

# The Grand

654 Granderson Road, Langford

FIXTURES

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[thegrandlangford.com](http://thegrandlangford.com)

# Kitchen



UNIT A



## SINK

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stainless steel  
double bowl  
undermount



## RANGE

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gas range  
front control  
cast iron grates



## DISHWASHER

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stainless steel  
high capacity  
3 racks



## FAUCET

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matte black  
lever handle  
spray / stream



## FRIDGE

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stainless steel  
4 door  
custom temperature



## MICROWAVE

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stainless steel  
microwave/hood combo  
electronic touch controls

# Surfaces

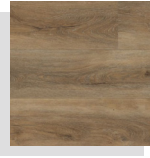
## Colour Scheme 1

Odd-Numbered Units



PINPOINT 6410  
TOPAZ CARPET

bedrooms



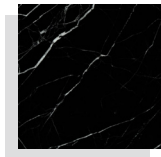
LVP THERMA  
2162 FRIZZELL

entry  
main area  
laundry & kitchen



FLORINA NUOVO  
NOVARA BIANCO

bathroom



MODA DESIGN  
CARRARA BLACK

fireplace



SILESTONE STELLAR  
SNOW QUARTZ

kitchen countertop



SOHO 2.5x10  
WHITE GLOSS

kitchen backsplash



WHITE  
MELAMINE

kitchen cabinets



CHANTILLY LACE  
BENJAMIN MOORE

walls

# Surfaces

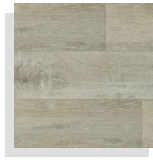
## Colour Scheme 2

Even-Numbered Units



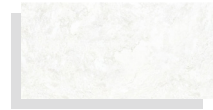
PINPOINT 6005  
BEACH HOUSE CARPET

bedrooms



LVP THERMA  
2163 HALCYON

entry  
main area  
laundry & kitchen



MODA DESIGN  
WHITE TRAVERTINE

bathroom



MODA DESIGN  
CARRARA WHITE

fireplace



SILESTONE ETERNAL  
CALACATTA GOLD QUARTZ

kitchen countertop



VEGA OMNIA  
K78

kitchen cabinets



SOHO 2.5x10  
WHITE GLOSS

kitchen backsplash



STONINGTON GRAY  
BENJAMIN MOORE

walls



WHITE DOVE  
BENJAMIN MOORE

walls (trim)

# Bathroom



UNIT A

\*actual layout may differ from rendering



## SINK

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stain resistant  
front overflow  
undermount



## FAUCET

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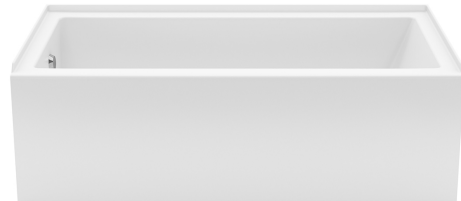
chrome  
lever handle  
aerated flow



## TOILET

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high mount  
soft close seat  
low consumption



## BATHTUB

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acrylic  
integrated flat skirt  
cubic design



## TUB/SHOWER

---

chrome  
lever handle  
full spray



## SHOWER BASE

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fiberglass  
5' base  
textured bottom



## SHOWER DOORS

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chrome  
slim header/thin edges  
integrated bumper

# Living



UNIT A



## ELECTRIC FIREPLACE

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recessed  
2 heat levels, 4 flame levels  
timer



## HEAT PUMP

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heating & A/C cooling  
multifunction remote  
3 fan modes



## TRICKLE WINDOW VENTS

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fresh air intake  
polluted air outtake  
prevent condensation



## LIGHTING

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LED  
flush mount  
5000K (daylight)



## ELECTRIC BASEBOARD HEAT

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silent operation  
stable/consistent heat  
on-board thermostat



## DOOR HARDWARE

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matte black  
contemporary design  
accessibility certified

# Infrastructure

- Double wood frame party walls between suites with full cavity insulation.  
Design sound rating of STC 57 or better.
  - Corridor/Suite Walls - insulated with 3 layers of gypsum board.  
Staggered Stud framing.  
Design sound rating of STC 52 or better.
  - Floor System - 12" joists, 1-1/2" concrete topping, 2 layers drywall with res bar, insulation.  
Design sound rating of STC 58 or better.
  - Hot Water - High efficiency Central Gas Boiler System.  
Serves entire building.  
On house meter.
  - Natural Gas in each Suite with individual gas meter, serving:  
gas range, gas bbq outlet on balcony.
  - Common Area Heat & Ventilation - gas fired Air Handling Unit.  
On house meter.
  - Roof - 2 ply torch on roof system.
  - Covered under 2-5-10 Year Home Owners Warranty.
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# Amenities

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- Underground Parkade - all stalls EV Charger ready.
- Gym Station
- Dog Washing Station
- Bike Storage
- Outdoor Amenities Space
- Workspaces



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# Laundry

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WASHER

closet depth  
front load  
intuitive controls



DRYER

heat pump technology  
advanced moisture sensing  
intuitive controls  
ductless

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## HEAT PUMP DRYER TECHNOLOGY

Considering standard electric dryers are one of the greatest consumers of energy in the home, investing in a heat pump dryer is a smart move. Not only is it much more efficient than a standard electric dryer, but its cost savings are also substantial, both in the short and long term.

## HOW DOES IT WORK?

A heat pump dryer works as a closed loop system by heating the air, using it to remove moisture from the clothing, then reusing it once the moisture is removed. Rather than releasing warm, humid air through a dryer vent to the exterior of the home like a conventional dryer, a heat pump dryer sends it through an evaporator to remove moisture without losing too much heat. Making use of a refrigerant as part of this process means less electricity is used to generate heat.