

GRAND IMPRESSIONS

- Centrally located in the McLennan area—a premier location in the heart of Richmond
- An inviting enclave of 32 English Tudor-style townhomes, gracefully designed to complement the natural setting
- Classic Tudor-style exteriors of stucco accented by red brick and dark hardiplank gables
- Professionally designed and richly landscaped grounds
- Stroll quiet treed boulevards and slate patterned walkways, or relax within the English-inspired community courtyard
- The roofs are built to last with 30-year warranty on fiberglass membrane asphalt shingles
- Space for outdoor living in private yards with picket fences (street facing homes) as well as ample decks and patios
- All units have attached two-car garages

REFINED INTERIORS

- Choose from two designer colour palettes: hip and trendy Soho, or classic and elegant Kensington
- Cozy in-floor radiant hot water heating on all floors
- Oversized windows for an abundance of natural lighting
- Open plans with 9ft ceilings throughout main level
- Rich, thick granite countertops in kitchen, powder room and ensuite
- Quality hardwood laminate and large hand-set tile flooring
- Cozy gas fireplaces with sculpted mantle
- Robust baseboards and door casings throughout, including crown mouldings in all formal areas
- Energy efficient double-glazed vinyl windows and sliding glass doors
- Stylish paneled interior doors with brushed chrome or satin nickel hardware
- Durable and stain-resistant carpeting
- 50 Gallon (US) gas/electric hot water tank

INDULGENT BATHROOMS

- Granite vanity top with integrated backsplash
- Polished chrome or satin nickel bath fixtures and hardware
- Mosaic ceramic tile surround accents in bath and shower
- Vanity mirror with cosmetic sconce lighting
- Designer-selected, easy-care tiles

GOURMET KITCHENS

- Black and stainless steel, 21 or 23-cubic-foot, frost-free refrigerator
- Black and stainless steel, self-cleaning gas range
- Quiet, energy efficient dishwasher
- Highly efficient, front-load washer / dryer
- Over the range microwave / hood fan
- Double stainless steel sink
- Polished chrome faucet with pull-out vegetable sprayer
- Full-height ceramic tile backsplash
- 1/3 Horsepower in-sink waste disposal

PEACE OF MIND

- Pre-wired for in-home security system
- Roughed-in central vacuum system
- Telephone, cable and high speed Internet access available in all rooms
- Third party insurance from National Home Warranty provides:
 - » 2-Year warranty for parts and labour
 - » 5-Year warranty for building envelope
 - » 10-Year warranty for structural defects
- Supplementary Maintenance Operations Program provides:
 - » Documented independent review of maintenance history
 - » Quality assurance reviews of building envelope
 - » Continual construction/maintenance deficiencies reviews
 - » Follow-up to ensure any maintenance issues are addressed
 - » Enhanced property value, comfort and security

ADDED CONVENIENCE

- A short drive from No. 3 Road's bustling corridor and the new Canada Line south terminal
- Within easy walking distance of the lush 21-acre Garden City Community Park
- Centrally located to shopping, spas, dining and recreation
- From groceries to doctors, nearby malls will perfectly meet your day-to-day needs
- Minutes from nearby golf courses, fitness centres, theatres, swimming pools and forested hiking trails
- A multitude of exceptional schools abound in the area
- Public transportation "at your doorstep"