



Aura: A new townhome development by Maskeen in Ladner, Delta BC

14 Stylish Townhomes Near the Ocean

Inspired by the natural surroundings, these spacious, light-filled and conveniently located townhomes offer a rare opportunity to live in one of the most desirable and established communities in the Lower Mainland.

Source: Maskeen



Aura by Maskeen Features

SEAMLESS SUSTAINABILITY: • On-Demand Gas Water Heater • Low emission windows • Concrete board siding • Energy Star rated appliances • Geo Thermal Heating and Cooling • Water conserving plumbing fixtures • Low VOC paint • LED pot lighting and lighting fixtures

ELEGANT INTERIORS: • Contemporary interiors with great room concept • Dramatic custom entry door complete with polished chrome hardware and address plaques • Rich laminated low maintenance wide plank flooring co-ordinated with cabinets on main floor • Luxurious designer selected 47oz carpeting in bedrooms • Stylish lighting fixtures and low voltage LED pot lights • Soaring 9 ft ceiling on main level • Craftsman Contemporary style Crown Mouldings and finishing carpentry • Relaxing and inviting electric fireplace with custom designed mantel to accommodate your entertainment system • Modern window coverings • Walk-in closet features built-in wood cabinets • Silent floor system • Fully finished lower level • Automatic garage door openers with 2 remotes

CHEF'S KITCHEN: • Custom high gloss accented flat panel European styled modern cabinetry, efficiently designed to maximize storage featuring soft-stop closing system • Large Square under mount dual stainless steel sink with single lever faucet pull out sprayer with flex line • Built-in recycling system • Generous island and countertop finished with Quartz • Quartz countertop with extended Quartz back splash • Full compliment of stainless steel designer appliances featuring Gas Stove

LUXURIOUS BATHROOMS: • Master ensuite features oversized deluxe walk-in 10 mm glass frameless shower • His and Hers under mount sinks and Quartz countertops • Large format porcelain tiled floors throughout • Stylish stainless steel framed vanity mirrors • Large format porcelain tiled floors throughout • Main bathroom features large bathtub surrounded with ceramic tile, large under mount sink and Quartz countertop

MODERN EXTERIORS: • High performance HardiPlank siding all around accented with HardiShakes • Energy efficient low emission vinyl windows • Decks ideal for entertaining • Designer selected exterior colours • Fully landscaped front and backyards

PEACE OF MIND: • A 25-year manufacturer's limited warranty on roof • A 25-year manufacturer's limited warranty on siding • Rainscreen technology building envelope protection • Cat5 wiring for internet, phone and TV • Pre-wired security system • Wired smoke detectors • Warranty by manufacturer on all appliances • Maskeen Group new home manual



aura
Ladner Living

