

INTERIORS

- Welcome to thoughtful functionally designed homes
- Choose from two decorator colour selections
- Craftsman style entry door unit complete with secure deadbolt hardware
- Open contemporary living plans with built in custom millwork and shelving
- Custom built tray ceilings and art niches (some homes)
- Engineered laminate flooring throughout main living area
- Plush stain resistant carpet in bedrooms
- Craftsman style interior doors and bi-folds
- Craftsman style wood baseboards, windows, doors, closet trims
- Crown mouldings throughout main area and master bedroom
- Designer selected horizontal blinds on all windows and vertical blinds on sliding doors
- Separate laundry space for washer and dryer
- Cost effective electric heat with individually controlled thermostats
- State of the art energy saving electric fireplaces with custom millwork surround complete with television niche above
- Decorator selected lighting including ambient pendant accent lighting
- Decora-style light switches and outlets
- Telephone jacks located in living room, kitchen, den and all bedrooms.
- All units have multimedia connections with Telus Smart Box
- Built-in closet shelving

EXTERIORS

- Brick accents and architectural wood details
- Durable fibre concrete board siding and board and batten with 15 year paint warranty
- Long lasting designer asphalt shingles
- Energy efficient windows
- Spacious balconies
- Gated and landscaped yard areas (some units ground floor)
- Covered area for auto detailing and car washing in parkade

BATHROOMS

- Elegant custom cabinets with chrome handles
- Polished granite countertops
- Vessel sinks with contemporary chrome faucets
- Single lever pressure balanced shower controls in all bathrooms
- Tub and shower surround complete with elegant tile accents
- Water saving dual flush toilets
- 12'x24' ceramic floor tile

KITCHENS

- Elegant custom cabinets with chrome handles



- Polished granite countertops with extended breakfast bar
- In sink waste disposal system
- Double stainless steel sink with chrome single lever faucet complete with pull out vegetable spray
- Full height ceramic back splash
- Contemporary halogen track lighting, pendant accent lighting some units
- Practical under cabinet counter lighting
- Stainless microwave hood fan combination over range
- Stainless steel appliances

AMENITIES

- Lush landscaped gardens with sitting areas complete with low maintenance watering system
- Social amenity room with kitchen, large interior entertainment area with cozy fireplace and expansive
- Secure bike storage in parkade
- Additional space for seasonal storage located in secured parkade
- Centrally located in a Riverside Neighbourhood in Port Coquitlam close to schools, shopping, Public transportation, recreation, parks, walking/biking trails and all that downtown Poco has to offer.
- Located only minutes to the Coquitlam river trail system, Coquitlam Centre and all the future amenities of the rapidly expanding community of Burke Mountain
- Easy and quick access to downtown Vancouver, no bridges to cross or traffic packed neighbourhoods to navigate
- Close proximity to West Coast Express and public transit
- 5 minutes to future Evergreen rapid transit line

PEACE OF MIND

- Comprehensive 2-5-10 New Home Buyers Warranty
- 1 Year workmanship and materials warranty
- 2 Year mechanical systems warranty
- 5 Year water penetration warranty
- 10 Year structural warranty
- Protective rainscreen construction technology
- Hard wired security system ground floor units
- Hard wired smoke detectors
- Monitored Fire sprinkler system all homes and common areas
- Secure well lit underground parking area with security gate.
- Security lighting along pedestrian walkways
- Enterphone camera security system allows owners to pre-screen visitors
- Convenient and safe key fob access to parkade and main entrance

