



# FINE FEATURES



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## STYLISH RESIDENCES. SWEEPING VIEWS.

- A collection of 31 townhomes with various floor plan options designed in a contemporary urban prairie style by renowned architects Atelier Pacific Architecture Inc.
- Striking Streetscape created with inspired architecture, eye-catching details and designer colour schemes in the arts and crafts style. Maple Ridge where there is nothing but forests, lakes, mountains, views, executive single family homes in the 600,000s+, and now the first townhouse development in this exclusively luxurious community.
- Convenient location to Maple Ridge and Langley shopping, schools, parks, lakes and campgrounds, the Golden Ears Bridge to Langley and Highway 1, and the WestCoast Express commuter train to downtown Vancouver.
- Homes with breathtaking views from Pitt Meadows to Vancouver set atop Silver Valley amongst serene forests and mountains.
- Oversized double-glazed custom designer tan windows throughout to take full advantage of surrounding views and light.
- Most homes offer two balconies and one patio to fully engage with the outdoors from the comfort and privacy of your own home.

## SIGNATURE HOMES. SUPERIOR FEATURES.

- Choose between two designer selected interior schemes: Modern or Classic.
- Engineered hardwood floor on the main floors complemented by beautiful handset tile in the foyers and bathrooms puts luxury at your feet.

- Custom Interior Designer Elements include; dark bronze oil and brushed nickel light fixtures, decorative plumbing fixtures with designer lavatories and one piece water closets in master and powder, heritage doors and brushed-nickel lever hardware, solid stained-wood railing with metal balusters, contemporary stained-wood fireplaces, and 2" solid faux wood blinds throughout.
- Custom Exterior Designer Elements include; modern brickwork, durable horizontal hardi siding, innovative and rugged deck flooring, solid timber entry stairs, wide-picket (wood-look) aluminum railings, and 1x6 painted wood trims on all windows, doors and corners.
- High windows and 9-foot ceilings on the main floor give an overwhelming sense of spaciousness.
- All homes roughed-in for security system, audio system, and vacuum.
- Chic crown mouldings in the living, dining, master bed, and upstairs hallways along with elegant cream 1x4 casings around every window and door provide luxury to even the most discerning buyers.
- Fully finished basements and garages with electric automatic garage door openers and key-coded access panels installed.

## SUMPTUOUS KITCHENS AND BATHS. SERIOUSLY FASHIONABLE.

- Large kitchens with three sides of stained or painted solid maple cabinetry, also in bathrooms.
- Granite countertops in kitchens and powder rooms combine great elegance with stone surface practicality.
- Kitchens and powder rooms receive custom undermount designer sinks and lavatories for a clean and contemporary look without a visible edge.
- Stainless steel Frigidaire appliances in kitchens complement the urban scheme.

- 6 appliances included: Fridge, range, dishwasher, premium microwave over range with built-in hood fan, washer, and dryer.
- Master ensuite all receive a large soaker tub with shower enveloped by handset tile from tub to ceiling.
- Stylish picture-framed mirrors in powder rooms.

## SUSTAINABLE LANDSCAPING. SPACIOUS OUTDOOR LIVING.

- Extensive replanting scheme devised surrounding units and public spaces to mitigate impact of trees removed by renowned landscape architect Van der Zalm and Associates Inc.
- Natural below ground and above ground bioswales naturally lead rainwater to their intended destinations without the use of obtrusive and corrosive underground pipes.
- Blasted granite and natural stone boulders provided much of road bases and retaining walls necessary on-site to make use of native excavated materials and create a natural landscape to meld with the existing setting.
- With only 31 premier townhomes situated on a large site, not only is there a stronger sense of security, but there is also plenty of open space for everyone in their own privately cedar-fenced backyards and common spaces.
- A naturally-created outdoor amenity space with walking paths, park benches and picnic benches is complete with a custom children's playground provided and installed for the use of the 31 homeowners of Silver Heights Estates.
- Most homes receive a minimum of an individual full-length 20 foot driveway for parking, but many units' driveways far exceed this length; unique for a modern townhome development.

Please consult the realtor regarding options, extras, and pricing to personalize your home.

The developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion. In our continuing effort to meet the challenge of product improvement, we reserve right to modify or change plans, specifications or prices without notice. Renderings are an artist's conception only and are intended as general reference. All dimensions and sizes are approximate. Refer to disclosure statement for specific offering details. E. & O.E.

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