

FEATURES

IMPRESSIVE ARRIVAL

- Designed by award winning Integra Architecture Inc
- Tucked into a quiet, creek-side, residential neighbourhood within walking distance of Edmonds SkyTrain and all conceivable big city amenities
- Contemporary West Coast architecture thoughtfully designed to maximize natural views
- Community courtyard overlooking restored Byrne Creek

STYLISH EXISTENCE

- Clean, contemporary, flat-panel suite entry door with Bergen polished chrome-lever hardware and deadbolt by Taymor
- All homes include a spacious balcony or patio for ground level homes
- Expansive windows
- Your choice of two custom-designed schemes: Dogwood (scheme 1) and Evergreen (scheme 2)
- Pre-wiring for dining room light fixture
- Durable, contemporary-style laminate flooring by Evoke in entry, kitchen area, dining, living room, and den in your choice of two design schemes:
 - Dogwood (scheme 1): wide plank elm in an espresso finish
 - Evergreen (scheme 2): wide plank oak in warm grey washed finish
- Loop and cut-pile carpeting by Beaulieu in bedroom(s)
- High-profile baseboards, door mouldings and window sills throughout

CULINARY CREATIVITY

- Choice of two design schemes:
Dogwood (scheme 1):
 - Upper cabinets in Euro-style, high-gloss white
 - Lower flat-panel style cabinets in walnut with brushed nickel pulls
 - Quartz-composite kitchen countertops paired with linear, ceramic tile backsplash in light grey
- Evergreen (scheme 2):
 - Upper cabinets in Euro-style, high-gloss white
 - Lower flat-panel style cabinets in espresso oak with brushed nickel pulls

- Quartz-composite kitchen countertops paired with linear, ceramic tile backsplash in gloss white
- Energy-efficient, contemporary appliances:
 - Stainless-steel, 18.5 cu. ft. freestanding bottom-freezer refrigerator by Kitchen Aid
 - Stainless-steel, 3-speed hoodfan with dishwasher-safe metal filters by Venmar
 - 30" electric cooktop with Even-Heat Technology by Kitchen Aid
 - Architect Series 30" stainless-steel electric wall oven by Kitchen Aid
 - Energy-efficient, stainless-steel cabinet-faced, fully integrated Classic Series dishwasher by Kitchen Aid
 - Powerful Panasonic 1.2 cu. ft microwave
- Custom-designed cabinet features includes soft-close cabinetry and drawers, a stacking bank of drawers, built-in (some homes) stainless steel microwave, a corner lazy susan, and under-cabinet lighting
- Deep, square-edge, stainless-steel, double-bowl sink with single-lever, polished chrome, pull-down faucet by Kohler
- Contemporary white track light and brushed nickel glass pendants over island or breakfast bar
- Convenient breakfast bar or generous island in most kitchens

PERSONAL LUXURY

- Porcelain tile flooring in bathrooms and laundry closets
- Private master ensuite with luxurious Hytec 'Bowen' tub with full-height tile surround
- Main bathroom features luxurious Hytec 'Ledward' shower with seat, grab bar, tile trim surround with glass sliding door
- Square-edge, quartz countertops and Kohler undermount sinks in master ensuite and main bathroom
- Kohler single-lever, pressure-balanced shower control for comfort and safety
- Large vanity mirror
- Recessed pot light above shower/bathtub
- Eco-friendly, low-flow toilet by Kohler

- Lund Series polished-chrome towel bar and accessories by Taymor
- Front-loading, full-size, two piece, stackable energy-efficient washer and dryer by Whirlpool

THOUGHTFUL DETAILS

- Conveniently-located cable and/or telephone outlets in living room, kitchen and bedrooms
- Pre-wired for high speed internet access and digital cable entertainment channels
- Closet shelving
- Two individually-coded security key fobs for parkade and most common areas
- Thermostat-controlled electric baseboard heating system
- Bicycle-sized secured storage lockers provided for each home

SAFE & SOUND

- Extensive masonry, brick, wood detailing and concrete fibre siding. All materials are carefully selected to create the latest rain screen protection system (See construction detail insert)
- Energy-efficient, double-glazed vinyl windows, swing patio doors or sliding balcony glass doors
- Hard-wired smoke detectors
- Pre-wired for security system with motion detector and contact on entry door (included on level 2, 3, and 4 homes only)
- Finished security system with motion detector and contacts on entry door, patio door and windows (included on ground floor homes only)
- Fire sprinklers throughout
- Enterphone with camera surveillance at main lobby entrance
- Completely secured, bright underground parkade
- Traveler's Insurance Company of Canada Warranty Insurance providing coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team makes living in your home as enjoyable and worry free as possible



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