

LASTING FIRST IMPRESSIONS

- Located in the prestigious Fraser Heights neighbourhood.
- Quick access to Highway 1, Golden Ears and the future South Fraser Perimeter Road.
- Positioned close to schools and a future shopping centre.
- An inviting neighborhood entranceway with stone accents.
- Classic West Coast Architecture with eye catching roof lines.
- Professionally designed grounds with richly landscaped yards.
- Approximately 3,900 square foot clubhouse designed exclusively for residents.

LIVING IN STYLE

- Functional home layouts offer spacious, open floorplans.
- Two designer colour schemes in LIGHT and DARK.
- Elegant fiberglass entry door with full length frosted glass to allow flow of natural light.
- Rich 10mm laminate hardwood flooring in Hickory or Walnut.
- 5 ¼" baseboards throughout.
- Graceful 9' ceilings on the main floor with vaulted areas in most bedrooms.
- Plush and soft Beaulieu wall-to-wall carpeting in all bedrooms.
- Expansive low-E glass windows maximizing energy efficiency and offering bright interiors and expansive views
- 2" horizontal blinds on windows and 3.5" vertical blinds on sliding doors.
- Generous decks and patios for enjoying the scenic setting.
- Whirlpool deluxe stacking washer and dryer.
- Convenient main floor powder rooms.
- Contemporary pot lighting.
- Spacious two car garage allows ample room for your vehicle and extra storage.

GOURMET KITCHENS

- Open concept kitchens with islands perfect for entertaining.
- Sleek flat panel tight wrapped cabinets in Silver Oak or Sandy Recon.
- Natural quartz countertops with full mosaic tile backsplash.
- Under-mount double compartment stainless steel sink with waste disposal.
- Chrome faucet with integrated pull-out spray.
- Convenient ½ hp in-sink garburator
- Full complement of stainless steel designer appliances including:
 - Whirlpool refrigerator with bottom mount freezer,
 - Whirlpool sleek slide-in electric range with smooth ceramic glass cooking surface,
 - Ultra-Quiet dishwasher by Whirlpool; and,
 - Over-the-Range hood fan.

SPA-INSPIRED BATHROOMS

- Main bathrooms feature a bathtub with ceramic tile surround, porcelain sink, dual flush toilet and vanity light with quartz countertops
- Pamper yourself with large 5' glass enclosed showers, over-sized shower head and accented by contemporary tile with a bright white or winter grey grout.
- Soothing clean lined soaker tub in main bath.
- Slap flat panel tight wrapped oak or walnut cabinets.
- Coordinated natural quartz countertops.
- Elegant full width beveled mirror with integrated chrome lighting.
- Large under-mount sinks accented with polished chrome pulls.
- Large format 12x24 inch porcelain tile flooring.

PEACE OF MIND

- Quality construction by Mainland Developments (Barnston) Ltd.
- Premium warranty by National Home Warranty including:
 - 2 years coverage for materials and workmanship
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Rainscreen technology protection system
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Low E-glass windows reduce damage from UV light while improving energy efficiency.
- Sturdy 2x6 exterior wall construction
- Double 2x4 inch insulated party wall system staggered stud and 1 inch air space
- Roughed-in central vacuum
- 40 USG electric hot water tank
- Convenient electric baseboard heating throughout with individual controls in every room

SAFETY AND SECURITY

- State of the art rainscreen protection for durability in West Coast weather
- Hard wired in home smoke detectors
- Roughed-in home security
- Lighting on all front entries
- Secure deadbolt hardware on front entry door
- Secure mail kiosk



HIGHCREST
— AT FRASER HEIGHTS —

In our continuing effort to improve and maintain the high standard of the Highcrest 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 versions of the floor plans occur throughout the development, please see architectural plans if important to you. 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.



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