



FEATURES

Our team of architects, home builders, and interior decorators designed and built these homes to be the height of comfort, quality, style, and convenience. Excruciating attention to detail was employed in building these homes into everything a modern home should be. This exhaustive list of features lends proof to the fact that no detail was overlooked in creating Bayview Terrace.

UPGRADES AVAILABLE

Home Audio/Video Upgrade **\$528 – \$28,057**

The Home Audio/Video Package offers home owners a selection of innovative features to include in their home. The below list represents the different features you can select from within this package. Upon selecting your desired features a representative from Ayreborn Audio-Video Inc. will work personally with you to finalize your upgrade.

- Supply and install a Samsung 55" LED HDTV, (UN55F6400) at the wired location on a slim tilting wall mount
- Supply and install a Samsung 46" LED HDTV, (UN46F5500) at the wired location on a slim tilting wall mount
- Supply and install a Samsung 40" LED HDTV, (UN40F5500) at the wired location on a slim tilting wall mount
- Install and program a control4 universal remote and controller to operate the TV and associated equipment
- 2 Monitor audio (CWT180R) ceiling speakers 8" installed
- 2 Monitor audio (CWT160R) ceiling speakers 6" installed
- Supply and install a complete 5.1 surround sound system for the great room: 1 speaker bar, 2 ceiling speakers 1 AV receiver, 1 in wall subwoofer
- Set up and configure a Control4 4 zone amplifier – capable of running 4 pairs of ceiling speakers – at least one control4 controller must be purchased)
- Supply and install a control 4 in wall touch screen, for whole home control
- Supply and install a Video matrix to allow all TVs in the house to be run off the same video sources

- Install and set up a wired computer network with a 1 gigabit router and switch

Home Lighting Control Upgrade **\$2,492 – \$6,936**

The Home Lighting Package offers home owners a selection of innovative features to include in their home. The below list represents the different features you can select from within this package. Upon selecting your desired features a representative from Ayreborn Audio-Video Inc. will work personally with you to finalize your upgrade.

- Master bedroom/master en-suite lighting kit – includes 4 wireless controlled dimmers and 2 x 6 button keypads with 4 custom lighting scenes programmed(at least one control4 controller must be purchased)
- Great room/kitchen lighting kit – includes 8 wireless controlled dimmers and 2 x 6 button keypad with 7 custom lighting scenes programmed(at least one control4 controller must be purchased)
- Supply and install a control 4 in wall touch screen, for whole home control
- VInstall and set up a wired computer network with a 1 gigabit router and switch

World Class Design Expertise

- Expansive three-bedroom townhomes crafted by the award-winning Creekside Architects.
- Quality construction by Fraser River Consulting
- AInterior design by Toulia Theodosakis Art and Design.



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



Built for Luxury and Convenience

- In home private elevators.
- 11' ceilings in third floor main living areas with ocean and mountain views.
- Spacious, open-plan living room, dining room, and kitchen.
- Floor-to-ceiling windows in living areas with custom Slim-Line roller shade (95% of UV blockage).
- Living room and master bedroom feature modern linear fireplaces
- Ample storage throughout with multiple oversized closets.
- Multiple outlets for high-speed internet.
- Expansive patios for enjoying views of the Pacific Ocean and Mount Baker.
- Individual natural gas and water outlets on decks.
- Central vacuum rough-in with kitchen counter kick
- Sliding balcony doors in master bedroom and living room.



Modern, High Quality Materials

- Modern finishes and detailed porcelain tile flooring.
- Cushioned, plush carpeting throughout bedrooms and walk in closets.
- Fireplaces crafted from cast stone with quartz surrounds.
- Contemporary flat panel doors with modern satin nickel hardware.
- Contemporary flat profile baseboards and door/window casings.
- Rich Walnut, solid wood flooring is durable and easy to keep clean.



Eco Friendly

- A commitment to sustainability throughout the home, including energy-efficient appliances, eco-friendly building materials and more.
- Efficient forced air units, heat pumps and efficient air conditioning.
- Low-flow water fixtures.
- Low-E window glazing for added energy efficiency.
- Recycle and garbage area.



Safe & Secure

- Secure gated property with private two-car garage.
- Private in-suite elevator from Garage to Second and Third Floors. Restricted Fob System access only.
- Peace of Mind with comprehensive warranty protection by National Home Warranty.
 - 2 years on workmanship and materials.
 - 5 years on water penetration.
 - 10 years on structural defects.
- Hard-wired smoke detectors and sprinklers.
- Fully pre-wired for the in-home security system of your choice.
- 50 gallon hot water tank.
- Trane XT95 furnace.
- Trane 2 ton heat pump.
- Garaventa elevator.



Custom Gourmet Kitchen

- Stunning real wood shaker door cabinets with brushed nickel pulls.
- Distinctive Quartz countertops with 16" ceramic subway tiles.
- Integrated self-paneled fridge and dishwasher.
- Preparation and clean-up are a snap with under-mount double-bowl stainless steel sinks and sleek pull-out Aquabraxx faucet



Relaxing Modern Bathrooms

- NuHeat electric floor heating system with thermostat.
- Separate soaker tub surrounded by porcelain tile with matching mosaic tiled walls.
- Imported Italian porcelain mosaic in ensuite vanity.
- Polished 1 1/4" Quartz countertops with a 4" backsplash.
- Custom wall-hung vanity cabinet with ample storage and under counter lighting.
- Soft-close mechanism and chrome hardware.
- Under-mount wash basin with single lever faucet (double vanity ensuite).
- Deck-mounted deep soaker tub with Kohler fittings (ensuite).
- Dual Flush water conserving toilet.
- Polished chrome bathroom accessories.
- Contemporary wall sconces and recessed lighting.
- Ensuite bathroom with rain shower.
- Elegant mirrors with custom built-in vanities, quartz countertops and porcelain sinks.
- Stylish recessed pot light and wall mounted lighting on mirrors.



Designer Professional Appliance Package

- Liebherr 30" paneled integrated fridge.
- Jenn-Air built-in microwave with stainless steel trim kit.
- Jenn-Air paneled integrated dishwasher.
- Jenn-Air under-counter wine fridge.
- Jenn-Air 30" gas range.

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