



SPECTACULAR INTERIOR FEATURES:

- Designer flat panel interior doors with horizontal accent grooves.
- 8' and 9' ceilings, as per plan.
- Open concept designs with up to 17' ceilings in some homes.
- Upgraded satin white painted 2 ¼" wood door trim and 3 ½" baseboards.
- Interior doors have brushed-nickel Weiser passage or privacy modern lever door handles.
- All closets include white wire shelving.
- Textured ceiling throughout, except kitchen and/or other areas (as per plan) may have painted ceiling finish.
- One coat of quality primer and two coats of satin paint on all interior walls, with eggshell white paint on all interior doors and trim.

MODERN KITCHENS, ARCHITECTURALLY DESIGNED:

- Quality kitchen cabinets (layout as per plan) high gloss or frozen white combined with a contrasting colour island and/or lower cabinets.
- Quartz countertops.
- Double, quality stainless steel undermount sinks with ¼" rounded corners.
- Pantries to include roll-out shelving (as per plan).
- Quality stainless steel appliances: fridge with water and ice, range c/w oven, dishwasher, microwave.
- Stainless steel kitchen exhaust hood fan vented to exterior.
- In most cases, in combination with a microwave.
- Chrome kitchen faucet c/w with vegetable spray.
- Ceramic tile backsplash.

MODERN QUALITY FLOORING:

- Vinyl plank hardwood style flooring in entrance, kitchen, living, dining areas, bathrooms, powder room and laundry (as per plan).
- Heated ceramic 12" x 24" tile flooring in the ensuite.
- 40oz broadloom carpet with 7/16" foam under-pad in bedrooms, stairs and hallways (as per plan).

CONTEMPORARY BATHROOMS:

- Efficient modern style toilets.
- Modern single lever faucets.
- Laminate countertops with porcelain white sink.
- Quartz countertop with porcelain white sinks in master bedroom ensuite.
- Master bedroom ensuite to include 12" x 24" ceramic wall and clear glass shower enclosure.
- Vanity cabinets with full size mirrors in all bathrooms.
- Pressure balance fixtures in tubs and showers.
- Exhaust fans in all bathrooms.
- Modern quality bath hardware throughout.

BC NEW HOME WARRANTY COVERAGE:

- 1 Year - all interior and exterior finished items.
- 2 Years - plumbing, heating & electrical systems.
- 5 Years - water penetration on exterior building envelope.
- 10 Years - major structural defects.

ELECTRICAL & MECHANICAL FEATURES:

- 125 Amp service.
- Electrical outlets with ground fault interrupters in all bathrooms.
- Two exterior weatherproof electrical outlets with ground fault interrupter.
- LED light fixtures.
- White Decora style switches and electrical outlets throughout, including two dimmer switches.
- Carbon monoxide/smoke detectors on all floors and in each bedroom.
- Soffit outlet in front with interior switch.
- Rough-in central vacuum system.
- High-efficiency forced air natural gas furnace with electronic ignition.
- Air conditioner.
- Energy efficient natural gas water tank.

EXTERIOR & CONSTRUCTION FEATURES:

- House placement and exterior colour schemes are architecturally coordinated to ensure the distinctiveness and integrity of this master-planned community.
- Homes feature a combination of acrylic stucco and low maintenance hardie-board panels. Architectural accent lines provide the intended modern look.
- Engineered 8" concrete foundation walls with heavy duty damp proofing. The perimeter of the home has a drainage system to divert water away from the home.
- All homes are optimized to maximum insulation value, approved by a certified energy consultant.
- Insulation includes spray-foam in designated areas achieving better insulation value and preventing air infiltration.
- Wood tone cladding feature (as per plan).
- Low maintenance aluminum soffits and designer gutters.
- Engineered floor and roof systems.
- Quality black asphalt shingles and on flat areas vinyl or torch-on membrane (as per plan).
- Exterior doors are fibreglass with metal clad frames (sidelites as per plan).
- Reinforced concrete garage floor.
- Black exterior vinyl windows with white interior finish.
- Argon-filled Low-E energy efficient glass.
- Exterior doors have brushed-nickel Weiser lever door handles and matching deadbolt locks.
- Exterior LED lights in the soffits (as per plan).
- Insulated garage door(s) with opener c/w 2 remotes.
- The front of the home will be landscaped c/w irrigation.
- Two frost resistant exterior water taps.
- Broom finished reinforced concrete driveway.
- Concrete path from driveway to the front door and concrete rear patio (as per plan).
- Garages are fully drywalled and primed white.
- Exterior decks are finished with heavy grade vinyl membrane and glass railings (as per plan).