Features

INTERIORS

- Open-concept spaces
- 9' ceilings on the main floor
- Large ENERGY STAR® windows throughout for maximum light
- 2" faux wood blinds throughout
- Durable Krause laminate wood floors
- Contemporary, flat-stock wood baseboards and door casings
- Plush carpeted floors
- Plentiful closet spaces finished with single-shelf white wire organizers
- Modern streamlined Masonite doors

KITCHEN

- Stainless steel appliances by Whirlpool, including a 5-burner gas range and convection oven, a refrigerator with bottom-mount freezer drawer, and a dishwasher with AccuSense® Sensor Cycle
- Contemporary, slide out range hood in stainless steel by Broan
- Choice of white, Shaker-style cabinets or slab door cabinets with chrome hardware and soft-close doors & drawers
- Polished Quartz countertops with tile backsplash
- Deep, double-bowl undermount sink
- Single-lever, high-arc faucet with integrated spray function by Grohe

BATHROOMS

- Choice of white, Shaker-style cabinets or slab door cabinets with chrome hardware and soft-close doors & drawers
- Tile floors and bath/shower surround
- Single-lever, polished-chrome faucet, shower head and trim by Grohe
- Undermount, drop-in or vessel sinks
- Toilets by American Standard
- Powder room on main or ground floor

ENSUITE

- Double vanity with under mount sinks, polished Quartz countertop and backsplash
- Ceramic tile floor and shower surround
- Walk-in double shower with 6mm semi-frameless glass enclosure

EXTERIORS

- Westcoast contemporary style architecture
- James HardiePlank® and HardiePanel® siding with cedar wood and cultured stone accents
- Northwest garage door with Liftmaster chain garage door opener and two remotes
- Front and rear hose-bibs
- Spacious private deck with lighting
- Lush landscaping with mature trees, flowering shrubs, plants and grasses

AMENITIES

- Dedicated visitor parking on site
- Outdoor green space with a playing field and children's play area on site
- Adult oriented amenity area with gas fire pit
- Easy access to the nearby Yorkson Creek trail system
- Near Willoughby Elementary School, Yorkson Creek Middle School and R. E. Mountain Secondary School
- Walking distance to shopping, restaurants, and parks
- Close to major commuter and transit routes, including the Carvolth Transit Exchange

ABOVE & BEYOND

- Carrier forced-air gas furnace (40,000 BTU 95%)
- Low-maintenance exterior materials with rainscreen technology
- Sturdy 2" x 6" exterior wall construction
- 2" x 10" floor joists, engineered to provide strength and consistency. All floors glued & screwed.
- R28 insulation in the garage ceiling, R40 insulation in the trusses and R20 insulation in the walls
- Bradford White hot water tank in white (40 US gallons)
- Hardwired smoke detectors
- Protected by Travelers Canada 2-5-10 Year Home Warranty:
  - 2 years for materials and labour
  - 5 years for the building envelope
  - 10 years for structural defects

The developer reserves the right to make modifications and chan
All sizes and dimensions are approximate and based on architect
l on site conditions.
n offering for sale. E & O. E.
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