

Feature Sheet

Welcome Home...

- Renowned Townhouse Architect, Hywell Jones, has designed an exclusive enclave of Arts and Crafts inspired homes that are easy to maintain and manage. "Your home is completely finished, ready for you to move in and enjoy."
- Lushly fenced and landscaped yards.
- Spacious patios and decks off the main level to enjoy the outdoors.
- Walk out to endless walking Trails, Parks, Schools, the SkyTrain, Recreation, Shopping and other Services.

Sizzling Kitchens...

- Custom designed cabinetry in Maple or Cherry with elegant satin chrome pulls.
- Gleaming granite countertops in warm tones to accentuate the hand-set tile backsplash.
- Five quality stainless steel appliances including a 18 cubic foot frost free refrigerator with glass shelves, 4 button built-in dishwasher, 30" self-clean electric range, 1/2 hp garburator and heavy duty low profile exhaust hood vented to the exterior.
- Convenient cabinet features including a built-in microwave shelf and bank of drawers.
- Double stainless steel undermount sink with quality brand name single lever washerless chrome faucet and vegetable spray.
- Beautiful ceramic tile floor for durability and easy maintenance.

Gorgeous Bathrooms...

- Full width vanity mirrors.
- GFI circuits and built-in bath fans vented to the exterior.
- Custom designed cabinetry with satin chrome pulls.
- High-pressure laminate countertops with a banjo extension over the water closet.
- Quality brand name polished chrome single lever washerless faucets with pressure balanced valves for all tubs and showers.
- Hand-set ceramic tile tub surrounds above all bath tubs with accent tiles in the ensuite.
- High quality resilient vinyl flooring and classic polished chrome towel bar, curtain rod and paper holder.

Safe and Sound...

- Extra attention has been paid to the construction of the party wall system to ensure sound-proofing between the suites.
- Heavy duty deadbolts on the front and rear entry doors in brushed chrome finish.
- Adequate lighting around the site and all front and rear entries.
- Wired-in smoke detectors.
- Pre-wired ready for the installation of your own individual home security system.
- Fire alarm in the common areas.
- Secure private garages with storage.



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Built to Last Quality with Minimum Maintenance...

- Rain screen technology featuring maintenance free vinyl siding, soffits and corner trim with pre-finished metal flashings.
- Thoughtful architectural details such as pre-finished wood fascia, trim boards, window and door trims, deck support posts, and gable end vents.
- Energy efficient and noise reducing double glazed vinyl windows and sliding doors.
- Insulated and pre-finished exterior metal doors.
- Asphalt roof shingles with 30 year warranty c/w R40 ceiling insulation.
- 2 ply membrane flat roof system c/w R28 batt insulation.
- 2"x 6" exterior walls have R20 insulation.
- Double 2"x 4" insulated party walls between suites.
- 5/8" tongue and groove plywood floor sheathing, nailed, glued and screwed.
- 50 US gallon electric hot water tank.
- Electric baseboard heat on separate thermostats to minimize moisture and provide heat only where required.
- Concrete sidewalk paving blocks in patio areas.
- 60 mil vinyl decks with pre-finished metal railings.
- Pressure treated wood decking, joists and posts on main floor patios and above living areas with pre-finished railings.

Peace of Mind...

- Architecturally designed floor plans for today's lifestyles that take into account the placement of the suite on the site to maximize light and exposure.
- Easy access to parking and storage, car wash facility, visitor parking and the front street.

- Automatically irrigated yards with low maintenance walks, curbs and planters.
- Customer service system dedicated to make living in your new home worry free.
- Ten-year National Envelope Warranty coverage including two years on materials and labour, five years on the building envelope and ten years on the structure.

Extras Inside...

- All entries and kitchens come with hand-set ceramic tile flooring.
- Plush 34oz carpets in corridor areas and all bedrooms.
- Hardwood flooring in the living room areas.
- Pre-finished panel doors with brushed chrome hinges and hardware.
- Painted baseboards, trim and window and door casings.
- European wire shelving in all closets.
- One coat tinted primer plus two coats eggshell painted finish on walls, semi gloss in bathrooms.
- Decora type light switches and outlets throughout.
- Beautiful contemporary light fixture package in brushed chrome finish.
- Cable and telephone outlets in the living room and bedrooms. An additional telephone outlet is located in the kitchen.
- Mini blinds for all windows.
- Spindle railings on stairs where possible.