

FEATURES

A Home to be Proud Of

- Architecturally designed by reputable Patrick Cotter Architecture Inc.
- Thoughtfully designed landscaping and native plant material designed by award winning DMG Landscape Architects for your outdoor living pleasure
- Meticulously constructed by reknown local Japanese builder, Maeda Development Ltd.
- Decorative paving accents along the community driveway
- Generous decks and patios, handcrafted wood fencing
- Centrally located with only steps to McKay Elementary School, Burnett Secondary School, Thompson Community Center; only minutes away from beautiful west dyke, Quilchena Golf & Country Club, shopping, dining, transit including bus, skytrain and YVR, and all other amenities offered in the heart of Richmond.

Comfort and Style

- Elegant entry foyer featuring stylish Italian imported porcelain tile
- Spacious open plan concept with 9 foot ceilings throughout the main level living areas with crown molding
- Inviting, cozy & stylish Napoleon electric fireplace in the living room with ceiling accent lighting
- Solid wood baseboards, door mouldings, stair railings and wooden window sills throughout the home
- Contemporary 2" horizontal window coverings with insect screens
- Solid 12mm high quality walnut laminate wood floors throughout living room, dining room, and kitchen
- Richly textured Berber style stain resistant carpets throughout all bedrooms with 3/8" 8-pound high density underlay for your comfort.
- Designer coordinated colour palettes by 3R Designs

Inspiring Kitchen

- Luxurious granite countertop & distinctive hand-set ceramic tile backsplash
- Under mount double stainless steel sink with in-sink waste disposal
- Delta Stainless Steel single lever designer sink faucet
- Contemporary brushed nickel hardware on custom crafted shaker style maple cabinets by Montalco Custom Cabinet Ltd



- Thoughtful cabinet features including bank of drawers, built-in microwave shelf and lazy Susan
- Energy efficient stainless steel appliance package
 - Two-speed high power dual fan exhaust stainless steel Sakura hoodfan
 - Whirlpool stainless steel 22" cubic inch bottom mount freezer with ice maker
 - Whirlpool stainless steel ultra quiet dishwasher
 - Whirlpool stainless steel self cleaning range with the choice of gas or electric
- Breakfast bar in all kitchens
- Convenient pantry for extra storage for Plan B1, B2 & B3
- Preparation center island featuring matching granite countertop for Plan B1, B3 & C Units

Opulent Bathrooms

- Elegant pedestal sinks in both flex room and powder room
- Beautifully designed cabinetry with granite countertops & polished edge vanity mirrors in en-suite & main bathroom
- One piece Neo angle shower in the flex room
- Spacious 5 foot walk-in shower in main bathroom
- 5 foot soaker tub in en-suite bathroom
- TOTO efficient water saving toilets for all bathrooms
- Contemporary styled polished chrome single lever faucets by Delta
- Pressure balanced bath & shower faucets for consistent water temperature control
- Designer selected imported non-slip tile flooring, tub surrounds and shower splash

Thoughtful Convenience

- Comfort air quality all year round with Eneready HRV system. Stylish posh timers for powered whispers grills in all bathrooms
- Space- saving full size Whirlpool Duet 4 cubic feet front loading energy efficient washer and dryer
- Ample storage and linen closets
- CAT 5 wiring for high speed Internet access
- Cable and telephone outlets in all living room, kitchen, and each bedrooms
- Rough-in central vacuum system
- Energy efficient double glazed Smart Glass vinyl windows by Starline Windows Ltd.
- Advanced sealing package around windows and all exterior wall penetrations to minimize air leakage
- High efficiency 60 gallon hot water tank



- A combination of thermostat controlled energy-efficient electric fireplace heating system and electric baseboards with individual control
- Contemporary Decora - style light switches
- Executive custom designed closet organizers for all closets and walk-in closets
- Private attached side-by-side garage with two garage openers
- Visitor parking conveniently located in the center of the development.
- Private fenced yards with street access

Peace of Mind

- Solid construction with the latest engineered Rain-Screen protection system.
- Durable Colour Plus® Hardi Plank product which is flame, weather and pest resistant with 30 years warranty for the exterior envelope.
- Durable Premium Landmark fiber glass asphalt roof with 30 year warranty
- Solid 2×6 construction with R20 insulation for exterior walls and R45 insulation in the ceiling
- Layer of rigid insulation for concrete slab on grade to reduce heat loss
- Seismic straps and hold-downs throughout the structure of all the homes for seismic protection.
- Exterior and interior shear wall to provide both the strength and stiffness necessary to resist lateral loads
- Each home pre-wired for security system with contacts on all exterior windows and doors
- Hard-wired smoke detectors in all the homes.
- Travelers Guarantee Company of Canada, the leading Home Warranty provider in British Columbia providing New Home Warranty Coverage
 - * 2 Year Materials & Labour Warranty
 - First 12 months - coverage for any defect in materials and labour
 - First 24 months - coverage for any defect in materials and labour supplied
 - * 5 Year Building Envelope Warranty
 - * 10 Year Structural Defect Warranty

