



**LESLIE CANNON**  
Personal Real Estate Corporation

**WELCOME TO THE CHARLESON!**  
**OFFERING A BOUTIQUE, HIGH END, QUALITY STYLE OF LIVING**  
**An exclusive 43-storey development featuring less than 100 distinctly appointed homes**

**#204 - 499 Pacific Street**  
**Features & Customizations**

**Bright Spacious Living Space Features:**

Gas fireplace with natural stone slab feature  
LED lighting throughout including pot lights in living room and kitchen  
Control4 home automation system controlling lights, TV, speakers and blinds  
Integrated speakers in living room and kitchen  
Floor to ceiling, double-glazed, Low-E windows with thermal and acoustic engineering designed to reduce noise transfer while increasing UV protection and insulation  
95% UV blocking white motorized roller shades on all exterior windows  
Herringbone engineered oak floors  
Plenty of insuite storage  
Maytag full size high-efficiency front loading, stacking washer and dryer  
High efficiency heat pump and air conditioning system control heating and cooling to regulate home temperature year round  
Dining area with seating for up to 8 people  
Corner suite with floor to ceiling windows on three sides drawing in an abundance of natural light and a peaceful treed outlook

**Oversized Chef's Kitchen Includes:**

Wolf gas cooktop, wall oven and built-in microwave  
Sub-Zero fridge and freezer  
Sub-Zero 46 bottle, 2-zone wine fridge  
Asko dishwasher  
Calacatta marble waterfall kitchen island  
Marble herringbone backsplash  
Custom painted cabinets including pull out pantry for additional storage  
Bocci pendant lighting

**Patio:**

6' wide double opening sliding doors out to 150SF patio  
Water and gas connections  
South east facing

**Bedroom:**

Custom upholstered, wall-mounted headboard with built in king size bed frame  
Walk-in closet with built-in closet organizers

**Spa-Like Bathroom Features:**

Dual vanity with stone slab countertops, wall-mounted Kohler faucets and under mount sinks  
Over-sized, walk-in, glass enclosed shower with WaterSense certified Kohler polished chrome rain shower head and hand shower  
Oversized mirror with recessed medicine cabinet  
Large format Statuario marble tile on floors and walls  
NuHeat in-floor heating  
WaterSense certified Kohler dual flush toilet

**Building:**

2-5-10 year National Home Warranty  
Boutique experience - only 3 units per floor  
Certified LEED Gold

High-end amenities including:

- Well-appointed health and wellness centre complete with outdoor pool, hot tub, sauna, steam room and fully-equipped exercise room
- Outdoor terrace with firepits, BBQ areas and lounge seating
- Large entertainment room with kitchen, dining area
- Media room with oversized screen
- Business centre and meeting rooms
- Resident gardens
- Kids play area
- One of a kind wine cellar can be reserved to host events
- Guest suite for residents to reserve for visiting friends and family

24-hour concierge service to cater to your daily needs and simplify your life, including -

- Nespresso self-serve coffee bar in lobby
- Dry cleaning pick up and delivery
- Personalized grocery drop off

**Parking & Storage:**

One oversized car parking (#57) conveniently located adjacent to elevator lobby on P2  
Private bike locker (#107) on P2  
Storage (#28 - room P4-3)  
Garbage, recycling - plastics, paper and organics on P1