

Ashbury Hill

Features

Feels Like Home

What are you looking for in your next home? A place with character? A central and convenient location? A space that compliments your lifestyle and the promise of things to come? Designed by the award-winning firm Formwerks Architectural and framed by a permanently protected two-acre lush green space, Ashbury Hill is a place that feels like home.

The Features That Make Ashbury Hill Feel Like Home

From refreshing colour combinations and thoughtful details like brick walls, knee braces and dentil moldings to window flower ledges and a well-defined front porch, Ashbury Hill has a sense of place and character reminiscent of the hillside houses of San Francisco.

Inside Every Home

Fresh, exciting and inviting, the interior of an Ashbury Hill townhome is best described as timeless. Clean and classic with a contemporary aesthetic that will evolve with your lifestyle. Make it your own with a choice of two colour palettes that promise to remain fresh and current for years to come.

- Easy-to-maintain porcelain tile flooring in the entry
- Laminate wood flooring throughout the main level
- Quiet and cozy carpet covers the stairs, upper floor hallways and bedrooms
- Airy 9-foot ceilings, on the main level, amplify the sense of space and open concept living
- Decora light switches add a touch of sophistication
- Electric heaters in every room are individually controlled so everyone is comfortable and you can keep your heating bill under control
- Double pane, low-E glass windows keep the warmth in and help to protect your furniture, art and photographs from harsh UV rays from the sun
- Horizontal blinds on windows and vertical blinds on sliding doors

The Kitchen is the Real Homemaker

The kitchen is the heart of the home. With that in mind, the Ashbury Hill kitchens offer an island and pantry (in select homes) that nicely blend form and function.

- Durable and beautiful, flat front square lined cabinetry with brushed satin nickel pulls
- Double-thick granite countertops and full-height porcelain subway tile backsplash
- Cool and contemporary square stainless steel double-basin sink
- Kohler single-lever pull down faucet

Appliances for People with a Passion for Cooking

Sleek Frigidaire stainless steel appliance package includes:

- Refrigerator with top mount freezer
- Electric smooth-top range with large capacity oven for big meals
- Built-in dishwasher with Effortless™ Dry System
- Over-the-range microwave and hood fan combination

The Bathroom: Where Every Day Begins

The bathrooms are created with beauty, durability and tranquility in mind. Each one is finished with flat front square lined cabinetry and brushed satin nickel pulls, large format porcelain tile flooring and a sumptuous soaker tub. Select homes feature an additional powder room with a pedestal sink.

The Master Ensuite is a Masterpiece

The master bath features:

- Full width vanity mirror
- Mosaic tiles
- Brushed steel lighting
- His and hers sinks (select homes)
- Soaker tub or a revitalizing shower with mosaic tile accents

The Creekside Clubhouse

Just shy of 3,000 square feet, the Creekside Clubhouse is a building of country club quality without the pretense – a great place for great people to enjoy fun times with family and friends.

Make yourself at home in the Clubhouse, complete with:

- Fireside lounge with 16-foot ceilings
- A game-sized flat screen
- A well-appointed kitchen
- A modern fitness studio
- Multi-purpose flex room
- An inviting guest suite
- 6,500 square feet of central green space

The Coach House

In addition to the country club caliber Creekside Clubhouse, residents of Ashbury Hill also have access to the Coach House – an 860 square foot, free standing building complete with a great room with couches, and featuring an electric fireplace. There is also an additional self-contained guest room with an ensuite bathroom that offers an ideal way for out-of-towners to stay close by (Completion estimated Winter 2014).

The Meadow

A picturesque open area in the heart of Ashbury Hill, the Meadow is an extra 1,440 square feet of outdoor space for residents to enjoy.

Little Things That Make a Big Difference

- Maytag 27" Intellidry™ front-loading washer with matching E-Star rated electric dryer (optional upgrade)
- Samsung 18 cu. ft. counter-depth bottom mount refrigerator with side swing freezer door (optional upgrade)
- Additional shelving in laundry closets (some homes)
- Front and rear hose bibs
- Cat5e wiring for Internet, phone and TV
- Curbside garbage and recycling pickup
- Mailboxes for each resident are housed inside the Creekside Clubhouse – a safe and dry location secured by key fob entry

Safety and New Home Peace of Mind

- All homes at Ashbury Hill are backed with Travelers 2/5/10 New Home Warranty.
- New construction provides the latest and best practice in rain screen technology for our West Coast climate.
- All homes outfitted with hard-wired smoke detectors, along with carbon monoxide detectors on bedroom floors.

The developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E. & O.E.



B C C O N D O S . N E T



Value Behind the Walls

Construction That Goes Above and Beyond

You take pride in your home and so do we. Sleek countertops and shiny appliances are the exciting pieces of 'jewelry' that you see in a home. The beauty of a Fairborne home goes beyond what you can see. The added value of our homes is found below the floors and behind the walls. Here are just a few examples of how our building practices exceed the norm:

- The B.C. Building Code only requires subfloors to be nailed and glued. We know nails on their own loosen over time and this can result in creaking floors. In addition to nails and glue, we use floor screws to fasten the subfloors in each of our homes to create solidity and eliminate movement beneath your feet.
- During the installation of the building's exterior envelope, nine separate inspections are conducted at various stages by an envelope Engineer and our dedicated Quality Assurance Superintendent. This rigorous quality control approach

ensures solidly crafted, leak-free homes built for our West Coast climate.

- For backfill under foundation slabs (concrete floors), some builders use excavated materials found on the site. We, however, spend extra money to obtain clear, crushed gravel and washed sand to use as backfill. This superior, imported, granular fill improves compaction and provides more efficient drainage under your foundation slabs. Why is this important? Slab preparation using proper materials helps to keep floors dry and avoid settlement and excessive cracking of the slab.
- Use of wet lumber for studs and joists is permitted, but can later result in noticeable bowing, nail pops, and drywall cracks in the walls. Instead we use kiln-dried wall studs and joists. This ensures our homes have straighter, flatter walls, with fewer drywall cracks caused by shrinkage.

- Our fiberglass roofing is warranted for 30 years, rather than just 25. It costs more, but it's worth it to us to help protect your investment and home's resale value.
- You may like your neighbours, but you don't necessarily want to hear them all the time! For extra sound insulation, we install an additional layer of drywall to one side of all shared walls. We also improve sound insulation by sealing the bottom of all wall sill plates. This is not required under the B.C. Building Code, but it's a must with us.
- How do we ensure all these measures are adhered to? Our dedicated on-site Quality Assurance Superintendent follows through on all of these measures. It goes without saying that stringent inspections are carried out both during construction and after completion to ensure our homes are finished to the highest standard.

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We stand behind our homes—ask us more.



B C C O N D O S . N E T

