

FEATURES

Single Family Homes – Phase 2

ELEVATED CURB APPEAL

The contemporary minimalist-style homes of Holborn University Heights, designed by the award-winning Frits de Vries Architects, are custom homes.

2-car garages boast ample space to store all your adventure gear. Select home designs include mudrooms with secondary backdoor entrances.

HardieShingle panels/soffits and cedar vertical siding create a natural color pop and textural contrast between upper and lower levels, while barcode board panels provide unique linear detailing to entryways.

Each home features patios at both the front and back yards, and balconies on the upper levels.

Patios are finished with hydrapressed sealed concrete pavers, and poured in place concrete for pathways.

Tempered glass and black aluminum railings for uninterrupted views of the Garibaldi Highlands.

CONTEMPORARY CULINARY EXPERIENCES

Large open kitchens are perfect for active families and entertaining guests; with efficient layouts offer a seamless indoor-outdoor connection to the main living spaces and patios.

State-of-the-art integrated appliances for maximum performance and efficiency:

- Fisher & Paykel 36" French-door refrigerator with bottom drawer freezer
- Fisher & Paykel 30" 5-burner gas on steel cooktop – Five burners including a wok burner and two semi-rapid burners
- Faber Cristal SS 30" integrated hood fan with slim-line under cabinet pull out
- Fisher & Paykel 30" 4.1 cu ft. built-in, self-cleaning oven with Aero™ technology
- Panasonic Genius® Inverter® 1.2 cu.ft. stainless steel microwave oven
- Fisher & Paykel Integrated Double DishDrawer™ dishwasher

Custom crafted millwork features warm wood gable wrapping and flat-panel cabinetry with modern low-profile pulls satin nickel or matte black.

Back-painted glass provides a reflective contrast to the concrete-color quartz of the counter and multi-functional waterfall island.

Acritec undermount single basin stainless steel sink; Delta Trinsic single-handle kitchen faucet with pull-down sprayer and magnetic docking spray head in champagne bronze or matte black.

Designer Mumu Linear Suspension Pendant Light above the kitchen island is a stunning contemporary light fixture included in all of the home designs. Available in matte white with beech wood (Sunrise) or matte black with walnut (Silhouette).

THE GREAT INDOORS

Oversized windows and patio doors flood the interior spaces with natural light, and offer picturesque views of the surrounding scenery.

Choose from two custom interior color schemes:

- Sunrise (light)
- Silhouette (dark)

Each colour scheme is available in premium finishes using high-end quality material palettes.

Solid core interior doors, with Taymor Vega handles in satin nickel or matte black, buffer sounds between rooms. Engineered oak hardwood flooring throughout, with porcelain tile flooring in mudroom, bathrooms and laundry room.

Round recessed LED pot light fixtures in select locations. Custom main floor millwork, with mantle and hearth in concrete-color quartz, and feature wall with wood gable wrapping.

Enviro 55" linear gas/electric fireplace with black porcelain liner and driftwood log set with rocks.

Main floor features full bathroom with curbless walk-in shower with stainless steel Grohe showerhead, Acritec undermount single-basin sink, and Hansgrohe faucet.

Efficient Large Capacity Laundry:

- Whirlpool Energy Star® 5.2 cu.ft. I.E.C. Front Load Washer with precision dispense
- Whirlpool Energy Star® 7.4 cu.ft. Front load electric dryer with quick dry cycle and tap-touch controls with cycle memory technology

MASTER BEDROOM & BATHROOM

Master bedroom has a generous custom walk-in closet with contemporary handles in matte black or satin nickel.

Private balcony with oversized sliding door.

Ensuite features a free-standing vanity wall with anti-fog LED back-lit vanity mirror, Acritec dual basin undermount sink, Hansgrohe polished chrome faucets and under-cabinet lighting.

Free-standing Acritec Monaco soaker tub with Grohe faucet and hand-shower.

90 degree glass enclosed shower with Riobel Rain Shower head, Grohe hand shower, and Hansgrohe Ecostat pressure balance control in brushed nickel or chrome.

Enclosed water closet with Acritec dual flush toilet.

ADDITIONAL BENEFITS

2-5-10 Home Warranty Insurance:

- 2 years' coverage on labour and materials as follows:
 - 12 months' coverage for defects in material and labour for your unit
 - 24 months' coverage for defects in material and labour for major systems (heating, electrical, plumbing, etc.)
- 5 years' coverage on the building envelope, including coverage on unintended water penetration
- 10 years' coverage on major structural items

Sprinkler-fitted to NFPA 13D standard with concealed pop-out sprinkler heads.

Most exterior cladding materials are non-combustible.

Heating is provided by an eco- friendly geothermal heat pump with heat recovery ventilation for energy efficient, wifi enabled climate control.

Roughed in kitchenette and full bathroom on lower floors of select home designs.

