

Features

Your Home

- Choose from several superbly designed floorplans, most featuring three spacious bedrooms and a flex room on the ground floor with a full bathroom
- Two professionally designed colour schemes to choose from
- Bright, inspiring entrance ways with tiled flooring
- 9 ft. High ceilings on main floor living area
- 40 gallon hotwater tank
- Stylish contemporary baseboard and door trim throughout
- Large windows to provide an abundance of natural light
- High Quality insulated garage door with remote entry
- Designer selected hardwood laminate throughout the main floor
- Convenient main floor powder room in all homes
- Luxurious high quality carpeting with heavy duty underlay on staircases and in bedrooms

Exterior Expressions

- Prime location in the heart of Fleetwood community with easy access to public transit and minutes to all major commuting routes (Fraser Hwy, Hwy 1, Hwy 10, Hwy 15)
- Walking distance to primary and secondary schools, minutes from Surrey Leisure Centre and shopping
- Laminate fiberglass shingle roof with 30 year warranty
- Generous sized private decks and patios
- Professionally selected exterior color schemes to blend with natural surroundings
- Professional designed landscaping
- Enclosed 2 car garage or 1 car garage plus 1 covered carport
Additional driveway parking on many homes

Gourmet Kitchens

- Contemporary Maple shaker style kitchen cabinetry with stylish chrome hardware
- Double stainless steel sink with sleek single lever chrome faucet with handy pull-out vegetable spray
- Garburators are included in all homes
- Contemporary ceiling pot lighting with stylish track lighting
- Stunning solid granite countertops and ceramic tile backsplash
- Full complement of Whirlpool stainless steel appliances
- Built-in combination microwave/hood fan
- Stacking front load washer and dryer

Beautiful Bathrooms

- All homes feature a powder room on the main floor
- Private ensuite off master bedroom featuring large tiled walk in shower and tub surrounded with attractive ceramic tiles, vanity with contemporary and durable counter tops
- Maple shaker cabinetry in all bathrooms
- Full width vanity mirrors and decorative mirror trims
- Stunning chrome bath and shower fixtures

Peace of Mind

- Security of knowing your home is built by a reputable builder with years of industry experience and partnering with long-time trades and suppliers
- All home are backed by Premium warranty coverage by National Home Warranty and including:
 - 1 year for Material and Defects
 - 2 year coverage for Plumbing and Electrical Systems
 - 5 year coverage for building envelope, including water penetration
 - 10 year coverage for major structural defects
- Maintenance Operations Program through National Home Warranty
 - Maintenance Manual
 - Commissioning Meeting
 - Annual Reviews for the first five years
- 30 year manufacture warranty on reinforced fiberglass asphalt shingle roof
- R40 insulation on roof
- Pre-wired for alarm system and built in home networking
- Double 2x4 inch insulated party wall system staggered stud and 1 inch air space
- Sturdy 2x6 exterior wall construction with R20 insulation
- Energy saving double glazed thermally broken vinyl windows and patio doors
- Convenient electric baseboard heating throughout with individual room temperature controls
- Rainscreen building envelope system that maximize resistance to water penetration
- Building envelope certified by Aqua-Coast engineering
- Engineered silent floor I Joist with 3/4" T&G Plywood

Upgrade Options

- Central Vacuum System
- Upgraded Appliance package
- Granite countertops in bathrooms
- Horizontal 2 inch designer blinds for added privacy
- Tub enclosures

