D2

THE DESSA

2 BED | 2 BATH

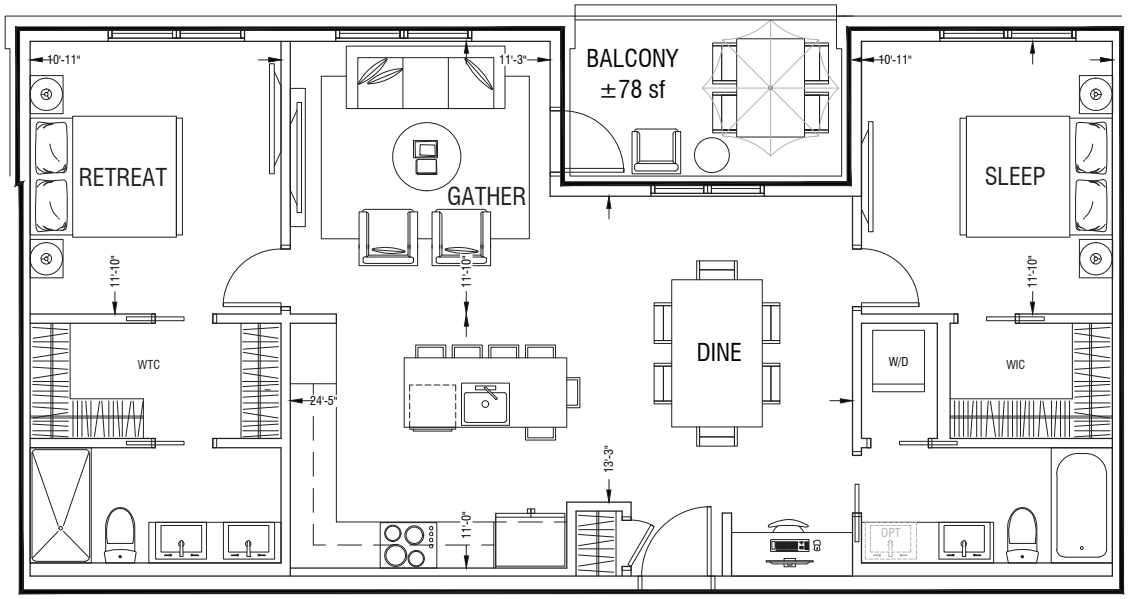
TRUMAN

TOTAL LIVING ± **1163 ft²**

SUITE ± **1085 ft²**

BALCONY ± **78 ft²**

Distinguished SERIES



NORTH

esquire

D2X2

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED.

FIT&FINISH

TRUMAN

Live Better®

Building Specifications

THE BUILDING

- Built by three year in a row Customer Choice Award Winner for highest customer satisfaction, Truman.
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Energy efficient design including mechanical and distribution systems.
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program.
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds.
- Built-in smoke/heat detectors and in-suite water sprinkler system.
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control.
- Painted, secured, and heated underground parkade with secured storage areas *(as per plan)*.
- Entrance phone and security monitoring system at lobby.
- Professionally designed landscaping and amenity spaces *(as per plan)*.

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of two timeless interior color schemes.
- Approximately 9 FT+/- ceilings throughout suite *(excluding dropped areas required for mechanical, plumbing and/or electrical)*.
- Energy efficient windows and oversize doors/patio sliders *(as per plan)*.
- Custom designed solid core entry door with security view-hole and custom printed address plate, accented by individual suite lighting fixture by entrance door.
- A choice of high quality individual plank LVP flooring options with acoustic underlay throughout all living areas.
- In-suite technology featuring integrated wiring panel, Smart Plug USB plug jack connection, and TV / Telephone connections in principal area.
- 1 year complimentary Telus High Speed Internet, Optik TV® and home phone package.
- Convenient and ultra-quiet in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve, and an easy access lint trap *(only as required by code)*.
- Brilliant lighting with our hand-picked energy efficient contemporary light fixtures throughout.
- Sophisticated window treatment package for all windows *(as per plan)*.
- Smooth panel doors with levered anti scuff and scratch door hardware throughout.
- Modern line baseboards, door frames & casings.
- Ample closet and storage shelving *(as per plan)*.

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Building Specifications

THE KITCHENS

- Award winning kitchen cabinetry design with a selection of distinct color palettes
- Floor to ceiling contemporary kitchen cabinetry designs featuring premium finishes and accented by soft close door & drawer hardware and touch latch technology
- Polished hard surface quartz eased edge countertops
- Black undermount Silgranit® sink with black industrial high arc single lever pull out faucet
- Contemporary imported tile with custom set full height kitchen backsplashes
- Gleaming custom made door hardware as per selections
- High end energy saving Whirlpool® stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan and slide in gas range
- Versatile easy access drawers and doors, including spice rack, utensil and cutlery insert
- Deep drawer for pots and pans *(as per plan)*

THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- Innovative integrated storage cabinetry design
- Vanity design with maximum storage and workspace in mind
- Black plumbing fixtures with porcelain sink
- Vitreous china high efficiency toilet
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets *(where applicable)*
- Safety and pressure-balancing mixing valves for tub and showers for well-being

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BUILDING
AMENITIES

TRUMAN

Unmatched
Building Amenities

GREAT LAWN & COURTYARDS

- Meticulously landscaped great lawn & courtyard with plush seating and entertainment area allow you and yours to enjoy the great days of summer in style.

BIKE ROOM

- Bicycle storage area with included repair room complete with a compressor.

WORKSHOP

- The workshop is also a place for hobbyists so one can make a mess, spray-paint your crafts and indulge your DIY side.

FITNESS CENTRE

- Weight Room - Optimize your time spent on cardiovascular and strength training, on your own or with a trainer, in the Fitness Centre containing the latest equipment including free weights, weight machines, and treadmills. You have it all at your fingertips.
- Movement Studio - This studio is an extraordinary multi-purpose space for morning yoga, stretching, meditation or just relaxing.
- Spin Studio - Are you ready to get your heart pumping and your body moving? With a dedicated spin studio, you can discover a new you.

PET SPA

- We love pets too. That's why you get a pet washing and grooming station where you can pamper and clean your loved pets as they are a part of your family too.

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