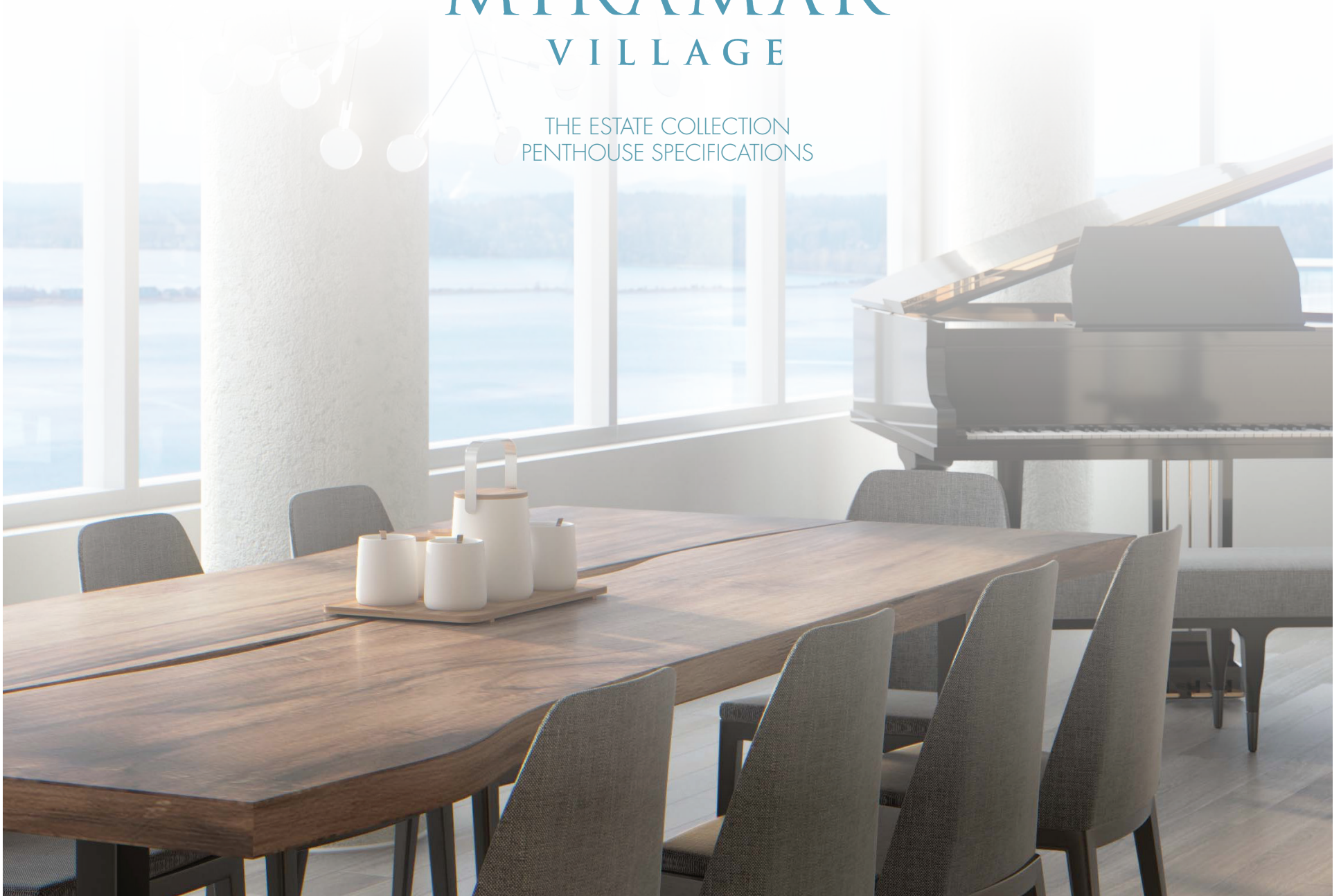


MIRAMAR

VILLAGE

THE ESTATE COLLECTION
PENTHOUSE SPECIFICATIONS





A UNIQUELY SPECTACULAR PLACE TO CALL HOME

With an enviable location in one of the West Coast's most popular seaside communities, Miramar Village is a special blend of idyllic qualities. Well loved for its long, sandy beach; historic pier; vibrant waterfront of shops and restaurants; and slopes that rise up to offer fantastic ocean views – White Rock is one of Canada's most appealing destinations.

At Miramar Village, all the features that make this coastal town so desirable converge. Its elegant towers rise up from a vibrant residential village of shops and services designed to complement local retail, dining, and entertainment amenities. And those who value the beach lifestyle will love being a short walk from the White Rock Pier and Promenade, as well as Marine Drive's eclectic array of boutiques and cafés.

At its heart, Miramar Village's four residential towers will surround a relaxing outdoor courtyard with over 15,000 square feet of private, resort-inspired amenities. Inside, the community's refined residences will reflect the beauty and tranquility of its superb location, boasting spacious layouts, expansive windows, and designer finishes that enhance the sheer pleasure of being at home. Offering unmatched oceanview value in the heart of a highly desirable community, Miramar Village will be an enviable address within Metro Vancouver.

A HOME WITHOUT COMPROMISE

IMPORTED ITALIAN KITCHENS FEATURE A LARGE ISLAND WITH STONE COUNTERTOPS AND PREMIUM GAGGENAU APPLIANCES.



A HOME WITHOUT COMPROMISE

BEDROOMS ARE A RETREAT FROM THE DAY'S ACTIVITIES.



A HOME WITHOUT COMPROMISE

TAKE YOUR PRIVATE IN-SUITE ELEVATOR TO YOUR OWN ROOFTOP TERRACE AND ENJOY ALL THAT THE OCEAN OFFERS.



A HOME WITHOUT COMPROMISE

DETAILS LIKE NEST THERMOSTATS AND RADIANT HEATING IN ENSUITES
MAKE THESE TRANQUIL SPACES A GETAWAY.



A ROOFTOP RETREAT

THE PRIVATE RESIDENTS' ROOFTOP TERRACE OPENS TO AN INDOOR ENTERTAINMENT LOUNGE, YOGA SPACE, AND HEALTH CLUB.

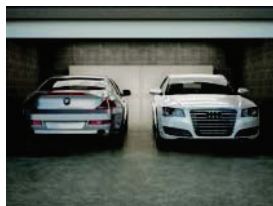


A ROOFTOP RETREAT

THE PODIUM'S 15,000 SF PRIVATE RESIDENTS' ROOFTOP TERRACE OVERLOOKS THE OCEAN, WITH AN OUTDOOR POOL, SUN LOUNGERS, HOT TUB, FIRE PITS, DINING AREA AND PUTTING GREEN.



ESTATE COLLECTION SPECIFICATIONS



ESTATE HOME FEATURES

- Premium Gaggenau integrated appliances
- 7-foot over-height interior passage doors
- Millwork closet organizers in bedrooms
- Gas bibs on balconies and roof decks
- Water bib on all roof decks (not included on balconies)
- 5-foot glass windscreen on all balconies and roof decks
- Security system rough-in
- Optional upgrade to motorized blinds
- Enclosed garage available for purchase (limited availability)

EXCLUSIVE PENTHOUSE FEATURES

- Two-car enclosed garage
- Roof-deck kitchen with outdoor BBQ
- Private in-suite elevator
- Optional hot tub on roof deck

BESPOKE INTERIORS

- Choice of three contemporary designer colour palettes: classic, contemporary, and modern
- Nest™ learning thermostat included in all homes
- Durable and seamless engineered wood flooring throughout
- Expansive windows include discreet and stylish roller shades
- Laundry closet with front loading washer and dryer
- Air conditioning included in all homes
- Sustainable heat recovery ventilator (hrv) unit introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames

LAVISH BATH

- Imported Italian kitchens feature chimney hood fan accented by stunning bookmatched porcelain calacatta slab backsplash
- Euro-inspired designer composite quartz countertops
- Undermount 18-gauge stainless steel sink, solid brass Hansgrohe™ kitchen faucet in polished chrome with integral toggle spray
- Contemporary wood-grain finish on full height cabinets
- Modern white lacquered lower cabinets
- Premium soft-close doors and retractable drawer-slide mechanisms
- USB charging plug in all kitchens and workstations

ESTATE COLLECTION SPECIFICATIONS



LAVISH BATH

- Luxurious rectangular soaker tub with contemporary polished chrome fixtures by Hansgrohe™
- Contemporary floating wood-grain vanity with storage drawer and undermount lighting, complete with stone countertops and vitreous china square undermount sink
- Custom vanity cabinet with sliding mirror, built-in lighting, and shelving for extra storage
- Nuheat™ radiant under-floor heating in all bathrooms
- Hand-set stone tile flooring
- Polished chrome towel bars and paper holders
- Dual-flush water closet
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities

INSPIRED AMENITIES

- Heated rooftop pool overlooking the ocean with hot tub, lounge chairs, and cabanas
- Residents' Health Club includes yoga and stretching space, and fully equipped training gym with change rooms
- Indoor lounge with soft seating, large-screen TV, and entertaining kitchen equipped with bar fridge and sink
- Indoor lounge and Health Club overlook the Private
- Residents' Rooftop Terrace – over 15,000 SF landscaped courtyard featuring an outdoor dining area, fire pits, picnic lawn, yoga space, putting green, BBQ area, dog run, and community garden plots
- Executive meeting room
- Dramatic entrance lobby with seating and private mailroom
- Retail shops and services at your doorstep
- BOSAvolt™ dedicated parking spaces provide electric vehicles with the power to recharge batteries more efficiently (optional)

SAFE, SECURE, COMFORTABLE

- Fulltime community concierge for your convenience and peace of mind
- Entry phone outside main lobby with security camera
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Secure parkade
- Well-lit pedestrian walkways in outdoor common areas

PEACE OF MIND

- Home warranty coverage for:
 - » 2-year materials and labour warranty
 - » 5-year building envelope warranty
 - » 10-year structural warranty
- Bosa Properties Customer Care Warranty included with every home

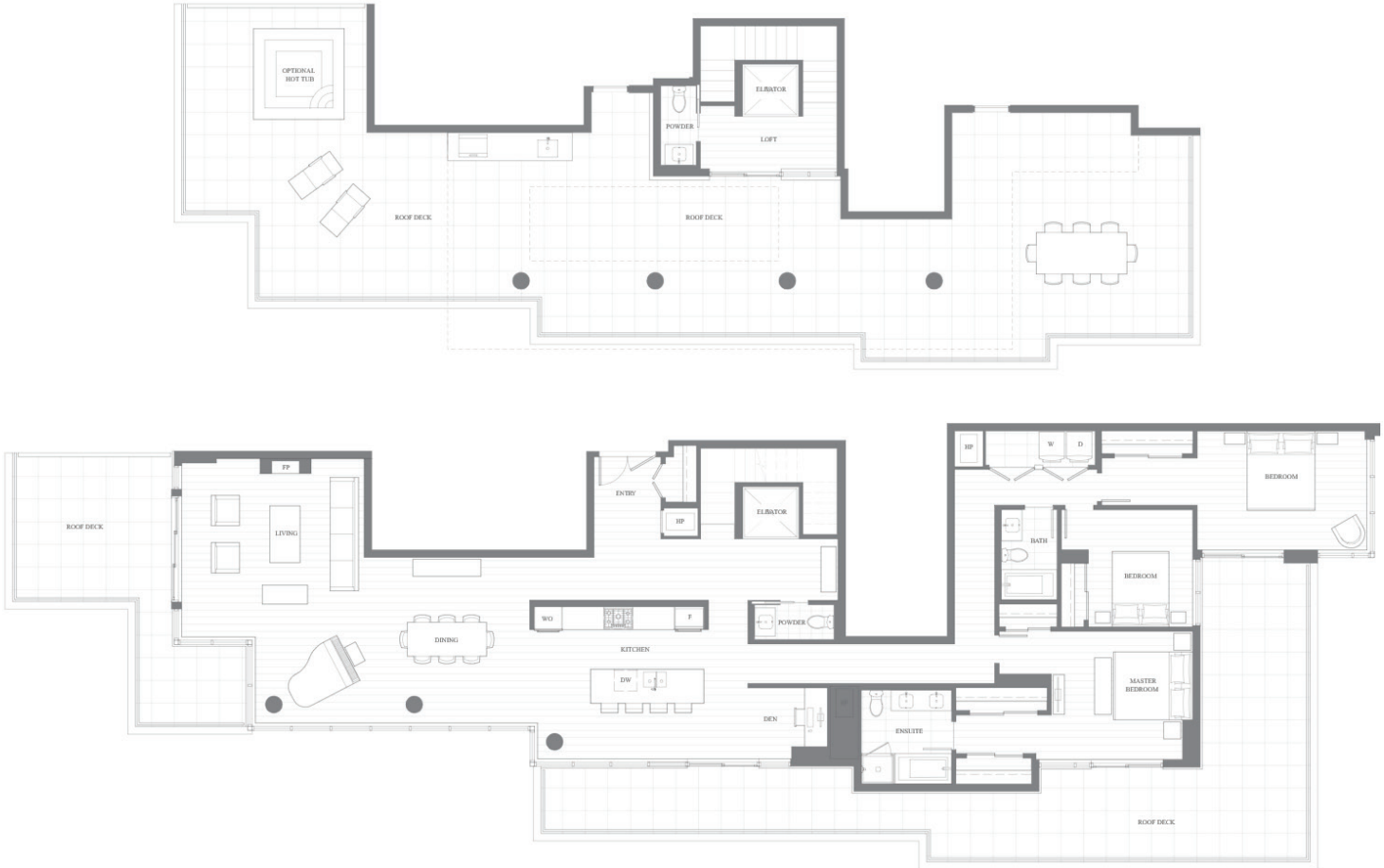
PENTHOUSE 2

WEST TOWER
2 BED + DEN



ESTATE COLLECTION

LIVING	2548 SF
BALCONY	2446 SF
TOTAL	4994 SF



AS SEEN FROM MIRAMAR

WHITE ROCK'S MOST ENVIED VIEWS OVERLOOK THE STRAIT OF GEORGIA, GULF ISLANDS, AND SAN JUAN ISLANDS.





MIRAMAR VILLAGE

LEARN MORE

For more information, please contact a member of our Sales Team.

jgraham@bosa.com
778.772.3419

