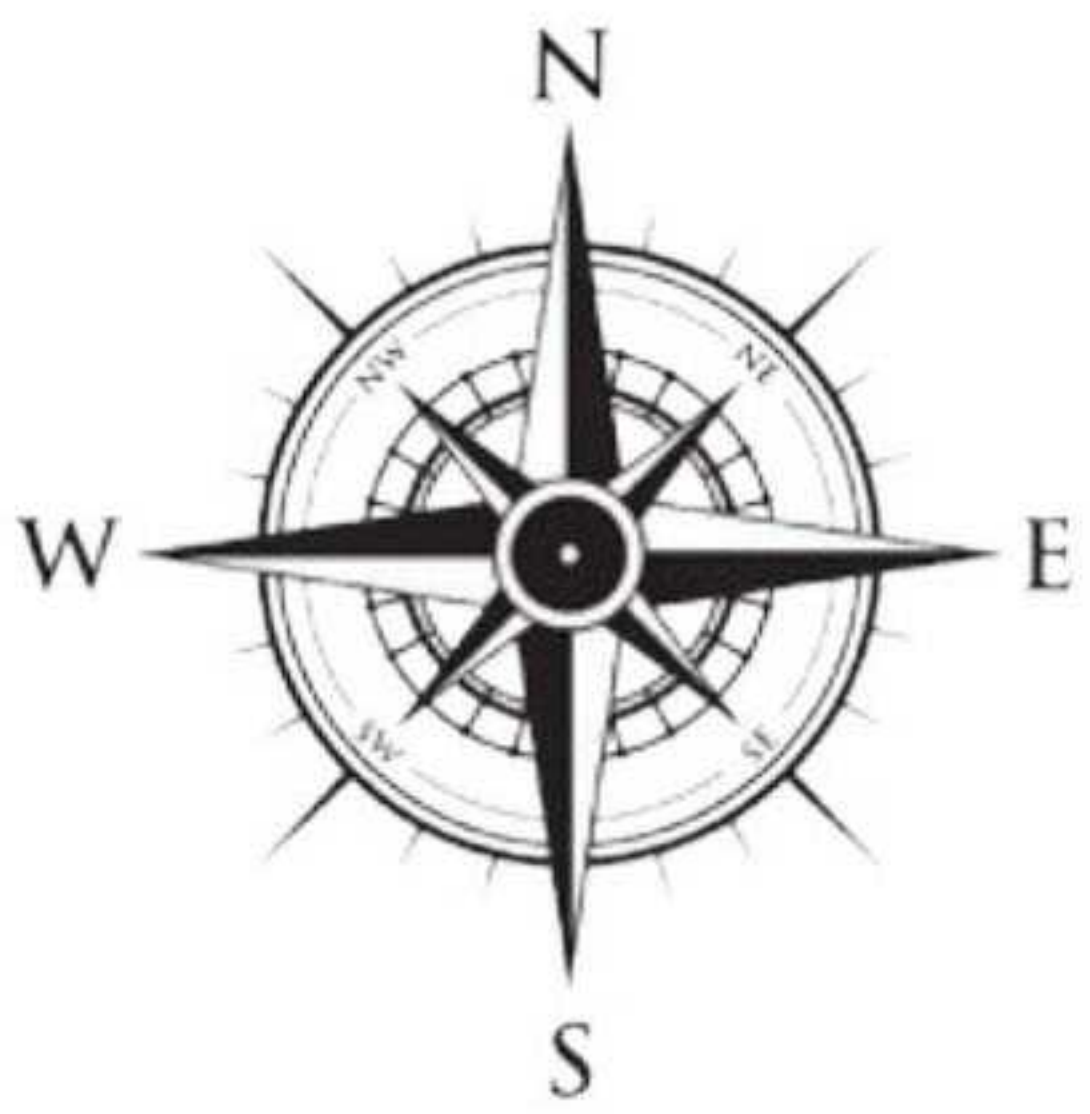


FEATURES | CANYON NORTH



CONTEMPORARY UPPER CAPILANO LIVING

- 8 – luxurious and spacious townhomes ranging in size from 2,130 to 2,218 square feet
- A warm approach to contemporary West Coast design featuring low-pitched roof profiles with overhanging eaves and a West Coast colour palette with lap siding and panel cladding accents
- Smart layouts and expansive oversized and floor-to-ceiling windows with glazing to amplify solar access and placements that maximize views and natural sunlight, while still considering privacy
- Lush landscaping expressing the character of Individual homes, designed to balance private areas and a bio filtration landscape for rainwater management area to the east and to create a harmonizing landscape character with the adjacent property

A SINGLE-FAMILY LIFESTYLE

- Individually addressed homes with ground level access from Capilano Road or interior auto courtyard
- Landscaped back patios transitioning to rain gardens and restored on site-riparian area
- Large private concrete decks from main floor living area including natural gas outlets for a gas heater, BBQ or fire pit
- Large, two-car garages, heated, secured, and with side windows for natural light
- Dedicated upper floor laundry rooms with energy efficient, full sized, side-by-size front-load LG washer and dryers, stainless sinks, drying racks, and ample counterspace and shelving for storage
- Generous storage throughout and adaptable flexible spaces

INVITING INTERIORS

- Open floor plans thoughtfully designed for both family living and entertaining
- Expansive 10-foot main floor and master bedroom ceilings
- Durable wide plank engineered European Oak hardwood flooring throughout the main floors
- 2 fireplaces—in living rooms, with floor-to-ceiling ceramic tile surrounds and wired for entertainment systems; and family rooms
- Solid two-panel interior over-height doors with satin nickel lever handles
- Transom windows on main and double patio/deck doorways
- Direct entry from garages to ground floor mudroom with full bathroom
- LED recessed pot lighting throughout
- Main level home offices with double glass French doors
- Lower level family rooms leading to patios
- Carpeting in bedrooms, staircases and hallways
- Three spacious bedrooms with luxurious master bedroom en-suite bathrooms
- Generous walk-in closets with closet organizer systems in master bedrooms

KITCHENS WITH FLAIR

- Premium stainless-steel appliances:
 - built-in 36" Fisher & Paykel 'French Door' refrigerator with bottom drawer freezer, water dispenser and ice maker
 - 30" Fisher & Paykel duel fuel range with self-cleaning oven
 - 36" Fisher & Paykel wall chimney vent hood
 - 24" Fisher & Paykel integrated dishwasher
 - 1.2 cubic foot Panasonic below-counter microwave
- Over-height contemporary laminate cabinetry with soft close full extension drawers and brushed metal handles
- Floor to ceiling pantry for easy access and extra storage
- Caesarstone quartz countertops for durability and easy cleaning
- Seamless double basin brushed stainless steel undermount
- Polished chrome commercial style pull-down kitchen faucets with sprayer
- Massive 10-foot entertainment-sized islands with Silestone countertops with seating overhang
- Modern ceramic subway tile backsplashes
- Convenient LED under-cabinet task lighting
- Nook area that can be re-imagined into an extra work or study from home space

STYLISH BATHROOMS

- Three full bathrooms on upper and lower levels and main floor powder room
- Caesarstone quartz countertops
- Contemporary laminate cabinet doors with soft close full extension drawers
- European-inspired contemporary Kohler undermount sinks with Kohler chrome faucets
- Master en-suite bathrooms feature double sinks, relaxing free-standing soaker tubs with hand-held sprayers, frameless Delta glass shower enclosures and heated tile floors
- Water-conserving dual flush, low flow toilets
- Imported porcelain tile
- Taymor polished chrome accessories

ADDED TOUCHES

- Large two-car garages and front driveways
- Roughed-in outside-vented central vacuum systems including handy VacPans in kitchens
- Premium high-efficiency heating and cooling with individual heat pumps and heat recovery ventilation for each home offering year-round comfort
- CAT6 and CATV RG-6, for computer, communication and entertainment systems

PEACE OF MIND

- Comprehensive 2-5-10 Year National Home Warranty
 - 2-year coverage on workmanship and materials
 - 5-year water penetration coverage
 - 10-year structural coverage
- Entry doors with lever handles and deadbolts
- Secure exterior garage doors
- Hard-wired smoke, CO2 and heat detectors/alarms on each floor
- Sprinkler system throughout
- Rain screen protection
- Fully pre-wired for security systems



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