

# FEATURES SHEET



## WELCOME TO FLOW

- 30 stunning contemporary 3-level townhomes facing the Fraser River in Queensborough, New Westminster
- Designed by renowned architect Bernard Decosse
- Part of Port Royal, a family-friendly community with over 1,000 new homes
- Surrounded by landscaped gardens, and adjacent to Port Royal's 1.7-km riverfront walk way
- Spacious home designs ranging from 1,282 sq.ft to 1,603 sq.ft
- Rooftop patios with beautiful views and sleek outdoor fireplaces
- Across the street from Port Royal Park, a 3-acre park complete with a children's playground, a sandbox and a covered picnic area
- Less than a 5-minute drive to Queensborough Landing, a shopping complex that includes Wal-Mart, Best Buy, Coast Capital Saving Credit Union, Tim Horton's, BC liquor store, and many other retailers

## INVITING INTERIORS

- Classic Aragon exposed brick feature wall in many homes, creating that urban Gastown atmosphere
- Open floor plan perfect for entertaining from the kitchen through to the living and dining areas
- Choose between two designer colour schemes simply called "OPAL" or "OYSTER"
- Main level has white oak brushed wood flooring
- Nylon cut pile carpet on upper living levels
- Sleek natural gas fireplace in living rooms with designer feature river rocks & concrete mantle surround
- Convenient powder rooms located on main level except plans D, E & E1
- Front-loading GE energy star washer & GE 7.0 cubic foot Super capacity gas dryer on bedroom level
- 2" aluminum horizontal blinds throughout
- White oak interior doors in clear lacquer with stain chrome levers
- Pot lights throughout entry way and kitchen areas

## DREAM KITCHENS

### TOP OF THE LINE GE MONOGRAM STAINLESS STEEL APPLIANCE PACKAGE

- 36" Built-in bottom freezer with icemaker
- 30" Built-in true European reverse air convection wall oven
- 30" Natural gas 4-burner cook top with dual-flame stacked burners
- Fully integrated dishwasher with hidden integrated electronic controls for a clean seamless look
- 2.1 cubic foot capacity microwave with stainless steel trim kit
- Most homes with island canopy hood (others with micro hood combination)
- Double nosing granite or Quartz counter tops with an eased edge
- Euro shaker-style white oak cabinets in either a clear lacquer or medium stain with soft-close hardware
- 2.5" x 9.5" horizontal ceramic tile backsplash
- Undermount double basin sink with in-sink disposal
- Blu Bathworks polished chrome pull down kitchen faucet
- Under cabinet puck lights highlighting the tile backsplash
- Built-in storage cabinets on the dining room side with glass inset doors & accent interior lighting
- Appliance garage in most homes
- All kitchens come with built-in wine racks

## LUXURIOUS BATHROOMS

- Blu Bathworks dual flush one piece toilets with concealed trap
- Hytec acrylic white skirted tubs

## MAIN BATHROOM

- Granite countertop to match kitchen countertop
- 12" x 12" tile floor
- Blu Bathworks tapware for the tub with a three-way adjustable hand shower
- 12" x 12" ceramic tile in the main bath
- 8" x 20" satin white tub & shower surround tile with mosaic accent insert
- Blu Bathworks undermount square "Box" basin in white with single hole tap ware

## ENSUITE

- Solid grey granite stone or light grey and white travertine stone countertop in ensuite
- 12" x 24" porcelain floor tile in matte with coordinating 12" x 12" tube surround tile in polished
- Separate fully enclosed shower with frameless glass door, mosaic tile floor and seating bench with Blu Bathworks "Opus" tapware
- Blu Bathworks "Box" countertop basin with "Opus" wall mount tap ware

