



SOUTH ARM
GARDENS



PROJECTS

Current Projects

- ▶ Multi-Residential
- ▶ Single-Family Homes
- ▶ Custom Homes

Past Projects

- ▶ Multi-Residential
- ▶ Single-Family Homes
- ▶ Custom Homes

NOW SELLING South Arm Gardens | Richmond

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Info: 8391 & 8411 & 8471 Williams Rd, Richmond (15 Townhomes)
Possession: Starting Expected Feb 2012

South Arm Gardens offers the active lifestyle you crave, adjacent to parks, pools, fitness and community centres. A collection of 15 luxury townhomes featuring free-flowing layouts, open concept kitchens, stylish living areas and thoughtful finishes. These homes offer you the freedom to express yourself, or a quiet corner to relax.

Visit Website: SouthArmGardens.com

FOR MORE INFORMATION



Realtor: SEAN LAWSON

Address:

Steveston Real Estate
100 - 12235 No. 1 Road
Richmond, BC V7E 1T6

Phone: 604.274.7326

info@stevestonrealestate.com

PROJECT LOCATION MAP





SOUTH ARM GARDENS

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FLOORPLANS

BUILDER

CONTACT



South Arm Gardens offers the active lifestyle you crave, adjacent to parks, pools, fitness and community centres. A collection of **15 luxury townhomes** featuring free-flowing layouts, open concept kitchens, stylish living areas and thoughtful finishes. These homes offer you the freedom to express yourself, or a quiet corner to relax.

“Just living is not enough...
One must have sunshine,
freedom, and a little flower.”

| HANS CHRISTIAN ANDERSEN |



HOME

NEIGHBOURHOOD

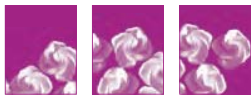


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BROADMOOR GARDENS

WEST RICHMOND. Live the good life in the best residential neighbourhood in Richmond. A place you'll be proud to call your own. With homes surrounded by beautifully landscaped yards and where parks abound – an oasis for the discerning family. Safe. Family-oriented. Prosperous. And everything so close to home.

SENSE OF COMMUNITY

- Ideally located near No. 3 Road with easy access to Richmond Centre, Lansdowne, Aberdeen and the new Canada (RAV) Line stations
- Close proximity to excellent schools, recreational amenities, popular shopping centres, great restaurants, movie theatres, exciting nightlife and transportation galore
- Neighbouring the lush South Arm Community Park which offers an outdoor pool and waterslides, basketball and tennis courts, children's waterpark, and much more
- From groceries to doctors, nearby malls will perfectly meet your day-to-day needs
- Minutes from nearby golf courses, fitness centres, sporting arenas and bike trails
- Commuting is made easy with highways and the International Airport close by

GRAND IMPRESSIONS

- Diverse home styles and large floor plans offer the luxury of space
- Attractively landscaped entry
- Durable and low maintenance siding
- Cedar shake, board and batten, with stone and brick trim accents
- Space for outdoor living in private, fenced yards
- Professionally designed and richly landscaped grounds for your outdoor living pleasure
- Generous, attached 2-car garages (many with side-by-side parking) with automatic garage door openers
- Garage walls and ceilings fully finished and painted
- Conveniently located GFI electrical outlets including under soffit for Christmas lights
- Gas line for BBQ hook up and patio heaters

EXQUISITELY FINISHED INTERIORS

- Personalize your home by choosing from three professionally selected colour schemes
- Open plans with 9ft ceilings throughout main level
- Oversized windows for an abundance of natural lighting
- High quality, durable laminate wood flooring
- Luxurious, stain-resistant carpet throughout upper floor, bedrooms, stairs and master bedroom
- Resilient easy-care flooring in laundry room
- Crown molding throughout most of main and upper floors
- Elegant 5½" baseboards on main floor and stylish 4½" baseboards on upper floor provide the finishing touch
- 2" White faux wood window blinds, 3½" vertical fabric blinds on sliding glass doors
- Convenient built-in wire closet shelving
- Stylish dining room chandelier light



SOUTH ARM GARDENS



WHITESIDE GARDENS

- Cozy gas fireplace (some plans)
- Classic metal spindles with stained solid wood handrailing
- Rich, thick granite countertops in kitchen, powder room and ensuite
- Classic paneled interior doors with brushed chrome or satin nickel hardware
- Easy maintenance, high quality acrylic paint on walls throughout
- Polished chrome or satin nickel bath fixtures and hardware
- Kohler bath fixtures in powder room
- Mosaic ceramic tile surround accents in bath and shower
- Attractive functional lighting throughout

CHEF-INSPIRED KITCHENS

- Open-plan kitchens with convenient eating nooks in some models
- Kitchen islands in most plans providing extra storage and counter space
- High quality laminate wood flooring in kitchen
- Quiet, energy efficient stainless steel appliances include refrigerator, gas range, dishwasher, and space-saving combination microwave/hood fan
- Custom crafted cabinetry highlighted with luxurious natural granite countertops and decorative stainless steel pulls
- Counters accented with hand-set ceramic tile backsplash
- Double bowl stainless steel sink with in-sink disposal
- Single lever chrome faucet and pull-out vegetable spray
- Adjustable overhead halogen track lighting and ceiling pot lights

PEACE OF MIND

- State-of-the-art Rainscreen construction technology
- Each home pre-wired for security system with contacts on exterior doors and windows on both floors
- Deadbolt lock on front entry doors
- Generous and attractive exterior lighting
- Convenient garage door opener
- Fiberglass laminated asphalt shingle roof with 25 year manufacturer warranty
- Hard-wired smoke detectors
- Third party insurance from Pacific Home Warranty provides:
 - Materials and Labour: Two Years
 - Building Envelope: Five Years
 - Structural Defects: Ten Years

ENERGY-SAVING AND CONVENIENT FEATURES

- Cozy, warm and quiet with R14 insulation in walls, and R28 in ceilings
- Economical, individual Thermostat heating system with electric baseboard heating
- Energy efficient double-glazed vinyl windows and sliding glass doors
- 46 Gallon (US) electric hot water tank
- CAT 5 wiring, cable and Internet connections pre-wired
- Laundry closet with hook-ups for stacking washer and dryer units. Provisions for side-by-side washer and dryer units in selected plans.
- Roughed-in central vacuum system
- Hose bib in each back and/or front yard
- Convenient visitor parking

In a continuing effort to improve our homes, Kraftsmen Group of Companies reserves the right to make modifications and/or changes. Room sizes, square footage, specifications and features may vary. E & O.E.





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SERENITY CLOSE TO HOME

How you live defines you, but where you live should be equally as unique. Richmond is a growing dynamic urban centre, balanced with a sense of community and nature's beauty. It's all about diversity here: from the array of cultural experiences, **shopping, dining** and entertainment, to the recreational **amenities** and **top educational facilities**. It's all outside your door.

Thanks to the wide range of **transit services**, exploring your community has never been easier. Should you want to check out **downtown Vancouver**, the new **Canada Line** can get you there in under 25 minutes.

DOUBLE CLICK MAP TO ZOOM



HOME

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MASTERFUL DESIGN

At Kraftsmen, we focus on niche urban development opportunities that create great homes in the most desirable locations. Homes where a passion for architectural design and true livability is evident. Where plans are meticulously honed until they are right. This diligence and passion goes into every aspect of construction. We have established a reputation for developing and building projects that are of the highest standard of consistency and quality. With every new project we strive to rise above expectations and design a building that makes a statement and enhances the surrounding beauty of the neighbourhood. It's ultimately about quality, not quantity.



Peace of mind provided by:

PACIFIC HOME WARRANTY

- Materials and Labour: 2 Years
- Building Envelope: 5 Years
- Structural Defects: 10 Years

pacificwarranty.com

HOME

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CONTACT US



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