

FEATURES



OVERVIEW

- Boutique community of 29 homes in the heart of vibrant Guildford in Surrey
- Created by StreetSide Developments – a Qualico® company – recognized as the largest integrated real estate company in western Canada with over 60 years of history
- 1 bedroom, 1 bedroom + den and 2 bedroom plans
- Indoor and outdoor amenity including social lounge with kitchenette

INTERIORS

- Choice of two interior colour schemes by Gannon Ross Designs
- High quality carpeting in bedrooms, 12" x 24" ceramic tile in bathrooms and wide plank laminate flooring throughout kitchen, living and dining areas
- Create a comfortable environment with electric baseboard heat and individually controlled thermostats
- Whirlpool™ stackable front loading washer and dryer
- Stylish 2" faux wood blinds provide privacy and elegance

KITCHENS

- Stylish flat panel soft close cabinetry with antique nickel hardware
- Solid eased square edge quartz countertops with 12" x 24" ceramic tile backsplash
- Gourmet appliance package including:
 - Whirlpool™ 30" slide-in stainless steel electric range
 - Whirlpool™ stainless steel microwave hood fan combination
 - Whirlpool™ EnergyStar stainless steel refrigerator with bottom freezer
 - Whirlpool™ stainless steel resource-efficient dishwasher
- Convenient undercabinet task lighting
- Double bowl undermount stainless steel sink with Moen™ single lever pull down chrome faucet

BATHROOMS

- Stylish flat panel soft close cabinetry with antique nickel hardware
- Solid eased square edge quartz countertops with beautiful marble tile backsplash
- Hand set 8" x 20" ceramic tile tub or shower surrounds
- Undermount basin sinks with Moen™ chrome faucets
- Convenient dual vanity (some homes)
- Deep soaker tubs with Moen™ chrome fixtures
- Luxurious soaker tub/shower combination (some homes)
- 12" x 24" ceramic tile flooring
- Dual flush toilets

TECHNOLOGY, CONVENIENCE, SECURITY

- All homes are pre-wired for the in-home security system of your choice
- Convenient multifunction media ports for telephone, data and cable
- Hardwired carbon monoxide and smoke detectors for added safety
- Your home entertainment is provided by Telus, and includes 1 year pre-paid service of:
 - Optik Internet
 - High Speed Internet 15 mbps
 - Wireless Gateway
 - Optik TV
 - The Essentials Channels
 - 1 PVR Anywhere
 - Choice of Two Theme Packs
- Comprehensive warranty protection by Travelers Guarantee Company of Canada, providing coverage for:
 - 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
 - First 24 months – coverage for any defect in materials and labour supplied for the electrical, plumbing and HVAC systems
 - 5-Year Building Envelope Warranty
 - 10-Year Structural Defects Warranty

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THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES, MODIFICATIONS OR SUBSTITUTIONS TO THE BUILDING DESIGN, SPECIFICATIONS, AND FLOOR PLANS SHOULD THEY BE NECESSARY. FINAL FLOOR PLANS MAY BE A MIRROR IMAGE OF THE FLOOR PLANS SHOWN. SQUARE FOOTAGE AND ROOM SIZES ARE BASED ON THE SURVEY MEASUREMENTS. SIZES ARE APPROXIMATE AND ACTUAL SQUARE FOOTAGE MAY VARY FROM ARCHITECTURAL DRAWINGS. E.&O.E.



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