

Features



Impressive and Welcoming

- 22 striking townhome residences designed with Georgian inspired architecture by award winning Yamamoto Architecture Inc.
- Dramatic exterior elements that add true Georgian character include impressive brick cladding, stately gables, and decorative wooden shutters for the over-sized windows with charming window boxes.
- Private and gated ground level entryways lead to individual welcoming front doors flanked on each side by stately pilasters and capped with decorative crown, accented by metal railing detail.
- Beautiful landscape features include a meandering driveway aisle that incorporates attractive permeable paving stones, well lit walkways, and an amenity area with play equipment for the children.
- Private patios and/or decks equipped with a natural gas hose bib hook-up for your barbeque to make summer entertaining easy and fun.
- Oversized tandem two-car garages with two remote controls.
- Parkside "City homes by the Park" – Set within the convenient central Richmond neighbourhood location of McLennan North close to major conveniences and just steps away from the 2010 BCRPA Provincial Award winning new 30 acre Garden City Community Park featuring formal lawns, walkways, a Tree Arboretum, a playground, children's water play area, and viewing decks overlooking the pond.

Sophisticated Interiors

- Step through the front door to a foyer featuring rich porcelain tile floors leading up to the open-plan main floor living area with dramatic ten foot ceilings – a first in Richmond!
- Spacious interiors with beautiful hardwood laminate floors, craftsman style doors with oversize door casings and matching baseboards, add elegant detail.
- Inspiring, well designed kitchens with gleaming granite counters, sleek contemporary flat panel cabinets and sparkling energy efficient LG stainless steel appliances.
- Stunning ten foot ceilings on the main floor feature crown molding detail and in the living room, a graceful two-speed ceiling fan with ambient light and remote control.
- Convenient main floor powder room with elegant tile flooring and dual flush water closet.
- Retreat to the luxurious ensuite featuring deep soaker tubs and/or large shower with hand set tile surround, full-height custom vanity with a granite countertop set with an undermount basin and a full width mirror that reflects the sparkling Starlight® chrome faucet and porcelain sink.
- Eco friendly FloWise™ dual flush low consumption technology toilets in all bathrooms and pressure balanced pressure shower valves to ensure and maintain a perfect temperature.
- Two beautiful Interior Designer coordinated colour schemes to choose from: Ebony Maple or Honey Teak



Everyday Conveniences

- Cat-5e telephone/data/CATV wiring for today's technologies in kitchen, living room, and all bedrooms
- Low-E glass windows that reduce harmful UV-light while improving energy efficiency.
- Individually controlled climate zones for more control and to reduce energy use.
- Electric-fired 50 U.S. gallon hot water tank for all your washing needs
- Natural Gas hook-up on deck for year around outdoor barbequing.
- Remote controls for garage, living room fan and natural gas fire place (some homes)
- Two exterior hose bibs, one at the front and one at the back.
- Rough-in ready for built-in vacuum system

Peace of Mind

- Advanced exterior rain screen protection technology especially designed for the West Coast rainy weather enhances the building's durability
- Attractive four-panel, durable and dent resistant front entry door with viewer and deadbolt lock for added security
- Hard wired smoke detectors and carbon monoxide detectors on each floor
- Fully wired security system with 2 security keypads
- Well lighted pedestrian pathways and common areas
- Decorative and functional feature lighting at the entry to each home
- Private fenced yards
- Comprehensive Travelers Guarantee Company of Canada insurance including 2 years for materials, 5 years for building envelope, and 10 years for structural defects.

Extras already included

- Private built-in safe for your valuables
- 2" Venetian blinds on windows and sliding glass patio doors
- Remote controlled ceiling fan/light fixture for the 10 foot high living room ceiling
- Lower level laundry complete with energy efficient LG front load washer and dryer.
- Screens on windows and sliding glass patio doors

Add one or all of these Options

- Built-in vacuum system with attachments
- Artistically obscure, full height sliding glass partition to separate kitchen and dining/living room areas
- Garage floor coating