
Features & Key Details

Suites: 2001, 2003, 2005, 2007, 2009, 2011

Construction Details

- 2/5/10 year new home warranty
- Energy Step Code level 3 and Carbon Code level 4
- Cement-fiber board siding, panels and shingles for durability, and efficiency
- Rain screen exterior walls for protection against water penetration
- Heated, insulated garages
- High quality laminate flooring on the main level and media room
- Quality wall-to-wall carpet on the stairs and in the bedrooms
- Direct vent natural gas fireplace
- Fire sprinklers throughout for added safety
- Designer black hardware & hinges
- Primary bedroom with walk in closet & luxurious ensuite bath
- Abundant storage throughout the home

Energy Efficiency & Security

- High efficiency heat pump for air conditioning & heating with heads in the great room and primary bedroom, with supplementary electric baseboards in other areas
- Active CRV air circulation system for fresh air distribution throughout the home
- 200A electrical service for abundant future-proof power needs
- Pre-wiring in the garage ready for your level 2 electric car charger
- High-quality, energy-efficient windows for reduced energy costs
- Inter-connected AC smoke and CO detectors
- Multiple high-speed internet and cable outlets, with tech panel

Kitchen

- Modern designer cabinets with soft close cabinets & drawers
- Quartz countertops with 4" quartz backsplash
- Gas roughed-in behind the range for an optional gas range
- Double s/s under-mount sink
- Designer matte black hardware on doors & drawers

Bathrooms

- Primary ensuite with heated tile floor, oversize shower, and double sinks
- High quality quartz counters
- Large vanity mirrors with abundant lighting
- Easy-care fiberglass tub surround in the family bathroom

Exterior Details

- Exposed aggregate walkways and driveways
- Sod & irrigation pre-installed in the strata-maintained front yard
- Ultra-low maintenance gravel backyards - no yard to mow
- 6' Cedar privacy screens in the backyard between suites
- Spacious exposed aggregate rear patio with a gas barbecue connector
- Exterior lighting for safety & security
- Exterior GFI soffit plug for Christmas lights

All Appliances included

- Whirlpool French-door fridge, external ice & water – WRFF3536SZ¹
- Whirlpool self-cleaning electric range – YWFE515S0JS
- Whirlpool dishwasher – WDF341PAPM
- Whirlpool over-the-range microwave - YWMH31017HS
- Whirlpool front load washer & dryer - WFW560CHW, YWED5620HW
 - Upgrades available for the range, dishwasher, washer, and dryer - see appliance upgrade sheet for details and restrictions
 - Fridge pre-installed and not upgradable at time of purchase
- See our options list for additional items like blinds, screens, extra remotes, etc
- Garage door opener with 1 remote

¹ Fridge pre-installed through upper back patio door to protect interior stairway walls