

FEATURES

INTERIORS

- Open-concept spaces
- 9' ceilings on the main floor
- Large ENERGY STAR® windows for maximum light
- 2" faux wood blinds with roller shade at patio door
- Durable laminate wide plank floors
- Contemporary, flat-stock baseboards and door casings
- Plush carpeted floors
- Plentiful closet space
- Some units with over-height garage ceiling and door
- Vaulted master bedroom ceiling

KITCHEN

- Stainless steel appliances by Whirlpool, including:
 - 5-burner gas range and convection oven
 - French door refrigerator with bottom-mount freezer drawer
 - ENERGY STAR® dishwasher
- Panasonic built-in microwave
- Contemporary, chimney-style, stainless steel, Venmar range hood
- Shaker-style cabinets with soft-close doors and drawers
- Polished quartz countertops with tile backsplash
- Blanco deep stainless steel undermount sink
- Single-lever, high-arc faucet with integrated spray function by Delta in polished chrome
- USB receptacle

BATHROOMS

- Shaker-style cabinets with polished chrome hardware and soft-close doors and drawers
- Tile floors and bath/shower surround
- Soaker tub with Delta Trinsic shower head and trim
- Polished quartz countertops with overheight backsplash
- American Standard, high-efficiency toilets
- Powder room on the main floor, featuring a shiplap wall and vessel sink
- Designer light fixtures

ENSUITE

- Polished quartz countertop and backsplash
- Double vanity with undermount sinks and polished chrome faucets
- Frameless glass shower doors
- Oversize tile floor and shower
- Contemporary soaker tub (select homes)

EXTERIORS

- Rich Craftsman-style architecture
- James Hardie siding, panel and shingle accent with 4" mitten vinyl siding
- Double side-by-side garage door with 2 remote openers
- Front and rear hose bibs
- Spacious decks with lighting and gas BBQ rough-in
- Lush landscaping with mature trees, flowering shrubs, plants, grasses, and cedar fencing
- Air conditioning rough-in and coil

BUILT PROUD

- Comprehensive warranty protection by Travelers Insurance Company of Canada, including coverage for:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Carrier forced-air gas furnace (40,000 BTU 92%)
- Low maintenance exterior materials with rain-screen technology
- Sturdy 2"x6" exterior wall construction
- 11 7/8 TJI floor joists engineered to provide strength and consistency
- Garage ceiling features R28 insulation, R40 insulation in the roof trusses, and R20 insulation in the walls
- 40 US gallon hot water tank
- Hardwired smoke and CO detectors
- 40 amp-240 volt dedicated circuit for future car charger in garage
- Wired for smart home technology

AMENITIES

- Pedestrian walkways throughout the site provide connections to greenspaces and trails in the surrounding neighbourhood
- Preservation of mature trees create a tranquil green setting
- Protected fresh water creek and natural areas
- Child-friendly amenity area
- Dedicated on-site visitor parking

CUSTOM OPTIONS

- Shiplap on master ceiling with wood-wrapped beam
- Whirlpool washer/dryer
- Smart home technology (Weiser lock, Nest doorbell with video technology, Nest thermostat)
- Basement bar complete with beverage fridge and sink (select units)
- Heated porcelain tile floors in ensuite
- Air conditioning condenser unit
- Wireless security system
- Completed built-in vacuum (select units)
- Quartz countertop in laundry room with upper cabinet, shelf, and hanging bar
- Matte black plumbing fixtures throughout including bath accessories, lights, door handles and cabinet hardware
- Walk-in closets with solid shelving and organizers
- Epoxy garage floor
- Garburator
- Lazy Susan (select units)
- Upgraded KitchenAid appliance package including fridge, gas range and dishwasher
- Single bowl undermount kitchen sink
- Finished BBQ box
- Car Charging Station (EVR30-B19)