



VILLAGE GREEN

YOUR VILLAGE GREEN HOME

- Warm West Coast Architecture with a touch of country modern
- Welcoming entryway off a quiet, no-thru country road
- Natural light shines through oversized, Low-E glass windows which reduces UV-light damage while improving energy efficiency
- Beautiful, mature coniferous trees surround Village Green on all four sides of the property creating a park like setting
- Professionally designed grounds include rich landscaped yards and a centrally located common area called The Village Green. This area will include a childrens playground, a BBQ pit, ample seating, and meandering walkways - the perfect place to visit with neighbours
- Surrounded by ALR on three sides, walk across the street to view horses
- Convenient sidewalks throughout the property and walking trails nearby for your strolling pleasure

INSPIRED INTERIORS

- Functional floor plan layouts that are professionally designed and exquisitely detailed
- 2 spacious levels of living with garage entry conveniently located on the main level of the home
- Warm laminate hardwood flooring throughout the main level
- Sink your toes into the quiet comfort of cut pile carpet upstairs
- Your choice of two designer colour schemes in Light or Dark
- Convenient main floor powder room with vessel sink and open channel faucet
- Airy 9-foot ceilings on main
- 2" designer horizontal blinds

- Gorgeous 8" baseboards throughout
- Full sized Whirlpool, front load washer and dryer
- Spacious fenced-in yards with entertainment sized patios

GOURMET KITCHENS

- Contemporary, open concept kitchens feature large islands and pantries
- Illuminate your work area with recessed under cabinet lighting and industrial-modern pendant lights over islands
- Modern shaker style soft-close cabinets with designer coordinated quartz countertops and full height tile backsplash
- Quartz countertops with classy under mount stainless steel sink. Single handle polished chrome pull down faucet by Delta and in-sink waste disposal
- Glossy subway tile backsplash
- Full complement of stainless steel Whirlpool appliances including:
 - ~ Sleek streamlined counter depth refrigerator with french doors and water dispenser
 - ~ Slide-in self-cleaning gas range
 - ~ Ultra-quiet high efficiency dishwasher
 - ~ Space saving over the range microwave/hood fan combo

BEAUTIFUL BATHROOMS

- Retreat to the spa inspired ensuite featuring a full frameless glass shower, contemporary tile and over-sized shower head
- Classic maple shaker cabinets, with fully framed mirrors in all bathrooms
- Quartz countertops and undermount sinks
- Large format, porcelain tile flooring
- Relax in the deep soaker tub in main bathrooms

- Contemporary polished chrome faucets and bathroom accessories

SAFE AND SECURE

- Premium Warranty by Pacific Home Warranty includes:
 - ~ 2 years coverage for materials and workmanship
 - ~ 5 years coverage for building envelope, including water penetration
 - ~ 10 years coverage for major structural defects
- 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
- Sturdy 2x6 exterior wall construction
- Double 2x4 inch insulated party wall system with staggered stud and 1 inch air space
- Roxul sound reducing wall insulation in all party walls

THOUGHTFUL CONVENIENCES

- Gas hook-up for a BBQ
- Hard wired in-home smoke detectors
- Sprinkler system
- Roughed-in home security
- 50 USG electric hot water tank
- Convenient electric baseboard heating throughout

