THE GARDENS

LUXURY LIVING ON THE PARK

CALLA AT THE GARDENS

OVERLOOKING A NATURAL TWELVE-ACRE PARK, CALLA IS A STUNNING CHAPTER IN A BRILLIANT MASTER-PLANNED URBAN VILLAGE. ELEGANT FINISHES BLEND BEAUTIFULLY WITH THE BREATHTAKING NATURAL ENVIRONMENT AND SPECTACULAR PANORAMIC VIEWS.

LUXURY INSPIRED LIVING

- 132 carefully-crafted concrete homes built by award-winning local developer Townline Homes
- Designed by esteemed ZGF Architects
- Conveniently located at No.5 Road and Steveston Highway in South Richmond's most sought-after urban village
- Overlooks a twelve-acre natural park, offering unobstructed park and mountain views
- Impressive grand-entrance lobby with a double-height ceiling
- Thoughtfully designed homes featuring efficient floor plans and oversized outdoor spaces
- 10,900 sq. ft. feng shui-inspired courtyard with a children's play area, outdoor dining space, summer garden and a soothing water feature with seamless integration into the twelve-acre park
- 6,000 sq. ft. of shared amenities at The Gardens including:
  - Conference room to hold meetings and social events
  - Indoor basketball and badminton court
  - State-of-the-art fitness facility
  - His and her change rooms with showers
  - Shared greenspace

DESIGNER DETAILS

- Sophisticated and timeless interiors designed by award-winning i3 Design Group
- Two thoughtfully curated West Coast colour palettes to choose from
- Over-height ceilings starting at 8'8" in main living areas for all homes
- Signature stone entry threshold
- Solid core entry door
- Luxurious wide-plank laminate flooring throughout
- Solid, wood shelves and chrome rods in all closets
- State-of-the-art roller blinds on all exterior windows
- Efficient forced-air heating and cooling system for year-round comfort
- High-efficiency Blomberg washer and dryer

STYLISH CHEF'S KITCHENS

- Premier professional grade appliance package:
  - Blomberg 30" 17.8 cu. ft. Energy Star™ stainless steel refrigerator
  - Bosch 30" stainless steel five-burner gas cooktop
  - Bosch 30" 4.6 cu. ft. stainless steel wall oven
  - Venmar 30" 450 CFM stainless steel hood fan with 3 speed settings
  - Bosch 24" Energy Star™ integrated stainless steel dishwasher with fourteen place-setting capacity
  - Panasonic 24" 1.2 cu. ft. stainless steel microwave with trim kit
- Durable and easy-to-clean quartz countertops and backsplash
- Modern, under-mounted single bowl sink with a polished chrome faucet
- Soft-close laminate cabinetry with brushed nickel hardware
- Under-cabinet lighting

SPA-INSPIRED BATHROOMS & ENSUITES

Included in all Bathrooms

- Solid quartz countertops
- Under-mounted sinks with European styled chrome faucets
- Soft-close cabinetry with brushed nickel hardware

PRIMARY BATHROOMS / ENSUITE FEATURE

- Custom designed mirrored medicine cabinet
- Comfortable, custom heated floor tiles
- Full-height, large format porcelain tiles on all walls and floors
- Elegant frameless glass shower enclosures in ensuites only
- Recessed wall niche with shelf
- Bathrooms with tubs feature a contemporary 5' soaker tub with tiled apron

SECONDARY BATHROOMS FEATURE

- Frameless mirror with warm hued overhead lighting
- Large format porcelain tiled floors
- Contemporary 5' soaker tub
- Feature wall with elongated hexagon tiles

FIRST CLASS SECURITY & TECHNOLOGY

- Convenient multi-function media ports for telephone, data and cable
- USB charging port in all homes
- Fully wired home office workstation with solid quartz countertop in select homes
- Lobby entrance phone with security camera to pre-screen visitors via your TV
- Spacious, individual out-of-suite storage for select homes
- Secure underground parking and well-lit common areas and pedestrian walkways
- Personally encoded entry system to access elevator, building lobby, underground parkade and common areas
- Centrally monitored fire sprinklers in all homes and common areas
- Hard-wired smoke and carbon monoxide detectors
- Telus Welcome Package: Internet and TV included for 1 year

TRUE PEACE OF MIND

- Comprehensive warranty protection by Travelers Guarantee Company of Canada providing coverage for:
  - 2 Year Material Warranty
  - 5 Year Building Envelope Warranty
  - 10 Year Structural Defects Warranty
- Full support from Townline's renowned customer service team

BCCONDOS.NET

PRESENTATION CENTRE

#140–10880 No 5 Road Richmond BC | Tel 604.271.3331 thegardens@townline.ca Townline.ca

TOWNLINE