

## Finest of Finishing & Features

### AT FIRST SIGHT

- Arts and Crafts inspired architecture designed for West Coast living by award-winning architects, Gomberoff Bell Lyon.
- Rarely found, park setting in a popular Richmond neighbourhood.
- Close to shopping, schools, recreational amenities, and transportation.
- Attractively landscaped entry drive.
- Tastefully appointed entry lobby with natural slate flooring, warm wood paneling, and comfortable furnishings.
- Lushly landscaped gardens with park benches and separate children's play area.

### A HOME TO BE PROUD OF

- Thoughtful architectural details such as knee braces, brick detailing and heavy wood trims.
- Extensive wood detailing with shingle, bevel-edged and board and batten vinyl sidings, all carefully constructed with the latest in rain screen technology.
- Secure gated underground parking with separate parking area for visitors.
- Extra amenities include visitor parking for 30 vehicles.
- Warm hallways with elegant light fixtures and custom-woven carpeting in a blend of soft earth tones.

### LUXURIOUS LIVING

- Variety of bright and spacious floorplans.
- Elegant entry with ceramic tile flooring.
- Cozy fireplace in the living room with Arts and Crafts inspired mantel, and ceiling accent light.
- Most homes include a den for a home office.
- Clermont style three panel doors and bifolds.
- Taymor lever door hardware in satin nickel finish.
- Painted solid wood baseboards and door mouldings.
- Horizontal Venetian blinds on all windows, vertical blinds on sliding doors.
- Convenient built-in closet shelving.
- Pre-wiring for dining room pendant light.
- Toggle-style light switches throughout.

### CONTEMPORARY KITCHENS

- Whirlpool self-clean slide-in gas range with overhead Whirlpool exhaust hood fan.
- 18 cubic foot Designer Series frost-free refrigerator by Whirlpool.
- Energy efficient "Durawash" Whirlpool dishwasher with four automatic cycles.
- Custom designed full wrap cabinetry with elegant satin nickel pulls.
- Textured high pressure laminate countertop with hand-set ceramic tile backsplash.
- Double bowl stainless steel sink with in-sink waste disposal.
- Convenient raised bar for casual dining.
- Single lever chrome faucet by Kohler with pull-out spray attachment.
- Time saving cabinet features including stacking bank of drawers, corner lazy susan, and microwave shelf.
- Hand-set ceramic tile flooring.
- Adjustable overhead halogen track lighting.

### SPARKLING BATHROOMS

- Luxurious ensembles with an elegant extra deep Jasper soaker tub by Crane.
- Second bathroom with walk-in shower.
- Kohler single lever pressure balanced shower control for comfort and safety.
- Warm cabinetry in light maple, honey maple or cherry maple with satin nickel pulls.
- White sink basin with polished chrome faucet by Sterling.
- Windham round-front water closet by Sterling.
- Round edge laminate countertop and backsplash with soft matte finish.
- Full width vanity mirror with Arts and Crafts style light fixture with three frosted glass shades.
- Designer-selected resilient vinyl flooring.
- "Infinity" series polished chrome towel bar and paper holders by Taymor.

### QUICK CONNECTIONS

- Telephone and cable outlets in each bedroom, den, and kitchen.
- Pre-wired with CAT 5 wiring by Telus for high speed Internet access via ADSL.
- Cable connections by Shaw for high speed Internet access and digital cable entertainment channels.

### FOR YOUR CONVENIENCE

- Individual coded transmitters for remote control electronic entry of lobby and parkade.
- Video enterphone outside lobby allowing you to prescreen visitors via television.
- Fully secured underground parking with bright lighting, pre-wired video surveillance, and emergency alert buttons.
- Private fenced yards with street access (on most ground level homes).
- Individual suite security pre-wired for each home.
- Energy efficient electric fireplace supplemented with thermostat controlled electric baseboards.
- Laundry closet with hook ups for full-size stacking washer and dryer.
- Energy efficient double glazed vinyl windows and sliding glass doors.
- Energy saving gas-fired central hot water system.
- Water faucet in each yard of ground floor apartments.

### CUSTOMIZE YOUR HOME

- Two designer colour schemes to choose from: Tranquility and Harmony.
- Select from plush 35 oz. stain resistant textured scroll loop carpet or 36 oz. cutpile Saxony.
- Granite kitchen countertops.
- Choose from three kitchen cabinet finishes: light maple, honey maple or cherry maple.
- Your choice of three wood laminate floor colours.
- Stainless steel kitchen appliances.
- Full-size stacking washer and dryer.
- And much more – ask Sales Manager for details.

### PEACE OF MIND

- Constructed with the latest in engineered rain screen protection systems.
- Each home pre-wired for security system with contacts on all exterior doors and windows.
- Deadbolt lock and viewer on front entry doors.
- Hard-wired smoke detectors.
- Monitored fire sprinklers in all homes and common areas.
- Ten-year St. Paul Guarantee Home Warranty Insurance providing coverage for:
  - Materials and labour for two years
  - Building envelope for five years
  - Structural defects for ten years

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