

Features

Magnolia Grove offers the latest in home interiors taking its cue from spacious, traditional, single family home living and pairing it with the convenience of tasteful modern accents.

Luxurious features are standard at Magnolia grove

you can have peace of mind



There's modern elegance and thoughtful convenience in every detail from private elevators, kitchens with granite countertop workspaces, white maple wood shaker cabinets with soft-close drawers to main powder rooms and two full bathrooms on upper levels.

These 3-bedroom homes range in sizes from 1,630 to 2,100 square feet and include finishing details such double wide side by side garages, spacious decks and some having private fenced rear yards off the main living area.

We know achieving a true sense of home and pride of ownership is in the details. Magnolia Grove sets a new standard for fit, finish and livability that you can't find at any price in other community based homes.

Centrally located, this sheltered community neighbours Albion Elementary school and is in walking distance to a variety of recreational and commercial amenities like Planet Ice, Kanaka Coffee and Kingfisher Bar & Grill just to name a few.

Each Magnolia Grove Home is backed by a 2/5/10 Travellers New Home Warranty.

Pampered Kitchen/Bath

- Painted Shaker style maple cabinetry with crown detail
- Solid surface countertops
- Undermount stainless steel single bowl sink
- Oversized island with full overhang for stool seating
- Italian Glass tile Kitchen backsplash
- Stainless garburator
- Easy Maintenance one piece Acrylic bathtub fixtures with decorative tile accent
- Delta Bathroom faucets
- Matching chrome faucets/lights/tub hardware
- All units either have powder room on main floor or have the option

Peace of Mind

- Premium New Home Warranty Protection including:
 - 2 years coverage for workmanship & materials
 - 5 years coverage for building envelope, including water penetration
 - 10 years coverage for major structural defects
- Rainscreen technology protection system
- Built-in Sprinkler fire protection
- Brightly illuminated common areas
- Security system roughed in
- Secure technology garage door openers
- Central Vacuum roughed in
- Energy Star Low E Argon vinyl windows
- Energy Star ventilation fans
- High efficiency 75 Gallon hot water tank

Comfortable Exteriors/Interiors

- West Coast style exteriors with a combination of shake, horizontal plank and board & batton siding
- Natural Douglas fir timber details
- Double 2"x 4" insulated party wall with 1" airspace and staggered studs for privacy
- 2"x 6" exterior wall assembly with R?? insulation value
- Convenient visitor parking stalls for guests
- Extra deep private driveways allow visitor parking at your door
- Two Designer color schemes by ihomes:
 - Choice A and Choice B
- Natural classic warm, neutral colour palate
- 9 ft. ceilings on the main floor
- Great room TV wall wire hiding pipe
- Solid shelving & rod in closets
- Durable commercial grade waterproof flooring on the main floor and wetrooms throughout
- Plush Saxony carpet on the upper floor
- Durable commercial grade carpet in the basement
- 3 1/2" Baseboards; 3 1/2" Window & Door surrounds
- Recessed 5" pot lighting for Kitchen
- 2" wide faux wood blinds