



ARCADIA

Play. Love. Grow.

Features

An abundance of high quality finishes and amenities to suit your lifestyle.

NORDEL



Sales and Marketing by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca

In our continuing effort to improve and maintain the high standard of the Arcadia development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans for exact details if this is material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E.& O.E.

First Impressions

- Warm West Coast Architecture with signature roof lines by Integra Architecture
- 2 Welcoming entrances for convenient and easy access
- Professionally designed grounds with rich landscaping and a central green area for picnic and play, a central children's play area.
- Perfectly positioned adjacent to natural green belt with trail, kitty corner to brand new elementary school, with shopping just across the street. Also close to parks, community centres and transit with convenient access to major commuter routes including Highway 1, Fraser Highway and Highway 10.

Interiors Designed For Family

- Spacious open floor plans that are functional and exquisitely detailed
- Elegant laminate hardwood flooring and luxurious broadloom carpet
- Luxurious large format 18x18" Caracalla tile welcomes you in entries and bathrooms
- Two professionally designed colour schemes by award winning Giraffe Designs in Tranquil or Serene
- Airy 9 foot ceilings on main with windows at both ends of your home letting natural light filter through
- Vaulted ceiling in master bedroom (most homes)
- Low-E glass windows reduce UV-light damage while improving energy efficiency
- 2" designer horizontal blinds
- Convenient barbeque decks off the kitchens (most plans)
- Full size Whirlpool stackable, front load washer and dryer
- Main floor powder rooms for your convenience and family lifestyle
- Convenient ceiling fan with light in master bedrooms
- Satin Chrome hardware
- Contemporary oversized baseboards

Gourmet Kitchens

- Open concept galley style kitchens with convenient island and pantry
- Classy duo tone cabinets featuring white shaker style with either bronze or grey accent cabinets depending on scheme

- Luxurious engineered stone counter tops with designer-selected granite islands including side waterfall for beautiful design and cleaner kitchens all brought together with the coordinated large format white backsplash with subway style accents.
- Preparation and clean-up are a snap with extra-large under mount stainless steel sink with chrome Kohler single handle pull down faucet. Yes you can now properly wash your oversized pots and pans that don't fit in the dishwasher!
- Elegant LED bright pot lighting plus designer pendants over islands
- Full complement of designer appliances including:
 - Stainless Steel counter depth French door fridge by Whirlpool
 - Stainless Steel 30" slide-in electric range by Whirlpool
 - Sleek stainless steel dishwasher by Whirlpool
 - Stainless Steel Chimney style hoodfan by VENMAR
 - Separate stainless steel microwave by Panasonic
 - In sink waste disposal

Beautiful Bathrooms

- Retreat to the luxurious master ensuite featuring a deluxe 5' glass enclosed shower with contemporary ceramic tile work.
- Coordinated bathroom cabinets with spa inspired marble slab counter tops
- Luxurious large format 18x18" Caracalla tile flooring
- Deep soaker tub in main bath
- Sleek single piece toilets
- Contemporary chrome faucets and bathroom accessories by Delta and Kohler

Quality Construction and Peace of Mind

- Premium Warranty by WBI Warranty including:
 - 1 year coverage for materials and workmanship
 - 2 years coverage for electrical and mechanical components
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Conasys Home Information Package Including:
 - Comprehensive online library with interactive maintenance plan

- Printed homeowners guide with detailed product information as well as contact information for every company and trade involved in the construction of Arcadia.
- 15 year warranty on Hardi Board siding with colour plus finish warranty; a 30 year no prorated limited transferable product warranty.
- Rainscreen technology protection system
- 30 year manufacture warranty on reinforced asphalt shingle roof with R40 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Sturdy 2 x 6" exterior wall construction
- Double 2 x 4" insulated party wall system with staggered stud and 1 inch air space in between homes
- 1 1/2" concrete topping between floors to help with internal noise transfer
- Hard wired in-home smoke detectors
- Sprinkler System
- Roughed-in home security
- Roughed-in central vacuum
- Navien continuous hot water units
- In floor radiant heating to reduce your overall energy consumption and costs.

Additional Options Available A La Carte

- Slide in stainless steel gas range by Whirlpool
- Gas BBQ outlet on BBQ deck
- Built-in pull out wall cabinet in ensuite as seen in display for additional storage and function
- Open glass ensuite shower
- Ask our knowledgeable team about prices for these custom options.



B C C O N D O S . N E T

