



FEATURES & FINISHES

Modern Farmhouse Interiors

- Choice of two designer-selected colour schemes: Dawn and Dusk
- Airy and bright open-concept floorplans
- 9' ceilings on the main floor with over-height vaulted ceilings in the master*
- Oversized, Energy Star-rated, double glazed windows for maximum light and energy efficiency
- Durable laminate wood floors flow throughout main level
- Matte-black hardware on all doors, with contemporary flat-stock baseboards and door casings
- Plush carpeting on stairs and upper level
- Plentiful closet spaces thoughtfully finished with solid shelving and organizers
- 2" faux wood window blinds for privacy

Convenience and Peace of Mind

- Comprehensive 2-5-10 year warranty from Pacific Homes Warranty, including:
 - 2-year coverage for materials
 - 5-year coverage for building envelope
 - 10-year coverage for structural defects
- Pre-wired for security system
- Roughed-in for central vacuum
- High efficiency forced-air gas furnace with AC add-on option
- Smoke detectors on each level

Classic Kitchens

- Stainless steel appliance package features:
 - 5-burner gas range with range hood
 - French door refrigerator with bottom-mount freezer drawer
 - Energy Star dishwasher
 - Built-in microwave with trim kit
- Traditional shaker-style, soft-close cabinets with under-cabinet lighting
- Polished quartz countertops with full-height tile backsplash
- Deep, farmhouse-style apron-front sink
- Single-lever, high-arc faucet with integrated spray function by Delta
- Decorative pendant lights hang above island

Exceptional Exteriors

- Modern Farmhouse-inspired architecture creates an elegant streetscape
- Lush landscaping with mature trees, flowering shrubs, plants, and grasses
- BBQ quick-connect box on deck, with rough-in for BBQ box on lower level patio
- Two exterior hose bibs for easy watering
- Side-by-side, double-car garage* with opener and remotes
- Insulated garage and garage door maintain ideal temperature
- Durable James HardiPlank and HardiPanel siding, with metal shed roof accents at entries
- Rainscreen building envelope technology
- Sturdy 2x6 exterior wall construction with R20/R28 insulation
- Engineered TJI 560 floor joists with 7/8 edge gold floor sheathing

Relaxing Bathrooms

- Traditional shaker-style cabinets with soft-close doors offer abundant storage
- Framed oversized mirrors
- Polished quartz countertop with undermount sink
- Hexagon tile flooring detail in ensuite
- Frameless glass shower door in ensuite
- Double vanity provides plenty of room for two in ensuite
- Matte-black Delta Trinsic faucet and shower head pair with oversized soaker tub in main bath
- Full bath/shower tile surround
- High-efficiency elongated toilets with soft-close seats
- Powder room on the main level for comfort and convenience

Neighbourhood Amenities

- Proximity to Willoughby Elementary, Yorkson Middle School, and R.E. Mountain Secondary
- Short distance to Willoughby Town Centre shopping and the Carvolth Park and Ride, with easy access to major transit routes, including HWY 1

* Most Homes