



# OXFORD LANE

WEST CAMBIE / RICHMOND

## FEATURES

### WELCOME HOME

- 49 luxury townhomes in the sought-after West Cambie area of Richmond, developed by award-winning Townline Homes with 30+ years of building excellence throughout Metro Vancouver and Vancouver Island
- Located on a prime corner of the High Street District, a highly anticipated new community focal point, coming soon to the heart of West Cambie's growing Alexandra neighbourhood
- Features elegant Edwardian architecture, contemporary design and classic-yet-bold styling by Ciccozzi Architecture
- Richmond's 1<sup>st</sup> townhomes to offer geothermally sourced air conditioning and heating
- Enjoy a centrally accessible children's play area, lush interior green space complete with outdoor seating, plus a convenient dog water station
- Large fenced or raised yards help create a sense of privacy and a distinctive urban-village feel
- Dedicated visitor parking on-site for guests

### STUNNING INTERIORS

- Interiors by i3 Design Group
- Contemporary high-end designer finishes and two sophisticated, fresh colour palettes to choose from
- Rich and warm 7½" wide plank laminate flooring in kitchen, living and dining room, office, and main floor powder rooms (F Homes excluded)

- Hand-set 12" x 24" matte porcelain tile in entry, laundry closets and F Home powder rooms
- Durable, textured cut-pile nylon carpeting in bedrooms, upper hallway and on stairs
- Oversized flat-profile baseboards and door casings
- Modern 3-panel shaker interior doors with elegant lever-style satin chrome door handles
- Acoustically engineered, low-E and double-glazed oversized windows improve energy efficiency
- Main level features smooth-painted, flat finish 9ft ceilings for a bright, open and airy feel
- Low-VOC paints for superior indoor air quality
- Modern art niche wall(s) in select homes
- Fully wired home office workstations with quartz countertops (F Homes only)
- Decora-style light fixtures throughout
- Combination stacked, high-efficiency EnergyStar Whirlpool washer and dryer

### IMPRESSIVE KITCHENS

- Solid 1¼" thick, eased-square-edge quartz countertops with full-height quartz backsplash
- Over-height, Square-Line Profile flat-panel cabinetry with soft-close doors/drawers, brushed chrome stainless-steel pulls in lower cabinets and drawers, plus pantry
- Oversized stainless-steel, double under-mount sink featuring Grohe European-style single lever faucet with pull-down spray
- Recessed incandescent pot lights

### Gourmet appliance package:

- Samsung 33" wide counter depth, 18 cu.ft. stainless-steel, energy-efficient, bottom-mount refrigerator with French Door design, automatic filtered ice maker, digital controls, twin cooling system® and door-alarm technology
- KitchenAid 30" stainless-steel, 5 burner front control, slide-in gas convection range with baking drawer and Even-Heat™ True Convection for flawless cooking results
- Broan Elite low profile, 30" stainless-steel, high-efficiency slide-out hood fan (500 CFM)
- KitchenAid stainless-steel, EnergyStar dishwasher with hidden controls and ProWash™ premium cycle
- Panasonic stainless-steel 1.6 cu. ft. built-in microwave

### LUXURIOUS BATHROOMS

- SquareLine Profile, flat-panel cabinetry with soft-close doors/drawers and chrome finish stainless-steel pulls on lower cabinets and drawers
- Display style, built-in shelving in ensuites for a modern aesthetic
- Solid ¾" thick, eased-square-edge quartz countertops with modern, double under-mounted, rectangular basins in ensuites (F Homes have single basin) and drop-in rectangular basins in main baths

- Powder rooms feature elegant DuraStyle wall mounted sinks
- Ensuites feature oversized 10mm frameless, glass shower enclosures\*
- Main baths feature 5' acrylic soaker tubs with large format, 12" x 24" ceramic tile surrounds
- Elegant Grohe Concetto Series single lever, chrome faucets in all bathrooms, ensuites and powder rooms
- Hand set large-format 12" x 24" polished porcelain floor tiles

### TECHNOLOGY, SECURITY AND PROTECTION

- Multimedia Internet connections for high speed Internet access
- Weiser satin brushed chrome entry door handset for added security
- Two remote garage door openers
- Hardwired smoke detectors and carbon monoxide detectors throughout for added safety
- Rainscreen Technology engineered into each building envelope for added peace of mind
- Comprehensive Travelers Canada insurance including two years for materials, five years for building envelope, and ten years for structural defects

\*D Home ensuite features a tub/shower combination. E Home ensuites include a separate shower and a tub (Ec Home excluded).

The developer reserves the right to make changes, modifications or substitutions to the building design, specifications, and floor plans should they be necessary. Final floor plans may be a mirror image of the floor plans shown. Square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. E.&O.E.