

TAILOR

Penthouse Collection



Tailor is located in Brentwood Town Centre just steps from the SkyTrain and vibrant urban amenities.



MEET TAILOR

Rising above Brentwood, Tailor is a design statement from afar and up close. Modern architecture is paired with a rare level of intimacy and connection. While comfort and style flow throughout, living here also feels smart.

Set back from the corner of Alpha and Alaska, and just minutes from a central SkyTrain hub, the tower at this urban retreat is nearly sold out. Now, after a few thoughtful design improvements, we are pleased to release 4 penthouse residences for sale.

We are excited to welcome you to Marcon's newest community in Brentwood. We want you to be among the first to see the recently released Tailor Penthouse Collection.

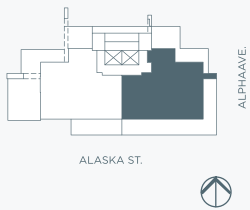


PH1

3 Bedroom + 2 Bath

Interior Area: 1,298 SF
Exterior Area: 953 SF
Total Area: 2,251 SF

PENTHOUSES - FLOOR 27

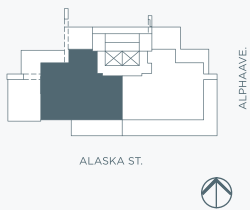


PH2

3 Bedroom + 2 Bath

Interior Area: 1,309 SF
Exterior Area: 1,114 SF
Total Area: 2,423 SF

PENTHOUSES - FLOOR 27

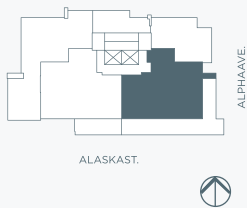


SPH1

3 Bedroom + 2 Bath

Interior Area: 1,298 SF
Exterior Area: 1,326 SF
Total Area: 2,624 SF

PENTHOUSES - FLOOR 26

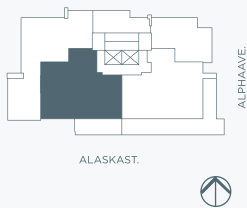


SPH2

3 Bedroom + 2 Bath

Interior Area: 1,309 SF
Exterior Area: 1,642 SF
Total Area: 2,951 SF

PENTHOUSES - FLOOR 26





KEY FEATURES



EXTERIOR

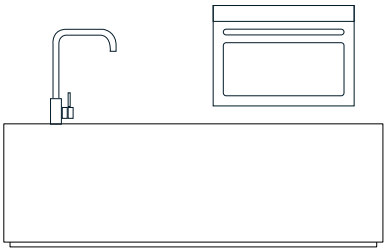
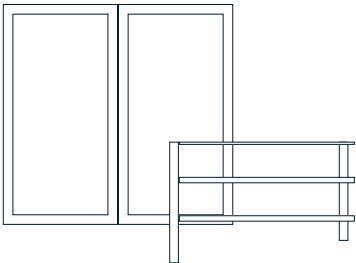
Featuring wrap-around balconies and floor-to-ceiling windows, the penthouse homes at Tailor offer sweeping views of Brentwood's skyline and the North Shore mountains. Enjoy expansive private balconies, where you can savour a morning coffee just steps from your kitchen.

LIVING & DINING

Thoughtfully designed kitchens feature a premium appliance package including a gas burner cooktop, wine fridge, and more - perfect for cooking and entertaining.

INTERIOR

The interiors have been planned to maximize light and space and are finished to stand the test of time. Airy 10' 6" ceilings, high-efficiency heating, and air conditioning provide maximum comfort.



FEATURES AND FINISHES



Bosch 30" integrated refrigerator and freezer



Bosch 30" 5 burner gas cooktop and Bosch 30" wall oven



Spacious bedrooms with an abundance of storage



Mirrored medicine cabinets in ensuite to store your daily bath essentials



Floating vanity with under-cabinet motion sensor lighting complete with soft-close hardware



Front-loading side-by-side Blomberg washer and dryer

AMENITY LOUNGE WITH CO-WORKING AREA



Extensive landscaping by PWL Partnership defines outdoor living spaces. Enjoy amenities including a social gathering area, lounge patio with BBQ, dog run, and urban agriculture planters.



The Tailor lobby awes with forty-foot ceilings to accommodate "Wind Veil", a stunning public art piece by Catherine Widgery.



EXCLUSIVE PROMOTION

We are pleased to extend an exclusive promotion on our Penthouse Collection. Our sales team is excited to speak with you about this rare opportunity to live in the heart of Brentwood.

- Own with only 8% down
- Receive a 5% purchaser incentive

PENTHOUSE COLLECTION

PLAN	INTERIOR SF	EXTERIOR SF	TYPE
SPH1	1,298 sq. ft.	1,326 sq. ft.	3 BR + 2 BA
SPH2	1,309 sq. ft.	1,642 sq. ft.	3 BR + 2 BA
PH1	1,298 sq. ft.	953 sq. ft.	3 BR + 2 BA
PH2	1,309 sq. ft.	1,114 sq. ft.	3 BR + 2 BA

PRICING

Starting from
\$2,149,900

DEPOSIT STRUCTURE

5% down now, 3% down in one year (8% total).

ESTIMATED COMPLETION

Building completion estimated Fall/Winter 2024.

We look forward to connecting with you.

The Tailor Sales Team
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*Pricing, promotions and incentives are all subject to change without notice. Please see Marcon Advisor for details. The material provided herein is for general informational purposes only and is not intended to depict as-built construction designs or finishes. No offering for sale can be made until after a Disclosure Statement, issued pursuant to the Real Estate Development Marketing Act of B.C., has been provided to a prospective purchaser. The Developer reserves the right in its sole discretion to make modifications or changes to building design, floor plans, project designs, specifications, finishes, features, incentives and dimensions, without prior notice. Renderings and any depicted views are artistic concepts only. Square footages are approximate and have been calculated from architectural drawings. Actual final dimensions, following completion of construction, may vary from those set out herein and in the accompanying materials. E.&O.E. Marcon Alpha (GP) Ltd.

PENTHOUSE INTERIORS

HOMES

- Contemporary light filled interiors
- High efficiency heating and air conditioning system for year-round comfort
- Airy 10'6" ceilings in full height areas
- Side-by-side front loading Blomberg washer and dryer
- Smart glass LowE2 panoramic windows welcome an abundance of natural light and fresh air
- Built-in USB charging connection in kitchen and bedrooms
- Spacious principal bedrooms for ultimate relaxation
- Premium wide-plank laminate hardwood flooring
- Sleek, automated roller shades on all windows
- 4" flat stock baseboards and 2.5" flat stock door trim
- Walk-in closets outfitted with built-in organizers in principal bedrooms

ENSUITE AND MAIN BATH

- Floating vanity with under-cabinet motion sensor lighting complete with soft-close hardware
- Solid engineered stone slab (quartz) countertop
- Kohler under-mount sink
- Kohler single-lever faucet in polished chrome
- Mirrored medicine cabinets in ensuite for your day-to-day essentials
- 12" x 24" matte porcelain floor tile and feature shower wall and tub apron
- Ceramic wall tile
- Built-in ledge in showers
- Kohler hand shower system in polished chrome with conveniently placed shower control valve for easy access
- Frameless glass shower enclosure in ensuite
- Semi free-standing tub in principal ensuite
- Modern square deep soaker tub in second bath
- Kohler dual-flush toilet
- Bathroom accessories (towel bar, tissue holder) in polished chrome

HOMES

- Premium stainless steel appliances include:
 1. Bosch 30" integrated refrigerator/freezer
 2. Bosch 30" 5 burner gas cooktop
 3. Bosch 30" wall oven
 4. Bosch 24" integrated dishwasher
 5. AEG 30" range hood fan
 6. Double bowl stainless steel under-mount sink
 7. Marvel 24" wine fridge framed overlay (panel-ready)
- Panasonic stainless steel microwave oven with trim kit all around
- Cabinetry doors complete with soft close hardware
- Lazy Susan corner storage unit for added convenience and storage (select homes)
- Full-height pantries for added storage
- Solid engineered stone slab (quartz) countertop and island waterfall edges'
- Statuario marble Hexagon Mosaic honed tile backsplash
- Kohler pull-out with three-function spray-head in polished chrome
- Recessed pot lighting accompanied with LED under-cabinet puck lighting

TAILOR FEATURES

GREEN INITIATIVES

- Improved indoor air quality thanks to low VOC paints and flooring throughout
- Water conservation: low-flow toilets, showerheads and faucet aerators, as well as drought-tolerant landscaping
- Energy conservation: high-efficiency domestic hot water, heating & cooling system; energy-efficient common area lighting; Energy Star windows, refrigerator, dishwasher and laundry
- Emissions reduction: pre-wired power to select parking stall locations in the underground parkade for Level 2 electric vehicle charging
- Recycling program: recycling facilities for residents; recycled materials used in construction; demolition material and up to 75% of construction waste recycled
- Extra-green efforts: native plantings to reduce the need for pesticides and fertilizers; erosion control and vegetation safeguards; and environmental workshops with trades and suppliers

CONNECTED & CONVENIENT

- Social gathering area on the podium level with BBQ and dog run
- Fully-equipped fitness centre, lounge with co-working area, and yoga/stretch room
- Bicycle storage locker for each home in the underground parkade
- Dog wash room
- Bike wash and repair room
- TELUS Future Friendly Homes® come technology ready with the TELUS Smart Hub for easy and secure WiFi connectivity and Internet access, CAT5e wiring and multiple pre-wired connections for high-speed internet and cable
- Free TELUS TV and High-Speed Internet for one year*

EXTERIOR

- Contemporary architecture designed by Shift Architecture Inc.
- Oversized LowE2 glazed windows to optimize sunlight, fresh air, and views
- Featuring full-height glazing and expansive decks and terraces that provide a seamless indoor-to-outdoor living experience
- Secure, well-lit underground parkade with emergency stations, fob and key access, and video surveillance
- Fob access lobby with video surveillance, plus interphone with security camera at lobby
- Two high-speed elevators with programmable restricted floor access
- State-of-the-art fire protection system including centrally monitored sprinklers and smoke detectors in every home
- 'Wind Veil', a stunning public art piece by Catherine Widery, hangs in the forty-foot lobby ceiling

A TRUSTED DEVELOPER

- Construction by Marcon, 38 years and over 12,500 homes built, one of the province's leading builders
- Comprehensive new home warranty including two years for materials, five years for building envelope and ten years for structural components
- Marcon's dedicated, after-sale customer care team makes living in your home as enjoyable and worry-free as possible

*The Developer reserves the right in its sole discretion to make modifications or changes to building design, floor plans, project designs, specifications, finishes, features, and dimensions, without prior notice or compensation to any person. Square footages are approximate and have been calculated from architectural drawings. Actual final dimensions following completion of construction may vary from those set out herein. E.&O.E.