



YOUR HOME FEATURES

COMFORTABLE LIVING ENRICHED WITH CONVENIENCE

THOUGHTFULLY DESIGNED NEIGHBOURHOOD

- An upscale neighbourhood of high performance homes located in the heart of the Fraser Valley
- Some lots will feature a breathtaking view of Mount Baker
- Minutes away from urban lifestyle shopping with open air retail, dining, and entertainment
- Careful mix of designs create a small estate community feel and encourage diversity among residents
- One level living rancher homes accommodate both master bedroom and laundry on the main floor.
- Two story homes for family living with space for visiting guests

WELCOMING EXTERIORS

- Home styles combine classic with Craftsman, rich in finishes including hardie siding and real wood
- Full sized driveway and garage
- Architectural laminate roof with 40 year warranty
- 2 x 6 exterior wall construction with continuous insulation for durability and indoor home comfort
- 40" to 42" wide sidewalks provide ample space to walk
- Allowance provided for landscaping
- Motion heads and holiday light plugs in soffiting
- Liftmaster Elite overhead door opener and remote
- Stainless steel BBQ box with dual gas fittings to accommodate a bbq and heater or fire table
- Covered main entry and 30" overhangs keep you dry as you walk around outside your home
- Triple glazed windows with low e and argon gas fill

TIMELESS INTERIORS

- Spacious 9 foot ceilings both on the main level and basements
- Energy rated windows frame natural surrounding views and flood living spaces with generous light
- Craftsman style finishing for door, window, and baseboard trims
- Gently textured ceilings
- Luxury vinyl plank flooring throughout main level and designer carpeting on stairs and upper level
- Solid surface counters in kitchen. Designer laminate counter tops in washrooms and laundry room.
- Master suites on main level in rancher home plans, complete with walk in closet and well appointed ensuite
- Spacious laundry/mudrooms with cabinetry for storage and a wash basin
- Lighting provided in all closets
- Satin nickel, flat black, or bronze door hardware
- Bronzed light fixtures with LED lighting
- Finished basements in rancher style homes. Finish option available for 2 story homes



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GOURMET KITCHENS AND RETREAT BATHROOMS

- Ample storage shaker style cabinetry, stained or designer painted with soft close hardware
- Solid surface counters in kitchens with full porcelain tile backsplash
- Allowance for full stainless steel appliance package
- Double basin stainless steel sink with chrome faucet and pull-down vegetable sprayer
- Vinyl plank flooring is attractive, durable and easy to keep clean
- Low flush toilets for water conservation throughout

AGING IN PLACE FEATURES

- Optional master bedroom and laundry on the main level to accommodate one level living
- Wide doorways, hallways and stairways to ensure adequate space for moving furniture and future mobility devices
- Spacious single landing in stairwell with optional motion lights in stairs
- Lever door hardware for easy room access
- Optional pull out pantry drawers in the kitchen and low level microwave
- Optional low threshold shower, grab bars, and comfort height toilets in washrooms
- Minimal steps form garage to main level of home
- Exterior motion lights to keep you safe when you come home at night

PEACE OF MIND

- Prewired basic security system and vacuum system roughed in. Security system and vacuum installed as an option
- Hard wired smoke detector and CO monitors
- Minimum ENERGY STAR certified for energy efficiency with options for higher energy savings
- Fresh indoor air quietly circulates throughout the day and night for a healthy living environment
- Consistent home temperatures, better insulation and controlled ventilation provide regular home comfort
- Better construction techniques built into your home ensure your home remains a smart investment for years to come
- Comprehensive Home Warranty insurance and home maintenance manual

HOME UPGRADE OPTIONS

- Interior options: solid surface counter in Ensuite, gas fireplace, crown moulding with upgrades trim finishes and solid doors
- High performance options: R-2000 certification, net zero ready, solar panels, tankless water system, rainwater harvesting
- Exterior options : 50 year warranty on roof, full wood or hardie siding on all 4 exterior sides, exterior doors painted (front door colour provided), multi-lock exterior door hardware
- Home operation options: lighting controls, security system, security cameras, built in vac, distributed audio, whole home automation
- Heating options: heat pump, radiant in floor heat

