

FEATURES//

YOUR NEIGHBOURHOOD

- Conveniently located on a quiet, no-thru road in the thriving and trendy residential neighbourhood of Morgan Heights
- Within minutes to shopping, parks, schools, dining, beautiful beaches and quick access to Highway 99
- Classic West Coast Architecture with eye catching roof lines, HardiPlank siding and richly landscaped yards
- An amenity center inclusive of a Guest Suite for your visitors

TREND SETTING STYLE

- Soaring 10 foot ceilings in the kitchen, living and dining rooms
- Free-flowing floor plans that are spacious, functional and exceptionally detailed
- Expansive windows maximizing natural light and offering bright interiors
- Stunning designer interiors by Kleen Design, including 2 designer selected colour schemes - Smoke or Sand
- Luxurious loop pile carpeting in bedrooms offers warmth and comfort
- Stylish Silver Oak or Dark Chocolate wide plank laminate flooring in kitchen, living and dining rooms
- Large sized patios and/or decks emphasize outdoor entertainment as well as relaxation
- Cozy napoleon electric fireplace set in a custom-designed mantle with back painted starfire glass tile surround
- Contemporary satin nickel handles for all passage doors
- 2 inch designer horizontal blinds
- Painted ceiling and pot lights
- Private fenced backyards in most homes

KITCHENS THAT SIZZLE

- Open concept kitchens with breakfast bar and pantries*
- Fashionable flat panel tight wrapped cabinets in Sandy Recon or Oak highlighted with sleek pulls
- Boutique inspired modern frosted glass accent cabinet with stainless steel frame
- Designer-selected granite countertops accented with ceramic tile backsplash
- Double basin stainless steel sink featuring a chrome American Standard single handle pull down faucet and in-sink waste disposal
- Streamlined Contemporary lighting throughout each home
- Full compliment of stainless steel designer appliances:
 - Samsung 18 cubic foot Energy Star refrigerator with bottom mount freezer
 - GE 30" electric self clean slide-in range with smooth ceramic glass cooking surface
 - GE 4-level PowerScrub dishwasher
 - Microwave oven with trim kit*, or GE 1000 watts over the range microwave with hidden vent*

BATHROOM INDULGENCE

- Master ensuite with deluxe walk-in glass shower accented by decorative porcelain tile
- Trompe l'oeil floating vanities with fashionable flat panel tight wrapped cabinets and pewter trimmed mirrors
- Granite countertops in all bathrooms
- Modern pewter and frosted glass vanity lighting
- 12 x 24 handset porcelain tile flooring

- Stunning glass tile accents in Ensuite
- Modern clean lined Acrictec basins in main bath, ensuite and powder
- Soothing deep soaker tub in main bath
- Polished chrome American Standard faucets and Taymor bathroom accessories

YOUR PEACE OF MIND

- Premium 2/5/10 Warranty by National Home Warranty
- Rainscreen technology protection system
- 30 year manufacturer's warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Sturdy 2x6 exterior wall construction with R20 insulation
- Double insulated party wall system staggered stud and 1 inch air space
- Hard wired in home smoke detectors
- Roughed-in home security
- Roughed-in central vacuum
- 40 gallon electric hot water tank
- Convenient electric baseboard heating throughout
- Decorative exterior lighting at entry porch

*Featured in selected homes

SALES & MARKETING BY: FIFTH AVENUE REAL ESTATE MARKETING LTD.

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