

FEATURES

WELCOME HOME

- Cotswold cottage architecture by award-winning Ramsay Worden architects
- Tree-lined pedestrian pathways throughout the community
- Attractive landscaping throughout, featuring over 20 different native trees and shrubs
- Decorative roadway paving
- Traditional coach lamps
- Private fenced rear yards
- Front gardens, some with cedar hedges
- Heritage-style panelled front door with brass hardware by Weiser
- Imported ceramic tile entry floors

WHAT'S ON THE INSIDE

- Three creative floor plans, all featuring family room and breakfast nook
- Bay windows and arched passageways (some plans)
- Natural gas fireplace in living room with hand-crafted wood mantel, hand-set ceramic tile hearth and surround
- Heritage-style panelled interior doors with brushed chrome hardware
- Solid wood baseboards throughout
- Spacious patios for outdoor living
- Vaulted ceilings and skylights (some plans)
- Two designer colour schemes: Russet and Grenadier
- Master suite with private ensuite bath and spacious walk-in closet
- Decora-style rocker light switches
- Plush nylon carpeting by Peerless
- Mini blinds by Abbey
- French door to patio

MAKING LIFE EASIER

- Built-in closet shelving
- Cable outlets in living room, family room, master bedroom, and second bedroom
- Telephone jacks in kitchen/nook, master bedroom, and one other bedroom
- Two parking stalls per home; attached garage in most homes
- Washer and dryer rough-in located on bedroom level
- Main floor powder room (some plans)
- 18 visitor parking spaces
- Hose bibs in front and rear

BEAUTIFUL BATHROOMS

- Full ensuite bath with hand set ceramic tile work
- Full-width vanity mirror with cosmetic light bar
- Chrome and white faucets by Delta
- Dual sinks in ensuite (most plans)
- Custom-designed maple laminate cabinets
- Designer-selected rolled edge laminate countertops
- Locking drawer or medicine cabinet in ensuite

SIZZLING KITCHENS

- Custom-designed maple laminate European style cabinets
- Special cabinet features including lazy susan and pot drawer
- Built-in microwave shelf
- High pressure rolled-edge laminate countertops
- Energy-efficient appliances by Roper : 18 cubic foot frost-free refrigerator, 7 cycle dishwasher, self-cleaning electric range
- Reginox double stainless steel sink with Delta single lever faucet and convenient pull-out vegetable spray

- Easy-to-clean vinyl flooring by Armstrong
- Halogen track lighting
- Task lighting over sink

BUILT TO LAST

- Low maintenance, long lasting siding by Vytex
- 40 U.S. gallon natural gas fired hot water heater
- Extra attention to party wall sound attenuation
- Energy efficient gas fired forced air heat to all levels
- R40 roof and ceiling insulation; R14 exterior wall insulation
- Pabco SG asphalt roof shingles with 25 year manufacturer's warranty
- Double-glazed thermally broken windows
- Polygon's exclusive Three-Year Weather Shield Warranty and five-year New Home Warranty of B.C.

SAFE AND SOUND

- Deadbolt on front entry door
- Lighting at front & rear entries
- Door viewer
- Smoke detectors
- Perimeter fencing
- Well-lit pedestrian pathways throughout

WELCOME TO THE CLUB

- 3200 square foot club house
- Fully-equipped fitness studio
- Furnished lounge with pool table, big-screen TV, wet bar, and fireplace
- Large garden and patio

CUSTOM CHOICES

- Appliance package: washer, dryer, and microwave
- Wireless security system
- Electronic garage door opener

The builder reserves the right to make modifications and changes should they be necessary.

