

Features

EXTERIOR | KITCHEN | ENSUITE & BATH | CONSTRUCTION | HEATING & GAS | MORE | WARRANTY



A HOME AT THE TOWNE IS MORE THAN JUST A TOWNHOME

- Warm West-Coast Architecture with signature roof-lines by Ciccozzi Architecture
- Professionally designed grounds with rich landscaping
- Walking distance to BrightPath Daycare, Creative Kids Learning Center, Clayton Elementary, the future Clayton High School and Clayton Recreation Center
- Close proximity to playgrounds, water parks, and fields
- Convenient side by side parking
- Ample visitor parking for when family or guests come to visit
- Spacious open floor plans that are functional and exquisitely detailed
- Two professionally-designed colour schemes by award-winning Collaborative Design Studio
- Main floor offers lofty 10 foot ceilings and oversized windows which allow natural light to create a welcoming bright space
- Raised 12-foot ceilings in master bedroom of select homes

REGISTER

Available early 2018

Book Your Private
Appointment

604-318-5167

info@thetowneliving.com



In our continuing effort to improve and maintain the high standard of The Towne, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on preliminary survey measurements. As reverse plans occur throughout the development please see architectural plans. Renderings are an artist's conception and are intended as a general reference only. E&O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. www.fifthave.ca 604.583.2212. For more information about the privacy policy, please [click here](#).

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THE SPA EXPERIENCE DOESN'T END IN THE ENSUITE

Second and Third Full Bathrooms

- 5 foot soaker tub with beautiful tile surround
- Flat panel cabinetry with undermount sink
- Second bathroom conveniently located by second and third bedrooms
- Third bathroom tucked away on the lower level of the home

Powder Room

- Designer circular mirror gives the space a unique look
- Champagne bronze faucet
- Chic pedestal sink to compliment accented gold features (select homes)
- Undermount sink with cabinetry below for extra storage (select homes)



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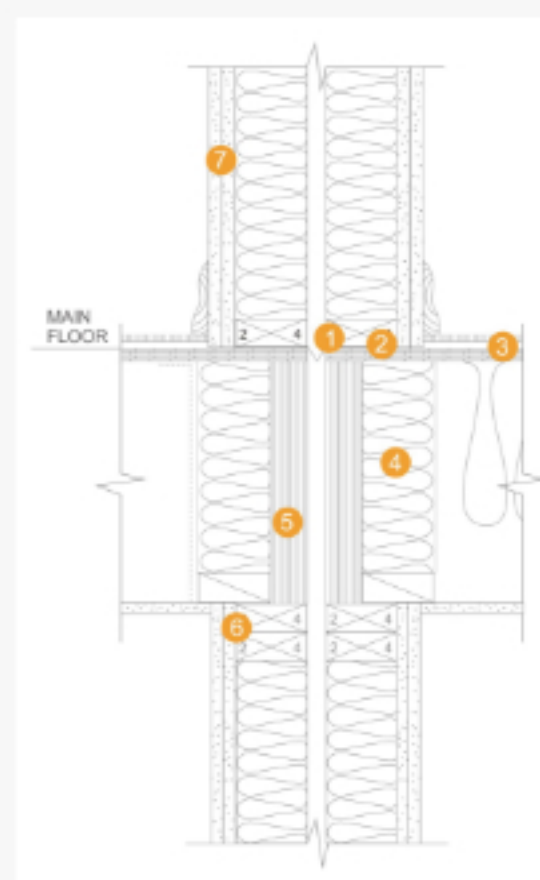
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BUILT TO LAST WITH YOUR FAMILY IN MIND

- Hardi-plank siding designed to last up to 50 years against cracking, rotting, hail damage and termites
- 40-year manufacturer warranty on reinforced asphalt shingle roof with R40 insulation
- Oversized, low-E glass windows reduce UV-light damage and improve energy efficiency
- Sturdy 2 x 6 exterior wall construction complete with a rainscreen technology system
- Silent floor joist providing superior strength-to-weight ratio to give years of silent floor
- Party wall systems designed to exceed established criteria, improve sound dampening, and ensure fire separation performance



CONSTRUCTION DETAIL

- 1 28 gauge metal firestop across party wall
- 2 Bead of caulking
- 3 All seams sealed with sealant between in floor sheathing and insulated joist spaces
- 4 Acoustical batts in joist cavity
- 5 Continuous 1 3/4" wide rim joist
- 6 Sealed poly (Air Barrier and Vapor Barrier)
- 7 Double 5/8" thick drywall

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LIVE WITH THE LUXURY...

Forced Air Heating

- Every home is heated with a forced air heating system
- Creates a comfortable, evenly balanced warmth
- Brings in fresh air from the outside for ventilation creating a healthier environment than electric baseboard heating
- Allows the option for air conditioning installation throughout the entire home at the time of purchase or a later date if you prefer
- High-efficiency 2-stage furnace from Trane. This furnace will only go in to the second stage of heating if there is a significant differential in your home. This prevents the furnace from always running in overdrive and increases the lifetime of the furnace
- Safer for families, visually appealing, and more conducive to arranging furniture than having baseboard heating

...OF NATURAL GAS FEATURES

5-Burner Gas Cooktop

- Instant on and off. The burners heat up instantly so you can begin cooking right away
- More precise temperature control as a natural gas flame wraps evenly around any sized pot, pan, or wok
- Ability to use your gas cooktop during power outages as it is powered by a home's natural gas supply

Gas BBQ Outlet

- Heats quickly and evenly
- Allows you to control heat and flame precisely
- Cooks with different temperatures at the same time
- Never runs out of fuel in the middle of cooking
- No heavy tanks to buy or carry, connect or disconnect
- Completed boxes for your convenience – hook up your gas BBQ the day you move in

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THERE'S MORE WHERE THAT CAME FROM

- Tile wrapped 36" electric fireplace with mantle above (including wire-management system)
- Screens and 2" faux wood blinds on all windows
- Front load Whirlpool washer and dryer
- Soft touch carpeting on upper level and in bedrooms
- Custom closet organizer with plenty of hanger and drawer space throughout home
- Paneled doors throughout home
- 5.5" baseboards
- Recessed pot lighting throughout the main level
- 50 US gallon electric hot water heater

ENHANCE YOUR HOME WITH THE FINAL TOUCHES

- MVAC M35 built-in vacuum with attachments
- Trane air conditioning unit
- Garage epoxy flooring
- Nu-Heat Flooring in ensuite

THE ADDED BONUS

- Cat5 wiring for ethernet, telephone and ADSL internet throughout the home
- Telus Welcome Home Kit that includes:
 - Free installation
 - One year free rental of Telus HD Digital PVR
 - One year free Optik TV
 - One year free high speed internet with Wifi



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2/5/10

WE'VE GOT YOU COVERED

- **Conasys home information package including:**
 - Comprehensive online library with interactive maintenance plan
 - Printed homeowner guide with detailed product information as well as contact information for every company trade involved in the construction of The Towne
- **Premium warranty by National Home Warranty includes:**
 - 2 years' coverage materials and workmanship
 - 5 years' coverage building envelope, including water penetration
 - 10 years' coverage for major structural defects



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