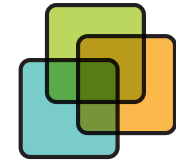


DEVELOPMENT FEATURES

Located in one of the most accessible locations in Richmond, across from a 21 acre Garden City Park, EMPIRICAL LIVING brings everyday life-living desires right to your front door. Richmond is a unique multicultural community offering a huge variety of interesting restaurants and ethnic shopping. From EMPIRICAL LIVING, take a short walk to Richmond Centre for shopping and services, or take just a few steps to one of five local parks.

Catch a Skytrain and connect with Vancouver city and the rest of the lower mainland, or explore historic Steveston just blocks away. Three bridges allow for an easy trip to Vancouver. The Vancouver International Airport is a short drive from the city centre. A new Sky Train line from central Richmond to the airport and downtown Vancouver will be open in November 2009. The Speed Skating Oval for the 2010 Winter Olympics is nearby on scenic River Road.



EMPIRICAL
L I V I N G
www.empiricalliving.ca

REFINED INTERIORS

- Choose from two designer colour palettes that embrace the West Coast themes of EARTH and WATER
- Open plans throughout
- Spacious 9 ft. ceilings on main floor
- Rich, thick granite countertops in kitchen and bathrooms
- Quality hardwood laminate, and designer tile and slate flooring
- Cozy fireplaces with sculpted mantle and tile surround
- Robust baseboards and door casings throughout
- Energy efficient double-glazed vinyl windows and sliding glass doors
- Paneled interior doors with brushed chrome or satin nickel hardware
- Durable and stain-resistant stylish berber carpet

INDULGENT BATHROOMS

- Granite countertop with undermount sinks
- Polished chrome or satin nickel bath fixtures and hardware
- Designer-selected, easy care tile floors and surround with additional designer insets

GOURMET KITCHENS

- Designer glass and ceramic tile backsplash
- Quality maple wood 'shaker' and 'raised panel' cabinetry with stainless steel pulls and knobs
- Stainless steel appliances - refrigerator and self-cleaning oven
- Quiet, energy efficient dishwasher
- Sakura™ hood fan
- Double stainless steel sink
- Polished chrome faucet with pull-out vegetable sprayer
- 1/3 Horsepower in-sink waste disposal
- Highly efficient, front-load washer / dryer (optional)

PEACE OF MIND

- Pre-wired for in-home security system
- Roughed-in central vacuum system
- Telephone, cable and high speed internet access available in all rooms
- Third party insurance from National Home Warranty provides:
 - > 2-Year warranty for parts and labour
 - > 5-Year warranty for building envelope
 - > 10-Year warranty for structural defects

The Developer reserves the right to substitute any material, fixture, appliance or finishing with an equivalent material, fixture, appliance or finishing at the developer's sole discretion.

In our continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specifications, or price without notice.

Renderings are an artist's conception only and are intended as a general reference. All dimension and sizes are approximate. Refer to disclosure statement for specific offering detail. E. & O. E.

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