

Features

FIRST IMPRESSIONS

WELCOME HOME

A GOURMET KITCHEN

LUXURIOUS MASTER SUITES

PEACE OF MIND

PERSONALIZING YOUR HOME

THE NEIGHBOURHOOD

ROCK SOLID COVERAGE

- Beautiful setting nestled in nature with peaceful views of the mountains, farmland and the Nicomekl river
- West Coast inspired architecture features an array of rich, natural colours and textures including cultured stone and post and beam detailing
- Exposed aggregate pathways meander throughout the neighbourhood
- Contemporary designer selected entry doors include transom window
- Oversized low-e windows throughout home draw in natural light and highlight views
- Colour coordinated aluminum gutters over decorative fascia trim compliment exterior siding
- Spacious double wide garages with durable insulated steel overhead four-panel garage doors
- Landscape design is easy maintenance with focus on surrounding natural setting



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- Two designer selected interior colour schemes to choose from created by the I3 Design team
- 9' foot ceilings throughout main level
- Fully trimmed windows and doors with 5 1/4" baseboard trim throughout entire home
- Main floor powder rooms with tile flooring and custom floating cabinet, or pedestal sinks in select homes
- Contemporary open living spaces with durable laminate flooring throughout the main living area
- Energy efficient stone faced linear gas fireplaces with complimentary custom hand-crafted wood mantels
- Functional mud room off garage in select homes perfect for the active household
- 32oz stain resistant trackless carpet with 8lb carpet underlay providing superior comfort
- Select homes include over 800sq.ft. of extra storage
- Wet bar in basement perfect for entertaining*
- Extensive use of LED pot lighting
- 2" faux white wood designer blinds offer shade and privacy
- Window screens and deck/patio sliding screen doors included
- Decora-style light switches and plugs
- Convenient USB charging ports with plugs in kitchen, den and every bedroom
- Exterior fireplaces bring the indoors outside and allow for all year round entertaining on spacious covered decks/patios
- Instant Gas BBQ hook up on deck for maximum efficiency
- Two exterior hose bibs and GFI electrical outlets
- Electrical outlet in soffits for exterior holiday lights, switch in front entry closet

**Indicates that this feature is in select homes only. In the continuing effort to meet the challenge of product improvement, we reserve the right to modify or change plans, specification, or prices without notice E&O.E.*



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- Soothing LED pot lighting throughout
- Designer selected contemporary shaker-style cabinetry with 39" uppers
- Soft close cabinetry doors and drawers
- Upper cabinetry features designer crown moulding
- Contemporary full height ceramic tiled kitchen backsplash
- Convenient under-cabinet lighting
- Custom quartz countertops throughout kitchen with custom lighting over island
- Open island with eating/conversation bar creates perfect gathering space
- Double compartment stainless steel sinks with sleek Moen satin-nickel pull out faucet and in-sink waste disposal for optimal efficiency
- Full height pantry's with built-in pull out shelving for ease and convenience
- Built-in microwave shelf blends seamlessly into kitchen cabinetry
- Stainless Samsung energy efficient appliance package with dual fuel gas range

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- Vaulted bedroom ceilings with provision for ceiling fan
- Spacious walk-in closets with custom wood shelving*
- Luxurious free-standing soaker tub with handset Moen Rizon faucet and tile surround*
- Custom quartz countertops feature double under-mount porcelain sinks
- Oversized frameless glass enclosed shower stalls with custom accent tile and luxury Moen pressure balanced faucet
- Floating mirror and shaker cabinet vanity with designer selected pulls
- Low flush Toto toilets
- Ceramic tile floor is heated for maximum comfort

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- Low maintenance Allura plank siding
- 30-Year laminated fibreglass shingles
- All party walls are double dry walled for improved sound proofing
- Security alarm pre-wire
- Satin nickel Weiser front door hardware
- Category 5 telephone wiring throughout
- High efficiency gas furnaces
- Power vented 50 gal. natural gas hot water tanks
- Smoke alarm and CO2 detector hardwired in each room
- Energy efficient Low-E windows
- Convenient conduits at TV locations in living rooms and master bedrooms
- Central vacuum system rough-in

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You can add your own personal touches to your home by selecting options available from our upgrades list. Upgrades can be selected by appointment with a Sales Representative upon purchase.

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Viridian offers you the best of both worlds in terms of privacy and convenience. Tucked away on the banks of the Nicomekl River, Viridian is also within easy access to many of the community's desired amenities including Grandview Corners, Southpoint Shopping Centre and Morgan Creek Golf Course. Explore our neighbourhood map to see all the benefits this vibrant community has to offer!

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When you purchase a home from Portrait, we are there for you every step of the way. From the moment you enter the sales centre to long after you receive the keys to your new home. Every one of our homes is covered under the comprehensive WBI Home Warranty program so you can feel rest assured that your home will be well taken care of for many years to come. The WBI Home Warranty coverage includes:

- 1 year coverage for any defects in workmanship or materials
- 2 years coverage for major systems
- 5 years coverage against moisture penetration
- 10 years coverage for any major structural defects