

CITY LUXURY, VILLAGE LIFE

Surrounded with every convenience, this is where you love to live. Drop the kids at school, pick up life's daily necessities and spend countless hours with family and friends strolling the lively waterfront and intimate boulevards. Revel in Steveston's rich tapestry of life.

FIRST IMPRESSIONS

- Live the maritime village life in Richmond's most sought-after community of beautiful, historic Steveston
- Minutes from golf courses, fitness centres, arenas and bike trails
- Local grocers, doctors and other community shops will perfectly meet your day-to-day needs
- HardiePlank® exterior cladding and HardiePanel® with ColorPlus® Technology
- Professionally designed and richly landscaped grounds
- Distinctive architecture featuring shake, board and batten in rich designer-selected colours with custom stone accents
- Generous and attractive exterior lighting
- Heritage-style front door with leaded glass window for natural light
- Vinyl soffits with large overhangs and low-maintenance aluminum gutters
- 30-Year laminated fiberglass roof shingles
- Enjoy the outdoors in your private, fenced yard
- Fully finished and painted garages with parking for 2 vehicles (side-by-side and tandem plans)
- Durable overhead insulated garage doors with safety sensor, and remote opener

STEP INSIDE

- All flooring sublayered with 5/8" tongue and groove plywood
- Diverse home styles and spacious, open floor plans
- Personalize your home with one of two colour schemes
- 9ft Ceilings throughout main level, drop ceiling in dining area with stylish dining room chandelier
- Crown molding on main and upper floors and entries
- Elegant 5" baseboards on main floor and stylish baseboards on upper floor add that finishing touch
- Designer-selected brushed chrome door hardware
- Luxurious, stain-resistant carpet throughout upper floor, bedrooms, stairs and master bedroom
- Durable laminate floors in living and dining rooms
- Cozy electric fireplace by Napoleon®
- Oversized windows for an abundant natural light
- Italian porcelain 12" x 24" tiles in kitchen, bathrooms, and laundry room
- White faux wood 2" window blinds. Vertical 3" fabric blinds on sliding glass doors
- Open railed staircases with classic wood handrailings
- Thick granite countertops in kitchen, powder room and ensuite
- Easy maintenance, high quality paint throughout
- Mosaic® ceramic tile surround accents in bath and shower
- Attractive, functional lighting
- Spacious closets with wood shelves in all bedrooms
- Plinth block feature on door and hallway trims

SPACIOUS BATHROOMS

- Large vanities, undermount sinks, and maple soft-close doors
- Contemporary cabinets with sleek handles and pulls
- Kohler® fixtures in all bathrooms
- Acretex® tubs and showers (6mm glass doors on showers)
- Large, fully framed mirrors
- Hand-set ceramic tile tub surround and ensuite floor

GOURMET KITCHENS

- Double compartment undermount stainless steel sinks with chrome pull-out faucet and complete garburator unit
- Quiet, energy efficient stainless steel appliances include microwave, 18 cu.ft. Samsung® fridge with ice maker, Kitchen Aid® gas stove and dishwasher/Sakura® hood fan
- Open plan with convenient eating bar nooks
- Kitchen islands in most plans for extra storage and space
- Contemporary cabinetry highlighted with luxurious granite countertops and decorative handles and pulls
- Imported, hand-set glass tiled backsplash
- Ceiling pot lights and hanging pendant lights over island
- Adjacent glass-door pantry offers convenient storage (*most homes*)

SAFE AND SOUND

- Each home includes security system with contacts on exterior doors and windows on 3 floors
- Category 5 telephone wiring throughout
- Individual thermostats offer room by room control
- Smoke alarm hard-wired on each floor
- Exterior 2x6 construction with plywood sheeting
- Energy efficient Low-E windows
- Roughed-in central vacuum system
- Deadbolt lock on front entry doors
- Cozy, warm and quiet with R16 insulation in walls, and R45 in ceilings
- Economical, individual thermostat heating system with electric baseboard heating
- Energy efficient double-glazed vinyl windows and sliding glass doors
- 50 Gallon (US) electric hot water tank
- Convenient visitor parking

THOUGHTFUL DETAILS

- Whirlpool® full size 2-piece stacked washer/dryer
- Two exterior hose bibs and GFI electrical outlets
- Upstairs laundry area
- 2" Window blinds throughout
- Decora-style light switches and counter plugs
- Gas line for barbecue and patio heaters

REST EASY

- 2-5-10 Year warranty by National Home Warranty
- 30-Year manufacturer's limited warranty on roof
- 25-Year manufacturer's limited warranty on siding
- State-of-the-art Rainscreen construction technology
- Registered builder (21140) with Homeowner Protection Office
- Building since 1986