

Our team has worked hard to ensure that every home at Balance, while small in size, has been packaged up with all the big conveniences and comforts you expect in your new home. Tien Sher takes pride in offering you the best in quality and peace of mind to enjoy your home.

YOUR HOME

- 9' ceilings throughout and 8' in the bathroom giving your home an open and airy ambience
- Brushed oak laminate flooring throughout living, dining and kitchen areas is durable, scratch resistant and easy to maintain
- Conveniently located cable and telephone outlets throughout
- Energy efficient track lighting
- Engineered-wood baseboards and door casings
- Oversized energy efficient double-glazed windows and sliding glass doors
- Large open air balconies

YOUR KITCHEN

- Contemporary textured white pressure laminate cabinets with polished chrome pulls
- Modern polished quartz countertops with ceramic backsplash
- Riobel dual-spray pull-down high arc faucet in polished chrome with a stainless steel under mount sink
- Energy Star Appliances including:
 - Frigidaire 10 cu. Ft refrigerator with store-more freezer
 - Frigidaire quiet built in dishwasher with a tall tub design
 - Frigidaire 24" free standing range with store-more storage drawer and a Broan range hood.
 - Waste King food waste disposal

YOUR BATHROOM

- Spacious bathrooms with large porcelain tile flooring
- Stylish contemporary skirted bath with polished chrome eco 3 jet shower head or walk in shower with sliding doors
- Ceramic tile surrounding bathtub and shower
- Designer mirror with polished edges
- GFCI plugs installed for your safety
- Mansfield classic two-piece toilet

YOUR PEACE OF MIND

- Rainscreen building envelope technology designed especially to handle the West Coast's rainforest climate
- Engineered party-wall construction between homes

- 1.5" light weight concrete topping between floors for additional soundproofing
- Secure double gated parkade with emergency alert buttons
- Individually coded security key fobs and video surveillance entry system
- Hard-wired smoke detectors in every home
- Individually-keyed entrance locks
- Corridor ventilation system designed to help indirectly provide fresh air to suites and help control odour transmission between suites
- Premium warranty by Travelers Canada, a third party warranty provider in compliance with the Homeowner Protection Act

2 Year Material & Labour Warranty

- * First 12 months – Coverage for any defect in materials and labour
- * First 15 months – Coverage for any defects in materials and labour in the common property of a multi-unit building
- * First 24 months – Coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation and air-conditioning delivery and distribution systems. In addition, coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home

5 Year Building Envelope Warranty

Coverage for the building envelope for up to five years for defects in the building envelope of a new home, including a defect which permits unintended water penetration such that it causes, or is likely to cause, material damage to the new home.

10 Year Structural Defects Warranty

Coverage for structural defects for up to 10 years for:

- Any defect in materials and labour that results in the failure of a load-bearing part of the new home
- A defect that causes structural damage that materially and adversely affects the use of the new home for residential occupancy

YOUR HOME YOUR WAY - OPTIONAL UPGRADES

- Euro inspired panel ready fridge & dishwasher with matching panels
- Soft closers for cabinet doors and drawers and under cabinet lighting
- Custom integrated work station and desk with matching Quartz countertop
- Your choice of Ariston Washer/Dryer combination or traditional stacker washer & dryer combination
- Custom designed wall bed and millwork – foldable wall-bed with integrated sofa.
- Euro style sliding shower door with safety glass
- Under vanity motion activated lighting