



HEATHERSTONE

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HEATHERSTONE

Fine Living Features

A Neighbourhood With Character

Floor Plans

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25 DISTINCTIVE HOMES

STUDIOS STARTING FROM \$155 000

1 BEDROOMS TO 2 LEVEL CITYHOMES FROM \$195 000



CRAFTED CONNECTED CENTERED

LOCATED AT **3278 HEATHER ST.** OFF 16TH.



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AREA AMENITIES



HEATHERSTONE

1. Heather Park
2. Douglas Park & Community Centre
3. Mount Pleasant Community Centre
4. City Hall
5. City Square Mall & Fitness World
6. Vancouver General Hospital
7. Max's Deli
8. King Edward Mall and Safeway
9. Grace and Children's Hospital
10. Nat Bailey Stadium
11. Van Dusen Botanical Gardens
12. Oakridge Shopping Centre

SCHOOLS

- A. Eric Hamber High School
- B. Emily Carr Elementary
- C. St. Sacrament L'Ecole Elementary
- D. Cavelle Elementary



HEATHERSTONE

3278 Heather St. Off 16th Ave.
Vancouver BC

Fine Living Features

Heritage Exterior

Cultured stone cladding and front wood siding
Palladian windows on upper level
Handsome Mansard roofline
Wrought metal picket fences
Traditional stone front garden wall
Private garden entrance to city homes

Amenities & Services

Secured underground parking with optional bicycle storage
Storage lockers for every suite
Central mail area in lobby
In-suite security system roughed in
Flex space is wired for high-speed internet
Structural warranty backed by Residential Warranty Company of Canada

Gracious Interiors

Choice of two designer-coordinated colour schemes
Natural gas fireplace with custom wood mantel
Designer mini-blinds throughout
Designer selected doors, baseboards, and wood trim
Designer selected doors, baseboards, and wood trim
Designer custom coloured carpet
Washer / Dryer
European maple-grain laminated flooring at entry
French doors in some homes
Brushed chrome door hardware
Decora rocker light switches
Walk-in closets (some plans)
Low-maintenance wire shelving
High interior clerestory windows (some plans)
"Flex space" rooms for storage, den or office

For Information Please Contact

Stacy Cheng 604 312 3000 or Fred Choy 604 880 3462

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HEATHERSTONE

3278 Heather St. Off 16th.
Vancouver BC

Fine Living Features

Fully Fitted Kitchens

Open-design kitchens with breakfast bar
Ceramic tile flooring
G.E. self-cleaning range
G.E. 17 cu.ft. frost-free refrigerator
G.E. energy-efficient dishwasher
Range hood fan
90 degree side-wrap cabinet doors
High-pressure laminate countertops with curved edging
Double stainless steel sink
Waste disposal system
Single lever chrome faucet with vegetable sprayer
Halogen ceiling lighting

Elegant Bathrooms

Soaker tub in each home
Hand-set ceramic tile tub surround
Polished chrome fittings
Full-length vanity mirror
Ceramic tile flooring

Construction You Can Count On

Custom-designed rain screen system for peace of mind
Solid wood frame construction with concrete floor topping
Acoustically engineered party walls for quiet enjoyment
Classic traditional siding with custom coloured cedar shingle accents to compliment the heritage style
Heavy-duty membrane roof with torch-on application for durable seal

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Floor Plans

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Home



FINE LIVING FEATURES

Heritage Exterior

Amenities & Services

Gracious Interiors

Fully Fitted Kitchens

Elegant Bathrooms

Construction You Can Count On

Features Home

CONSTRUCTION YOU CAN COUNT ON

- Custom-designed rain screen system for peace of mind
- Solid wood frame construction with concrete floor topping
- Acoustically engineered party walls for quiet enjoyment
- Classic traditional siding with custom colour cedar shingle accents to compliment the heritage style
- Heavy-duty membrane roof with torch-on application for durable seal



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Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home



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Elegant Bathrooms

Construction You Can Count On

Features Home

GRACIOUS INTERIORS

- Choice of two designer-coordinated colour schemes
- Natural gas fireplace with custom wood mantel
- Designer mini-blinds throughout
- Designer selected doors, baseboards, and wood trim
- Designer custom-coloured carpet
- Washer / dryer
- European maple-grain laminated flooring at entry
- French doors in some homes
- Brushed chrome door hardware
- Decora rocker light switches
- Walk-in closets (some plans)
- Low-maintenance wire shelving
- High interior clerestory windows (some plans)
- "Flex space" rooms for storage, den or office



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Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home



FINE LIVING FEATURES

Heritage Exterior

Amenities & Services

Gracious Interiors

Fully Fitted Kitchens

Elegant Bathrooms

Construction You Can Count On

Features Home

Download Fine Features (PDF)

All of the Heatherstone homes have been created with the finest-quality craftsmanship meeting the exacting standards of today's homebuyer.



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Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home



FINE LIVING FEATURES

Heritage Exterior

Amenities & Services

Gracious Interiors

Fully Fitted Kitchens

Elegant Bathrooms

Construction You Can Count On

Features Home

FULLY FITTED KITCHENS

- Open-design kitchens with breakfast bar
- Ceramic tile flooring
- G.E. self-cleaning range
- G.E. 17 cu.ft. frost-free refrigerator
- G.E. energy-efficient dishwasher
- Range hood fan
- 90 degree side-wrap cabinet doors
- High-pressure laminate countertops with curved edging
- Double stainless steel sink
- Waste disposal system
- Single lever chrome faucet with vegetable sprayer
- Halogen ceiling lighting



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Floor Plans

Magusta Development

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Contact Us

Home



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Gracious Interiors

Fully Fitted Kitchens

Elegant Bathrooms

Construction You Can Count On

Features Home



HERITAGE EXTERIOR

- Cultured stone cladding and front wood siding
- Palladian windows on upper level
- Handsome Mansard roofline
- Wrought metal picket fences
- Traditional stone front garden wall
- Private garden entrance to cityhomes



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Contact Us

Home



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Heritage Exterior

Amenities & Services

Gracious Interiors

Fully Fitted Kitchens

Elegant Bathrooms

Construction You Can Count On

Features Home

ELEGANT BATHROOMS

- Soaker tub in each home
- Hand-set ceramic tile tub surround
- Polished chrome fittings
- Full-length vanity mirror
- Ceramic tile flooring



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Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home



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Construction You Can Count On

Features Home



AMENITIES & SERVICES

- Secured underground parking with optional bicycle storage
- Storage lockers for every suite
- Central mail area in lobby
- In-suite security system roughed in
- Flex space is wired for high-speed net
- Structural warranty backed by Residential Warranty Co. of Canada



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FLOOR PLANS

Plan B1 **One-Bedroom** Aprx. 542 sq.ft.

Plan B2 **One-Bedroom** Aprx. 613 sq.ft.

Plan B3 **One-Bedroom** Aprx. 701 sq.ft.

Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

Floor Plans Home

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HEATHERSTONE

3278 Heather St. Off 16th Ave.
Vancouver BC

Cityhome

Approx. 1029 sq.ft.

Two-Level Living

- Convenient Access from Heather Street and off Hallway
- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Powder Room on Main Level
- Solarium wired for high-speed internet and telephone
- Large Patio with Built-In Planter to Provide Privacy
- Semi-Ensuite Bathroom with Relaxing Soaker Tub



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3278 Heather St. Off 16th Ave.
Vancouver BC

Plan C2

Studio

Approx. 560 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Large Patio with Built-In Planter to Provide Privacy
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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HEATHERSTONE

3278 Heather St. Off 16th Ave.
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Plan C1

Studio

Approx. 447 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Large Patio with Built-In Planter to Provide Privacy
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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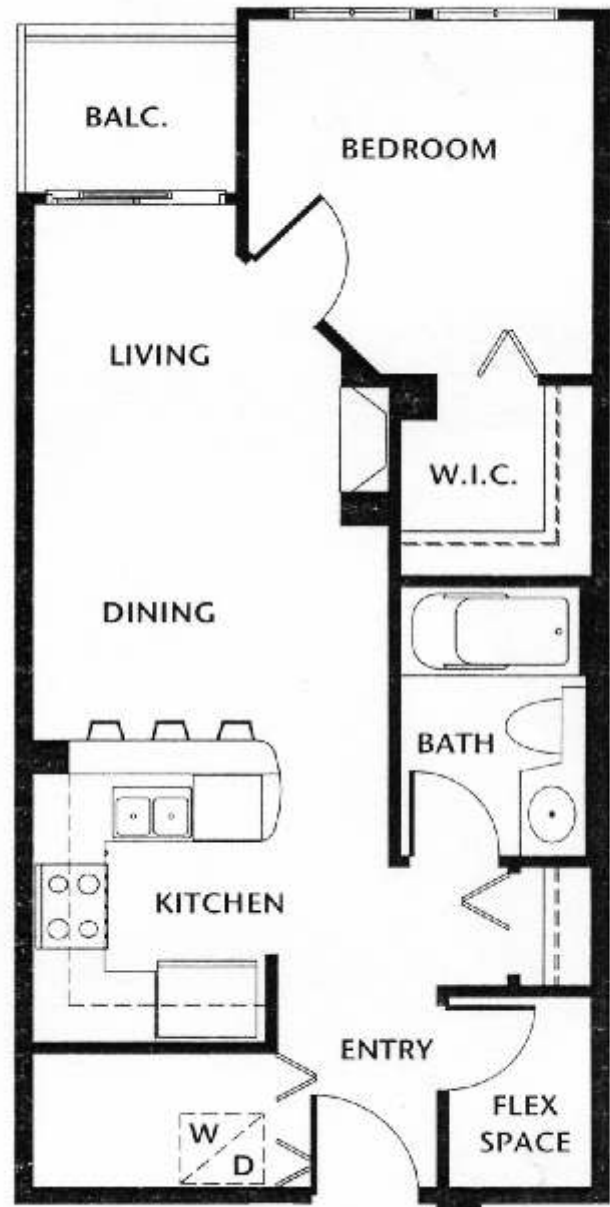
3278 Heather St. Off 16th Ave.
Vancouver BC

Plan B4

One-Bedroom

Approx. 542 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Elegant French Door to Bedroom
- ▶ Oversize Walk-in Closet in Master Bedroom
- ▶ Sunny Open Balcony on Upper Floors
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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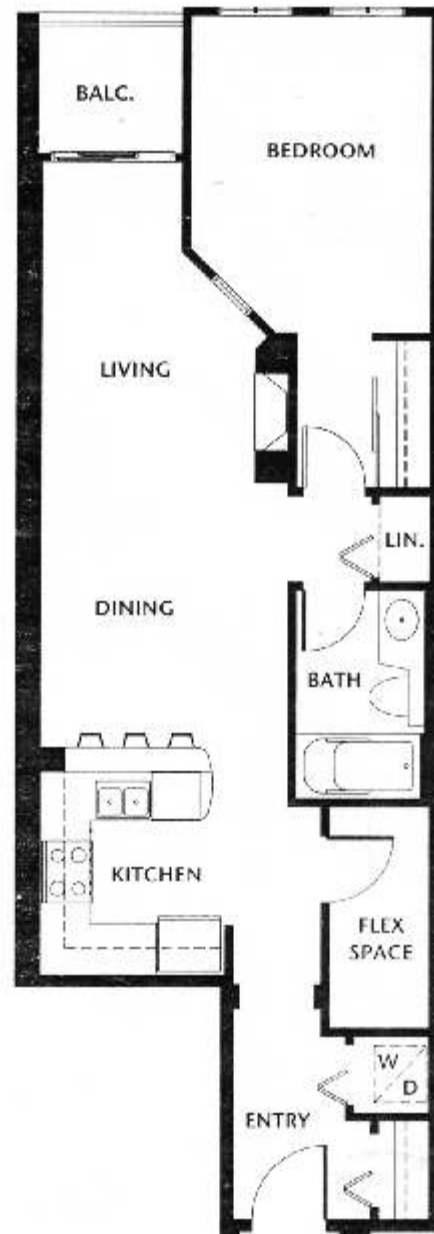
3278 Heather St. Off 16th Ave.
Vancouver BC

Plan B3

One-Bedroom

Approx. 701 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ High Interior Clerestory Window Allows Natural Light into Living Room
- ▶ Sunny Open Balcony on Upper Floors
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone
- ▶ Handy Linen Closet



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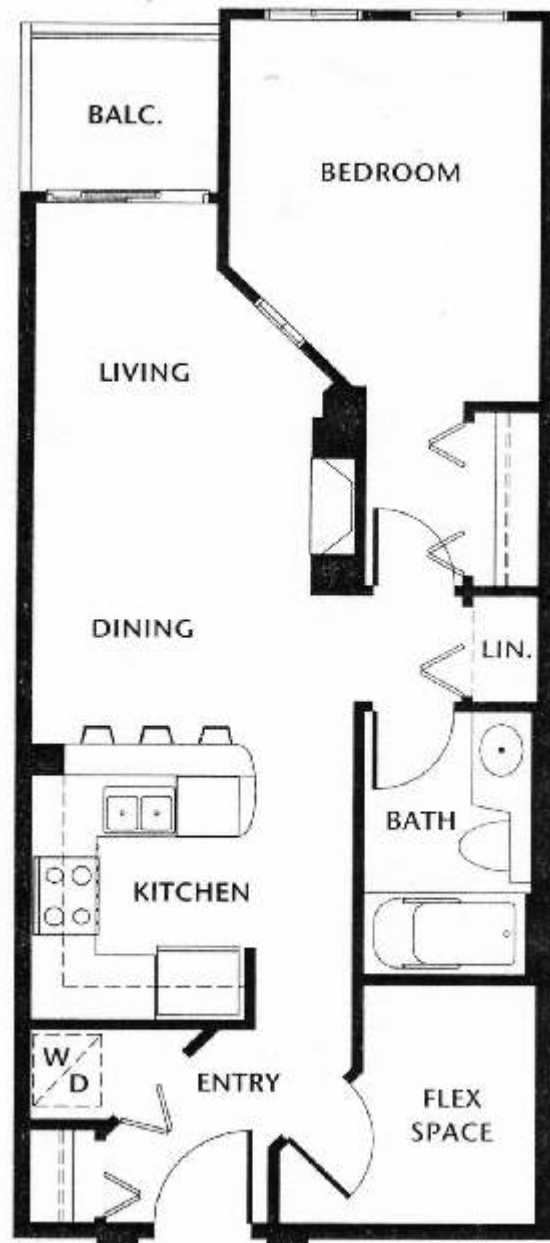
3278 Heather St. Off 16th Ave.
Vancouver BC

Plan B2

One-Bedroom

Approx. 613 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone
- ▶ High Interior Clerestory Window Allows Natural Light into Living Room
- ▶ Oversize Walk-in Closet in Master Bedroom



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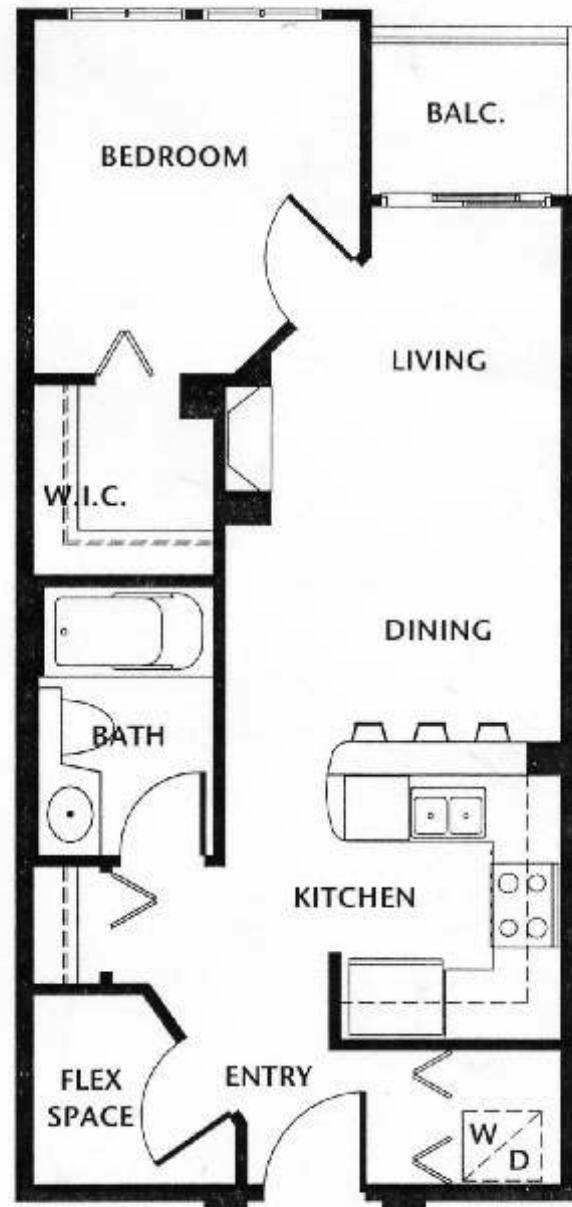
3278 Heather St. Off 16th Ave.
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Plan B I

One-Bedroom

Approx. 542 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Oversize Walk-in Closet in Master Bedroom
- ▶ Elegant French Door to Bedroom
- ▶ Sunny Open Balcony
- ▶ Relaxing Soaker Tub in Bathroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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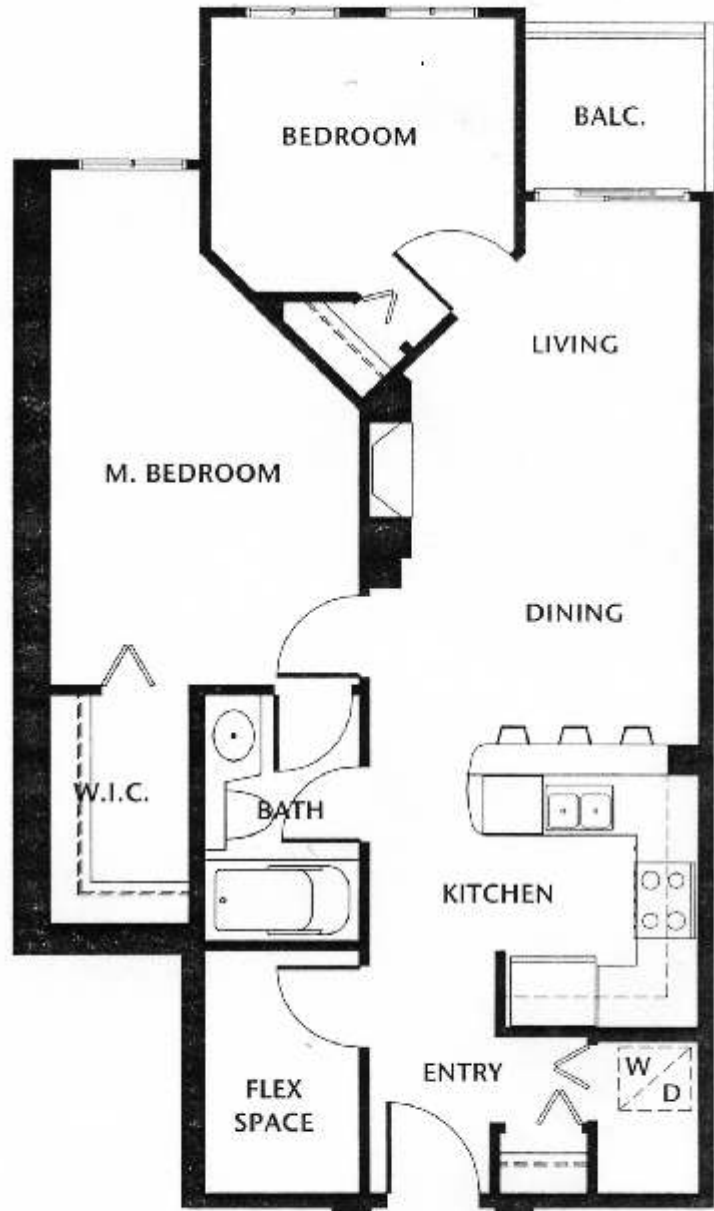
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Vancouver BC

Plan A5

Two-Bedroom

Approx. 752 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Elegant French Door to Second Bedroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone
- ▶ Sunny Open Balcony on Upper Floors
- ▶ Oversize Walk-in Closet in Master Bedroom
- ▶ Semi-Ensuite Bathrooms with Relaxing Soaker Tub



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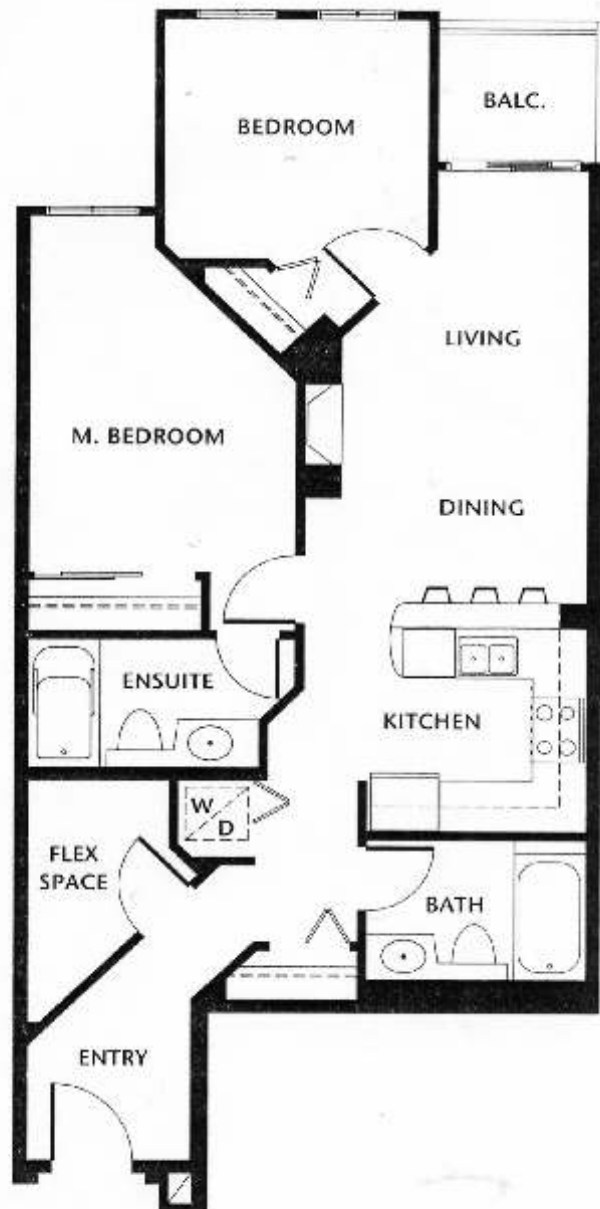
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Vancouver BC

Plan A4

Two-Bedroom

Approx. 805 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Elegant French Door to Second Bedroom
- ▶ Two Full Bathrooms with Relaxing Soaker Tub in Master
- ▶ Sunny Open Balcony on Upper Floors
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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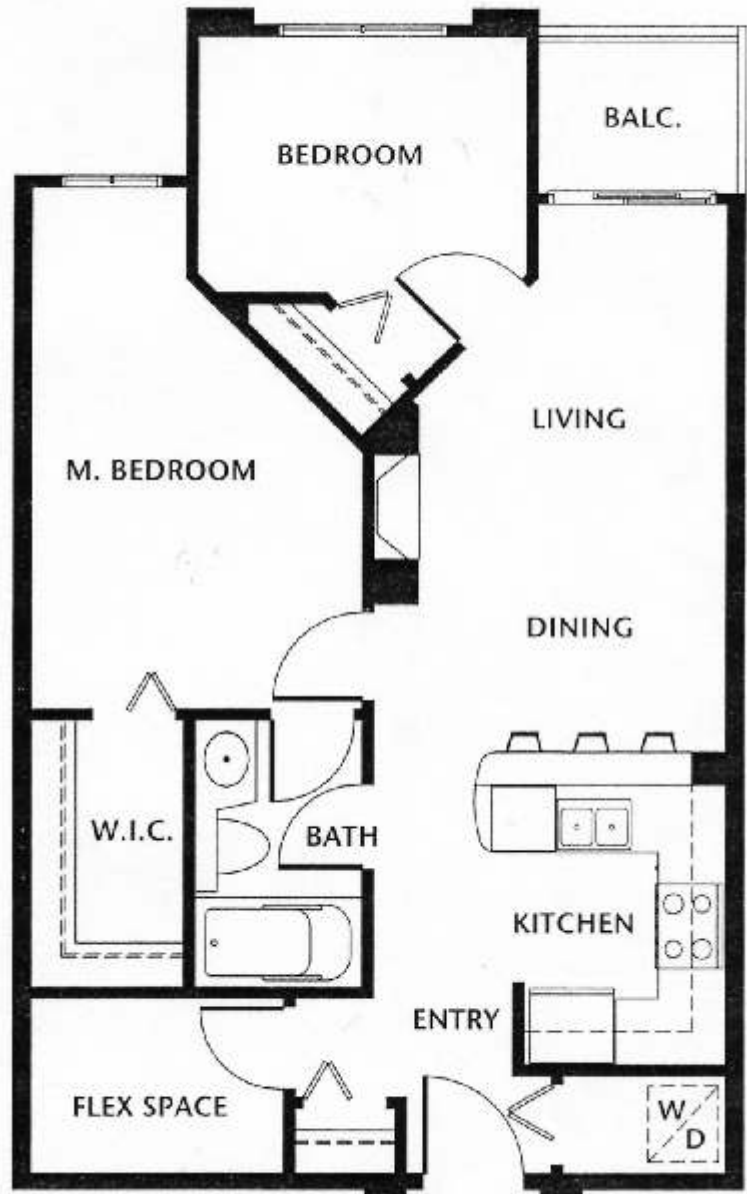
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Vancouver BC

Plan A1

Two-Bedroom

Approx. 703 sq.ft.

- ▶ Bright and Spacious Open Kitchen with Breakfast Bar
- ▶ Natural Gas Fireplace with Custom Solid Wood Mantle
- ▶ Sunny Open Balcony on Upper Floors
- ▶ Semi-Ensuite Bathroom with Relaxing Soaker Tub
- ▶ Oversize Walk-in Closet in Master Bedroom
- ▶ Elegant French Door to Second Bedroom
- ▶ Functional "Flex Space" room wired for high-speed internet and telephone



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A Neighbourhood With Character

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FLOOR PLANS

Plan B1 **One-Bedroom** Aprx. 542 sq.ft.

Plan B2 **One-Bedroom** Aprx. 613 sq.ft.

Plan B3 **One-Bedroom** Aprx. 701 sq.ft.

Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

Floor Plans Home

[VIEW THE FLOOR PLAN](#)

PLAN C2

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Relaxing Soaker Tub in Bathroom
- Functional "Flex Space" room wired for high-speed internet and telephone
- Large Patio with Built-In Planter to Provide Privacy



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Floor Plans

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 - Plan B4 **One-Bedroom** Aprx. 542 sq.ft.
 - Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.
 - Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.
 - Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.
 - Plan C1 **Studio** Aprx. 447 sq.ft.
 - Plan C2 **Studio** Aprx. 560 sq.ft.
 - Cityhome** Aprx. 1029 sq.ft.
- Floor Plans Home

[VIEW THE FLOOR PLAN](#)

PLAN C1

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Large Patio with Built-In Planter to Provide Privacy
- Relaxing Soaker Tub in Bathroom
- Functional "Flex Space" room wired for high-speed internet and telephone



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Floor Plans

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Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

Floor Plans Home

[VIEW THE FLOOR PLAN](#)

PLAN A5

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Elegant French Door to Second BR
- Functional "Flex Space" room wired for high-speed internet and telephone
- Sunny Open Balcony on Upper Floors
- Oversize Walk-in Closet in Master BR
- Semi-Ensuite Bathrooms with Relaxing Soaker Tub



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Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

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Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

[Floor Plans Home](#)

[VIEW THE FLOOR PLAN](#)

CITYHOME

- Two-Level Living
- Convenient Access from Heather Street and off Hallway
- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Powder Room on Main Level
- Solarium wired for high-speed internet and telephone
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Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

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PLAN B3

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- High Interior Clerestory Window Allows Natural Light into Living Room
- Sunny Open Balcony on Upper Floors
- Relaxing Soaker Tub in Bathroom
- Functional "Flex Space" room wired for high-speed internet and telephone
- Handy Linen Closet



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Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

Floor Plans Home

[VIEW THE FLOOR PLAN](#)

PLAN B4

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Elegant French Door to Bedroom
- Oversize Walk-in Closet in Master Bedroom
- Sunny Open Balcony on Upper Floors
- Relaxing Soaker Tub in Bathroom
- Functional "Flex Space" room wired for high-speed internet and telephone



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Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

Floor Plans Home

[VIEW THE FLOOR PLAN](#)

PLAN B2

- Bright and Spacious Open Kitchen with Breakfast Bar
- Relaxing Soaker Tub in Bathroom
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Functional "Flex Space" room wired for high-speed internet and telephone
- High Interior Clerestory Window Allows Natural Light into Living Room
- Oversize Walk-in Closet in Master BR
- Elegant French Door to Bedroom
- Sunny Open Balcony on Upper Floors
- Handy Linen Closet



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 - Plan C1 **Studio** Aprx. 447 sq.ft.
 - Plan C2 **Studio** Aprx. 560 sq.ft.
 - Cityhome** Aprx. 1029 sq.ft.
- [Floor Plans Home](#)

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PLAN B1

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Oversize Walk-in Closet in Master Bedroom
- Elegant French Door to Bedroom
- Sunny Open Balcony
- Relaxing Soaker Tub in Bathroom
- Functional "Flex Space" room wired for high-speed internet and telephone



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Floor Plans

Magusta Development

Rainscreen System

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Home

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FLOOR PLANS

Plan B1 **One-Bedroom** Aprx. 542 sq.ft.

Plan B2 **One-Bedroom** Aprx. 613 sq.ft.

Plan B3 **One-Bedroom** Aprx. 701 sq.ft.

Plan B4 **One-Bedroom** Aprx. 542 sq.ft.

Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.

Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.

Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.

Plan C1 **Studio** Aprx. 447 sq.ft.

Plan C2 **Studio** Aprx. 560 sq.ft.

Cityhome Aprx. 1029 sq.ft.

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PLAN A4

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Elegant French Door to Second BR
- Two Full Bathrooms with Relaxing Soaker Tub in Master
- Sunny Open Balcony on Upper Floors
- Functional "Flex Space" room wired for high-speed internet and telephone



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Floor Plans
Magusta Development
Rainscreen System
Contact Us
Home

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FLOOR PLANS

Plan B1 **One-Bedroom** Aprx. 542 sq.ft.
Plan B2 **One-Bedroom** Aprx. 613 sq.ft.
Plan B3 **One-Bedroom** Aprx. 701 sq.ft.
Plan B4 **One-Bedroom** Aprx. 542 sq.ft.
Plan A1 **Two-Bedroom** Aprx. 703 sq.ft.
Plan A4 **Two-Bedroom** Aprx. 805 sq.ft.
Plan A5 **Two-Bedroom** Aprx. 752 sq.ft.
Plan C1 **Studio** Aprx. 447 sq.ft.
Plan C2 **Studio** Aprx. 560 sq.ft.
Cityhome Aprx. 1029 sq.ft.
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PLAN A1

- Bright and Spacious Open Kitchen with Breakfast Bar
- Natural Gas Fireplace with Custom Solid Wood Mantle
- Sunny Open Balcony on Upper Floors
- Semi-Ensuite Bathroom with Relaxing Soaker Tub
- Oversize Walk-in Closet in Master Bedroom
- Elegant French Door to Second BR
- Functional "Flex Space" room wired for high-speed internet and telephone



HEATHERSTONE

Fine Living Features

A Neighbourhood With Character

Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home

MAGUSTA DEVELOPMENT

Magusta Development has brought together quality, experience, and attention to detail to its multi-family residential developments in Alberta and British Columbia for more than a decade. Magusta's philosophy is to provide comfortable homes at affordable prices using creative designs in superior locations.

Past projects include more than 1300 homes.

www.magusta.com

Communities developed include:

Trafalgar House

Laurel House

Waterside

Heatherstone

Imperial Tower

Sunnyvale

Morgan at the Park

Trellaine



HEATHERSTONE

Fine Living Features

A Neighbourhood With Character

Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home

RAINSCREEN SYSTEM

1. At Heatherstone, **EXTERIOR-GRADE PLYWOOD SHEATHING** creates a stable shell. Plywood sheathing is considered to provide superior strength and moisture tolerance compared to composite sheathing materials.
2. Window and doorway openings are wrapped with **HEAVY-DUTY BUILDING PAPER** to protect the wood frames from moisture caused by any water penetrations or condensation.
3. **PRESSURE-TREATED STRAPPING** is installed to create a drainage cavity and ventilation space between the frame and exterior finish. Shims are positioned along the window bottom to allow any water, which may penetrate, to escape into the drainage cavity.





HEATHERSTONE

Fine Living Features
A Neighbourhood With Character
Floor Plans
Magusta Development
Rainscreen System
Contact Us
Home

RAINSCREEN SYSTEM

4. An **ADHESIVE WATERPROOF MEMBRANE** seals the opening and its strapping to the adjoining building paper.
5. Before being set into its opening, the window head and jamb mounting flanges are coated with **CAULKING** to resist moisture from entering in between the window and its supporting frame. The sill section is left unsealed so as to allow for drainage.
6. After Installation the window flange is sealed to the adjoining paper layers with strips of **WATERPROOF MEMBRANE** to the head and jamb. The sill section is left unsealed so as to allow for drainage.
7. a **METAL "HEAD FLASHING"** captures any moisture which may have accumulated in the drainage cavity at the top of the window and



HEATHERSTONE

Fine Living Features

A Neighbourhood With Character

Floor Plans

Magusta Development

Rainscreen System

Contact Us

Home

RAINSCREEN SYSTEM

7. a **METAL “HEAD FLASHING”** captures any moisture which may have accumulated in the drainage cavity at the top of the window and sheds to the exterior below the finished window trim.

8. The main wall areas are protected with two layers of **BUILDING PAPER** installed like overlapping “shingles” to continuously shed any moisture between the building’s plywood shell and its finished exterior.

9. **PRESSURE TREATED STRAPPING** creates a drainage cavity and a ventilation space between the shell and the exterior finishing material; this drainage cavity and ventilation space allows the building cladding system to “breathe” and freely drain to the exterior.



HEATHERSTONE

Fine Living Features
A Neighbourhood With Character
Floor Plans
Magusta Development
Rainscreen System
[Contact Us](#)
[Home](#)

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