

# Luxury and simplicity, in perfect harmony

Open your heart when you open your own door to an inviting living room featuring nine-foot ceilings, and a romantic mood-adjustable fireplace. Luxurious, large windows on this main level help complete this sense of spacious comfort.

That feeling is just what the award-winning architect had in mind in creating Madison, but you'll decide the final touches. Choose from two designer coordinated colour schemes to reflect your taste.

Madison's smart, hard-working open-plan kitchens feature gleaming granite countertops and a full-height ceramic tile backsplash, a perfect example of luxurious form and hard-wearing function.

Your dream kitchen includes energy-efficient stainless-steel appliance package: fridge, self-cleaning range, dishwasher, microwave/hood-fan combination and convenient in-sink disposal.

## Where you want to be

Near schools, shopping and restaurants  
Quick access to highway 10  
Walking distance to Bell Performing Arts Centre

## Exteriors that Excel

Professional landscaping  
Private fenced yards  
Professionally inspected rainscreen exterior  
Low-maintenance vinyl soffits and siding  
Heritage-style raised panel front doors with glass  
Extensive wood trim  
Long life asphalt laminated roof shingles  
Outdoor amenity areas  
On-site visitor parking  
Patios and/or decks  
Individual gates  
Decorative paving stone entrance and parking stalls  
Two car garage

## Stylish Interiors

Four creative floorplans  
Two distinct designer-coordinated colour schemes  
One-inch horizontal blinds  
Sliding patio door with transom in nook  
Durable and stain-resistant carpeting  
12 mm laminate flooring in entry, kitchen and nook  
Baseboards and door casings throughout  
Mood-adjustable fireplace in living room with solid wood mantle  
Designer lighting fixtures  
Heritage style raised panel front doors with windows  
Chrome-brushed door handles  
Large windows  
9' ceilings on the main floor

## Cool Kitchens

## Comfortable Living

Individually controlled thermostats on bedroom level  
40 US gallon hot water tank  
Convenient 3-way-switched bedside outlets in master bedroom  
Ceiling lights in all bedrooms  
Rough-in central vacuum system  
Automatic garage door with two remotes  
R-40 ceiling insulation and R-20 exterior wall insulation  
Acoustically engineered party walls  
Water taps at back yard and garage  
Convenient on-site guest parking  
Generous closet space with built-in shelving  
Cost-efficient gas forced-air heating system in the main floor



Solid cedar perimeter  
fencing  
Trellis features  
Aluminum deck and stair  
rails  
Concrete patios

### Bathrooms that Pamper

Shaker style polymer  
cabinets  
Granite countertops  
Undermount sinks  
Counter-width mirrors with  
cosmetic light bar  
Color-coordinated ceramic  
tile flooring in main and  
ensuite bathrooms  
Decorative drawer pulls and  
accessories  
Ceramic tile with accent  
tiles in bath and shower  
Soaker tub and designer  
ceramic tile surround in  
main bath  
Ensuite shower with chrome  
frame glass door  
Single-lever  
pressure-balanced shower  
control  
Convenient main floor powder  
room (most units)

Open plan kitchens  
Stainless steel frost-free  
fridge  
Self-cleaning stainless  
steel electric range  
Energy efficient stainless  
steel dishwasher  
Stainless steel microwave  
hoodfan  
Garburator  
Shaker style polymer  
cabinets  
Decorative drawer pulls  
Granite countertops  
Stainless steel undermount  
double sinks  
Designer faucet with  
vegetable spray  
Pendant lights over kitchen  
sink  
Full height ceramic tile  
backsplash

### Custom Choices

Your sales representative  
can provide you with a  
complete list of available  
custom upgrades.

Decora-style light switches  
Washer and dryer

### Security and Ease

Telephone jacks in kitchen  
and all bedrooms  
Cable outlets in living  
room, family room and all  
bedrooms  
Co-axial cable and CAT 5  
wiring for high speed  
internet access  
Deadbolts on all exterior  
doors  
Interconnected, hardwired  
smoke detectors  
Vinyl double-glazed  
thermally broken windows  
Pre-wired for security  
system  
Front and rear exterior door  
lighting  
Common area lighting at all  
garage doors  
Wired to fibre optic network  
for home entertainment

### Dependability

Enjoy peace of mind knowing  
you have Lakewood's  
customer-care plan and your  
home is backed by 2-5-10 year  
warranty coverage provided  
by Traveler's Guarantee  
Company of Canada.