

# features

## FIRST IMPRESSIONS

- Durable and fire-resistant fibre-cement HardiPanel trim
- Exterior 12x12 columns
- Wood-shingled gables
- Vinyl siding
- Professionally designed and richly landscaped grounds
- Quiet tree-lined boulevards and slate patterned walkways
- Community courtyard
- 30-year warranty on fiberglass membrane asphalt shingled roofs
- Spacious decks and patios
- Two-car garages

## SENSE & SECURITY

- Pre-wired for in-home security system
- Roughed in central vacuum system
- Telephone, cable and high speed internet access in all rooms
- Third party insurance from National Home Warranty provides:
  - 2-Year warranty for parts and labour
  - 5-year warranty for building envelope
  - 10-year warranty for structural defects
- Supplementary Maintenance Operations Program provides:
  - Documented independent review of maintenance history
  - Quality assurance reviews of building envelope
  - Continual construction/maintenance deficiencies reviews
  - Follow-up to ensure any maintenance issues are addressed
  - Enhanced property value, comfort and security
- Warranty Resource Program

## ADDED CONVENIENCE

- Nearby shops, outlet stores, and services at the newly-developing Queensborough Landing
- Walking distance to Alexander Hamilton Elementary School, Hamilton Community Centre and the neighbourhood playground and sports field, McLean Park
- Access to Vancouver's efficient system of bus and skytrain links

## THE INSIDE STORY

- Two designer colour palettes to choose from
  - Berry Lane
  - River's Edge
- Electric heating on all floors
- Oversized windows
- Open plans on main level with 9ft ceilings
- Granite countertops
- Hardwood laminate and large hand-set tile flooring
- Electric fireplaces with sculpted mantle
- Robust baseboards and door casings
- Crown mouldings in all formal areas
- Double-glazed vinyl windows and sliding glass doors
- Stylish paneled interior doors
- Durable and stain resistant carpeting
- 50 gallon (US) electric hot water tank

### Gourmet Kitchens

- Black and stainless steel, 21 or 23-cubic foot, frost-free refrigerator
- Black and stainless steel, self cleaning electric range
- Quiet, energy efficient stainless steel dishwasher
- Over the range stainless steel microwave / hood fan
- Energy efficient washer and dryer
- Double stainless steel sink
- Polished chrome faucet with pull-out vegetable sprayer
- Full height ceramic tile backsplash
- In-sink waste disposal

### Indulgent Bathrooms

- Polished chrome or satin nickel bath fixtures and hardware
- Ceramic tile surround accents in bath and shower
- Vanity mirror with cosmetic sconce lighting
- Designer-selected, easy care tiles



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