



Life in the Heart of Sunshine Hills...

- Enjoy timeless homes at the core of a well-established neighbourhood
- Steps to the Elementary School and near the District's top performing Secondary School, offering an International Baccalaureate Programme. Kwantlen Polytechnic University is under a 5 minute drive away.
- Prime central location. Walking distance to a multitude of grocery, restaurant, shopping and entertainment options in Strawberry Hill, yet tucked away in a residential area.
- Minutes to Sungod Recreation Centre, the hiking paths at Burns Bog Nature Reserve, the bike trails at Watershed Park and Sunshine Woods Golf Centre & Driving Range.
- Steps to bus stops with routes to Scottsdale Exchange or Scott Road Station, offering supreme connectivity to multiple cities.
- Quick Access to HWY 91 and HWY 99

Exquisite Bathrooms

- Quartz countertops with co-ordinated tile
- Ensuites with :
 - o Polished Mirror on stand off with sensor LED lighting
 - o Glass Shower with Frameless Door
 - o Under cabinet kick lighting
 - o Underfloor heating in larger homes
 - o His and Hers undermount sinks
 - o Make-up Vanity with shelving in "C" plan homes

Stylish Kitchens...

- Beveled Shaker style cabinetry in White or Grey, depending on colour scheme
- Gentle soft-closing doors and drawers
- Set the ambience with convenient, under cabinet task lighting
- Durable quartz stone counter tops on preparation spaces and kitchen islands
- Sleek undermount, double compartment stainless steel sink
- Modern Delta faucet with flexible pull-out spray hose
- Samsung Appliance Package featuring
 - o French-Door Fridge with ice maker
 - o Slide in gas range with flexible cooktop, touch controls, powerful dual convection baking and both steam and traditional self-clean options

o Energy Star rated, quiet dishwasher with hard food disposer for ease of use

- Contemporary chimney hood fan
- Each home illuminated with over 20 recessed lights

Timeless Interiors...

- Two Designer Colour Schemes to choose from, Contemporary or Modern
- Stylish interiors with spacious layouts that don't compromise function
- Rich laminate flooring throughout main floor and upper hallways
- Front loading stacking washer and dryer with multiple wash and dry cycle options

Welcome Home Technology Package by TELUS

- o Free Installation
- o One Year Free Optik TV
- o One Year Free High Speed Internet with WIFI
- TELUS Media Panel
- Fiber optic cable to your home
- 24/7 365 days a year technical support

Convenience and Peace of Mind

- Backed and Insured with the comprehensive third party warranty
 - o 2 years on Workmanship and Materials
 - o 5 years Building Envelope
 - o 10 years Structural Defects
- All homes pre-wired for in-home security



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