



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.

