



Kinfield

AT WESTERLEIGH

features

YOUR THOUGHTFULLY PLANNED HOME

- Warm Arts & Crafts architecture designed by award-winning Robert Ciccozzi Architecture Inc.
- Signature exterior features include gables with shingles and wood brackets.
- Welcoming stone accents, chimneys, pitched roofs and wide overhangs create a warm, inviting look.
- Natural light fills homes through bay windows while decorative window shelves add character.
- Picket fencing with individual entry gates welcome at streetscape (some homes).
- Special landscape touches include a central village green, trellises, meandering walkways and a public trail system bordered by a forested tree retention area.
- Cultured stone monuments flank the entry drive and welcome you home.
- During warmer months, entertain on generous decks or patios and enjoy outdoor living in your own private, fenced backyard (some homes).
- Tandem double-car garages offer lots of room for cars or storage.
- Relax and rejuvenate in the true centre of the community - Club West. This 9,800 sq. ft. private clubhouse features an outdoor terrace, resort-style pool and whirlpool, guest suites for out-of-town visitors, fitness studio, great room with fireplace, resident concierge, screening room and more!

IMPRESSIVE INTERIORS

- Contemporary metal front door complete with windows, integral lighting and brushed satin nickel hardware by Taymor welcomes you home; interiors feature three-panel woodgrain doors with brushed satin nickel hardware.
- Rich Dark Walnut or Teak Mocha wood laminate flooring makes a dramatic statement in the entry.
- Nine-foot ceilings on the main floor add an elegant, airy ambience; upper and lower floors feature eight-foot ceilings.
- Enjoy the comfort of plush 35 oz. carpeting by Beaulieu in living and dining rooms, hallways and bedrooms (most homes).
- End homes feature wood laminate flooring throughout the main level.

- Low-E glass windows reduce UV light damage while improving energy efficiency.
- Your choice of two designer selected colour schemes: Dusk (Dark) or Daybreak (Light).
- Custom-finished baseboards throughout.
- Create a comfortable environment with electric baseboard heat and individually controlled thermostats.

KITCHENS THAT INSPIRE

- Contemporary custom-crafted flat-panel laminate cabinetry in Walnut or Teak paired by brushed satin nickel pulls.
- Attractive Dark Walnut or Teak Mocha wood laminate flooring is durable and practical.
- Polished granite countertops are complemented with full-height imported ceramic tile backsplash.
- Kitchen tasks are easier and more efficient with a microwave shelf, corner lazy susan cupboard (some homes), recycling bins, pantry (some homes), and kitchen island (some homes).
- Illuminate your work area with contemporary halogen track lighting and halogen task lighting over the sink.
- Meal preparation and cleanup are a breeze with double-bowl stainless steel sinks with single lever faucet and pullout vegetable spray and flex line by Grohe.
- Sleek stainless steel appliances with black accents coordinate beautifully:
 - 18.2-cubic-foot auto defrost top-mounted ENERGY STAR Frigidaire refrigerator.
 - 24"-wide five-level ultra-quiet precision stainless steel Frigidaire dishwasher with 10 easy-clean touchpads.
 - 30"-wide self-cleaning slide-in Frigidaire electric range.
 - Two-speed Broan hood fan with light.

BEAUTIFUL BATHROOMS

- Retreat to the ensuite bathroom featuring a spacious walk-in shower with glass door, dual porcelain sinks, dual-flush toilet by Sterling Kohler, marble accent tiles, full-length vanity mirror, and cosmetic light bar.

- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink, dual-flush toilet by Sterling Kohler and vanity lighting.
- Custom-designed flat-panel laminate cabinetry in a Walnut or Teak paired with brushed satin nickel pulls.
- Designer-selected laminate countertops with integral backsplash.

SAFE AND SECURE

- Polygon New Generation Design with state-of-the-art rain screen protection for durability in West Coast weather.
- Hard-wired smoke detector and CO monitor.
- Well-lit pedestrian pathways and common areas.
- Decorative and functional feature lighting at the entrance to every home.
- Comprehensive Travelers Guarantee of Canada insurance including:
 - 2 years of coverage for materials
 - 5 years of coverage for building envelope
 - 10 years of coverage for structural defects

ENJOY THE CONVENIENCE

- Front and rear hose bibs for all your gardening needs (most homes).
- Wood privacy screens between patios and decks.
- Extra storage space.
- Built-in closet shelving.
- Multimedia connections for high-speed cable and internet access.

CUSTOM CHOICES

- Stacking washer/dryer system.
- Microwave with designer trim kit.
- Enhanced peace of mind with wireless security system package.
- Warm wood laminate flooring in living and dining rooms (some homes).
- Upgrade to a Samsung counter-depth stainless steel fridge with a bottom-mount freezer.
- Relax in front of a cozy electric fireplace with custom-designed mantel.

The builder reserves the right to make modifications and changes should they be necessary. The quality homes at Kinfield are built by Polygon Kinfield Homes Ltd.



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