

Condo & Penthouse Features

Stunning West Coast Architecture and Elegant Interior Design

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Storage Locker

- Every suite has a large individual storage locker, 200+ cubic feet
- Great location — locker is adjacent to one of the suite's parking spot
- Locker is secure, built of concrete block and/or metal
- Locker has power available

Two Parking Spots!

- Every suite has 2 secure parking spots





Electric Car Charging

- Individual electric car charging available for every suite

Kitchen

To view higher resolution images of the Kitchen and Bathrooms, click on the smaller image.

- Granite countertops



- Gourmet under-mount sink
- Genuine wood raised-panel cabinets
- Cabinets have wood finish inside
- Recessed lighting under upper cabinets
- Extra height in upper cabinets (more storage)
- Soft-close cabinet doors
- Full extension, soft-closing drawers
- Most lower corner cabinets have a lazy-susan and upper corners have a lighted glass feature



- Full-height tile backsplash between countertop and upper cabinets
- High-end kitchen lighting
- Stainless fridge, filtered water and ice dispenser
- Stainless stove, slide-in with front controls
- Built-in stainless microwave oven
- Built-in sink garburator



- Top-of-the-line *Kohler* faucet
- Built-in soap dispenser
- Stainless dishwasher
- Full size, front loading, stacking washer and dryer



Bathrooms

- Heated tile floor
- Granite vanity top
- Genuine wood raised-panel cabinets
- Full extension, soft-closing drawers
- Built-in medicine cabinet
- Large mirrors
- Heated fog-free mirrors
- Built-in LED night light
- Bright lighting over sinks



- Most master ensuites have 2 sinks
- Tile tub surround with attractive travertine tile
- Rain-heads in most showers
- Up and down sliding rods for shower head height adjustment
- Lighting in showers
- Curved double shower rod

Carpentry and Finish

- Our door height is an elegant 7 feet rather than the standard 6 feet 8 inches
- Interior doors are solid-core fir
- Extra-large closets
- Bedroom closets have wood built-in shelves rather than wire
- Windows are Low-E with screens
- Windows have faux wood blinds



- Windows are cased all sides
- High-end moulding package
- An attractive fireplace included

Signs of a High Quality Development

Most buildings of this type have elevator speeds of 100 to 150 fpm. Yorkson Creek elevators are 350 fpm.

- High speed, large size elevators (350 feet per minute, 3500 lb)
- Fiber optic cabling to each suite
- Master bedrooms are air conditioned
- Quality/efficiencies that result in low Strata Fees
- Building has extensive acoustic noise-suppression features

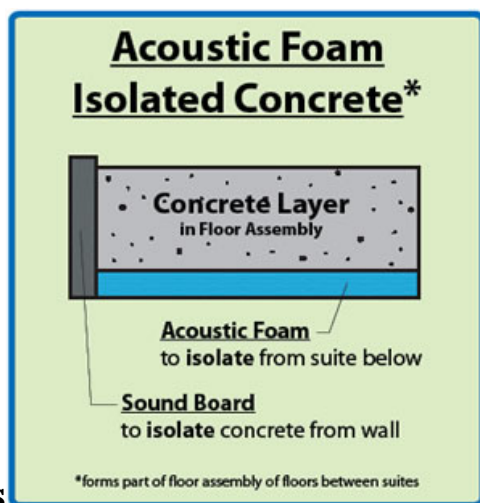
Security and Peace of Mind

We take security seriously:

- The buildings have a 48+ camera CCTV system
- Each suite is prewired for a security system
- Our Buildings have a Travelers 2-5-10 year warranty
- We have on-site live-in management to protect your investment
- Your developer is affiliated with professional associations, including the Urban Development Institute, Canada's Green Building Council, and the Greater Vancouver Home Builders Association



Outstanding Acoustic Package



Floors

- Floors are either solid concrete or acoustic foam isolated concrete



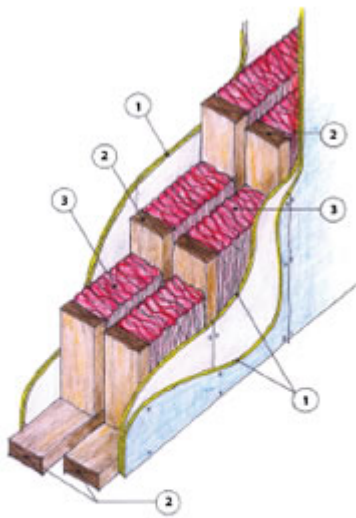
- The flooring underside assembly has steel-bracketed sound-dampening insulation

Walls

- Side-by-side suites each have their own separate wall
- Walls are insulated, and each side has 2 layers of 5/8" drywall

Finished Floors

- Acoustic wood-grained plank laminate
- Carpet is laid on 10 lb acoustic underlay



Acoustic Wall Assembly

1. Double 5/8" drywall layers each side
2. Separated walls to prevent sound transfer
3. Insulation in each wall

Ceilings

- Ceilings between suites have 2 layers of 5/8" drywall
- Ceiling drywall is mounted on sound-bar channel to block sound transmission

Other acoustic precautions

- Electrical receptacles are back-insulated on walls between suites
- Features that penetrate the sound barrier are avoided on surfaces between suites
- Vertical main plumbing lines are rubber mounted

Energy Efficiency



- Our buildings are very energy efficient. They are designed to meet the stringent guidelines of the CMHC-Eligible Energy-Efficient Building Programs
- Low E windows, rain-screen technology, and above-code insulation
- Energy efficiency is great for the environment and saves our owners money on their utilities

Strata Rules & Fees

- Monthly Strata fees are low, estimated \$157-\$167 for the first 3 years.
- Strata fees include Shaw Cable with over 100 digital video channels, including many in HD
- Strata fees include Shaw High Speed Internet
- Strata fees include Fire/Water insurance
- 2 pets allowed
- No age restrictions
- Renting permitted. A new BC Law (2010) does not permit Strata Councils to change rental status
- Rentals have in-house management to protect your investment
- Available exercise room and meeting room

Yorkson Creek' s Outstanding Features

- Our 9 foot high ceilings create an air of elegance compared to standard 8' high ceilings
- We offer 2 storey penthouses and vaulted ceilings on the top floor



47 Features that are **included** in your Townhome price...

Purchased as upgrades this list would add **over \$37,000** to your cost, but at Yorkson Creek they are **included in your price!**

Kitchen



1. Granite counter-tops
2. [Gourmet Under-mount sink \(no rim\)](#)
3. Top-of-the-line *Kohler* kitchen faucet
4. Built-in soap dispenser
5. Deluxe genuine wood cabinets(wood finish inside also)
6. Cabinet doors are soft-closing
7. Cabinet drawers are full extension soft-closing
8. Stainless steel Gas Range



9. Stainless steel side-by-side Fridge with Ice/Water dispenser
10. Stainless steel Dishwasher
11. Stainless steel Microwave
12. Garburator
13. Premium kitchen lighting package



14. Recessed lighting under upper cabinets

Bedrooms

15. Built-in wood closet organizer



16. Light fixtures included
17. Deluxe moulding package
18. 8 foot high oversize closets
19. Master bedrooms have air-conditioner

Bathrooms

20. Granite vanity-tops
21. Heated tile floor in Master ensuite
22. Heated Fog-free mirror in Master ensuite
23. Deluxe showers with height adjustable heads
24. Overhead rain head in Master ensuite shower
25. Curved double shower rod
26. Travertine tile package
27. Built-in deluxe mirrored medicine cabinet
28. Built-in LED night light

Living Areas

29. Genuine hardwood floors, walnut or maple
30. Finished basement
31. Both top floor and main have 9 ft ceiling height
32. Interior doors are genuine wood, 7 ft high
33. Deluxe moulding package: doors & windows
34. Windows have screens





35. Deck has natural gas BBQ connection
36. Natural gas Stone & Wood fireplace
37. Full size, front loading, washer & dryer included (natural gas dryer)
38. Cabinets above washer and dryer where applicable
39. Open-style wood and metal interior railings
40. Premium lighting package including dining room
41. Garage doors are over-width (9 ft single, 17 ft double)
42. Automatic garage door opener included

Energy and Technology



43. High insulation package, townhomes qualify for Energuide 80 rating which includes a CMHC rebate*
44. Natural gas, super high efficiency Navien tankless hot water heater*
45. Carrier high efficiency natural gas furnace*
46. Garage is prepped for electric car charger
47. Townhome has fibre-optic cable/internet feed

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