



## *As You Arrive*

- English Country Manor inspired architecture by award-winning architects Rositch Hemphill
- Situated beside Sunnyhurst park and pathway with its mature landscape of carefully preserved Cedars and Firs
- Distinctive circular drive with paving stones
- Peaceful, lushly landscaped courtyard garden
- Elegant porte cochere entry accented with granite stonework
- Tastefully appointed entry lobby with dramatic two story ceiling, natural slate floors, and comfortable furnishings
- Warm hallways with elegant light fixtures and custom-woven carpeting in a blend of soft earth tones
- Stylish suite entry with custom-designed lighting and feature pilasters

## *Exterior Details*

- Spacious balconies for outdoor living; expansive fenced landscaped yards for ground floor homes
- Extensive wood detailing with shingle, bevel-edged and board & batten vinyl siding constructed with the latest in rain screen technology
- Generous roof overhangs with wood fascia boards
- Custom railing work crafted in finished aluminum
- Thoughtful architectural details such as custom flower boxes, window shutters, trellises and decorative gable vents

## *Once Inside*

- Variety of spacious floor plans
- Three Designer color schemes: Oatmeal, Sage, and Charcoal
- Welcoming natural gas fireplaces with thermostat temperature control, custom-crafted mantel, and ceiling accent light
- Plush 38 oz. stain resistant cut pile carpeting
- Graceful archways in feature areas
- Six panel heritage doors and bifolds
- Lever door hardware in Satin nickel finish
- Painted wood baseboard and door trim
- Horizontal venetian blinds on all windows, vertical blinds on sliding doors

- Convenient built-in closet shelving
- Pre-wiring for dining room pendant light
- Decora-style rocker light switches throughout
- Electric baseboard heating in bedrooms and dens with individual thermostat controls
- Most homes include a den for home office, tech centre, or hobby studio
- Laundry closet with hook ups for full-size stacking washer and dryer

## *Gourmet Kitchens*

- Whirlpool self-clean electric range with porcelain "lifttop" cooktop surface
- Deluxe 18 cubic foot designer series refrigerator by Whirlpool
- Energy efficient "durawash" Whirlpool dishwasher with 5 automatic cycles
- Custom designed full wrap cabinetry in honey maple coloured finish with elegant satin nickel pulls
- Textured high pressure laminate countertops with imported ceramic tile backsplash
- Double bowl stainless steel sink with in sink waste disposal
- Single lever chrome faucet by Delta with spray attachment
- Time saving cabinet features including stacking bank of drawers, corner lazy susan, and microwave shelf
- Convenient raised bar for casual dining
- Easy-care non-slip vinyl flooring
- Adjustable halogen track lighting

## *Bathroom Detailing*

- Luxurious extra-deep oval soaker tub with ceramic tile surround in ensuite
- Walk-in shower with glass door in second bathrooms
- Kohler single lever pressure balanced shower control
- Warm cabinetry in honey maple colour finish
- White sink basin with polished chrome single lever faucet by Kohler
- Round edge laminate countertops and backsplash with soft matte finish
- Full width vanity mirror with luminous cosmetic bar lighting
- Designer-selected resilient vinyl flooring
- Polished chrome towel bars and paper holders

## *Digital Community*

- Pre-wired by Telus for high speed internet access via ADSL
- Cable connections by Shaw for high speed internet access and digital cable entertainment channels

## *Special Amenities*

- Full equipped fitness studio complete with free weights, cardio machines, and mirrored aerobic area
- Underground car wash station in parkade
- Individual storage lockers for each home
- Separate bike storage room in parkade

## *Security & Peace of Mind*

- Individually coded transmitters for remote control electronic entry of lobby and parkade
- Video enterphone outside lobby allowing you to prescreen visitors via television
- Fully secured underground parking with bright lighting, video surveillance, white walls and emergency alert buttons
- Each home pre-wired for individual suite security
- Deadbolt lock and door viewer at each suite entry
- Monitored fire sprinklers in all homes and common areas
- Hard-wired smoke detectors
- Energy saving gas-fired central hot water system
- Ten-year London Guarantee Warranty Insurance providing coverage for:  
Materials and Labour: Two Years  
Building Envelope: Five Years  
Structural Defects: Ten Years

## *Customize Your Home*

- Granite Kitchen counter tops
- Stainless Steel Kitchen appliances
- White self-clean electric range with flat ceramic cooktop surface
- Full-size stacking washer and dryer
- Second parking stall
- Imported Ceramic tile flooring in kitchen and bathroom
- Security system
- Accent tile on wall surrounding oval soaker tub