FEATURES

KENSINGTON

WILLOUGHBY TOWN CENTRE

YOUR THOUGHTFULLY PLANNED HOME

- West Coast architecture by Chandler Associates Architecture Inc.
- Striking accents include high roof elements and wide overhangs with wood brackets to create a warm and inviting look.
- Generous patios for entertaining and relaxing.
- Special landscape touches include high canopy Red Maple trees, raised planter boxes and lush ground covers and grasses.
- An array of restaurants, cafes and services fit perfectly within this pedestrian oriented village.

BEAUTIFULLY DESIGNED INTERIORS

- Your choice of three designer selected colour schemes: Daybreak, Horizon and Twilight.
- Well designed, unique and open floor plans.
- Durable laminate flooring in main living areas make a dramatic statement.
- Enjoy the comfort of plush 35 oz. carpeting with high density underlay in the bedrooms.
- Nine-foot ceilings add an elegant, airy ambiance.
- Contemporary, painted two-panel shaker style doors with polished chrome levers throughout.
- Shaker style French swing door with textured glass or two panel shaker style pocket door leads to the den.
- Contemporary two-inch white faux wood blinds that are 100% UV resistant.
- Decora light switches (white).
- Tech areas are wired for computer access.

KITCHENS THAT INSPIRE

- Contemporary shaker style cabinetry paired with nickel pulls and under cabinet lighting.
- Granite or Quartz countertops are complemented with ceramic tile backsplash and marble mosaic accent tile.
- Convenient soft-close doors.
- Meal preparation and clean-up are a breeze with Franke Kindred double bowl stainless steel undermount sink with polished chrome faucet and pull-down vegetable spray.
- Full pantry wall (select units).
- Illuminate your work area with contemporary recessed pot lights.
- Sleek stainless steel appliances coordinate beautifully:
  - Whirlpool French door bottom mount refrigerator
  - Slide-in electric self clean range with ceramic glass top
  - Built-in dishwasher
  - Over-the-range microwave

BEAUTIFUL BATHROOMS

- Retreat to the ensuite bathroom featuring a spacious 5' shower with custom glass enclosure and marble mosaic accent tile, Quartz countertops, contemporary rectangular undermount china sinks and vanity light bar.
- Main bathrooms feature a modern deep soaker bathtub with textured ceramic tile, Quartz countertops and contemporary rectangular undermount china sink.
- Tasteful, floating vanity with Shaker style cabinets paired with nickel pulls.
- Belanger H2Flo polished chrome faucets, bathtub and shower trim.
- Beautiful designer selected European Porcelain tile flooring.

AMENITIES TO ENJOY

- An amenity room that is a multi-functional space for residents to use – includes an electric fireplace, full kitchen, accessible washroom and balcony.
- The third floor Guest Suite is the perfect retreat for your out-of-town guests – a fully furnished and equipped unit that feels like home, complete with a balcony.

SAFE AND SECURE

- Professional management by Rancho Management Services.
- Well-lit concrete parkade with remote control entry.
- Visitor telephone entry system.
- Surveillance camera system in parkade and lobby.
- Convenient storage and bicycle lockers and garbage/recycling receptacles in parkade.
- Pre-wired for security alarm.
- Keyless Entry Access Control system.
- Pre-wired for telephone and cable.
- Sprinkler fire protection.
- Comprehensive Travelers Guarantee of Canada insurance including:
  - 2 years of coverage for materials
  - 5 years of coverage for building envelope
  - 10 years of coverage for structural defects

BUILT TO LAST

- Building envelope consists of durable Hardi and Ceraclad siding, stucco and brick.
- Rainscreen technology protection system for durability in West Coast weather.
- Two ply SBS flat roof.
- 2"x 4" insulated party wall with air space and staggered studs.
- 2"x 6" exterior wall construction with R20 insulation.
- 1 1/2" concrete topping between floors.

ENJOY THE CONVENIENCE

- Whirlpool front load washer and dryer.
- Energy saving double glazed thermally broken vinyl framed windows and patio doors.
- Convenient and cozy baseboard heating.
- Efficient central domestic hot water system.

ENTERTAINMENT & TECHNOLOGY POWERED BY SHAW

- Includes one year Shaw Personal TV service, including up to 20 HD channels, 41 SD channels and 60 digital music channels. Access to live Pay-Per-View events and 10,000 Shaw on Demand titles.
- Includes one year Shaw High Speed 10 Internet with up to 10 Mbps download speed, 10 email addresses, 2 IP addresses, and includes Shaw Go WiFi with more than 10,000 hot spots.
- Includes one year of a HDPVR or Gateway, and WiFi modem.
- Wired with multimedia outlets for today and future needs.
- Dedicated Shaw customer service team.

DEVELOPED BY

QUALICO | CHOW & LI

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