

ADERA HOUSE & HUDSON HOUSE



LUXURIOUS LIVING SPACES

Adera House and Hudson House residences are opulent and stylish, with elegant living spaces designed for efficiency, relaxation and entertaining.

- Your choice of two sumptuous colour schemes: LIGHT (cream & light oak) and DARK (graphite & wenge)
- Air-conditioning for ultimate luxury living
- Luxurious ultra-wide engineered oak wood flooring in living, dining, kitchen, flex space, entrance, hallways and stairs
- Wool carpeting in bedrooms
- Modern pot lights with directional incandescent lighting
- Blomberg washer and dryer

BEAUTIFUL KITCHENS

The heart of each residence is the kitchen — an aesthetic work of art — precision engineered for maximum utility with exceptional functionality, superior appliances and top quality fixtures.

- Beautifully engineered European cabinetry
- Polished and durable quartz kitchen countertops and backsplash
- Convenient under-cabinet task and ambient lighting
- Modern and stylish chrome Grohe faucets with locking dual spray control
- Liebherr 24" refrigerator with wood panelled fronts
- Thermador cabinet front dishwasher
- Thermador stainless steel 30" oven
- Thermador stainless steel 30" gas cooktop
- Bosch chimney style hood fan
- Panasonic built-in stainless steel microwave
- Julien stainless steel double bowl undermount sink

The Estates at Adera & Hudson

- Beautifully engineered custom European cabinetry
- Polished and durable quartz kitchen countertops and backsplash
- Convenient under-cabinet task and ambient lighting
- Modern and stylish chrome Grohe faucets with locking dual spray control
- Gaggenau 36" refrigerator with wood panelled fronts
- Gaggenau cabinet front dishwasher
- Gaggenau stainless steel 30" double oven
- Gaggenau stainless steel 36" gas cooktop
- Gaggenau chimney style hood fan
- Panasonic stainless steel microwave
- Julien stainless steel double bowl undermount sink

FABULOUS BATHS

Each master bath, powder room and ensuite is designed to provide a personal oasis and private sanctuary, richly finished in imported marble and limestone and outfitted with the highest quality European fixtures.

- Well-appointed bathrooms with opulent polished natural stone countertops and tub apron
- Luxurious natural stone tile accents on ensuite/bathroom shower flooring and feature slab wall
- Generous 12" x 37" polished ceramic tiles on bathroom walls
- Streamlined glass surrounds for shower (master ensuite)
- Modern European Grohe faucets and fixtures including:
 - Grohe Euphoria shower heads with DreamSpray technology
 - Grohe Euphoria rain shower head (some suites)
 - Grohe Allure chrome wideset faucets
 - Grohe Allure chrome spoke handle shower valves and tub spouts
- Contemporary Duravit undermount rectangular vanity basin
- Relaxing and deep Duravit bathtub
- Discrete wall-mounted toilet by Duravit Starck 3
- Quality Geberit in-wall tank and bowl carrier system with dual flush technology
- Polished chrome accessory fixtures by Taymor
- Deluxe 12" x 24" natural stone in ensuite, bathroom, powder room, laundry area
- Nuheat radiant electric floor heating system

SPECIAL APPOINTMENTS

- 24" Gaggenau undercounter wine fridge in all Townhomes and Penthouses

EXCLUSIVE AMENITIES

Shannon is a one-of-a-kind Kerrisdale property offering prestigious amenities unlike any other in Vancouver, including use of restored heritage rooms in the Mansion. Adera House and Hudson House residents will enjoy:

- A prestigious West Side location; close to all amenities and Kerrisdale Village
- Spectacular 10-acre estate with mature landscaping, formal gardens, play areas, urban agriculture and garden plots
- Resident access to the ground floor of the heritage Mansion, fully restored to its original grandeur with communal meeting/function/entertaining spaces
- A fully-equipped Fitness Centre
- Inviting new year-round outdoor lap pool
- Onsite property manager
- Secured underground parking
- Easy access to transit, downtown and YVR
- Excellent school catchment area for all levels of education
- Concrete construction

WARRANTY

National Home Warranty