



EVERY ASPECT OF YOUR HOME WELL CONSIDERED AND DESIGNED VANTAGE



NATURALLY HOME

- Mountainside living in the Fraser Valley's most coveted landscape with breathtaking views, natural trails, and an abundance of greenspace
- Stunning surroundings meet the convenience of nearby urban amenities and the hidden gems of Mission's boutique shops and restaurants
- Ideal location for quick access to both Abbotsford and Maple Ridge as well as downtown Vancouver via the West Coast Express
- Social visits and family fun with an 10,500 sq. ft. private community park including a basketball court, play areas and picnic shelter

DESIGNED FOR MODERN LIVING

- Quality interiors featured by the award-winning Collaborative Design Studio
- Two professionally curated colour schemes in earth tones Oak (Light) and Ash (Medium)
- Airy 9' ceilings throughout all main floor living areas (dropped ceilings where required)
- Modern shaker doors with stylish matte black hardware
- Expansive wide plank waterproof laminate flooring provides easy maintenance and durability
- Extensive baseboards and door casings throughout
- Ambient lighting package includes recessed pot lighting in the kitchen and living room, scone lighting in bathrooms and surface mount lighting in bedrooms and hallways
- Contemporary matte black and glass dining room chandelier included in all homes
- High efficiency Samsung front-loading washer and dryer
- Custom millwork, including intricate shiplap features
- Gas BBQ hookup on balconies perfect for summer grilling

INTELLIGENT KITCHENS

- Gentle soft-close cabinets with matte black hardware
- Walk-in pantry to store those extra snacks*
- Kitchens accented with open wood veneer shelving
- State-of-the-art durable quartz countertops with soft eased edges
- Sleek oversized porcelain backsplash for easy cleaning
- Convenient under cabinet task lighting
- Samsung stainless steel appliance package includes microwave, dishwasher, gas range, French-door fridge and Broan hood fan
- Expansive islands perfect for prepping and for gathering with family and friends.

BATHROOM SANCTUARIES

- Luxurious quartz dual sink vanities with ample storage in ensuites
- Full spa experience in your walk-in ensuite showers featuring a timeless accent wall showcasing a sleek picket tile
- Porcelain tile flooring in main bath and ensuites
- Custom open wood veneer shelving in ensuite adds interest and warmth
- Matte black sconces and pot lighting to create the perfect atmosphere
- Relaxing soaker tub with surrounding tile for a tranquil main bathroom
- Contemporary matte black hardware accessories in select areas

PEACE OF MIND

- Backed and insured with comprehensive third-party warranty by industry leader National Home Warranty:
 - 12 months material and labour coverage for unit defects
 - 15 months material and labour coverage for common property defects
 - 24 months material and labour coverage for defects in major systems (heating, electrical, plumbing)
 - 5 years coverage on the building envelope including coverage on unintended water penetration
 - 10 years coverage on major structural items
- Rainscreen technology
- Exterior building envelope composed of low maintenance vinyl and hardie panel
- Energy saving Low-E double-glazed thermally broken vinyl framed windows and patio doors for better overall efficiency
- Insulated partition walls with extra double layer drywall for additional sound transmission protection
- Sturdy 2X6 inch exterior wall construction with R20 insulation
- Individual high-efficiency tankless on-demand hot water tanks means you will never run out of water, never wait for that shower or to do that load of laundry
- Hardwired smoke and CO² detectors in all homes
- Garbage, compost, and recycling bins picked up directly from your home
- Ample and convenient visitor parking
- Energy efficient gas forced air heating
- Shaw Welcome Home package with instant savings on your first two years of internet and/or cable bills

In our continuing effort to improve and maintain the high standard of the Westminster Plateau 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. If exact sizing is material to your purchase, please refer to the survey plans in the disclosure statement for exact measurements. As reverse and/or mirrored plans occur throughout the development, please see architectural plans. 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.