



KSANA

• FOR EVERY MOMENT •

Features, Amenities & Site Plan



Made For Memories

AN IDEAL ADDRESS

Welcome to Ksana. Perfectly situated in the heart of Port Moody. From craft breweries, cozy cafes, and artisan bakeries to eclectic restaurants, boutique shops, and local grocers. Discover the wealth of amenities and services easily accessible by walking, making everyday living a breeze.

- At Ksana, family is at the forefront. Benefit from the ease of childcare with an on-site daycare, ensuring effortless drop offs and pickups.
- From the wellness centre to the thoughtfully designed indoor and outdoor children's play areas, games room and entertainment lounge, Ksana offers year-round activities.
- Bask in the beauty of the outdoors with two expansive rooftop terraces, with lush landscaping, comfortable seating, and barbecue facilities.
- Find tranquility in the courtyard or get to work in the co-work space with a fully equipped boardroom.
- Enjoy seamless connectivity with nearby transit options, SkyTrain stations, bus stops, and major commuter routes. The Moody Centre SkyTrain Station, a mere 6-minute walk away, ensures quick and efficient travel.
- Experience hassle-free living with our 1Valet concierge system, offering simplified package delivery and secure visitor entry.



DESIGNED FOR ALL LIFE'S MOMENTS

Step into a world where every detail is crafted for life's extraordinary moments. From custom colour schemes to thoughtful lighting, Ksana is designed to elevate and every facet of your daily living.

- Choose from two handcrafted colour schemes, Daylight and Moonlight, curated by The Collaborative Design Studio to make your Ksana home uniquely yours.
- Step into expansive design with spacious 9-foot ceiling heights throughout the main living areas.
- Experience the perfect blend of durability, low maintenance and aesthetics with wide plank laminate flooring that spans the entirety of your living space.
- Matte black door handles and closet pulls are subtle accents that add a contemporary touch to your home.
- Most plans feature custom millwork entry or laundry closet doors and tech nooks finished in a beautiful flat panel wood grain that perfectly matches the cabinetry.
- Surface-mount lighting graces the bedrooms, making for a cozy sanctuary.
- Roller shades throughout, complemented by blackout shades in the bedroom, provide not just privacy but also the flexibility to control natural light.
- Elevate your living experience with melamine closet shelving throughout, offering an elevated finish and added organization.
- Front-loading washer and dryer units make laundry days effortless.
- Stay connected with outlets featuring USB ports strategically placed in the kitchen, primary bedroom, and ensuite. This thoughtful addition ensures modern living and easy charging.

THE HEART OF THE HOME

Unleash your culinary creativity in kitchens designed for both style and functionality.

- The large kitchen islands featured in most plans, provide ample space for both cooking and hosting gatherings.
- Durable quartz countertops and matching backsplashes offer a luxurious appearance while ensuring easy maintenance and cleaning.
- Stylish two-tone flat panel cabinetry, with modern matte black pulls, becomes a design statement in your kitchen.
- Enjoy pull-out pantries for snack storage and optimal space use.
- A sliding waste bin saves space and adds convenience.
- The stainless steel Fulgor Milano appliance package is a testament to both style and utility. Enjoy an electric cooktop, wall oven, built-in microwave oven, and a slide-out hood fan from Faber.
- Integrated Fulgor Milano fridge and dishwasher effortlessly blends with your cabinetry and features matte black pulls offering a polished and modern look.
- Make a statement with a deep single-bowl kitchen sink in a unique and modern black finish, complemented by a black single-handle pull-down faucet.
- Practicality meets ambiance with convenient under-cabinet task lighting and designer pendant light above the kitchen island to enhance your space.



- Unwind in the main bathroom's deep soaker tub, complemented by black accessories and floor-to-ceiling neutral white tiling. This space creates the perfect atmosphere for a relaxing bubble bath.
- A two-piece elongated toilet with a matte black lever complements the overall bathroom hardware.

FOR YOUR PEACE OF MIND

Your satisfaction is our commitment. Ksana ensures not just a home but a lasting partnership in your homeownership journey.

- Our dedicated homeowner customer service team is here to assist you at every step of your homeownership journey.
- Comprehensive warranty coverage is provided by [Warranty Provider]:
 - 2 years for workmanship and materials.
 - 5 years for water penetration.
 - 10 years for structural defects, ensuring your long-term protection.
- [HEATING SYSTEM TBD] ensures a cozy home environment, optimizing energy usage for your comfort.
- Experience energy savings with double-glazed windows, thoughtfully designed to reduce overall costs.
- Every home at Ksana is equipped with hardwired smoke and CO2 detectors in all living spaces and common areas.
- Ample visitor parking is provided to ensure a hassle-free experience for your guests.

LUXURIOUS BATHROOMS

Elevate your daily routines in the opulent bathrooms at Ksana, where modernity meets tranquility. Spa-like showers and elegant fixtures create a serene retreat within your own home.

- Modern wood grain or flat panel cabinetry paired with sleek matte black hardware throughout all bathrooms.
- Stunning vanity bar lighting in both the ensuite and main bathrooms with each style variation adding a touch of individuality.
- Ensuites feature rounded vanity mirrors and rounded medicine cabinets, providing extra storage space reflecting both style and functionality.
- Step into your ensuite shower and experience the indulgence of a spa-like retreat. Immerse yourself in floor-to-ceiling tiling and black accessories, including both a shower head and a hand-held shower wand.



KSANA

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This is not an offering for sale. Any such offering must be made by way of disclosure statement. In our continuing effort to improve and maintain the high standard of the Ksana development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. Renderings are an artist's conception and are intended as a general reference only. E.&O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. 604-583-2212.