



## FEATURES

### WELCOME HOME

- A collection of contemporary, craftsman-inspired 3- and 4-bedroom townhomes with steeply pitched roofs, roof overhangs, entry porches, and spacious fenced yards including gas bibs for hosting barbeques with friends and family
- Lush landscaping and strolling green streets throughout the community ensure beautiful surroundings year-round
- Elaborate walking paths that connect to the Trans Canada Trail, the world's longest network of multi-use recreational trails

### INSPIRED INTERIORS

- Two colour schemes to personalize your home: Meadow or Mountain
- Overheight ceilings throughout living space, with vaulted ceilings in all master bedrooms, and secondary bedrooms where possible
- Large double-glazed windows allow for ample natural light
- Contemporary wide-plank laminate flooring throughout living and dining areas, kitchen, and main entries
- 12" x 24" matte porcelain tile throughout bathrooms, powder rooms, and entries as required
- Berber carpet in bedrooms, stairs, and upper floor hallways adds comfort and durability
- Full-size Whirlpool high-efficiency, front-loading, stacking washer and dryer
- Central forced air heating
- 1" aluminum horizontal blinds on all windows

### GOURMET KITCHENS

- Stylish contemporary flat-panel cabinetry with soft-close mechanisms on all drawers and modern aluminum pulls
- Convenient pantry in all kitchens
- Composite stone countertops with breakfast bar overhang in all kitchens
- Under-cabinet puck lighting illuminates over height marble tile backsplash
- Premium undermount double-bowl stainless steel sink boasts polished chrome faucet with pull out vegetable spray, and convenient in-sink disposal
- Sleek stainless steel KitchenAid appliance package:
  - 36" French-door counter-depth refrigerator with internal water and ice dispensers and bottom-mount freezer
  - 30" 5-burner gas cooktop
  - 30" built-in wall oven
  - 24" EnergyStar-rated dishwasher
  - Panasonic Under-counter microwave with trim kit
  - Broan slim-line slide out hood fan
- Plug-in USB outlet for convenient charging of your smartphone or electronic device

### THE MEADOWS CLUB

- Exclusive residents-only amenities, featuring:
  - Heated outdoor pool with lounge chairs and separate men's and women's change rooms
  - Al fresco BBQ areas with adjacent outdoor seating
  - Private professionally-equipped gym
  - Games Room
  - Golf Simulator
  - Spacious lounge with full kitchen, comfortable seating, and large screen TV perfect for the big game
  - Children's playground area
  - Outdoor sports court, perfect for basketball or road hockey

### ELEGANT BATHROOMS

- Master ensuite features a frameless glass walk-in shower with pressure-balanced showerhead and floor-to-ceiling ceramic tile surround
- NuHeat heated flooring in master ensuite brings warmth and comfort into your home
- Convenient main floor powder rooms in all homes
- Double nose composite and natural stone countertops
- Custom cabinets with soft close mechanism
- Shower walls and soaker tubs feature ceramic tile with convenient recessed tile niche for storage (in most homes)
- Large millwork accessory cabinet included in all bathrooms
- Efficient, low-flow contemporary toilet
- Polished chrome faucets and coordinated bath accessories
- Silver, flat-polished vanity mirrors create tasteful elegance

### PEACE OF MIND

- Wired smoke detectors
- All homes individually outfitted with fire sprinklers
- All homes pre-wired for monitored security systems
- Entry door hardware complete with secure deadbolt latch
- Lighting at all front entries
- Rainscreen protection
- Comprehensive 2-5-10 year home warranty protection
  - 2-year coverage on labour and materials
  - 5-year coverage on building envelope
  - 10-year coverage on major structural items

### OPTIONAL UPGRADES

- Electric fireplace
- Air Conditioning
- Laminate flooring throughout
- Master bedroom custom closet organizer



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