

On a gently sloping hill, surrounded by greenway on two sides, Clayton Rise has a uniquely private, rural feel. See Mount Baker and the Fraser Valley from this grassy rise; explore the area via footpaths and internal streets which connect the site and neighbourhood.

Spend weekends at the 5,000 square foot Clubhouse, complete with outdoor pool, fireside lounge, meeting room, gym and movie theatre.

Or just relax at home – it's a beautiful step up. The architecture, by Rositch Hemphill and Associates, has been carefully designed to suit the site, and interiors by Gannon Ross Designs maximize light and openness, extending spaces outdoors via decks and patios.

Private, oversized garages (some two-car) connect directly to homes, and on-site visitor parking makes life so much easier.

Read on for details; Clayton Rise is packed with thoughtful features!

† Denotes Townline Down to Earth Solutions for Sustainable Living

Exteriors

- A modern take on estate style architecture
- Two classic exterior colour schemes with brick accents (some homes)
- Durable, low maintenance vinyl siding with wood trim accents†
- Solid-core front doors with polished chrome lever handles
- Large, 'low-e', energy efficient windows†
- Durable, laminated fiberglass Shaker style shingle roof with 30 year warranty†
- Conveniently located GFI electronic outlets
- Under-soffit outlet for Christmas lights with independent on/off switch in entry
- Professionally landscaped front and rear yards; rear yard fenced for safety and privacy
- Strategic entry and common area lighting

Interiors

- A wide selection of bright, open townhome and duplex floorplans
- Two contemporary, neutral interior colour schemes: Brown and Grey
- Lever-style, polished chrome interior door hardware
- Sleek, wide plank wood laminate flooring in kitchens
- Textured, Berber style carpet on upper floor and stairs (underlay made from 100% recycled materials†)
- Decorative, painted wood spindles and railings on stairways (some homes)
- Easy-clean, high quality paint throughout
- Contemporary ambient track, fixture and wall sconce lighting throughout
- Porcelain 12" x 12" tiled entry foyer
- Ceiling fan (duplexes only)
- 1" aluminum blinds on windows, plus vertical blinds on sliding doors

Kitchens

- Over-height, sleek, flat-panel cabinetry with square edges and modern polished chrome pulls
- .75" quartz countertop in designer-selected colours, with hand laid porcelain 4" x 16" tile backsplash
- Sleek, wide plank wood laminate flooring
- Frigidaire Ceran top, electric slide-in range
- Samsung frost-free, counter depth refrigerator with bottom-mount freezer
- Frigidaire ultra-quiet, Energy Star, multi-cycle dishwasher with water and energy saving technology†
- Samsung microwave/ hood fan combination
- Under-cabinet puck lighting (duplexes only)
- Rectangular, stainless steel, double-bowl, kitchen sink
- Polished chrome, single-lever, low-flow faucet with pull-out vegetable sprayer by Moen†
- Accent pendant lighting

Bathrooms

- Sleek, flat-panel cabinetry with square edges and modern polished chrome pulls
- Porcelain, 12" x 12" tile floors (most homes)
- Classic, white, his-and-hers sinks with polished chrome, wide-spread lever faucets (most homes)
- Soaker tub with polished chrome, adjustable shower head and pressure-balanced faucet†, accented with a modern, ceramic tile tub surround (main bath)
- Glass shower enclosure with a modern, ceramic tile surround and built-in pressure-balanced, single-lever chrome faucet† (most homes)
- 'Flow-wise' toilets with a classic skirt design†
- Full width, bevelled-edge vanity mirror with classic-style, polished chrome lighting
- Practical accent lighting

Powder Rooms (some homes)

- Sleek, contemporary, flat-panel vanity cabinetry with modern polished chrome pulls
- Porcelain 12" x 12" tile flooring
- 'Flow-wise' toilets with classic skirt design†

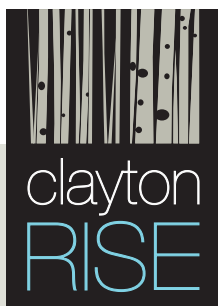
Details

- Ground-level and main floor openings pre-wired for a security system – one keypad and two motion-detectors
- Equipped for a central vacuum system
- Two covered parking stalls and two remote garage doors openers
- Exterior keypad for garage door
- Cable outlets in principal rooms
- Sturdy wire shelving in closets
- Central media box connected to cable and CAT-5 telephone/data outlets
- Telephone jacks in all bedrooms and other central locations
- Equipped with electrical and plumbing for stacked washer/dryer on upper floor
- Electrical baseboard heating throughout
- Arc-fault circuits in bedrooms for added safety and security
- Interconnected smoke detector
- Hard-wired carbon monoxide detectors, outside main sleeping areas, for even more safety
- Warranty includes 10-year structural defects coverage, five-year envelope coverage, and two-year materials and labour coverage

Shaw Cablesystems Package – \$1,100 Value

- Pre-wiring for up to five outlets per townhouse, including faceplates
- Free rental of HD PVR for 12 months
- Free 12 months of high speed internet
- Free high speed internet modem and wireless router
- Free classic and digital cable TV service for three months
- Free Shaw digital phone service for three months

SHAW



features

In a continuing effort to improve



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