



FEATURES

FIRST IMPRESSIONS

- West Coast contemporary residences designed by award-winning Integra Architecture
- Within easy walking distance of SkyTrain, schools, shopping and all conceivable big city amenities
- Lush and extensive landscaping and gardens throughout
- Cedar Creek pedestrian trail connects you to the parks, shops and services of the neighbouring future Southgate City
- Bike racks located at each building entrance to encourage green living
- Grand, covered canopies at main entryways protect your arrival from the elements
- Well-lit pedestrian walkways and common areas
- Overheight lobbies with fireside seating

YOUR INDIVIDUAL HOME

- Your choice of two designer palettes: Sand or Stone
- Airy 9' ceilings maximize light and flow of living
- Contemporary laminate wood-finish flooring in main living areas
- Expansive glazing for maximum natural light
- Sleek roller-blind window coverings throughout (excluding transom windows)
- Front-loading, energy-efficient, full-size washer and dryer by Whirlpool
- Pre-wired for high-speed internet and digital cable access
- Generous balconies or patios with outdoor lighting and exterior patio outlet

CRAFTED KITCHENS

- Soft-close cabinetry in your choice of Sand or Stone
- Pantries and islands in select homes
- Contemporary matte black hardware on lower cabinetry
- Brilliant illumination with LED fixtures and halogen under-cabinet lighting

- Quartz composite countertops with contemporary, full-height, tile backsplash
- USB outlet for convenient charging
- Cook and entertain with full-size stainless-steel appliances:
 - 5 element, ceramic-glass cooktop and Even-Heat oven by KitchenAid
 - Stainless steel refrigerator and bottom freezer with temperature-controlled drawers, and metal wine rack by KitchenAid
 - Modern, high-performance hood fan by Venmar
 - Intuitive, top-control dishwasher by KitchenAid
 - Panasonic microwave oven featuring Inverter Technology®
- 'Built-in', under-counter mounted microwave in most homes
- Premium Kohler 'Ludington' under-mount, deep double-bowl sink
- Single-lever Kohler 'Purist' kitchen faucet with integral pull-down spray nozzle

REST & RETREAT

- Cozy, woven carpet in all bedrooms
- Spacious walk-in or walk-through closet with shelving in most master bedrooms
- Bright ceiling light fixtures in all bedrooms
- Luxurious showers with modern, frameless glass-panel swing-door and tile surround with chrome Kohler 'Converge' handheld showerhead in master ensembles
- Large Kohler 'Hytec' soaker tub with tile surround in main bathrooms
- Recessed pot light over the shower or tub
- Large, clean-edged vanity mirror with overhead light fixture in all bathrooms
- Quartz composite vanity countertop with under-mount sink and premium Kohler 'Honesty' lavatory faucet
- Soft-close cabinetry in your choice of Sand or Stone
- Contemporary matte black hardware on lower cabinetry
- Euro-style porcelain tile flooring in all bathrooms

PEACE OF MIND

- Entry phone with security camera at main lobby and parkade entrance
- Two personally-coded key fob entry devices provide access to lobby, all amenity spaces and secure parkade
- All homes include energy-efficient, Solarban 60 UV protected, double-glazing on all exterior windows and doors
- Wireless in-suite security system in all ground-floor access homes
- Fire alarm and smoke detector in all homes
- Bright and gated underground parkade
- Personal bicycle storage locker provided for each home
- Travelers Insurance providing home warranty coverage for:
 - 2 year materials and labour warranty
 - 5 year building envelope warranty
 - 10 year structural warranty
- Dedicated customer service team ensures that living in your home is as worry free as possible

SHARED CEDAR CREEK COMMUNITY AMENITIES*

- 37 Secured visitor parking spots
- 5 Visitor EV stations
- 4 Car wash stalls
- Bicycle repair station
- Fitness Room
- Guest Suite
- Meeting Room
- Two common play areas surrounded by benches and picnic tables
- Common community garden plots

* *Shared amenities are phased, access availability based on phase completion.*

In a continuing effort to meet the challenge of product improvements, we reserve the right to modify or change dimensions, sizes, specifications, layouts and materials without notice. All deck, patio, terrace, balcony and yard sizes may vary. Columns, privacy screens, demising walls and guardrail details may vary depending upon floor level. The quality homes at Cedar Creek are built by LM Cedar Creek Homes Limited Partnership. This is not an offering for sale. Any such offering can only be made by way of disclosure statement. E. & O. E.



B C C O N D O S . N E T

