

12 HERITAGE INSPIRED TOWNHOMES



Sutherland

P O R T M O O D Y

# FEATURES

## TIMELESS DESIGN

- Developed by the awarding-winning Trillium Projects, known for building superior quality and well crafted homes throughout Metro Vancouver
- Heritage-inspired architecture by Grimwood Architects, incorporates traditional craftsman elements which blend with the natural fabric of the neighbourhood
- Individual front gates enclose landscaped private yards that lead up to a raised porch, featuring an arched entry way
- Beautifully landscaped pathways and courtyards surround the homes for privacy and comfort with a children's play area providing the ideal place to socialize with neighbours
- Attached double car garages provide direct access from car to home, with plenty of additional storage

## FUNCTIONAL MODERN INTERIORS

- Interiors are freshly conceived by Occupy Design to express style and functionality with thoughtfully designed spaces and generous layouts
- Select from two designer colour schemes in neutral White or Grey
- Expansive windows invite ample natural light into the homes
- Control privacy and ambiance with contemporary 2" faux-wood blinds
- Easy to maintain laminate flooring sweeps the living areas while soft carpeting cushions the upper level and bedrooms
- Select homes include work stations complete with built-in desks
- Spacious walk through closets in all master bedrooms
- Stacked front-loading Whirlpool washer and dryer

## MODERN KITCHENS

- Solid quartz countertops with stylish, contemporary ceramic tile backsplash
- Flat-panel cabinets in Frosty White or Worldly Grey with v-grooves details and polished chrome pulls
- Convenient kitchen pantries for additional storage in some homes
- Expansive centre kitchen island with quartz countertop and seating for four
- A contemporary stainless steel appliance, package:
  - KitchenAid bottom mount refrigerator
  - KitchenAid slide-in range with Broan 300 CFM hoodfan
  - Integrated KitchenAid dishwasher
  - Panasonic microwave with trim-kit
- Under-cabinet and recessed pot lights illuminate cooking surfaces
- Single-basin stainless steel sink with polished Brizo chrome faucet

## EXQUISITE BATHROOMS

- Modern aesthetic combines solid quartz countertops with flat-panel cabinets and polished chrome pulls illuminated by subtle undermount lighting
- Smooth 12" x 24" porcelain tile flooring underfoot
- Beautiful ceramic tile shower and bath surround
- Main bathrooms are complete with luxurious soaker tubs
- Undermount sink with Grohe polished chrome, single-lever faucet
- American Standard high efficiency toilets

## MASTER BATHROOM ENSUITES

- Ensuite showers feature luxurious 24" x 24" floor to ceiling porcelain tile surrounding a refreshing stand-alone shower with oversized rainshower head and framed glass door
- Feature vanity wall with matte ceramic tile backsplash makes a subtle statement
- Vanity mirrors are delicately framed with corresponding colour palette

## PEACE OF MIND

- Homes are pre-wired for security systems
- Dedicated after-sales customer service experience by Trillium Projects
- All homes backed by Travelers comprehensive "2-5-10" New Home Warranty
  - Two years for materials
  - Five years for building envelope
  - Ten years for structural defects

