



GALLERY

FEATURES

A FRESH APPROACH

Impeccable interiors showcase airy 10-foot ceilings and large windows that immerse open spaces with natural light. The gourmet kitchen is the heart of your home equipped with a premium Fisher Paykel appliance packages including professional 36" gas range, double drawer dishwasher, French door refrigerator, rich quartz counters and oversized island.

STYLISH & DISTINCTIVE HOMES

- Orchard Grove impresses with distinctive Craftsman inspired design and details
- Features include James Hardi cement fibre siding with elegant Eldorado stone details, oversized windows and impressive cedar soffits in front entries
- Enjoy outdoor living in your fully fenced backyard surrounded by mature evergreens
- Convenient gas barbeque rough-in on the patio
- Detached double car garage complete with opener and remote
- Ample room to park up to 5 cars

INSPIRED INTERIORS

- Choice of two professionally selected designer interior colour schemes – Classic and Modern
- Durable Engineered Hardwood featured throughout main floor living areas
- Impressive 10 foot ceilings on the main floor
- Relax beside the inviting gas fireplace with custom surround in the living room (some

homes)

- Coffered ceilings in the master bedroom with crown moulding
- Plush wall to wall carpet in the upstairs bedroom and hallway (optional upgrade to hardwood on stairs and upper hallway)
- Save energy with Low-E glass windows and doors
- 3" casing on all doors and windows
- 7" baseboards
- Custom glass stair railing details
- 2" faux wood blinds on all windows
- Convenient mudroom with built-in storage

KITCHENS FOR THE GOURMET

- Designer cabinetry with soft-close doors and drawers
- Durable Quartz countertops with full height imported tile backsplash
- Over-sized kitchen islands offer the perfect prep and entertainment space
- Premium stainless steel appliances:
 - 5 burner Fisher Paykel 36" gas range
 - Fisher Paykel counter depth French door refrigerator
 - Double drawer dishwasher
 - 1.6 cubic foot built-in microwave with trim kit
- Undermount stainless steel sinks with Grohe single lever faucet
- Designer lighting package including:
 - Island Pendants
 - Under cabinet lighting
 - Lighting inside upper cabinets
 - Recessed ceiling lighting

LUXURIOUS BATHROOMS

- Convenient main floor powder room with handset tile flooring and elegant floating sink
- Oversized 5 foot frameless glass shower
- Retreat to the master ensuite bathroom featuring over-sized tile flooring, Quartz countertop double vanity with make-up counter and impressive shower with frameless 6mm glass
- Polished chrome Delta shower bar and fixtures

EVERYDAY CONVENIENCES

- Forced Air Heating
- Convenient laundry room on upper floor compete with sink
- 50 gallon hot water tank
- Built-in wood closet shelving
- Rough-in for air conditioning
- Rough-in security
- Rough-in for central vacuum
- Extra storage space
- Rough-in built in speakers

AMENITIES

- Walking distance to an extensive, wide array of shops, recreational amenities, big box retailers and restaurants – Home Sense, Grandview Heights Aquatic Centre, Steve Nash Fitness, Home Depot, Thrifty Foods, S L Kitchen and Bar to name a few
- Close proximity to top rated private and public schools and major transportation routes including the Highway 99 interchange and the US borders
- Adjacent to the new Grandview High School

