

# OBSESS ABOUT THE DETAILS



## WELCOME HOME

- Designed by award-winning Chris Dikeakos Architects, Smith & Farrow is the eighth collaboration with Boffo
- Courtyard entry with intricate landscaping, illuminated water features, roundabout pick-up and drop-off, port cochere and dramatic glass entryway
- Grand lobby with soaring ceilings up to 21-feet features a fireside lounge
- Four elevators to get you where you need to go more quickly
- Rich exteriors with stone accents and extensive landscaped grounds
- Dramatic night illumination enhances the exquisite building design

## METICULOUS CRAFTSMANSHIP

- Two colour schemes, Smith (dark) and Farrow (light) with beautiful finishing materials throughout
- 7-foot over-height doors open to 9-foot ceilings creating open, airy living spaces
- Expansive windows showcase incredible panoramic views
- Contemporary roller window shades maximize natural light
- Wide-plank European flooring throughout
- Entry niches with integrated lighting, magnetic board, and charging station in select plans
- Locally-crafted custom cabinetry
- Thoughtful storage solutions to maximize every inch of the home
- Built-in wardrobe organization systems with integrated LED lighting
- WIFI switches to control lighting remotely
- Full-size washer and dryers
- Air conditioning
- Generous private covered balconies
- Natural gas outlets for barbeques and/or patio heaters

## SPACIOUS KITCHENS

- Bright and airy window kitchens in select plans
- Generous storage and workspaces
- Pantry walls with display niches in select plans
- Functional cabinetry design includes wide drawer cabinetry, LED under-cabinet lighting, space-saving corners and Hafele pull-out storage solutions
- Flexible options for custom table design at dining or counter height; all made from cabinetry material and stone countertops

- Quartz countertops and backsplash
- Full-size appliances integrated with cabinetry panels in all homes
- Fisher & Paykel 32" refrigerator
- 30" convection oven with five-burner gas cooktop and slide-out hood fan
- Bosch 24" dishwasher
- Built-in Panasonic microwave oven
- 27" undermount single-bowl sink
- Choice of modern champagne bronze or polished chrome fixtures and hardware

## BEAUTIFUL BATHROOMS

- Heated porcelain tile flooring in all ensuites
- Floating vanities with under-cabinet lighting
- An abundance of storage throughout cabinetry drawers and expansive medicine cabinets
- Multi-paneled vanity mirrors with integrated lighting
- Quartz countertops
- Porcelain tile flooring and shower/tub surround
- Kohler undermount sinks - his and hers in most ensuites
- Showers and soaker tubs with niches
- Adjustable shower head
- Kohler dual-flush toilets
- Modern champagne bronze or polished chrome details including shower door handles, towel bars, and robe hooks

## ROOM TO ENTERTAIN

- Over 13,000sqft of indoor amenity space and 23,000sqft of outdoor amenity space for residents' exclusive use
- Ground floor residents' lounge features a double-height, richly furnished space with indoor-outdoor dining area, catering kitchen and outdoor cooking facilities on the garden terrace
- Outdoor canopy-covered dining and lounge seating areas with fire tables
- Private family room extends to an outdoor playground
- Private room for meetings or dining
- Multi-purpose media and music rooms
- Two guest suites for overnight visitors

## EVERYDAY CONVENIENCES

- Full-service concierge
- Smart parcel storage lockers
- Workshare lounge
- Pet wash + grooming room
- Outdoor dog run
- Extensive bike facilities including maintenance workshop
- Car wash bays
- Parking stall and secure storage locker included with every home
- EV charging capacity for all parking stalls
- MODO car service with designated parking

## SELF-CARE

- 65-foot outdoor pool and hot tub
- Pool house with sauna, steam rooms and shower facilities
- Pool house games room
- Fully-equipped fitness facility provides multiple cardio stations and weight training gear
- Private space for yoga, Pilates, balance, stretching and meditation

## PEACE OF MIND

- Personal-encoded entry device provides access to all common area entry points and designated floors
- Security cameras strategically placed throughout all common areas for enhanced surveillance
- Each home is backed with a comprehensive 2-5-10 year warranty
- Dedicated Boffo Homeowner Care Team for all post-occupancy queries