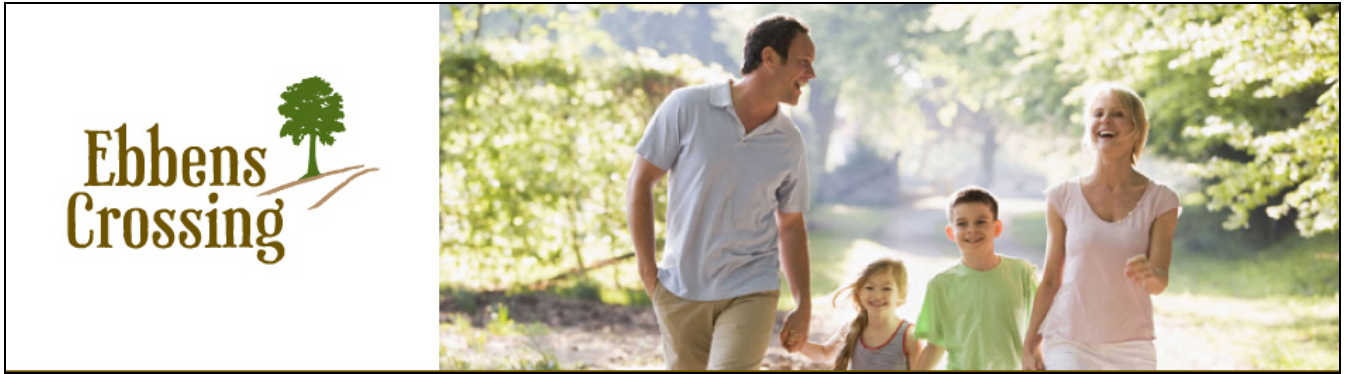




## Great Life

- 18 duplex-style homes in a quaint, boutique setting nestled within a neighborhood of characteristic homes, parkland and everyday amenities
- Minutes from recreation, schools and shopping with easy access to major thoroughfares and transit routes
- Outdoor living with a panoramic view of the valley
- Design by award winning architect
- Quality construction by Hybrid Homes Ltd.
- Exterior and interior design scheme carefully selected by Lynda Trent Designs

## Great Style

- Bright and spacious 3 bedroom plans, some with dens and family rooms, and flex space for a home office or media room
- Finished walk-out basements, with optional bedroom in the Westview plan
- Spacious master bedrooms with convenient walk-in closets
- Engineered hardwood on main floors, with designer carpet on the upper floors and basement rooms
- Ambient fireplaces with designer mantels and tile surrounds
- Designer-selected lighting package
- 9' ceilings on main floors (10' in Westview basements)
- Extensive molding and trim package throughout
- Generous closet space with hinged doors

## Culinary Flare

- Thoughtfully designed kitchens with islands or breakfast bars and recessed lighting package
- Premium quartz countertops with stylish tile backsplash
- Under-mount sinks with designer faucets and vegetable sprays
- Stylish solid maple cabinets with soft-close drawers
- Walk-in Pantry in the Birchwood plan
- Energy efficient stainless steel appliance package – side by side fridge with water and ice dispenser, wall oven, ceramic cook top, microwave, and dishwasher



## Bathrooms

- Solid maple cabinets with premium quartz countertops
- Bank of drawers with double sinks in master en-suite
- Designer fixtures, decorative drawer pulls, and ceramic floor tiles
- Main floor powder room with vessel sink
- Full 4 piece bath in basement

## Exterior

- Professional landscaping with underground sprinkler system
- Long lasting asphalt shingles and rain-screen wall system
- Ground floor concrete patio and decks with privacy screens and glass or metal railing
- Stone-faced posts with decorate railing around perimeter
- Private, fenced yards

## Comfort and Security

- Cozy, warm and quiet R20 insulation in the walls, R40 in the ceiling
- Cozy electric heat and 40 gallon hot water tank
- Double glazed low-e Argon windows (Jeld-wen)
- Automatic belt-drive garage door opener
- Hard-wired smoke detectors and roughed-in security
- Roughed-in central vacuum system
- 2” poly blinds throughout for maximum privacy
- Modern easy-touch Decora light switches
- Exterior hose bibs conveniently located front and back

## Peace of Mind

- Built by Hybrid Homes Ltd. with over 20 years of industry experience, working with reputable local trades and suppliers
- National Home Warranty’s 2-year builder, 5-year water penetration and 10-year structural new home warranty coverage
- Lifetime manufacturer’s warranty on HardiPlank, 30 year manufacturer's limited warranty on shingles, and 50 year manufacturer’s limited warranty on vinyl for maximum durability
- Hybrid Homes Ltd. is a licensed residential builder with the Homeowner Protection Office of British Columbia and member in good standing with the Greater Vancouver Home Builders' Association

