

FEATURES

X MARKS THE SPOT FOR YOUR NEW HOME

- Striking Modern Colonial Architecture features brick detailing, large bay windows and oversized corbels
- Lushly landscaped grounds with rich oversized yards and an abundance of quiet seating areas to relax and retreat
- Adjacent to a protected greenbelt with a creek bed and walking trail that creates a park-like setting
- Nestled on a gentle slope to maximize mountain views and privacy
- Enjoy access to the 1,500 square foot Brix House designed exclusively for residents of Brixton
- Located in the desirable neighbourhood of Panorama, Brixton puts you close to schools, parks, shopping, community centres, and easy access to major commuter routes including Hwy 10, King George and Hwy 99. It's easy to get everywhere you need to go from Brixton

COVETED INTERIORS

- Enter through elegant charcoal doors featuring polished chrome handles for a true sense of arrival
- Dutch modern inspired interiors feature thoughtful floorplan layouts that are functional and exquisitely detailed
- Choose from 2 designer colour schemes, Light or Dark; both showcase timeless tones and finishes that are easy to add your own personality to
- Stunning wide plank laminate hardwood flooring
- Luxurious imported porcelain tile
- Wake up to cozy loop carpeting in bedrooms
- Airy 9 foot ceilings on main floor give you breathing room to live and entertain
- Elegant vaulted master bedroom ceilings (most homes)
- 2" designer horizontal blinds
- Convenient main floor powder rooms
- Contemporary oversized baseboards and cased windows throughout
- Space saving Frigidaire stackable, front load washer and dryer with linen closet for added storage
- Beautiful outdoor living spaces with entertainment sized verandas or patios with patio slider access

KITCHENS FOR ENTERTAINING

- Open concept kitchens with some of the largest and most dramatic kitchen islands around, perfect for entertaining and homework
- Modern flat panel cabinetry in glossy white, accented by your choice of Teak or Brazilian Walnut
- Convenient under cabinet task lighting
- Luxurious quartz countertops with designer-coordinated, full height marble tile backsplash
- Under mount, double basin stainless steel sink with Grohe chrome, single handle pull down faucet and in-sink waste disposal make preparation and clean-up a snap
- Contemporary white Tom Dixon style pendant lighting over islands

- Complete energy star approved stainless steel Frigidaire appliance package including:
 - ~ 23 Cu. Ft Side-by-Side Refrigerator with water and ice dispenser
 - ~ 30" Slide-In Electric Range* with smoothtop ceramic glass cooking surface
 - ~ 24" Built-In Dishwasher - tall tub design with four wash levels
 - ~ Touchpad microwave
 - ~ Sleek stainless steel, over the range hood fan by Broan

PRISTINE BATHROOMS

- Retreat to the luxurious master ensuite featuring a deluxe frameless glass enclosed shower, over-sized shower head and contemporary porcelain tile
- Modern flat panel cabinetry in Teak or Brazilian Walnut paired with quartz counters and under mount sink with a full width beveled edge mirror in all baths
- Elegant, large format 12 x 24 inch porcelain tile flooring
- Deep, relaxing soaker tub in main bathrooms
- Contemporary American Standard chrome faucets and bathroom accessories

NEW HOME PEACE OF MIND

- Premium Warranty by WBI Home Warranty including:
 - ~ 2 years coverage for materials, workmanship and major systems
 - ~ 5 years coverage for building envelope, including water penetration
 - ~ 10 years coverage for major structural defects
- Conasys Home Information Package
 - ~ Comprehensive online library with interactive maintenance plan and e-mail based maintenance reminders
 - ~ Printed homeowners guide with detailed product information as well as contact information for every company involved in the construction of Brixton
- 50 year manufacture warranty on durable vinyl siding with shingle accents Rainscreen technology protection system
- 30 year manufacture warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving triple glazed, thermally broken vinyl windows and patio doors featuring Low-E glass to reduce harsh UV-light damage while improving energy efficiency
- Sturdy 2 x 6 exterior wall construction Double 2 x 4 inch insulated party wall system with staggered stud and 1 inch air space to help reduce noise transfer

THOUGHTFUL CONVENIENCES

- Hard wired in-home smoke detectors
- Roughed-in home security
- Full rough-in central vacuum
- 50 USG hot water tank
- Only heat the rooms you need with convenient zoned electric baseboard heating throughout
- One free year of Telus Optik TV and high-speed internet

