

STANDARD FEATURES

OCEANSIDE LIVING

- Picturesque oceanside setting
- Miles of sandy beach trails and a future boardwalk connecting you to the ocean and the community
- Bustling cafes and restaurants and several beautiful golf courses located nearby, with a new 1.8 million square foot shopping mall within walking distance
- Easy access to downtown Vancouver, YVR, the US border, and the BC Ferry terminal

PERSONALIZED HOMES

- Contemporary West Coast design
- Spacious open floor plans ranging from 1,235 to 1,640 sq.ft.
- Your choice of two interior colour schemes
- Insulated tandem or double-car garage

QUALITY CONSTRUCTION

- Durable asphalt shingle roof
- Fibre cement siding and shingles, with stone accents
- Industry-leading warranty includes 10 year structural defects coverage, 5 year building envelope coverage, and 2 year material and labour coverage

SCENIC YARDS

- Professionally landscaped yards and greenspace
- Backyard gas connection on the deck, ready for a barbecue, outdoor fireplace, or heater

EXQUISITE INTERIORS

- 9' ceilings and quality laminate wood floor in main living areas
- Oversized, long-lasting double-glazed vinyl windows provide ample natural light and improve energy efficiency
- 2" white faux wood blinds installed (some windows)
- Abundant storage space in all homes
- Cozy gas fireplace (duplex plan only)

REFINED KITCHENS

- Shaker-style or flat-panel cabinet doors
- Quartz countertops, with a stainless steel double bowl undermount kitchen sink
- The island or eating bar creates extra cooking space and a place to entertain friends and family
- Under cabinet lighting in the kitchen, with pendant lighting at the eating bar or island
- Stainless steel appliance package that includes a fridge, slide-in gas stove, and dishwasher
- Built-in microwave and canopy-style hood fans
- Decorative mug ledges in all kitchens

LUXURIOUS BATHROOMS & BEDROOMS

- Contemporary tile in the bathrooms, with plush carpet in the bedrooms
- 10mm tempered glass shower enclosure with chrome finish and separate bathtub (in some homes) in the master ensuite for ultimate relaxation
- Stylish, contemporary faucets and beveled mirrors in all bathrooms, with oversized mirrors in all ensuites
- Quartz countertops in the master ensuite, second bathroom, and main-floor powder room, with luxurious double sinks in the master ensuite
- Electric in-floor heating in the master ensuite
- Spacious bedroom closets, with walk-in or pass-through master closets in some homes

MODERN COMFORTS

- Homes are roughed-in for a security system and a central vacuum system
- Fire sprinkler system and carbon monoxide detectors on all floors
- Forced air heating throughout homes
- Telephone and cable TV outlets are available in all bedrooms and dens for easy access, with rooms wired for high-speed internet
- Full-size front-load washer and dryer
- Complimentary one-year subscription to TELUS services, including TELUS Optik TV, rental of PVR, and TELUS Optik 15 Mbps high-speed internet

TSAWWASSEN SHORES AERIE WALK

The builder reserves the right to make modifications and changes should they be necessary. Sizes and dimensions are approximate and plans may be mirrored. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E&OE.