

Make No Compromises. Your Home Features...

SUN
at 72

Revolutionary Architecture

- Westcoast and contemporary architecture by award winning Rositch Hempel Architects featuring bold colours and design
- Dramatic roof overhangs with interesting cedar accents, providing a beautiful design and function such as shade and protection
- Tall, dramatic windows, rich stone accents and durable Hardie siding creates a striking residential community within the Clayton neighbourhood
- Meticulous planning and placement of oversized windows throughout the residences provide natural sunlight on two or three sides of each home
- Spacious decks and own yards create extensive outdoor living opportunities
- A Plans: Single Car Garage with additional parking spot in driveway
B Plans: Double side-by-side garage
- Each home comes with 2 automatic garage door openers
- Community landscape design integrated with future city greenway system
- Lush landscaping and pathways create a friendly community for residents
- Central green space with natural playground elements for all residents to enjoy
- Ideal location near Langley's mecca of shops and stores, Highway 1 and Fraser Highway, grade schools and educational institutions, recreational amenities and parks

Radiant Interiors

- Interiors have been designed to maximize the volume of space and include a flex room on lower level
- Choose from two striking designer colour schemes: Earth or Water
- Handset, imported 12" x 24" porcelain tiles in entry foyer
- Revolutionary wide-plank laminate flooring throughout main floor and premium cut pile carpet in remainder of residence
- High 9' ceilings on main floor of residence
- Electric fireplace with mantle cohesive with colour scheme or option to upgrade to custom millwork entertainment unit*
- Lever-style polished chrome interior door hardware
- "Carrara" style interior doors with smooth finish
- Contemporary Decora rocker style light switches throughout residence
- 1" vertical mini blinds on windows and 3 ½" vertical blinds on sliding doors
- Pre-wired in dining room for decorative pendant light and in master bedroom for ceiling light or fan

Lustrous Kitchens

- Earth Scheme: Transitional white shaker cabinets
Water Scheme: Contemporary flat panel laminate cabinets
- Sleek, brushed nickel pulls on all cabinetry
- 1 ¾" polished stone quartz kitchen countertops
- B plans include large islands with eating bar
- Hand-set, imported tile backsplash with designer selected accent tiles
- Sleek Kohler "Simplice" faucet with convenient pull down spray
- Single bowl, over-counter stainless steel sink with 1/2 HP in-sink disposal
- Stylish stainless steel GE appliance package:
 - 17.9 Cubic foot no-frost refrigerator or upgrade* to a Samsung 18.7 cubic foot bottom-mount refrigerator
 - Built-in over the range microwave with integral hood fan
 - Glass ceramic electric self-cleaning range
 - Energy Star Qualified dishwasher

Tranquil Bathrooms

- Flat panel, horizontal grain, laminate cabinetry with brushed nickel pulls in main and ensuite bathrooms
- Handset, imported glazed porcelain tile floor in all bathrooms
- Handset, ceramic tile for tub and/or shower surrounds, with designer selected accent tiles in main and ensuite bathrooms
- Polished chrome Kohler "Singular" lavatory faucets in all bathrooms, and shower controls in main and ensuite bathrooms
- Sleek "Santa Rosa" one piece toilets by Kohler in all bathrooms
- New "Yates" Collection bath accessories in elegant polished chrome finish by Taymor in all bathrooms
- 5 foot fiberglass soaker tubs in main and some ensuite bathrooms
- Spacious ensuites featuring two sinks and beautiful tiled backsplash
- Walk-in showers in some ensuite bathrooms
- Optional Upgrade*: Powder Room with pedestal sink

Energy Saving & Convenient Features

- Laundry closet with hook-ups for stacking washer and dryer units with convenient tiled floors
- 40 gallon (US) electric hot water tank
- Telephone and cable outlets in each bedroom and two in the main living area
- CAT 5 wiring for high-speed internet access and ADSL
- Shaw cable connections for high-speed internet and digital cable access
- Hose bib in each front yard and garage
- Sustainable landscape and rainwater management implemented

Peace of Mind

- New generation construction with large overhangs and rain screen certified James Hardie siding protection. Factory painted for extra durable finish
- 2 ply SBS roof membrane with 20 years warranty
- Built-in gutter and 2" x 3" downspouts
- Dead bolt lock on front entry door
- Hard-wired smoke and CO² detectors
- Third Party Warranty Insurance:
 - Materials and Labour: Up to Two Years
 - Building Envelope: Five Years
 - Structural Defects: Ten Years

Your Home, Your Choice

*Numerous upgrade options available for a limited time only.
Please ask Sun at 72 Sales Team for further details

