

Features

EXTRAORDINARY CONNECTIVITY

- Located at Kingsway and Earles in Vancouver's most connected urban centre
- Ten minutes away from Frame:
 - Walk to 29th Avenue Skytrain Station
 - Drive to Metrotown
 - Drive to Downtown
 - Bike to Trout Lake
 - Drive to Queen Elizabeth Park
 - Drive to Highway 1
- Multi-mode transportation connects you to everything by bus, train, car, bike, and walking.
- An emerging urban centre awaits at your doorstep—vibrant Norquay Village boasts verdant parks, family-owned shops, delicious eateries, and the best supermarkets nearby including T&T and Save-On-Foods.

BOLD ARCHITECTURE

- GBL Architects has designed a landmark architectural statement featuring a bold **framing** of the building and contrasting materials to create a distinct yet elegant icon along Kingsway.
- Situated directly across from a future community plaza, the building **frames** itself to those viewing it from all sides, echoing the Frame concept and creating dramatic contemporary contrast from every angle.
- Modern brick material in a carefully-selected colour palette compliments the contrast on decks and at street level.
- Private balconies and patios (varies with each home), extend indoor living to big outdoor spaces.

INTUITIVE INTERIORS

- Warm and contemporary interiors with two perfectly coordinated colour schemes in Light and Dark to choose from.
- Wide-plank laminate wood flooring throughout the home.
- Seamless blending of exterior **frame** elements into the interior design.
- Modern recessed LED pot lights and ceiling mounted fixtures.
- Roller shades throughout, with added privacy blinds in bedrooms.
- 8'6" ceilings throughout main living areas of most homes.
- All homes include an energy-efficient variable refrigerant flow (VRF) fan coil heating, cooling, and filtering system for cleanliness and comfort all year round.
- Energy recovery ventilator (ERV) with filtering system to draw fresh and clean air from the outside in.
- Durable, high-performing Bloomberg Energy Star washer and dryer.

CONTEMPORARY KITCHENS

- The signature Frame detail is continued from the exterior architecture to kitchen.
- Cutting-edge contemporary kitchens bringing texture and warmth, all complimented by matte black hardware.
- Elegant and low-maintenance engineered stone countertops and full-height backsplashes.
- Thoughtfully placed under-cabinet task lighting.
- Striking matte-black faucet.
- Durable and functional under-mount stainless steel sink.

- Custom millwork-integrated Panasonic microwave.
- Integrated European appliance collection:
 - 1 BEDROOM, 1 BEDROOM + DEN HOMES, JR. 2 BEDROOM + DEN HOMES:
 - 24" Fulgor Milano fully integrated refrigerator
 - 24" Fulgor Milano stainless steel gas cooktop
 - 24" Fulgor Milano stainless steel wall oven
 - 24" Fulgor Milano fully integrated dishwasher
 - 24" Faber stainless steel hood fan
 - 2 BEDROOM, 2 BEDROOM + DEN HOMES:
 - 30" Fulgor Milano fully integrated refrigerator
 - 24" Fulgor Milano stainless steel gas cooktop
 - 24" Fulgor Milano stainless steel wall oven
 - 24" Fulgor Milano fully integrated dishwasher
 - 24" Faber stainless steel hood fan
 - 3 BEDROOM + DEN HOMES:
 - 30" Fulgor Milano fully integrated refrigerator
 - 30" Fulgor Milano stainless steel gas cooktop
 - 30" Fulgor Milano stainless steel wall oven
 - 24" Fulgor Milano fully integrated dishwasher
 - 30" Faber stainless steel hood fan

TRANQUIL ENSUITES

- Engineered stone countertops with under sink soft-close cabinetry.
- Matte-black faucet and cabinet hardware.
- Subtle under-cabinet LED lighting.
- High-gloss soaker bathtubs.
- Porcelain tile flooring and walls with tile surrounds for tub and shower.
- Built-in medicine cabinet behind halo-lit mirror.
- Dual flush toilet with soft close seat.
- Polished chrome accessory fixtures in showers and tubs.

BOUTIQUE CONVENIENCE

- Homes spread over two towers, each with two elevators and private FOB access.
- Dedicated parcel system with smart lockers in the lobby to accept your deliveries.
- EV-charging ready with all stalls future-equipped with electrical rough-ins.
- Two distinct lobbies at the West and East towers.
- Retail spaces at street level makes room for new boutique businesses.

PRIVATE AMENITIES

- A wide range of amenities in the building include:
 - ELEVATED PRIVATE GREENSPACE
 - The first of two rooftop patios, this private green space is located six stories up and spans much of the width of the podium. Offering residents at Frame a private park with lounging, dining, and recreation areas, all with stunning panoramic views of the North Shore Mountains.
 - FOUR SEASON ENTERTAINMENT LOUNGE
 - A fully equipped lounge and kitchen with indoor and outdoor areas to entertain larger groups.
 - MOUNTAINVIEW DINING TERRACE
 - The second of two rooftop patios, this fifth level space includes multiple dining and lounging areas with trellis and string lighting to cozy up under. Plus, access to two BBQ locations for grilling.
 - CARDIO AND STRENGTH STUDIO
 - Generous and well-equipped fitness area with designated weight training, cardio, and stretching yoga areas, all with views to the outdoors.

QUALITY ASSURED

- Every home backed by a New Home Warranty:
 - Two years for materials and workmanship
 - 12 month materials and labour
 - 24 month delivery and distribution systems
 - Five years for building envelope
 - Ten years for structural defects