

AS YOU ARRIVE

- Contemporary Craftsman-style architecture designed by award-winning Focus Architecture
- Gracious main entry features a wood arbour, lush landscaping, and decorative walkways
- Outdoor community space with gazebo, benches, and children's play area
- Indoor amenity building centrally located with expansive 14ft ceilings and open-concept entertaining area
- Professionally landscaped community grounds amongst mature old-growth trees
- Abundant lighting in entry and common areas
- Classic-style front doors with customized entry hardware
- Private fenced yards for privacy and security
- Full-size driveways for your convenience (plan specific)

WELCOME HOME

- Wide, spacious floor plans with generously sized rooms
- Professional interior planning for efficient use of space and additional storage
- 3 contemporary designer palettes: choose from Oak, Ash, or Ebony
- Thoughtful details include linen closets, oversized pantries, shower seats and vaulted ceilings
- 10-ft ceilings on main floor for an open, spacious feeling
- Wide plank laminate wood flooring throughout entries and main living areas is durable and stylish
- Plush, resilient carpeting in bedrooms, upper hallways, and stairs
- Expansive energy-efficient windows to maximize natural light
- Windows feature 2" horizontal blinds for added privacy
- Contemporary detailed trim and woodworking throughout
- Generous lighting includes pot lights throughout the home for a warm, bright atmosphere
- Smooth paneled interior doors with lever-style, contemporary Weiser hardware
- Electric baseboard heat for individual control of room temperature
- Wire shelving system in all closets and pantries to maximize storage
- Upper floor laundry closet with ceramic tile flooring and rough-ins for washer and dryer
- Large patios and/or decks for entertaining
- Lower level bedrooms and full bathrooms (plan specific)
- Extra storage or room for a workshop in the garage (plan specific)

- Hose bibs conveniently located at both front and rear of all homes
- Rough-in vacuum and alarm system for easy connection
- HDMI quick-connect media connection to hide cables

IMPRESSIVE KITCHENS

- Over-height cabinets provide additional storage
- Sleek, flat-panel cabinet doors with modern polished chrome pulls
- Quartz countertop with coordinating ceramic tile backsplash
- Stainless steel appliance package complete with gas range & microwave
- Recessed pot lights and under-cabinet lighting to illuminate your work space
- Deep single bowl stainless steel sink
- Moen® polished chrome kitchen faucet with side spray for easy clean-up
- In-sink waste disposal takes care of kitchen scraps

BEAUTIFUL BATHROOMS

- Custom vanities with sleek, flat-panel cabinetry and modern polished chrome pulls
- Ceramic tile flooring for all bathrooms
- Quartz countertops with undermount sinks in all ensuites
- Under-vanity lighting in powder rooms and ensuites
- Ensuite features glass shower enclosure with ceramic tile surround and pressure-balanced, single-lever chrome faucet
- Main bath features soaker tub with modern, ceramic tile tub surround and polished chrome, pressure-balanced faucet
- 'Flow wise' toilets with classic skirt design
- Full-width vanity mirror with classic polished chrome lighting

COMFORT AND CONVENIENCE

- R40 insulation in ceilings and R20 in exterior walls for added comfort and energy efficiency
- Low-maintenance, durable exterior materials with rainscreen technology to protect your home from our West Coast weather
- Shaker-style fiberglass shingle roof is durable, with limited lifetime warranty
- 40-US gallon electric hot water tank
- Cable outlets conveniently located in main living areas
- Central media box connected to cable and CAT-5 telephone/data outlets
- Sound abatement reduces acoustical transmission between party walls

PEACE OF MIND

- Hard-wired smoke and CO-detectors on each level of the home
- Illuminated pedestrian pathways and common areas
- 2/5/10 New Home Warranty, Travelers Guarantee Company of Canada, providing new home coverage
- Exceptional Construction from a firm with over 3 decades of building family homes in the city of Surrey
- Dedicated Customer Service Team

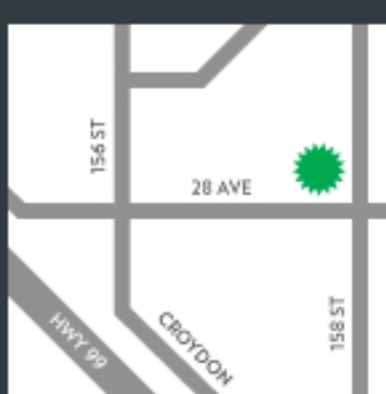
CENTRAL LOCATION

- An extensive array of amenities; grocery stores, boutiques, cafés, restaurants, services, etc. within an easy walk or short drive
- Easy access to major driving routes: Hwy 99, Hwy 15 & 152nd street for convenient travel throughout the Lower Mainland and to the US border
- Close to local outdoor recreation: beaches, parks, community centres, pools, etc
- Elementary and Secondary Schools within short walking distance

OPTIONS WELL-WORTH CONSIDERING

- 4th Bedroom and ground floor bathroom (plan specific)
- Front-loading stackable washer and dryer
- Powder room on main level (plan specific)
- Finished security system
- Custom kitchen tower
- Finished central vacuum system
- Stone countertops in main and/or basement bathrooms
- Premium appliance package
- Heated ceramic tile floor (Nu Heat)
- 10mm frameless glass for ensuite
- Livingroom fireplace with tile surround
- Gas BBQ outlet

Additional items may be available upon request. We are happy to discuss your particular needs for your new home at OLIVER. Available upgrades are subject to construction timing. Please ask Sales Manager for further details.



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