

FEATURES

FIRST GLOWING IMPRESSIONS

- Located 6 minutes from Richmond-Brighouse SkyTrain, just 20 minutes from Vancouver city centre and minutes walk from future City Park on Garden City Lands
- Landscaped gardens and walkways allow your home to benefit from nature's glow
- Hardi-plank siding panels with Hardi-Shake and accents, providing character and timeless style to your cozy home
- Solid core front door with polished chrome lever handle, set within an elegant porcelain tile foyer
- Paving stone patios complete with gas supply for barbecue, for summer outdoor entertaining
- Double and tandem garages available with insulated garage doors, and ample visitor & street parking

AN OVERALL INTERIOR RADIANCE

- 9-foot ceilings provide an open and spacious feel
- Extensive use of pot lighting provides a bright, modern glow to your Solaris home
- High-end plumbing and lighting fixtures, for peace of mind in the reliability of your home comforts
- Large 'Low-E' windows improve energy efficiency and reduce the penetration of harmful UV rays, while allowing ample light into your Solaris home
- Horizontal 2-inch faux-wood blinds provide further protection from unwanted glare
- Interior doors with lever-style chrome finish door handles and decorative crown molding to match baseboards
- Stained maple stair railing finished with sophisticated metal brushed bannisters
- Coronet Scotchgard™ carpets provide a cozy finish to upper floor, and come with a 10-year warranty
- Built-in wooden closet shelving in all bedrooms, to maximize use of space
- Concrete in-floor radiant heat with two independent zones providing the warmth you would expect in these naturally cozy homes

A KITCHEN DESIGNED FOR A FAMILY

- Large gourmet-style kitchen, thoughtfully planned to allow for plentiful storage
- Use of pot lighting and under-cabinet puck lighting to create a bright and airy kitchen environment
- Warm grey tones to complement custom-made dark mocha-coloured maple cabinetry, complete with polished handles and soft-closing mechanisms on drawers and doors
- Quartz countertops coupled with a modern porcelain backsplash for a characterful finish
- Breakfast bar in select homes, providing a sociable space for the family to gather
- Rectangular under-mount stainless steel double-bowl sink, with 1/2 HP in-sink disposer
- KitchenAid® four-burner stainless steel cooktop providing an efficient cooking experience
- Designer-selected ceramic flooring for easy maintenance and a gleaming finish

UPSCALE UPSTAIRS LIVING

- Luxury walk-in closet (select homes) incorporating built-in wooden organizers, maximizing storage space
- Undermount sinks with quartz countertops and counter-width mirrors, for the ultimate in hygiene and convenience
- Master ensuite: Hand-held and 'rain' shower attachments housed in a beautiful glass shower enclosure with sleek porcelain tile surround
- Main bathroom: Delta shower with built-in pressure balanced shower control, designer-selected chrome accessories and 6 mil European hardware shower door
- All bathrooms feature designer-selected imported porcelain tiles and single-lever chrome faucets, with high-efficiency one piece toilets for a more efficient use of water

TECHNOLOGICAL EXTRAS

- High-efficiency boiler with instant on-demand hot water supply
- Concrete flooring for minimal noise transfer
- Multifunction media ports in main rooms, including outlets for telephone, data and cable
- 1-year free TELUS Home Services:
 - TELUS Optik Internet – up to 15 Mbps plus modem and wireless gateway
 - TELUS Optik TV service – with 1 PVR and TV essentials plus 2 theme packs of your choice, including corresponding HD channels (roughly 100 channels)
 - Control and access your Optik TV PVR from your smart phone
 - Access all your recordings on all other boxes from a single PVR

SECURITY AND PEACE OF MIND

- Comprehensive warranty protection by National Home Warranty:
 - 2 years Labour and Materials
 - 5 years Building Envelope
 - 10 years Structural Defects
- Duroid roofing with 30-year materials warranty
- Printed homeowners' guide, with detailed product information as well as contact information for every company involved in the construction of Solaris
- New-generation construction with added protection provided by rain screen vinyl and fiber cement siding and backer board
- Additional security features include deadbolt lock on front entry door, complete alarm system and keyless entry for garage doors
- Roughed-in central vacuum system provides the option of a convenient extra
- Hardwired smoke and CO2 detectors for safety and peace of mind

