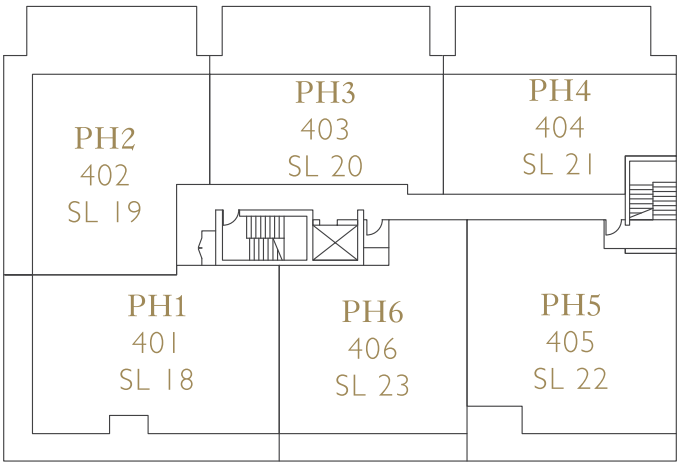


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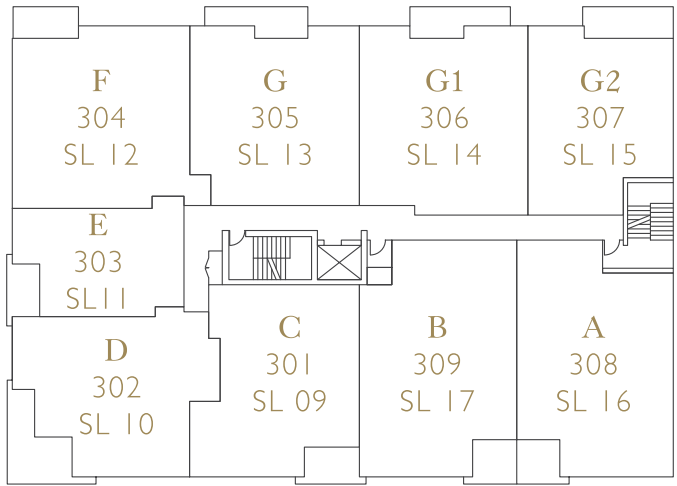
KERRISDALE

## SITE PLAN

LEVEL 4



LEVEL 3



LEVEL 2

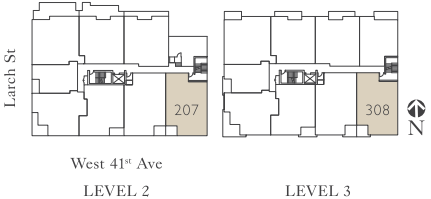
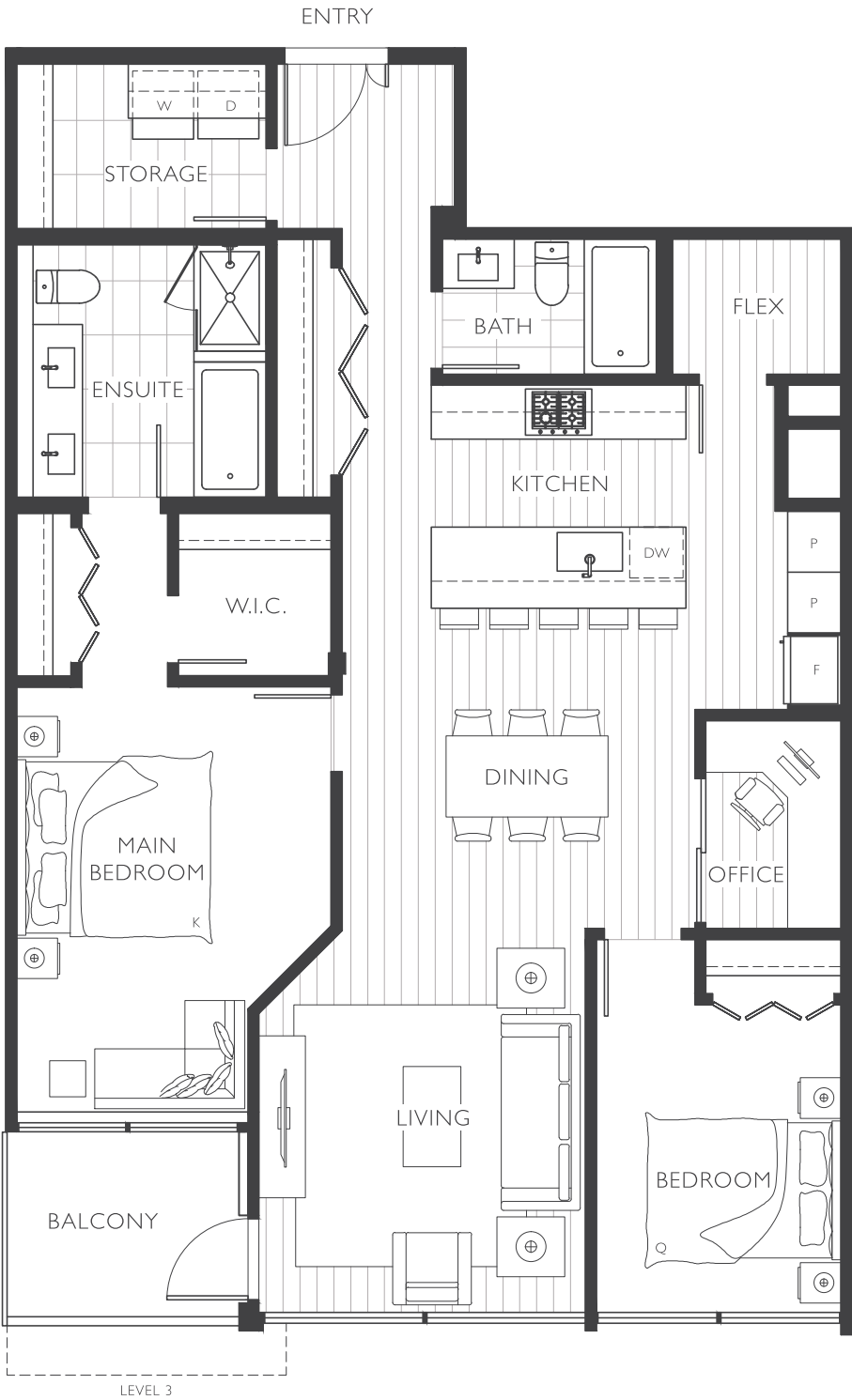


# elm41

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A

2 BEDROOM + OFFICE + FLEX + STORAGE, 2 BATH  
#207 SL 07: INTERIOR 1,364 SF, EXTERIOR 64 SF  
#308 SL 16: INTERIOR 1,364 SF, EXTERIOR 88 SF



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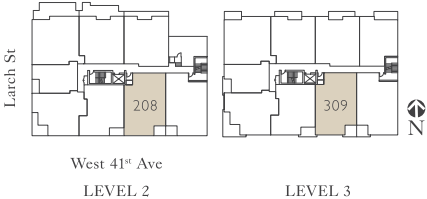
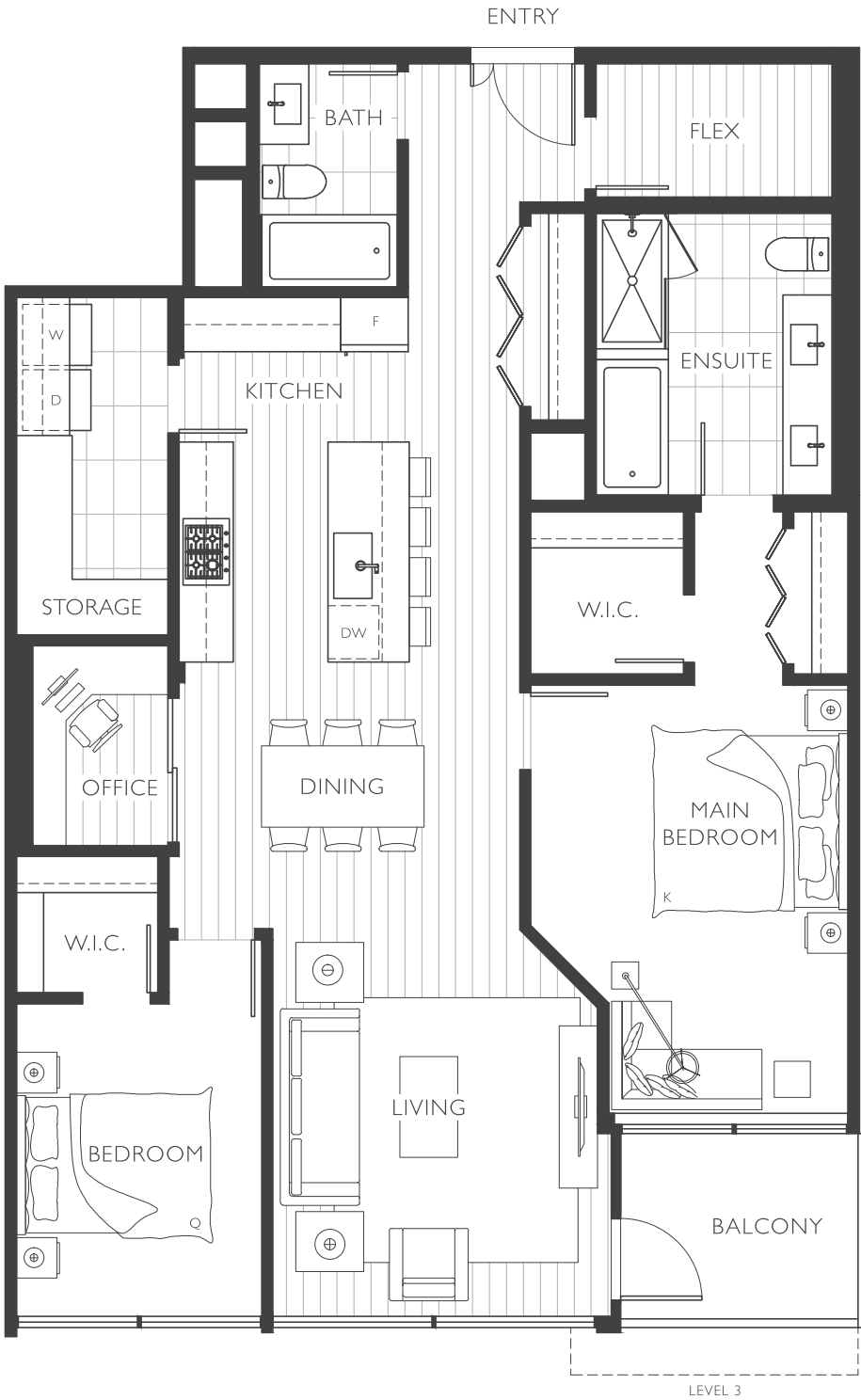


# elm41

KERRISDALE

B

2 BEDROOM + OFFICE + FLEX + STORAGE, 2 BATH  
#208 SL 08: INTERIOR 1,349 SF, EXTERIOR 64 SF  
#309 SL 17: INTERIOR 1,359 SF, EXTERIOR 88 SF



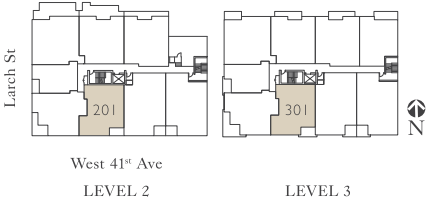
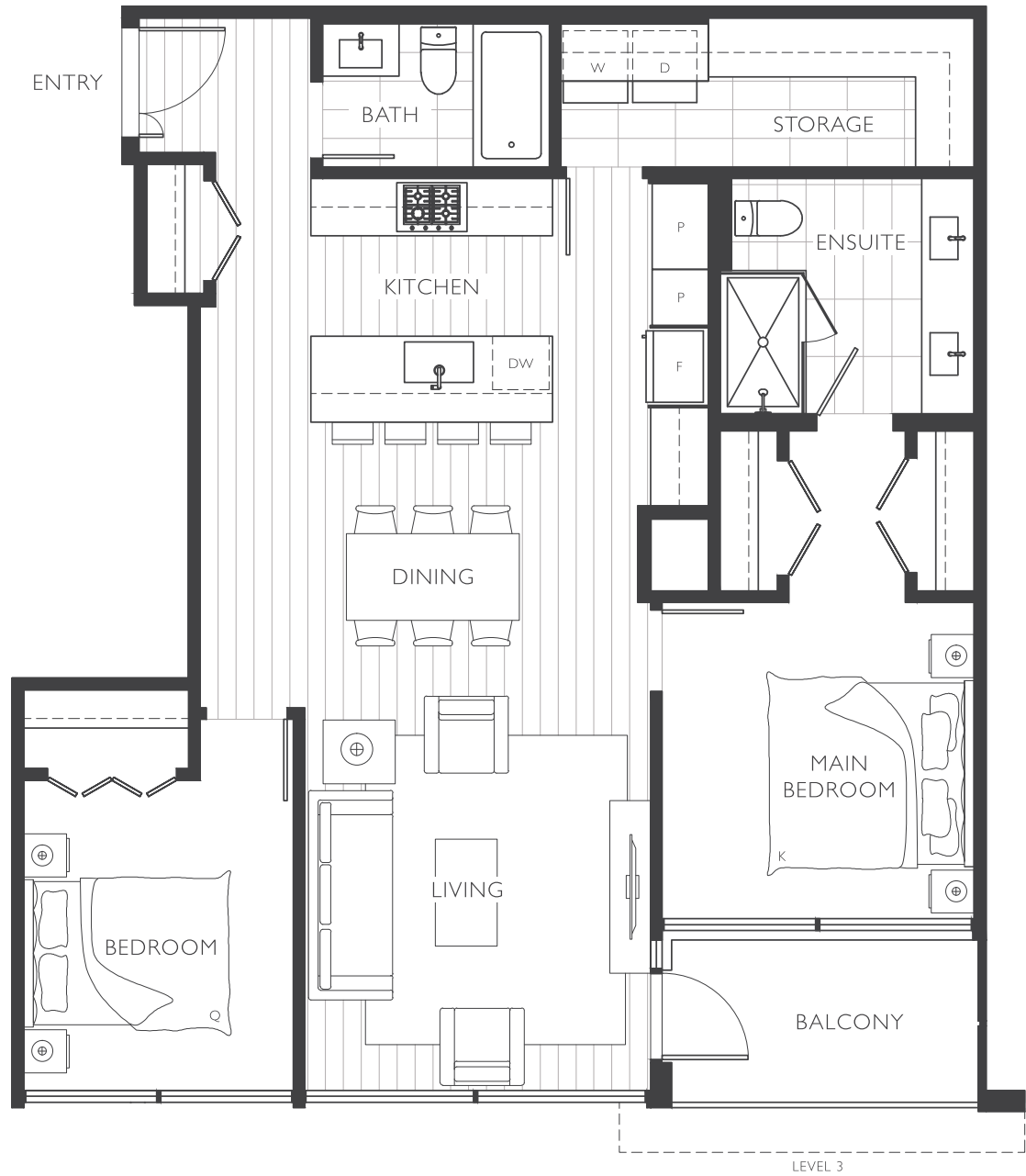
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# elm41

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C 2 BEDROOM + STORAGE, 2 BATH  
#201 SL 01: INTERIOR 1,112 SF, EXTERIOR 63 SF  
#301 SL 09: INTERIOR 1,112 SF, EXTERIOR 96 SF



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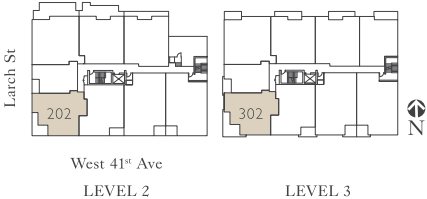
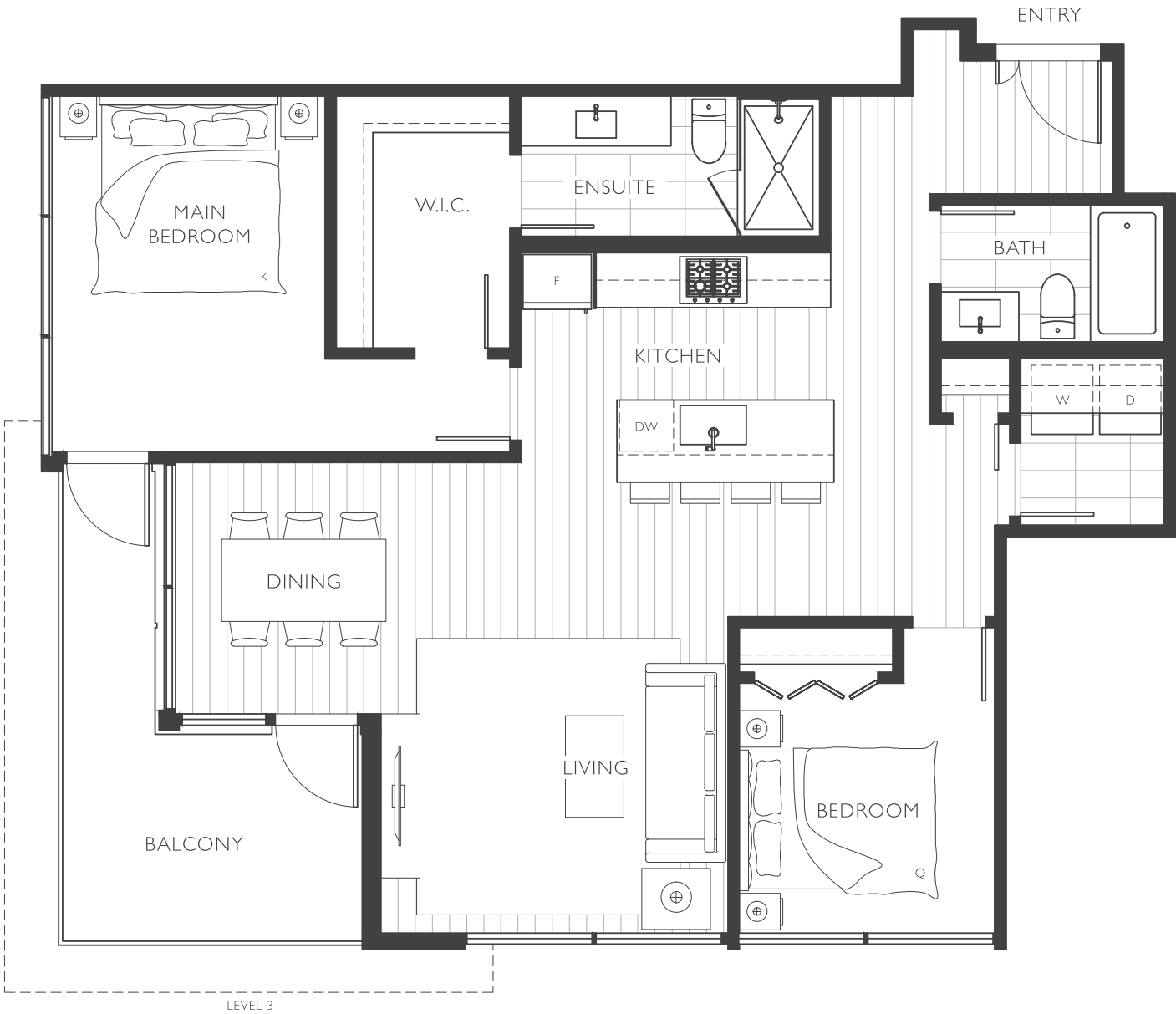


# elm41

KERRISDALE

D

2 BEDROOM, 2 BATH  
#202 SL 02: INTERIOR 1,082 SF, EXTERIOR 128 SF  
#302 SL 10: INTERIOR 1,082 SF, EXTERIOR 213 SF



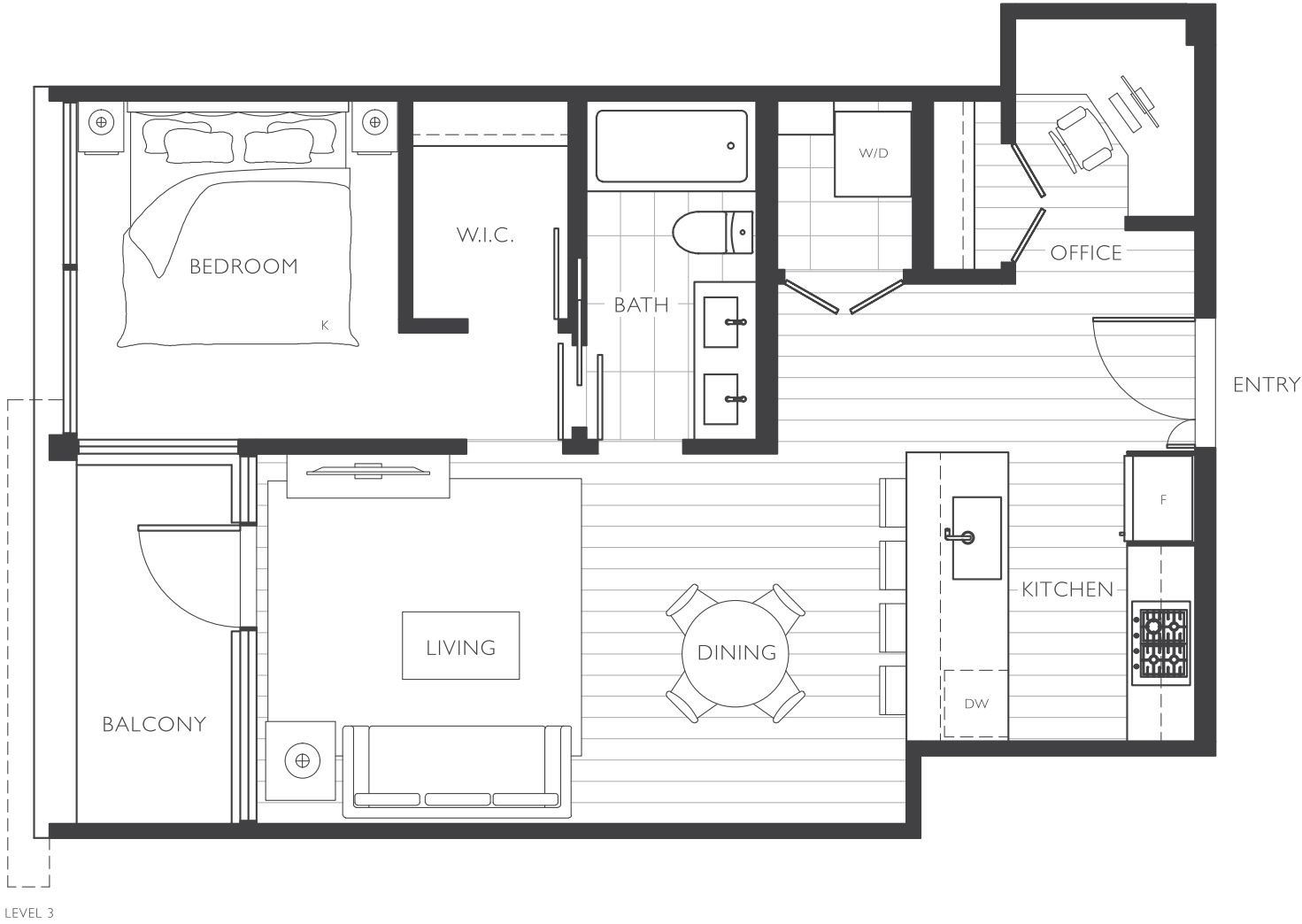
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# elm41

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**E** 1 BEDROOM + OFFICE, 1 BATH  
#203 SL 03: INTERIOR 690 SF, EXTERIOR 50 SF  
#303 SL 11: INTERIOR 690 SF, EXTERIOR 89 SF



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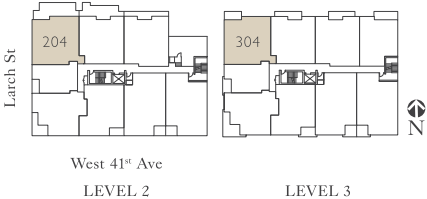


# elm41

KERRISDALE

F

3 BEDROOM + FLEX, 2 BATH  
#204 SL 04: INTERIOR 1,249 SF, EXTERIOR 361 SF  
#304 SL 12: INTERIOR 1,249 SF, EXTERIOR 100 SF



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# elm41

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G

2 BEDROOM + OFFICE + PANTRY, 2 BATH  
#205 SL 05: INTERIOR 1,158 SF, EXTERIOR 303 SF  
#305 SL 13: INTERIOR 1,158 SF, EXTERIOR 124 SF



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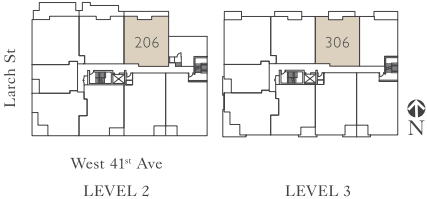
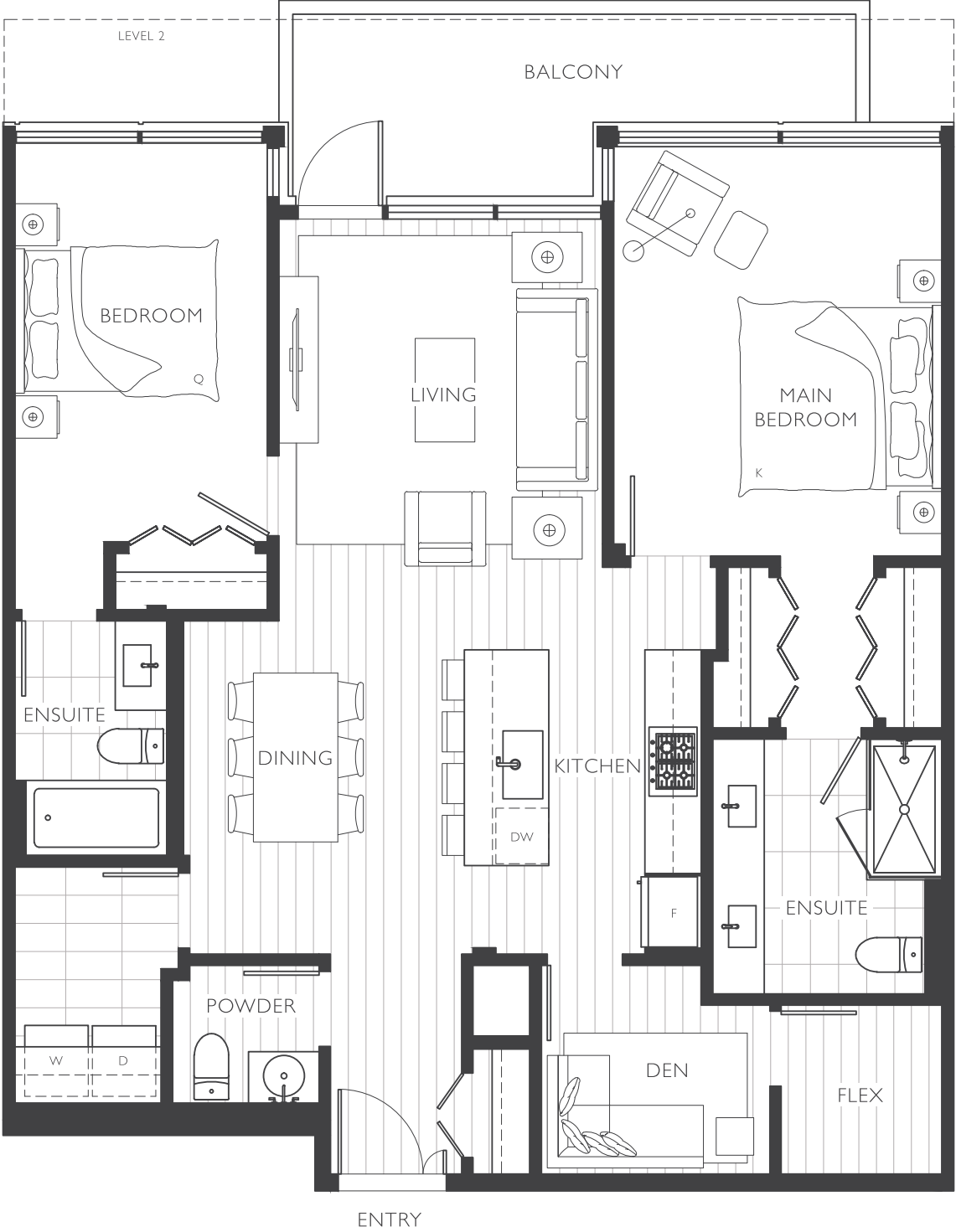




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**G1** 2 BEDROOM + DEN + FLEX, 2.5 BATH  
#206 SL 06: INTERIOR 1,230 SF, EXTERIOR 168 SF  
#306 SL 14: INTERIOR 1,216 SF, EXTERIOR 127 SF



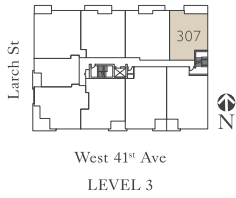
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# elm41

KERRISDALE

**G2** 2 BEDROOM + OFFICE + PANTRY, 2 BATH  
#307 SL 15: INTERIOR 1,007 SF, EXTERIOR 137 SF



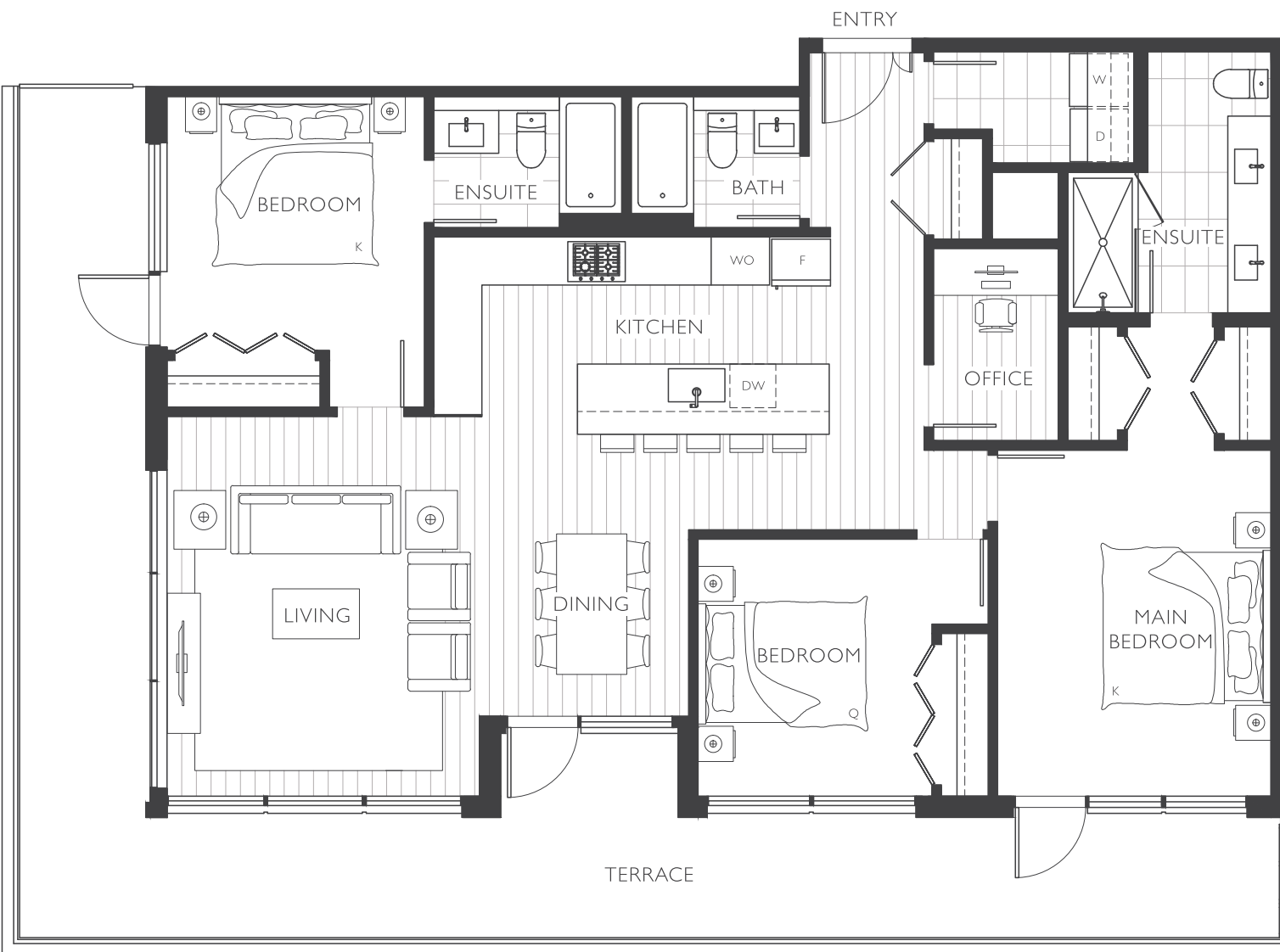
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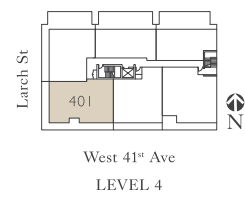
# elm41

KERRISDALE

PH1 3 BEDROOM + OFFICE, 3 BATH  
#401 SL 18: INTERIOR 1,492 SF, EXTERIOR 517 SF



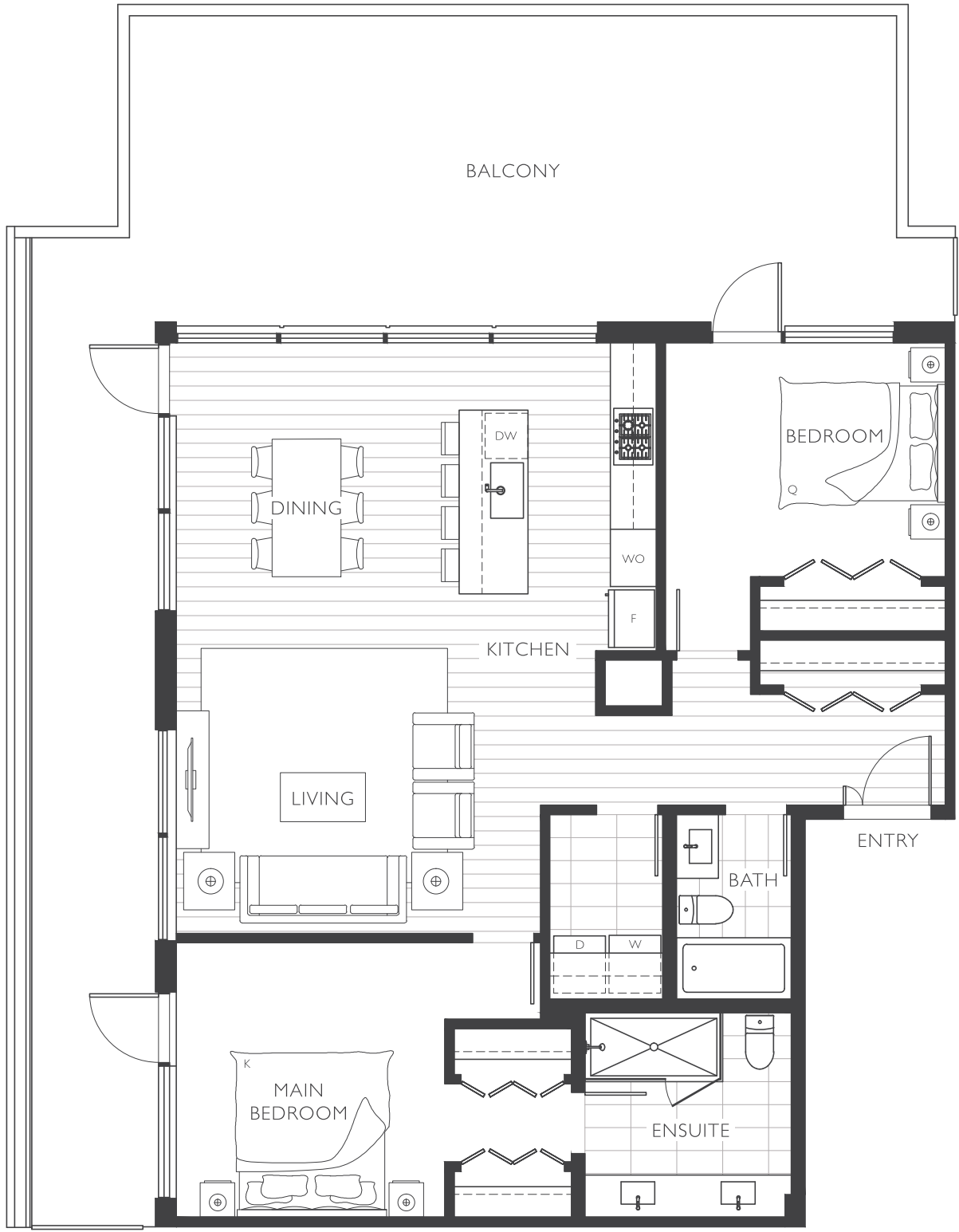
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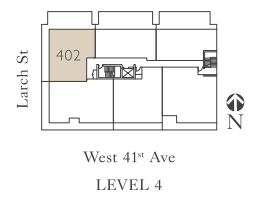
# elm41

KERRISDALE

PH2 2 BEDROOM, 2 BATH  
#402 SL 19: INTERIOR 1,234 SF, EXTERIOR 712 SF



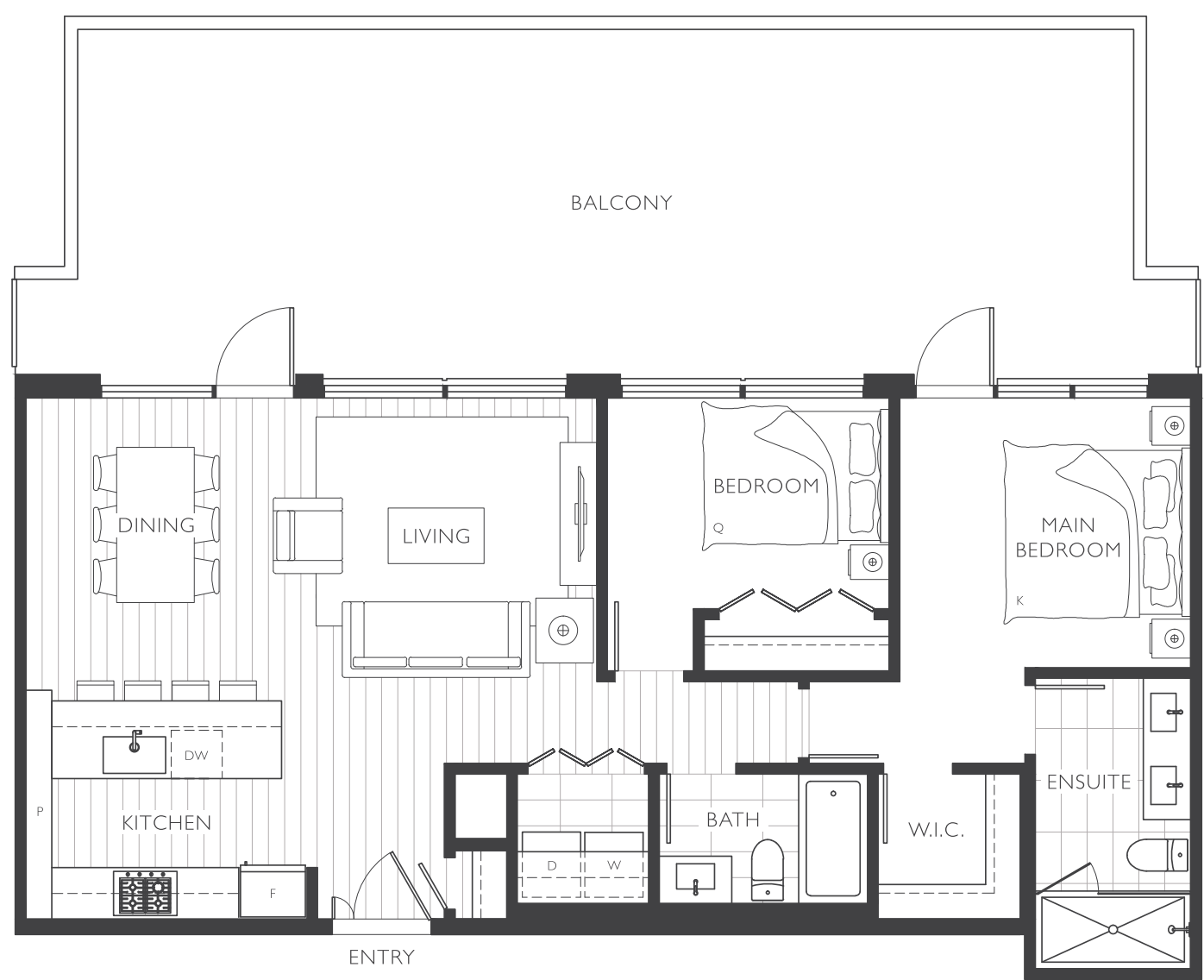
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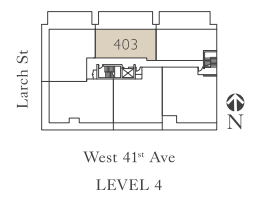
# elm41

KERRISDALE

PH3 2 BEDROOM, 2 BATH  
#403 SL 20: INTERIOR 987 SF, EXTERIOR 572 SF



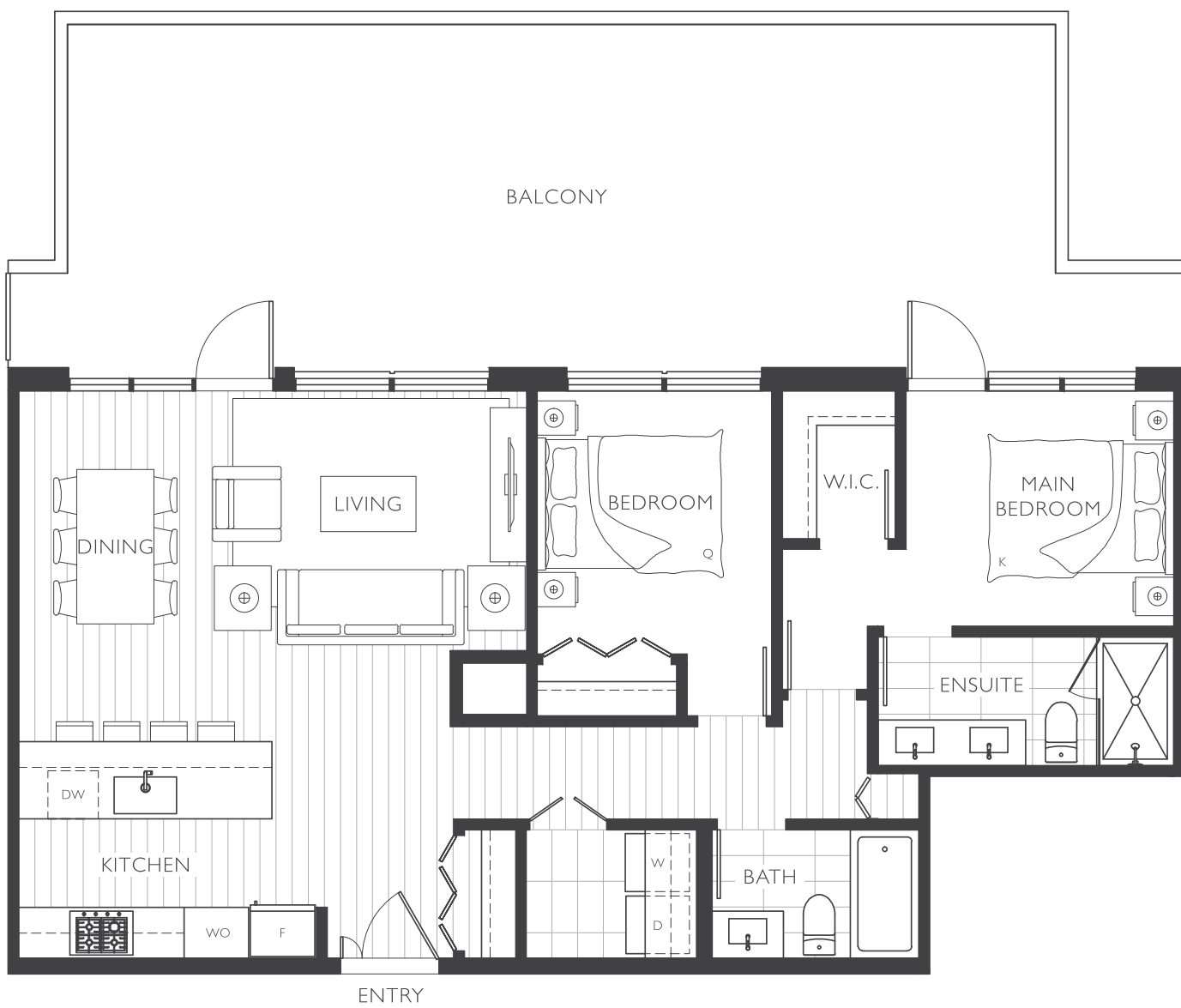
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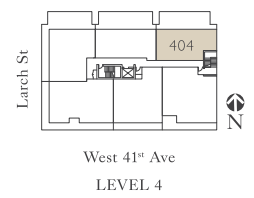
# elm41

KERRISDALE

**PH4** 2 BEDROOM, 2 BATH  
#404 SL 21: INTERIOR 1,009 SF, EXTERIOR 541 SF



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# elm41

KERRISDALE

PH5 2 BEDROOM + OFFICE + FLEX, 2.5 BATH  
#405 SL 22: INTERIOR 1,602 SF, EXTERIOR 283 SF



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# elm41

KERRISDALE

PH6 2 BEDROOM + OFFICE, 2 BATH  
#406 SL 23: INTERIOR 1,345 SF, EXTERIOR 199 SF



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# elm41

KERRISDALE

## FEATURES

### Parkside Living

- Prestigious central location at the Western edge of charming and historic Kerrisdale Village
- Concrete 4-story residential building designed by renowned WA Architects
- Beautifully designed 2,000 SF landscaped rooftop amenities with panoramic city and park views including intimate lounge area, dining area with outdoor kitchen, BBQ and sink, urban garden and harvest table to socialize and celebrate with neighbours, friends and family
- Located across from tree-lined Elm Park
- Walking distance to the Kerrisdale Community Centre and numerous shops, cafes and restaurants – steps to a wide range of urban conveniences
- Located in the desirable Vancouver West Side School catchment and direct access to University of British Columbia

### Elegant Interiors

- Interior design by Area3 Design, with two curated colour schemes to select from: Modern Light and Classic Dark
- Expansive ceilings for grand living and entertaining
- Oversized windows to allow natural light in residences
- Spacious patios as an extension of outdoor living
- Premium wide plank engineered flooring throughout
- Fully air conditioned for all year comfort
- Convenient in-suite side by side LG washer and dryer

### Gourmet Kitchens

- Custom designed, premium European designed kitchen cabinets with undercabinet LED lighting and functional storage details
- Continuous hidden aluminum pulls for drawers
- Stunning and durable quartz countertops with kitchen island waterfall for entertaining family and guests
- Sleek large format quartz backsplashes for easy maintenance
- Large stainless steel undermounted sink with convenient Grohe faucet
- High performance premium kitchen appliance package from Gaggenau with paneled fridge, gas cooktop, oven, dishwasher, and microwave drawer
- Faber slide out range hood
- Culligan reverse osmosis water filtration

### Spa-Inspired Bathrooms

- Hotel-inspired bathrooms featuring luxurious details including premium European design cabinets with undercabinet LED strip lighting
- Durable quartz countertops designed for easy maintenance
- Undermount sink(s) with Grohe faucet(s)
- Sleek frameless glass walk-in showers with Grohe rain head and hand shower in the master ensuite and luxurious soaker tubs in the second bathroom
- Designer-selected large format porcelain tiled bathroom floor and exquisite shower wall tiles
- Radiant heated ensuite floors
- Lux-Pro smart toilet

### Exclusive Penthouse Collection

- All penthouses come with a high-performance, upgraded appliance package:
  - Gaggenau 36" paneled fridge
  - Gaggenau 30" wall oven
  - Gaggenau 30" speed oven
  - Gaggenau 24" paneled dishwasher
  - Gaggenau 36" 5 burner gas cooktop
  - Faber 36" slide out hood fan
  - Marvel 24" wine fridge
  - LG 5.2 cubic foot steam washer in graphite
  - LG 7.4 cubic foot steam dryer in graphite
  - Convenient in-suite side by side washer and dryer
- Expansive ceilings up to 9'5"

### Peace Of Mind

- High speed elevator access with key FOB security control
- Secure double gated underground parking
- Electric vehicle charging ready stalls
- Bluetooth keyless suite entry lock
- Secure residential bicycle and storage lockers for additional space
- Comprehensive warranty protection by WBI Home Warranty:
  - 2-year warranty for materials and labour
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects

