



THE CROSSING

TOWNHOMES

SO MUCH GOOD STUFF

WHERE WE LIVE:

- Away from the hustle but close to everything you need to make a house a home.
- Located on a shaded country road.
- Across from Peace Portal golf course, confined only by parklands.
- A stone's throw from main highways & amenities, but miles from their noise.
- Beach, biking & brews all within 5-minutes.

OUTER BEAUTY YOU CAN'T HELP BUT ENVY:

- A quiet forested setting.
- Classic east coast exteriors that rock cedar shake, durable hardi-board and easy care vinyl siding.
- Premier homes back onto natural greenspace.
- Classic window design accented with wood shutters.
- Private entertainment-sized decks.
- Charming entry and common area lighting
- Arched portico entries.
- Community walkways designed for you and your neighbours.

AND YOU THOUGHT WE LOOKED GOOD ON THE OUTSIDE:

- Two colour schemes to choose from, white and grey.
- Classic archways on main floor*.
- Light hardwood laminate flooring and open living spaces.
- Wood baseboards and door casings.
- 9-foot ceilings on main level.
- Unique raised living or dining area in some homes*.
- Never get your wires crossed again with an entertainment centre wire management system.
- Classic ceilings and recessed lighting.
- Dining room is pre-wired for pendant light.
- Powder room featured on main or basement level.
- Full size pantry and broom closet.
- Zoned electric baseboard heating.
- Open interior doors with modern flat panel and brushed chrome lever handles.
- 2" horizontal blinds.
- Spacious double or single garage with carport, some with additional storage space.
- Smoke detectors and carbon monoxide detectors on all floors make feeling safe easy.

SMART KITCHENS FOR SMART LIVING:

- Choose your favourite custom shaker panel cabinetry in white or light grey with modern brushed chrome pulls.
- Soft close cabinetry doors and drawers.

- Solid quartz countertops.
- Stainless steel single bowl sink and garburator.
- Classic subway tile backsplash.
- Polished chrome high-arc faucet with integrated spray.
- Birch dovetail drawer boxes.
- Stainless steel KitchenAid® appliance package.
- Contemporary counter depth fridge.
- Revel in your power with gourmet wall oven & microwave out of reach for tiny hands.
- Gas cooktop means you can lose your power, but never your meal.

BATHROOMS THAT MAKE YOU WANT TO SING IN THE SHOWER:

- Modern oversized porcelain tile flooring.
- Designer shower with sleek tile surround walls.
- Polished chrome bathroom fixtures.
- Save space with wall hung sink in powder rooms.
- Durable laminate countertops in main and basement level bathrooms.
- Deep ensuite soaker tub*.
- Oversized 5-ft walk-in shower in master ensuite.

WHERE WE GO ABOVE AND BEYOND:

- Full-sized stacking washer and dryer included.
- Modern flat paneled doors and bi-fold closet doors.
- Pot lighting throughout the home.

- Ceiling lights in bedrooms.
- Gas BBQ hook-up on decks.
- Roughed in alarm system.
- Never miss an Instagram post again with 12 months of free TELUS High Speed Internet 15 with wireless router and modem.
- 12 months of free TELUS Optik TVs Essentials package, a choice of 2 theme packs and PVR.

THE GRAMERCY WAY & WARRANTY COVERAGE

- Cover all your bases with Comprehensive Travelers Guarantee of Canada Insurance coverage:
 - 2 years for materials and labour
 - 5 years for building envelope
 - 10 years for structural defects
- Attentive Gramercy Homeowner Service Department offers online inquiry submission capability for all your after purchase questions and warranty needs.
- Dimple membrane wrapped foundations with 50-year warranty.
- Exterior wall rain screen system.
- 2X6 exterior wall construction and R20 insulation.
- Cat 5 wiring for Ethernet, telephone and ADSL Internet throughout the home.

*Select homes only. Ask a sales representative for details.

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