiors by More Design Inc.
- Private patios and roof decks expand your living space into the outdoors.
- Over 6,500 sq. ft. of amenity areas provide spaces to connect, unwind and socialize.

## A CONNECTED NEIGHBOURHOOD

- Fall in love with blossoming West Coquitlam, conveniently connected to superb urban amenities, amazing scenery and a diverse range of outdoor adventures and recreation options.
- Great proximity to schools, from elementary to post-secondary institutions, such as Miller Park Elementary School and Simon Fraser University.
- Only a 15 minute walk to Burquitlam SkyTrain Station.
- A short drive or transit trip to shopping malls like The City of Lougheed Shopping Centre and Coquitlam Town Centre.
- Surrounded by a variety of restaurants and cafes such as Cactus Club, Brown's Social House, Taps & Tacos, Starbucks and BjornBar Bakery.
- Nearby a wide variety of grocery options, including Costco, Safeway Extra, IGA, Save-On-Foods, Shiraz Farm Market and The Real Canadian Superstore.
- Close to Eagle Ridge Hospital.
- A short commute to Port Moody's Brewers Row, offering the most densely concentrated grouping of breweries anywhere in Canada. Enjoy Yellow Dog Brewing, Moody Ales & Co, Twin Sails Brewing, Parkside Brewery, The Bakery Brewing, and nearby Fraser Mills Fermentation Co.
- Numerous parks and recreation facilities nearby, offering off-leash and pet-friendly areas, nature trails and athletic facilities, including Rocky Point Park along the Burrard Inlet, Miller Park, Burnaby Mountain Park, Como Lake Park and Crystal Falls.

## AMENITIES FOR YOUR WELLNESS

Kestrel is thoughtfully designed to enhance urban wellness, fostering a deep sense of connection, security, and support for your active West Coast lifestyle:

- Abundant outdoor amenities that encourage health, wellness, and nature-based activities for social interaction and play.
- The West Coast Club features a multi-use space complete with a kitchen, lounge seating, and tables ideal for relaxation or entertainment.
- Community courtyard featuring a children's play area and several seating areas.
- Fitness Room equipped with commercial-grade equipment.
- Co-working space designed for networking with other work-from-home professionals.
- Convenient repair stations for both street and mountain bikes.
- Wash station available for cars and bikes.
- Dog washing room.

- Secure bike and storage room with hanging and floor racks.
- Variety of recreational rooms including a Games Room, Music Room, Maker Room, and Theatre Room.
- Optional armoured storage locker upgrade for enhanced security.

## TIMELESS INTERIOR FINISHINGS

- Choose from two contemporary color palettes, each featuring a sophisticated mix of West Coast-inspired finishes, warm wood tones, and natural-look stone tiles accented with crisp whites and warm greys.
- Designer finishes throughout enhance style, comfort, and pride of ownership.
- Durable laminate flooring spans all living rooms and kitchens, extending into bedrooms & dens in all garden-level homes. Upper-level homes boast plush wall-to-wall carpeting in all bedrooms & dens.
- Samsung large capacity, white stacking front load washer (5.2 cu.ft) and dryer (7.5 cu.ft) feature reduced noise, vibration, and self-cleaning technology.
- Stylish roller shades with a hint of transparency provide shade and aid in cooling, with black out shades in bedrooms.
- Hose bibs are installed on all garden-level patios and roof decks.
- All homes are thoughtfully equipped with comforting, wall mounted, self-contained heating and air conditioning units.

## FOR GOURMET KITCHEN ENDEAVOURS

- Kestrel proudly features Samsung's top-of-the-line appliances, renowned for advanced technology and innovation. Each home is equipped with an Energy Star-certified kitchen appliance package in stylish Stainless-Steel:

### 1 Bedroom Garden Homes:

- 30" Samsung slide-in 6.3 cu.ft. electric range with front controls
- 24" Samsung 11.3 cu.ft. refrigerator with bottom-mount freezer
- 24" Samsung dishwasher

- 30" Faber 3 speed slide-out hood fan (300 CFM)

### 2 Bedroom Garden Homes:

- 30" Samsung slide-in 6.3 cu.ft. electric range with front controls
- 33" Samsung French door refrigerator with bottom-mount freezer
- 24" Samsung dishwasher
- 30" Faber 3 speed slide-out hood fan (300 CFM)

### 2 & 3 Bedroom Cityhomes:

- 30" Samsung induction cooktop with glass touch controls
- 30" Samsung self-cleaning wall oven installed below the cooktop
- 33" Samsung French door refrigerator with bottom-mount freezer
- 24" Samsung dishwasher
- 30" Faber 3 speed slide-out hood fan (300 CFM)

- Modern Moen "Tenon" single-handle high arc faucet with pull-down spray in a sparkling chrome finish.
- Luxurious quartz slab countertops paired with a coordinating porcelain tile backsplash.
- Soft-close cabinet doors and drawers.

- Under-cabinet LED lighting to illuminate tasks and set the perfect ambiance.
- Built-in pantry available in select homes for additional storage and convenience.

## SLEEK MODERN BATHROOMS

- Beautifully coordinated large format porcelain tile in all ensuites and bathroom.
- Moen Vichy single-handle bathroom faucet with matching hand-held shower and tub trim in sparkling chrome.
- Convenient in-vanity storage complemented by contemporary light fixtures above the mirror.

## iD by Me

Unlock the freedom to personalize your space with Adera's "iD by Me" home customization program. Tailor your living environment with these custom options:

- Experience West Coast luxury with a private roof deck with a fully plumbed 4 person hot tub and cover for year-round enjoyment.
- Enhance your comfort with an additional air-tempering units, featuring fully integrated wall mounted indoor units with a condenser on the patio or balcony.
- Install window screens and blackout roller shades on all operable windows for privacy in living areas and bedrooms.
- Choose laminate flooring for upper-level bedrooms, stairs, hallways, and dens.
- Opt for 10 mm frameless shower doors featuring sleek polished chrome hardware.
- Utilize space efficiently with custom MDF closet organizers in white melamine, including shelves and drawers.
- Select luxurious quartz slab for your kitchen backsplash and matching countertop options.
- Add a touch of elegance with quartz waterfall gables for kitchen islands.
- Replace the standard hood fan with an over-the-range microwave oven featuring a convection option.
- Custom appliance upgrades for the discerning chef:

Panel ready Fisher & Paykel refrigerator and panel ready Samsung dishwasher provide a desirable built-in appearance with your kitchen cabinetry.

- Upgrade your ensuite with matching floor and wall tiles in luxurious stone-look porcelain for a cohesive and elegant aesthetic.
- Opt for a custom-designed mirrored medicine cabinet, offering ample storage and finished in a matching woodgrain to complement your decor.
- Enjoy the added warmth and comfort of radiant in-floor heating in the ensuite and/or main bathrooms, perfect for cooler days.
- Swap out your standard tub for a shower, complete with a 6mm glass enclosure for a sleek and modern look.

## CONVENIENT AND SECURE LIVING

We intentionally design your home and community to be safe environments.

- Coded security-access key fob system for added peace of mind in amenities, storage and bike rooms as well as parkade.

- Your home includes a storage locker for your bike or boxes, with enhanced upgrade options available.
- Adera's award-winning customer care for your first year of residency.

## BUILDINGS FOR BETTER LIVES

- Adera is on track to deliver 1,000+ SmartWood® homes by 2025, as part of our BUILDINGS FOR BETTER LIVES commitment to sustainability and the enhanced well-being of our owners, while protecting the environment.
- SmartWood®—made from cross-laminated timber (CLT) using wood exclusively from sustainably, locally managed forests—is key to our commitment.
- Adera's reputation based on longevity and expertise has earned the trust of some of the best trades and consultants in the industry, who actively embrace our sustainability standards.
- Our energy-efficient building design meets Step 3 of the latest BC Building Code.
- We use energy-efficient LED lighting in common areas.
- Low flow plumbing fixtures help you save water and the energy needed to heat it, with no compromise to your experience.
- Low-VOC paints mean healthy air without off-gassing.
- Your home is future-ready with an EV-charging rough-in.

## SMARTWOOD®

- SmartWood® is Adera's proprietary system for building homes for the future.
- SmartWood®'s three components include mass timber using cross-laminated timber panels (CLT), QuietHome™ and Adera's own sustainability measures to build homes with the latest construction technologies available.
- CLT is a multi-layer mass timber product that matches the strength and durability of concrete and steel, at a fraction of the weight.
- CLT is a carbon-sequestering material with reduced off-gas emissions.
- SmartWood® offers healthier and superior quality building infrastructures.
- Increased home efficiency through reduced heat loss.
- SmartWood® construction places Kestrel at the forefront of the real estate development industry in the areas of sustainability, innovation, quality and acoustical performance.

## QUIETHOME™

- QuietHome™ is Adera's innovative floor and wall assembly system that significantly reduces sound transmission between homes.
- Adera has been pursuing leadership in sound transmission reduction for almost 10 years.
- QuietHome™ is designed to make homes more like a sanctuary by turning down the volume between neighbours.
- Our QuietHome™ acoustical detailing, combined with our SmartWood® construction, exceeds the newly set standards required by the BC Building Code.

