



DESIGN ELEMENTS

Location

- Ideally situated in Abbotsford just down the hill from UFV, the new Sports & Entertainment Centre and close to the new Abbotsford Regional Hospital
- Located in Southeast Abbotsford on King Road surrounded by open space, parks, schools, shopping and amenities
- Easy access to Highway 1, downtown Abbotsford, the US and quiet country roads

Quality from the outside in

- Designed by Keystone Architects these designer townhomes offer maintenance free living
- Private decks and open green space with 6' privacy screens, or hedges, are designed for summer living

Contemporary and classic interiors

- Choose one of two colour schemes designed by award winning Oberti Design (Oxford and Cashmere)
- Oversized porcelain tiles in the entry
- Generous 9' ceiling on the main floor
- Scratch resistant, wide plank, laminate hardwood floors in a warm nutmeg finish throughout the main living area
- Enviro-friendly berber carpet
- Clean lined 3 1/4" painted wood baseboards
- Contemporary 2 panel interior doors with Taymor "Equinox" lever style handles in polished chrome

Spacious kitchens

- Classic shaker style cabinets in bright white or contemporary flat panel dark wenge with contemporary brushed nickel pulls
- Chef inspired stainless steel appliances by Whirlpool:
 - Side by side counter depth, refrigerator with ice and water

- Gas slide in range
- Tall tub dishwasher
- Microwave hood fan
- In-sink waste disposal
- Full-height ceramic tile backsplash
- Convenient cabinets feature lazy susan and pot drawers
- Laminate countertops with sink and a half stainless steel sink and a generous overhang for the breakfast bar on the kitchen island
- Polished chrome high spout faucet with integral vegetable spray by American Standard
- Kitchens sparkle with recessed pot lights, under-cabinet lighting and pendants over the eating bar

Elegant bathrooms

- Rich powder rooms with oversized tile floor, custom vanity with laminate counter and square sink
- Master ensuite features a floating vanity, contemporary square sink, an oversized shower and polished chrome fixtures by American Standard
- Main baths offer luxurious deep soaker tubs, vanities with cupboards and drawers, and a square sink
- Oversized ceramic tile shower surround with mosaic tile accents in the ensuite bath
- All mirrors are finished with a contemporary black top with framed bottom and polished edge
- Oversized porcelain tile floor in all bathrooms
- Contemporary bath accessories in a polished chrome finish by Taymor

Essential extras are standard features

- High efficiency gas furnace
- Powder room on the main floor
- Room for extra storage in the garage (most plans)
- Faux wood blinds throughout
- Gas bbq outlet
- Automatic garage door opener
- Window screens

- Rough-in for built in vacuum
- Techno stuff
- Cat 5e (enhanced) wiring for Ethernet, telephone and ADSL internet throughout the home
- Distributed quad-shield RG6 coaxial cable runs TV, HDTV, and high speed internet
- Hard wired smoke detectors
- Peace of mind
- Third party warranty insurance with 2/5/10 year coverage
- Roughed in for security system

Options

- Full-size front loading stackable washer and dryer by Whirlpool
- Engineered hardwood floors on main living area
- Cozy electric fireplace with custom designed mantel
- Wall-mount electrical outlet for tv in living room area
- Security system
- Built-in vacuum
- **PLATINUM PACKAGE – including:**
 - Kitchen-Aid stainless steel appliance package with:
 - 20 cubic foot, counter depth, double French door refrigerator with bottom mount freezer, ice and water dispenser
 - Gas Cooktop
 - Wall mount convection oven
 - Energy efficient dishwasher
 - Microwave hood fan
 - Undermount square sink in powder room
 - Glass shower wall in main bath

