

finishes and features

Dramatic Exteriors

- Charming West Coast Tudor-style architecture designed by award winning Gomberoff Bell Lyon Architects
- Discover two residential enclaves separated by an expansive central conservation area and gentle watercourse nestled in a park like setting
- Arrival is made extra special by a distinctive stone entry monument
- The façade uses tudor board and extensive wood detailing to create traditional ambience in contemporary terms
- Handsome post and beam entry porches
- Large fenced yards with hand-crafted picket fencing and/or generously sized decks invite outdoor living and entertaining
- Conveniently close to great shopping, good schools, excellent recreational amenities and transportation options

Inner Beauty

- Step into style through the entry foyer featuring hand-set imported ceramic tile
- Come and go in style through Clermont-style three panel interior doors
- "Madera" lever door hardware in antique nickel finish
- Painted wood baseboards, door mouldings, stair railings and window sills throughout the home
- Attractive spindle banister at main level adds a classic touch
- Look forward to cozy evenings in the living room with its electric fireplace
- Hand-crafted mantel already equipped for installing your TV – and highlighted with ceiling accent lighting
- Choice of two custom designed colour schemes: Fresh & Pure
- Large bay window in living room and master bedroom bathes spaces in natural light (most homes)
- Contemporary horizontal blinds on all windows and vertical blinds on sliding doors
- Pre-wiring for dining and family room pendant light
- Ceiling light fixture in all bedrooms
- Sleek decora-style light switches throughout need only the softest touch
- Plush 40 oz. stain-resistant cut-pile nylon carpeting puts soft comfort at your feet

Tasteful Kitchens

- Lustrous laminate flooring in kitchen and family room adds a warm glow
- Decorative brushed chrome hardware beautifully complements warm cherry or rich mahogany custom designed full wrap laminate cabinetry
- Thoughtfully designed cabinet features including stacking bank of drawers, built-in microwave shelf, and a corner lazy susan keeps everything in its place
- Contemporary granite countertops with distinctive hand-set full height ceramic tile backsplash – elegant and practical
- Chef's preferred appliances by Frigidaire
 - Sleek 18 cubic foot frost-free refrigerator
 - Full-size designer series electric range with self-cleaning oven
 - Energy efficient "Precision" dishwasher with 4 level wash system
- Two-speed high power exhaust hood fan
- 1/3 hp in-sink waste disposal gets rid of the mess at the flick of a switch
- Double stainless steel sink with chrome pullout faucet
- Contemporary adjustable halogen track lighting with mono point over sink shines just where it's needed
- Convenient adjoining family room (most homes)
- Large deck off the kitchen for outdoor dining and entertaining

Restful Retreat

- Pamper and prepare in the private master ensuite that features walk-in shower, porcelain oval sink with polished chrome faucet and hand-set ceramic tile flooring
- Second bathroom with relaxing tub and designer selected hand-set ceramic tile surround and flooring
- Warm cherry or rich mahogany custom designed full wrap laminate cabinetry highlighted by decorative brushed chrome hardware
- Single lever pressure balanced shower control for comfort and safety by Kohler
- Modern round edge laminate countertops and backsplash with soft matte finish
- Reflect on your good taste in the full-width vanity mirror and sleek light fixture with curved frosted glass shade
- Sterling 'Sanibel' sink in both bathrooms
- Infinity series polished chrome towel bar and accessories by Taymor
- 'Coralais' lavatory faucet by Kohler
- Main level powder room with oval pedestal sink, accent framed vanity mirror and laminate flooring
- Sterling 'Windham' water closet with contemporary elongated bowl

Focus on Comfort and Convenience

- Cable and telephone outlets in living room, family room and each bedroom keep you well connected
- Pre-wired for high speed internet access and digital cable entertainment channels
- Thermostat controlled electric fireplace and baseboard heating system
- Convenient built-in closet shelving so everything's stored neat and tidy
- Laundry closet with rough-in for a full-size stacking washer and dryer
- Linen storage on upper level
- Energy efficient double glazed vinyl windows and sliding glass doors
- Two garage door openers per home
- 40 gallon (U.S.) electric hot water tank
- Exterior hose bib for each home serves your watering needs
- Vehicles stay out of the weather in attached garages with automatic door openers, extra parking on garage apron (most homes)
- Visitor parking conveniently located throughout the community
- Eco-friendly car wash station

Abundant Quality Features

- Extensive wood detailing and bevel-edged vinyl siding, all carefully constructed with the latest in rain screen protection system
- Heavy deadbolt lock and viewer on front entry doors for double-duty peace of mind
- Hard-wired smoke detectors immediately alerts you to any problem
- Pre-wired for security system with contacts on all operable windows and doors including motion detector on all levels
- Decorative exterior lighting at front door and decks
- Well-lit pedestrian pathways and common areas
- St. Paul Guarantee Insurance Company providing warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- Customer service team dedicated to make living in your home as enjoyable and worry free as possible

Customizing Considerations

- Space-saving full-size one piece stacking or front loading stacked energy efficient washer and dryer
- Stainless steel kitchen appliances
- Security system
- Bathroom on lower level (some homes)