



A HOME THAT LOOKS AND FEELS CUSTOM

Humble Elegance, Rich Accents

Denby's interiors are a perfect combination of neutral finishes paired with luxury accents meant to elevate the living experience. This is evident from the moment you walk-in the front door. The main living area is open with expansive windows, glass railings and tall ceilings. Kitchens offer quartz countertops, large open workspaces, and an abundance of storage. Every detail ensures a luxurious yet functional home.

First Impressions:

- Warm west-coast modern country architecture with impressive roof-lines
- Professionally designed grounds with rich landscaping
- Walking distance to Langley Christian school and Langley Christian Middle School
- A short drive to shops and services
- Convenient 2 car side by side garages
- Convenient 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 Collaborative Design Studio.
- Main floor offers lofty 9-10 foot ceilings (depending on plan and area of home) and oversized windows which allow natural light to create a welcoming bright space. 3 story plans have up to 23' foot open to below ceilings in living areas.

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
- Iko iron clad asphalt shingle roof with R40 insulation and a 50 year material defect warranty
- Oversized, low-e glass windows reduce UV-light damage and improve energy efficiency
- Sturdy 2x6 exterior wall construction complete with full rainscreen technology system
- Engineered floor joist system by truss joist providing superior strength-to-weight ratio to give years of silent floor
- Party wall systems designed for sound dampening between homes and fire separation

The Luxuries of Gas:

Forced Air Heating

- Every home is heated with a forced air heating system, creating a comfortable, evenly balanced warmth throughout your home. All while, bringing fresh air from the outside for ventilation creating a healthier living environment than electric alternatives.
- Allows the option for air conditioning installation throughout the entire home at the time of purchase or a later date if you prefer by exterior heat pump
- High-efficiency 2 stage furnace from York. 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 life time of the furnace.
- Safer for families, visually appealing, and more conducive to arranging furniture than electric heating alternatives

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 your 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

Gas Fireplaces

- Heats quickly
- Allows you to control heat and flame
- Never runs out of fuel
- Ability to use your fireplace during power outages as it is powered by your home's natural gas supply. (As long as it is on and lit before a power outage)

Gourmet Kitchens

- Open concept island kitchens with functional counter space for all your cooking, baking and entertaining needs
- Shaker or flat panel wood grain style cabinets with undermount task lighting
- Upper cabinets are taller than averaging allowing for more storage space
- Soft close cabinetry
- Hygienic quartz countertops with coordinated designer backsplash
- Single bowl undermount kitchen sink with convenient pull down spray faucet
- Designer kitchen island pendants brighten up the entire space while adding a touch of class
- Sleek wall oven with integrated microwave above
- High power chimney hood fan
- 5-burner gas cooktop
- Convenient pot filler over cook top for those large pots when cooking for family gatherings
- Bottom mount French door refrigerator with interior water and automatic ice dispenser
- Energy star dishwasher

Spa-Inspired Ensuites:

- Semi-floating vanity with soft close cabinetry
- Dual undermount sinks (depending on plan)
- Hygienic quartz countertop and backsplash
- Large format designer floor tiles
- Vanity style mirrors accented by bright wall sconces
- Sleek one piece elongated dual flush toilet
- Relaxing 5' walk-in shower for enjoyable showers on your own or together!
- Spa-inspired floor to ceiling tile surrounding the shower
- Both rain shower head and wand shower included!

The Spa Experience Doesn't End in the Ensuite:

- Second and Third Full Bathrooms
- 5 Foot soaker tub/shower combo with beautiful tile surround
- Flat soft close cabinetry with undermount sink
- Dual flush one elongated piece toilet
- Chrome bathroom fixtures
- Second bathroom conveniently located by second and third bedrooms on upper levels in 3 storey plans and lower level in 2 storey plans
- Third or second bathroom on the lower level of the home for lower bedroom and recreation room access
- Convenient Main Floor Powder Rooms
- Designer vanity style mirror with bright sconce gives the space a unique look
- Hygienic quartz counter top
- Sleek chrome lever faucet
- Undermount sink with cabinetry below for extra storage
- Dual flush one elongated piece toilet
- Tucked away on the main floor of all homes for the convenience and privacy of guests

Living In Style

- Inset natural gas fireplace with full tile surround and mantle above and wainscoting detail, pre-wired for TV above fireplace
- Screens and 2" faux wood blinds
- Front load whirlpool washer and dryer
- Soft touch carpeting on upper level, basements and in bedrooms
- Paneled doors throughout home
- Classy 6" baseboards
- Recessed pot lighting throughout the main level
- 50 US gallon hot water tank
- Rough-in for built-in vacuum system
- Pre-plumbed and ready for future air conditioning with your forced air system

Technology

- Cat 5 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

We've Got You Covered

- Conasys home information package
- 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
- Premium warranty by traveler's guarantee includes:
- 2 Years' coverage materials and workmanship
- 5 Years' coverage building envelope, including water penetration
- 10 Years' coverage for major structural defects

In our continuing effort to improve and maintain the high standard of the Denby development, 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 Architectural measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans if material to your decision to purchase. Renderings are an artist's conception and are intended as a general reference only. Please refer to disclosure statement for specific offering details. E.O.E. Sales and Marketing provided by Fifth Avenue Real Estate Marketing Ltd. 604-583-2212.



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